Inventory No. PG: 87B-036-18

Maryland Historical Trust Maryland Inventory of Historic Properties Form

historic	Mary C. B. Coo	hrane House				
other	Mary C. B. Coc	mane House				
2. Location						
	22705 A guasaa	Dood				not for publication
street and number	22705 Aquasco	Roau				not for publication
city, town county	Aquasco Prince George's	County				vicinity
3. Owner of	_	<u> </u>	nd mailing addres	ses of all o	owners)	
name	Laura L. Johnso				<u> </u>	
street and number	22705 Aquasco	Farm Road			telephone	
city, town	Aquasco		state	MD	zip code	20608-2011
4. Location	of Legal D	escription				
courthouse, registry			unty Courthouse		liber 25673 folio	10
city, town	Upper Marlboro	o, MD tax	map 182 tax	parcel	9 tax ID number08 (0844662 & 08 0844670
Contril Deterr Deterr Recorr	buting Resource inined Eligible for mined Ineligible for ded by HABS/HA c Structure Repo	rt or Research Rep	trict er/Maryland Regi ster/Maryland Re ort at MHT	gister	George's County Plann	ing Department
6. Classifica	tion					
Categorydistrictbuilding(s)structuresiteobject	OwnershippublicX_privateboth	X agricultu commerce defense X domestice educatioe funerary governm health ca	rela ce/tradera cra cs ntiw entu arev	andscape ecreation/o eligion ocial ansportati rork in pro- nknown acant/not i ther:	gress 7	

7. Description	1	Inventory No. PG: 87B-036-18
Condition		
excellent	deteriorated	
\underline{X} good	ruins	
fair	altored	

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The Mary C. B. Cochrane House at 22705 Aquasco Road is a two-and-a-half-story, five-bay vernacular dwelling constructed c. 1875. The building features an L-shaped plan with a cross-gable roof and multiple side and rear additions. The property is sited on the west side of Aquasco Road in Aquasco, Maryland, just south of the intersection of Eagle Harbor Road. Located to the north of the dwelling are the James A. Cochrane Store (PG: 87B-036-17) and the Grimes House (PG: 87B-036-16). All three structures were historically located on the same tract of land and have been associated with the same owners. Mature trees and shrubs surround the property. A circular paved driveway is sited to the east of the dwelling and a paved lot with garage is located to the north. Seven secondary resources are located on the property.

DWELLING

The two-and-one-half-story, five-bay Cochrane House was built c. 1875. Set on a concrete foundation, the wood-frame structure is clad in vinyl siding. The L-shaped dwelling is capped by a cross-gable roof covered in asphalt shingles. The roof features overhanging eaves and a raked cornice. An interior-end stretcher-bond brick chimney with a corbeled cap is located at the southern end of the main block. Two interior brick chimneys also with corbeled caps are placed along the north (side) elevation. A wrap-around porch is located on the façade (east elevation) and north (side) elevation. Tuscan wood posts with wood brackets support the half-hip roof. The porch roof is covered in asphalt shingles. The northern portion of the porch has been screened-in. The dwelling retains some of its original wood windows, however most of the 2/2 windows noted in 1974 have been replaced with 4/4 vinyl-sash windows with vinyl surrounds.¹

The main entry, a single-leaf paneled wood door, is centrally located on the first story of the façade (east elevation). The door features a one-light transom and four-light sidelights. Two 4/4 vinyl-sash windows are located to the south of the entry while two original full-height 2/4 windows with square-edged wood surrounds are placed to the north. The second story of the façade is fenestrated with five 4/4 vinyl-sash windows. A small 4/4 vinyl-sash window with four-light semi-circular transom is sited in the front-gable pediment.

The south (side) elevation features two 4/4 vinyl-sash windows on the first and second stories. Two small four-light casement windows with square-edged wood surrounds are located in the gable end.

Two 4/4 vinyl-sash windows are asymmetrically placed on the first and second stories of the north (side) elevation.

The west (rear) elevation of the front-gable portion of the main block is fenestrated by two 4/4 vinyl-sash windows on the first and second stories. A single 4/4 vinyl-sash window is located in the gable end. The west (rear) elevation of the dwelling is covered with multiple additions.

