

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes X
no _____

Property Name: Haiti/Martin's Lane Historic District Inventory Number: M: 26-16
Address: Martin's Lane, North Street, Bickford Ave, McLan City: Rockville Zip Code: 20850
County: Montgomery USGS Topographic Map: Rockville
Owner: various Is the property being evaluated a district? X yes
Tax Parcel Number: _____ Tax Map Number: _____ Tax Account ID Number: _____
Project: Rockville Housing Authority Rehab Agency: CDBG
Site visit by MHT staff: _____ no X yes Name: Tania Tully Date: 04/23/2003
Is the property is located within a historic district? _____ yes X no

If the property is within a district District Inventory Number: _____
NR-listed district _____ yes Eligible district _____ yes Name of District: _____
Preparer's Recommendation: Contributing resource _____ yes _____ no Non-contributing but eligible in another context _____ yes

If the property is not within a district (or the property is a district) Preparer's Recommendation: Eligible X yes _____ no

Criteria: X A _____ B X C _____ D Considerations: _____ A _____ B _____ C _____ D _____ E _____ F _____ G _____ None

Documentation on the property/district is presented in:
MIHP Form, 1988

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

The black residential settlement known as Haiti, or Martin's Lane, has evolved over more than 50 years, through four distinct development patters. Samuel Martin, a free black, who settled here in the 1830s on the north side of Martin's Lane, left his land to a large family who subdivided, constructed upon, enjoyed, and then sold off their inheritances. The central portion of Haiti, generally situated between Martin's lane and North Street, and extending east to North Washington Street, was settled by former slaves and servants of the Beall family in the second half of the 19th century. The southwestern portion of Haiti, along the south side of North Street, was developed in the second quarter of the 20th century as black families and investors purchased building lots in "Beall's Subdivision." After 1940, modern development reached Bickford Avenue with regular rows of similar buildings and McLane Court was subdivided for duplexes. The community is united by family ties, institutional bonds, the survival of traditional, vernacular 19th century house types, a legacy of self-sufficiency in a semi-rural setting, and a tradition of responses to the legal and economic restrictions of segregation.

General characteristics of Haiti's vernacular houses:

- 1- Simple block massing - using square and rectangular forms, few bays and wings.
- 2- Simple roof plan - side or front gabled, hipped.
- 3- Plain exterior finish - stucco or clapboard. There is little use of varied siding types, [though some vinyl siding may be found].

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended X Eligibility not recommended _____
Criteria: X A _____ B X C _____ D Considerations: _____ A _____ B _____ C _____ D _____ E _____ F _____ G _____ None
MHT Comments

Tania Georgiou Tully ✓
Reviewer, Office of Preservation Services

Reviewer, NR Program

April 24, 2003

Date

Date

Haiti/Martin's Lane Historic District

Page 2

-
- 4- Little ornamentation. Ornamentation was generally limited to novelty siding, turned posts, brackets, and balustrades.
 - 5- Commonly available windows, doors and surrounds. Ornamental windows were limited.

General characteristics of the Haiti black community are:

- 1- Externally imposed boundaries with limited access.
- 2- Vernacular houses - often with many additions, alterations.
- 3- No, or very few houses older than 100 years.
- 4- Mixed age of buildings, many replacement buildings.
- 5- Open space.
- 6- Road system of alleys, lanes, short interior road systems, limited access.
- 7- Irregular subdivision of lots.
- 8- Large parcels owned collectively by one family or related families.
- 9- Irregular setback and orientation.

[All of the properties constructed in the mid 1960s or earlier are considered contributing to the district. None have been altered to the degree that they have lost their integrity.]