¹ Christopher Owens, "Mrs. M. Cochran's House," (PG: 87B-18) Maryland Historical Trust Worksheet (1974) 7:1.

Mary C. B. Cochrane House Continuation Sheet

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A two-story, front-gable addition is centrally located on the west (rear) elevation of the dwelling. Based on its form and construction materials, the addition was built c. 1920. Set on a concrete foundation, the wood-frame structure is clad in vinyl siding. The front-gable roof is covered in asphalt shingles and is pierced by a stretcherbond brick chimney with a corbeled cap. The addition features a single-leaf wood door and a 4/4 vinyl-sash window on the first story. Three asymmetrically placed 4/4 vinyl-sash windows are located on the second story. A one-story, shed roof extension on the northern portion of the addition features a 1/1 vinyl-sash window.

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A one-story, shed roof porch on the west (rear) elevation of the dwelling connects the two-story addition with a one-story addition on the south. The asphalt-shingled shed roof of the porch is supported by wood posts. Based on its form and construction materials, the porch was built c. 1930.

The one-story, two-bay addition located to the south of the porch is capped by a side-gable roof covered in asphalt shingles. Based on its form and construction materials, the addition was built c. 1930. Set on a concrete foundation, the wood-frame structure is clad in vinyl siding. An interior brick chimney pierces the roofline. A one-story, one-bay screened-in porch is located on the south (side) elevation. The porch is capped by a half-hip roof covered in asphalt shingles.

The interior of the dwelling was not accessible at the time of the 2008 on-site survey.

GARAGE

A one-story, one-bay garage is sited to the north of the dwelling. Based on its form and construction materials, the garage was built c. 1940. The concrete-block structure is capped by a front-gable roof. The roof is covered in asphalt shingles. The gable ends are clad in vinyl siding. The garage features no fenestration.

BARN #1

A one-story, one-bay barn is located southwest of the dwelling. Based on its form and construction materials, the barn was built c. 1900. Set on a concrete-block pier foundation, the wood-frame structure is clad in vertical wood siding. The siding is spaced apart on the east, north, and west elevations to allow for ventilation, this structure is possibly a corn crib. A front-gable roof covered in standing-seam metal caps the building. A one-story, shed roof extension on the south (side) elevation is also wood-frame construction. A single-leaf wood door is placed on the façade (east elevation). The interior of the barn was not accessible at the time of the 2008 on-site survey.

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BARN #2

A one-story, one-bay barn is located west of the dwelling and other outbuildings. Based on its form and construction materials, the barn was built c. 1920. Set on a concrete foundation, the wood-frame structure is clad in vertical wood siding. A gambrel roof covered in standing-seam metal caps the building. A one-story, shed roof extension on the west elevation is also wood-frame construction. Two double-leaf wood doors are located on the south elevation. The interior of the barn was not accessible at the time of the 2008 on-site survey.

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SHED #1

A one-story, one-bay shed is sited to the west of the dwelling. Based on its form and construction materials, the shed was built c. 1930. Set on a concrete foundation, the wood-frame structure is clad in weatherboard siding. A shed roof covered in standing-seam metal caps the building. A single-leaf wood door is located on the east elevation. The interior of the shed was not accessible at the time of the 2008 on-site survey.

<u>SHED #2</u>

A one-story, one-bay shed is sited to the west of the dwelling. Based on its form and construction materials, the shed was built c. 1930. Set on a concrete foundation, the wood-frame structure is clad in weatherboard siding. A front-gable roof covered in standing-seam metal caps the building. The roof features overhanging eaves and a raked cornice. A single-leaf wood door is located on the east elevation. The interior of the shed was not accessible at the time of the 2008 on-site survey.

SHED #3

A one-story, one-bay shed is sited to the west of the dwelling. Based on its form and construction materials, the shed was built c. 1930. Set on a concrete foundation, the wood-frame structure is clad in weatherboard siding. A front-gable roof with exposed rafters caps the building. The roof is covered in asphalt shingles. An asymmetrically located single-leaf wood door is placed on the east and west elevations. Four windows with square-edged wood surrounds located on the north and south elevations have been covered with plywood. The interior of the shed was not accessible at the time of the 2008 on-site survey.

PLAYHOUSE

A one-story, one-bay playhouse is sited to the west of the dwelling. Based on its form and construction materials, the playhouse was built c. 1980. Set on a wood-post foundation, the wood-frame structure is clad in vertical wood siding. A front-gable roof covered in asphalt shingles caps the building. Fenestration was not

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visible due to mature vegetation. The interior of the playhouse was not accessible at the time of the 2008 on-site survey.

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INTEGRITY

The Mary C. B. Cochrane House retains a moderate level of integrity as a late-nineteenth-century vernacular dwelling. The dwelling retains its L-shaped form and wrap-around porch; however multiple rear and side additions, replacement cladding materials, and vinyl-sash windows have compromised the integrity of design, materials, and workmanship. Sited on a 6.86-acre parcel in rural Aquasco, Maryland, the dwelling retains its integrity of location, setting, feeling, and association.

The garage, two barns, and three sheds associated with the Cochrane House retain a high level of integrity. They retain integrity of materials, design, workmanship, location, setting, feeling, and association.

Due to its recent construction date, the c. 1980 playhouse is a non-contributing resource.

The Mary C. B. Cochrane House and associated outbuildings retain an overall moderate level of integrity.

o. Oigiiiile	aricc			inventory No. PG. 87B-030-18
Period	Areas of Significance	Check and j	ustify below	
1600-1699 1700-1799 <u>X</u> 1800-1899 1900-1999 2000-	agriculture archeology X architecture art commerce communications community planning conservation	economics education engineering entertainment/ recreation ethnic heritage exploration/ settlement	health/medicine industry invention landscape archited law literature maritime history military	performing arts philosophy politics/government cture religion science social history transportation X other: Local history
Specific dates	c. 1875		Architect/Builder	Unknown
Construction da	ates c. 1875, c. 1920, c. 19	930		
Evaluation for:				
	National Register	N	Maryland Register	not evaluated

Inventory No. DC, 97D 026 19

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

STATEMENT OF SIGNIFICANCE

8 Significance

The Mary C. B. Cochrane House was constructed c. 1875 at 22705 Aquasco Road in rural Aquasco, Maryland. The dwelling is an example of the many vernacular farmhouses built in Prince George's County in the late nineteenth century. The dwelling retains its L-shaped plan and wrap-around porch. The Cochrane House retains sufficient integrity to convey its significance as a late-nineteenth-century vernacular farmhouse constructed in southern Prince George's County.

HISTORIC CONTEXT

The Mary C. B. Cochrane House is located in Aquasco, Maryland, a rural agricultural village located in southeastern Prince George's County. Aquasco Road (MD 381) serves as the major north-south transportation route in the community. The village's location between the Patuxent River on the east and Swanson's Creek on the west created a fertile area of farmland, primarily used to grow tobacco. Aquasco Farm Road, on which the Canter House is located, runs east from Aquasco Road to the Patuxent River.

Historically, tobacco was an important commodity in the community. The area's proximity to the Patuxent River not only contributed to the fertileness of the land, but also allowed access for the shipment of goods in and out of the community. By 1746, the production of tobacco was significant enough that a tobacco inspection warehouse was proposed for construction close to the community at Trueman's Point. Although the inspection station was never established, the landing was integral to commerce and trade.²

In the eighteenth century, the area around Aquasco was divided into large tobacco plantations.³ By the end of the eighteenth century, Aquasco Road was established through the area, resulting in the formation of a small

² Susan Pearl, African-American Heritage Survey, 106.

³ Mark Andrich, et al., "Aquasco Historic District (PG: 87B-36)," Maryland Historical Trust State Historic Sites Inventory Form (1984), 7:1.

Mary C. B. Cochrane House Continuation Sheet

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village known as Woodville.⁴ By the mid-nineteenth century, *Martenet's Map* documents a grist mill, several stores, a tavern, blacksmith shop, several churches, and a wind mill.⁵ Today the village is known as Aquasco.