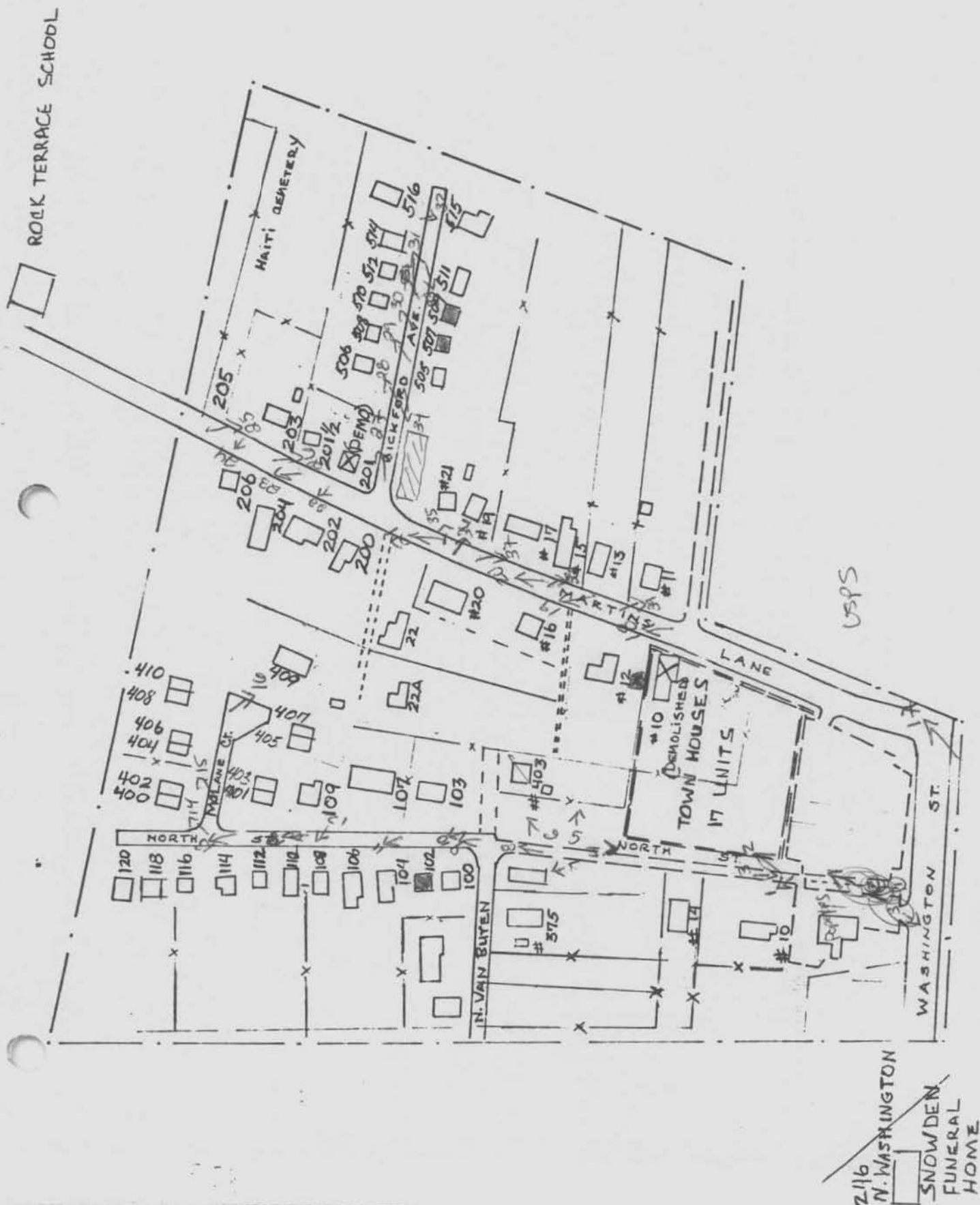
Prepared by: Judy Christensen, Peerless Rockville