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The property on which the Cochrane House was constructed in the late nineteenth century was known as "Part of Dove's Rest" and "Dove's Perch." These tracts of land were also associated with the James A. Cochrane Store (PG: 87B-036-17) and the Grimes House (PG: 87B-036-16), which are located to the north of the Cochrane House. The land was owned by the Rawlings, Hall, Selby, Dare, Gallaher, Morton, Wood, and Martine families in the nineteenth century. In 1873, Mary C. B. Cochrane purchased 3.72 acres of the tracts known as "Part of Dove's Rest" and "Dove's Perch" from Andrew Martine.

The Mary C. B. Cochrane House does not appear on the *1861 Martenet Map* south of the J.A. Selby's store. Therefore, the dwelling was built after Selby's ownership of the property, presumably for Mary C. B. Cochrane, who owned the property from 1873 until her death in 1910. According to the *1878 Hopkins Map*, Mrs. M. Cochrane resided at the dwelling, while her husband, James A. Cochrane, operated the general store to the north (PG: 87B-036-17), near the intersection of Aquasco Road and Eagle Harbor Road. Based on its form, construction materials, and historic maps, the cross-gable dwelling was constructed c. 1875. According to the 1880 U.S. census, Mary C. B. Cochrane, her husband James, her three children, and her step-son resided in Aquasco. She kept house while her husband was a merchant. According to the 1875 where the children is the step-son resided in Aquasco. She kept house while her husband was a merchant.

After her death in 1910, Mary Cochrane's heirs J. Mitchell Cochrane and Ellen E. (Cochrane) Stanforth sold the property to Andrew Grimes. ¹¹ It is not clear if Grimes lived in the dwelling, but he operated a funeral home out of the Cochrane Store (PG: 87B-036-17) in the early twentieth century.

In the early twentieth century, approximately 7 acres of the Cochrane property came into possession of Louise Turner Tolson and her husband H. Page Tolson. After Louise Turner Tolson death on August 19, 1917, her

⁴ Suan Pearl, African-American Heritage Survey, 106.

⁵ Simon J. Martenet, "Atlas of Prince George's County, Maryland, 1861, Adapted from Martenet's Map of Prince George's County, Maryland" (Baltimore: Simon J. Martenet C.E., 1861).

⁶ Andrew Martine to Mary C. B. Cochrane, Prince George's County Land Records, HB 9:183.

⁷ Simon J. Martenet, "Atlas of Prince George's County, Maryland, 1861," Adapted from *Martenet's Map of Prince George's County, Maryland* (Baltimore: Simon J. Martenet C.E., 1861).

⁸ Owens, "Mrs. M. Cochran's House," 7:1.

⁹ G.M. Hopkins, *Atlas of Fifteen Miles Around Washington, Including the County of Prince George Maryland* (Philadelphia: G.M. Hopkins, C.E., 1878).

¹⁰ 1880 U.S. Federal Census, Aquasco, Prince George's County, Maryland, Series T9, Roll 513, Page 178, Enumeration District 128, Mary C. B. Cochrane.

¹¹ J. Mitchell and Rebecca R. Cochrane and Ellen E. Stanforth (nee Cochrane) and Richard Stanforth to Andrew Grimes, Prince George's County Land Records, 66:283.

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husband and siblings E. Clare Turner, M. Lilian Turner, and Charles L. Turner obtained ownership of the property.

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Charles L. Turner and his wife Eunice S. Turner resided in the dwelling from the 1920s until 1995, at which time their heir conveyed the property to Greg D. and Wendy J. Walston. ¹² In 2006, the Walstons sold 6.86 acres and the dwelling to the current owner, Laura L. Johnson. 13

¹² Richard B. Bland, Personal Representative and sole heir of Mary Clare Bland and as Personal Representative of the Estate of Eunice S. Turner, conveys land to Greg D. and Wendy J. Walston, Prince George's County Land Records, VJ 10181:292. ¹³ Greg D. and Wendy J. Walston to Laura L. Johnson, Prince George's County Land Records, REP 25673:710.

9. Major Bibliographical References

Inventory No. PG: 87B-036-18

Andrich, Mark, et al. "Aquasco Historic District (PG: 87B-36)." Maryland Historical Trust State Historic Sites Inventory Form, 1984.

Hopkins, G.M. *Prince George's County, from Atlas of Fifteen Miles Around Washington.* Philadelphia: G.M. Hopkins, C.E., 1878. Prince George's County Land Records.

Martenet, Simon J. Martenet's Map of Prince George's County, Maryland. Baltimore: Simon J. Martenet, 1861.

Owens, Christopher. "Mrs. M. Cochran's House." (PG: 87B-18) Maryland Historical Trust Worksheet, 1974.

1880 U.S. Federal Census (Population Schedule). Online: The Generations Network, Inc., 2007. Subscription database. Digital scan of original records in the National Archives, Washington, DC. http://www.ancestry.com.

10. Geographical Data

Acreage of surveyed property Acreage of historical setting	6.86 226	
Quadrangle name	Benedict	Quadrangle scale: 1:24,000

Verbal boundary description and justification

The Mary C. B. Cochrane House is sited on a 6.86-acre lot, a tract of land known as "Part of Dove's Rest" and "Dove's Perch." The lot is bounded on the east by Aquasco Road, dwellings to the north, and agricultural fields to the west and south. The house has been historically associated with Parcel 9 as noted on Tax Map 182 since its c. 1875 construction.

11. Form Prepared by

name/title	Saleh Van Erem, Architectural Historian		
organization	EHT Traceries, Inc.	date	March 2008
street & number	1121 Fifth Street, NW	telephone	202.393.1199
city or town	Washington	state	DC

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust

Maryland Department of Planning 100 Community Place Crownsville, MD 21032-2023

410-514-7600

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CHAIN OF TITLE

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PRINCE GEORGE'S COUNTY LAND RECORDS					
Deed JRM 12:222 October 6, 1806	Paul Rawlings to Daniel Rawlings, his son, all the tract of land called "Dove's Nest" and "Dove's Perch".				
Deed AB 9:301 March 26, 1835	Mordecai Rawlings, James T. Rawlings, et. al, to Thomas B. Hall (heirs of Daniel Rawlings grant 226 acres of tracts "Dove's Rest" and "Dove's Perch").				
Deed JBB 2:234 October 10, 1843	James T. Rawlings, agent for heirs of Daniel Rawlings, to Rachel Spring Hall. (After Thomas B. Hall's death James T. Rawlings retains power of attorney to convey 243 acres, "Part of Dove's Rest" and "Dove's Perch".)				
Deed JBB 4:214 November 3, 1843	Rachel Spring Hall to Jesse Selby ("Part of Dove's Rest" and "Dove's Perch").				
Deed JBB 7:165 May 12, 1851	Jonathan T. Sasscer, trustee for heirs of Jesse Selby, to John Dare (6 3/5 th acres, "Part of Dove's Rest" and "Dove's Perch").				
Deed JBB 7:161 May 12, 1851	John Dare to Stephen Gallaher (6 3/5 th acres, part of "Dove's Perch", on west side of road through village of Woodville).				
Deed OH 1:49 November 26, 1851	Stephen Gallaher to George Morton (7 acres, "Part of Dove's Rest" and "Dove's Perch").				
Deed HB 8:211 August 9, 1872	Peter Wood to Andrew Martine (3.72 acres, "Part of Dove's Rest" and "Dove's Perch", Wood is administrator of the estate of George Morton, deceased 1870).				
Deed HB 9:183 November 18, 1873	Andrew Martine to Mary C. B. Cochrane (3.72 acres of tract of land called "Part of Dove's Rest" and "Dove's Perch").				
Deed 66:283 May 13, 1910	J. Mitchell and Rebecca R. Cochrane and Ellen E. Stanforth (nee Cochrane) and Richard Stanforth to Andrew Grimes (3.72 acres of tracts of land known as "Parts of Dove's Rest" and "Dove's Perch").				
Will GSO 2:218 June 27, 1950	Testator, Andrew Grimes, to wife Margaret, lot in Aquasco on which testator resides, for her life, and then to three children, Eugene, Henry, and Sophie. Lot on				

which the Mary C. B. Cochrane House is sited was sold (presumably to Louise T.