Date Prepared: 05/01/1988

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM

SURVEY #M:26/16/00
SECTION 2 PAGE 1

Map of Haiti Survey District

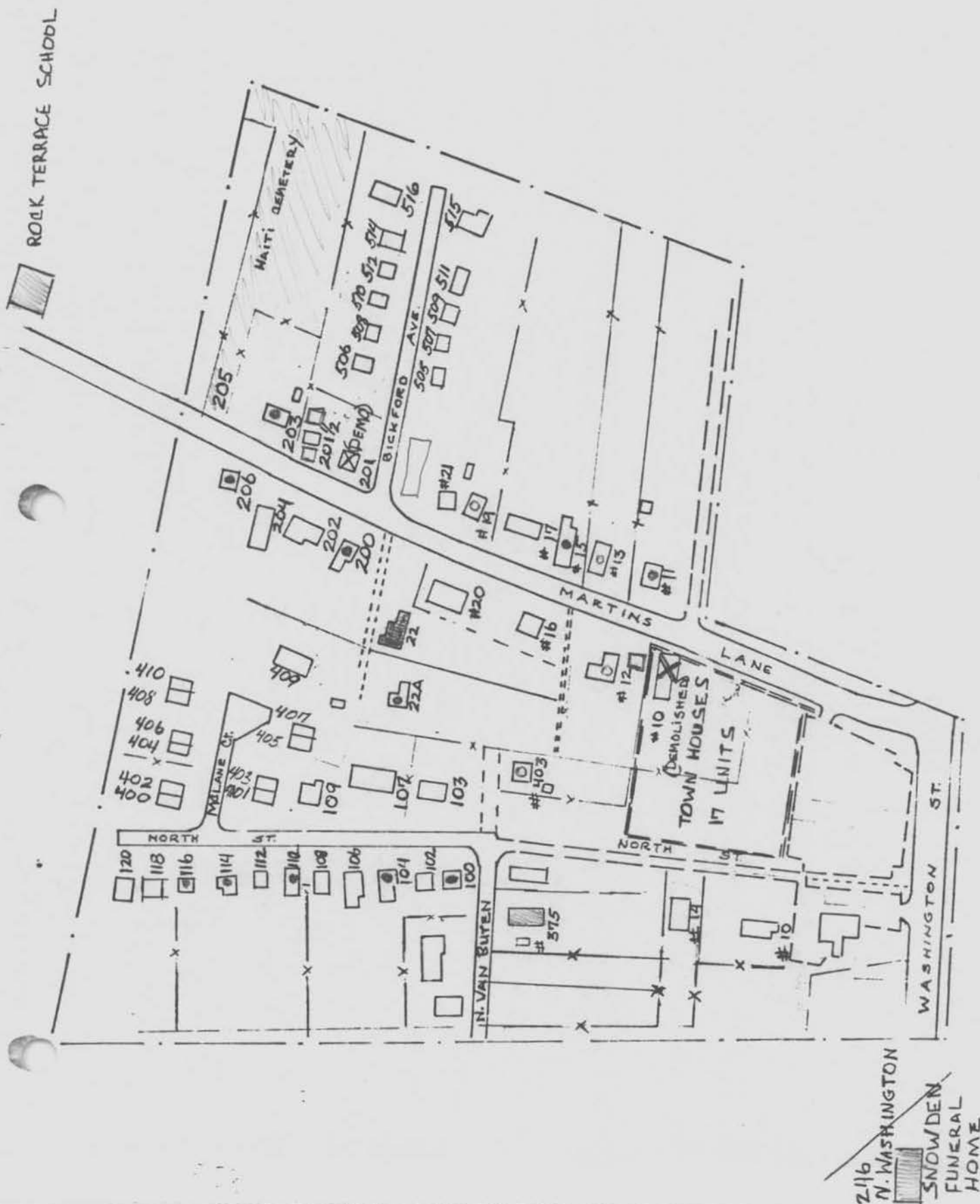


MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM

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SECTION 2 PAGE 1