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	Tolson) before Grimes death.
Deed 620:277 July 29, 1941	Judith A. Botts, Richard A. Botts, Charles Edwin Tolson, and Myree Tolson to E. Clare Turner, M. Lilian Turner, and Charles L. Turner, as tenants in common. Judith A. Botts and Charles Edwin Tolson are sister and brother and the sole heirs at law and next of kin of H. Page Tolson who died on October 1918. Further, H. Page Tolson was the surviving husband of Louise T. Tolson, nee Turner, who died on August 19, 1917, leaving as her sole heirs at law and next of kin her said husband H. Page Tolson, and her sisters and brother.
Deed 1197:496 February 3, 1950	E. Clare Turner, unmarried, to M. Lilian Turner, Charles L. Turner and Eunice S. Turner. E. Clare Turner does grant and convey, subject to a life estate, unto M. Lilian Turner for and during the term of her natural life with remainder unto Charles L. and Eunice S. Turner, as tenants.
Deed WWW 2681:186 May 1, 1962	Carlyle J. Lancaster and Thomas B. Yewell to Charles L. and Eunice S. Turner.
Deed VJ 10181:292 May 31, 1995	Richard B. Bland, Personal Representative and sole heir of Mary Clare Bland and as Personal Representative of the Estate of Eunice S. Turner, conveys land to Greg D. and Wendy J. Walston (6.86 acres).
Deed REP 25673:710 August 2, 2006	Greg D. and Wendy J. Walston to Laura L. Johnson (6.86 acres).

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Photo: Mary C. B. Cochrane House, c. 1875, façade (east elevation), looking southwest. (January 2008)

Mary C. B. Cochrane House **Continuation Sheet**

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Photo: Mary C. B. Cochrane House, c. 1875, south (side) addition, looking northwest. (January 2008)

Mary C. B. Cochrane House **Continuation Sheet**

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Photo: Mary C. B. Cochrane House, c. 1875, west (rear) elevation, looking northeast. (January 2008)

Mary C. B. Cochrane House **Continuation Sheet**

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Photo: Garage, c. 1940, façade, (east elevation), looking northwest. (January 2008)

Mary C. B. Cochrane House **Continuation Sheet**

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Photo: Barn #1, c. 1900, façade (east elevation), looking southwest. (January 2008)

Mary C. B. Cochrane House **Continuation Sheet**

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Photo: Barn #2, c. 1920, southeast corner, looking northwest. (January 2008)

Mary C. B. Cochrane House **Continuation Sheet**

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Photo: Shed #3, c. 1930, southeast corner, looking northwest. (January 2008)

Mary C. B. Cochrane House **Continuation Sheet**

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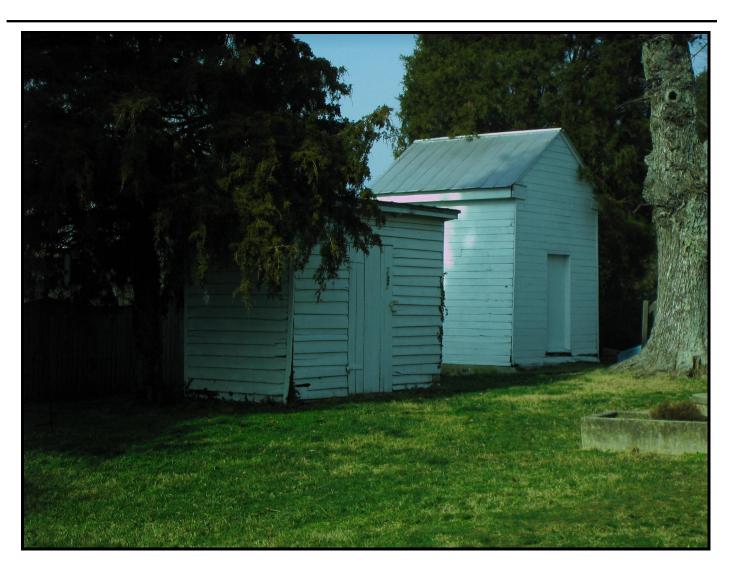


Photo: Shed #1 and Shed #2, c. 1930, façades (east elevations), looking northwest. (January 2008)