Map of Haiti Survey District

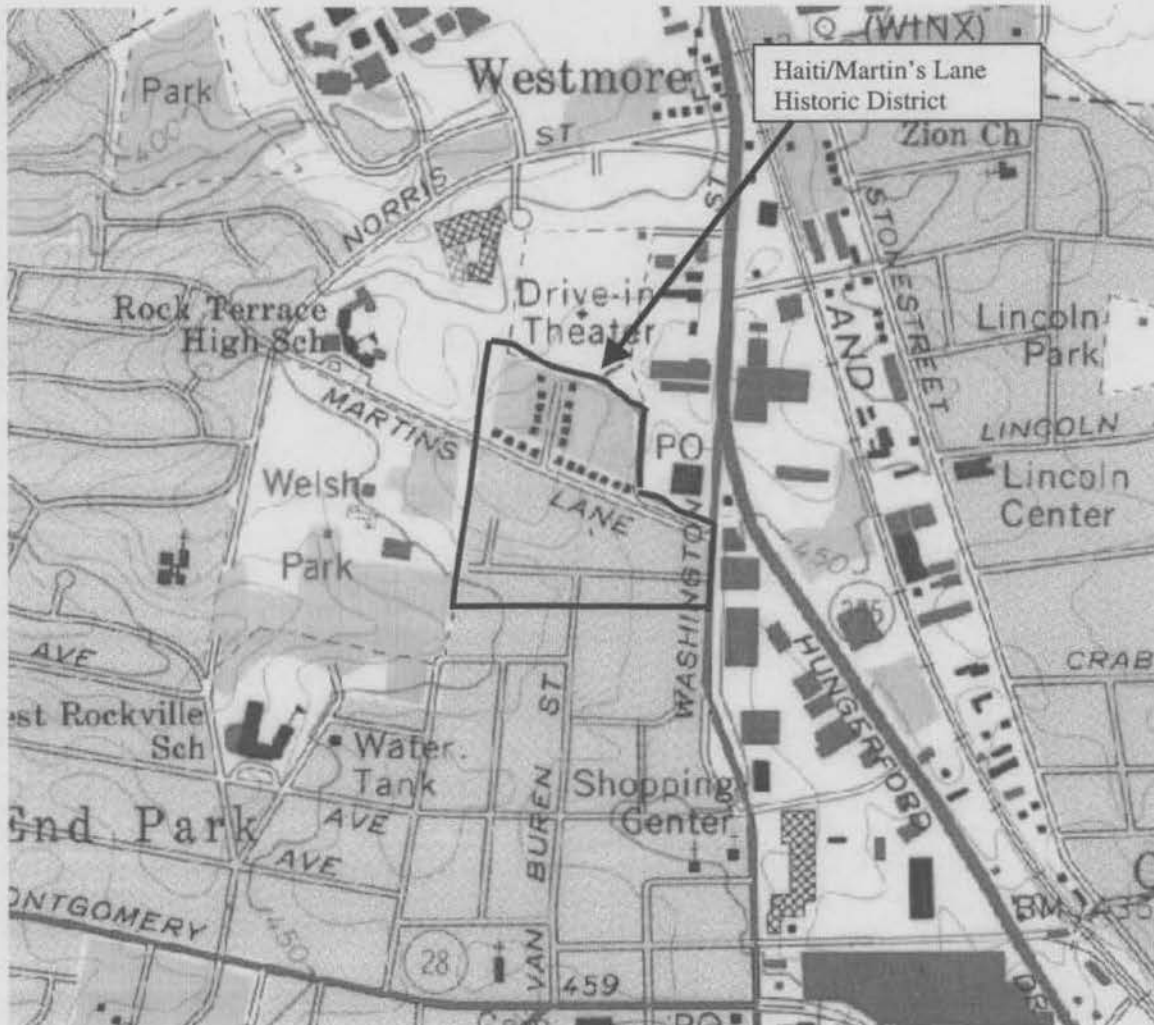
4/23/03



- Could be there
 - Definitely standing
 - there, but modified
 - new const
 - deny

M:26-16

Haiti/Martin's Lane Historic District
Rockville, Montgomery County, MD
Rockville Quadrangle



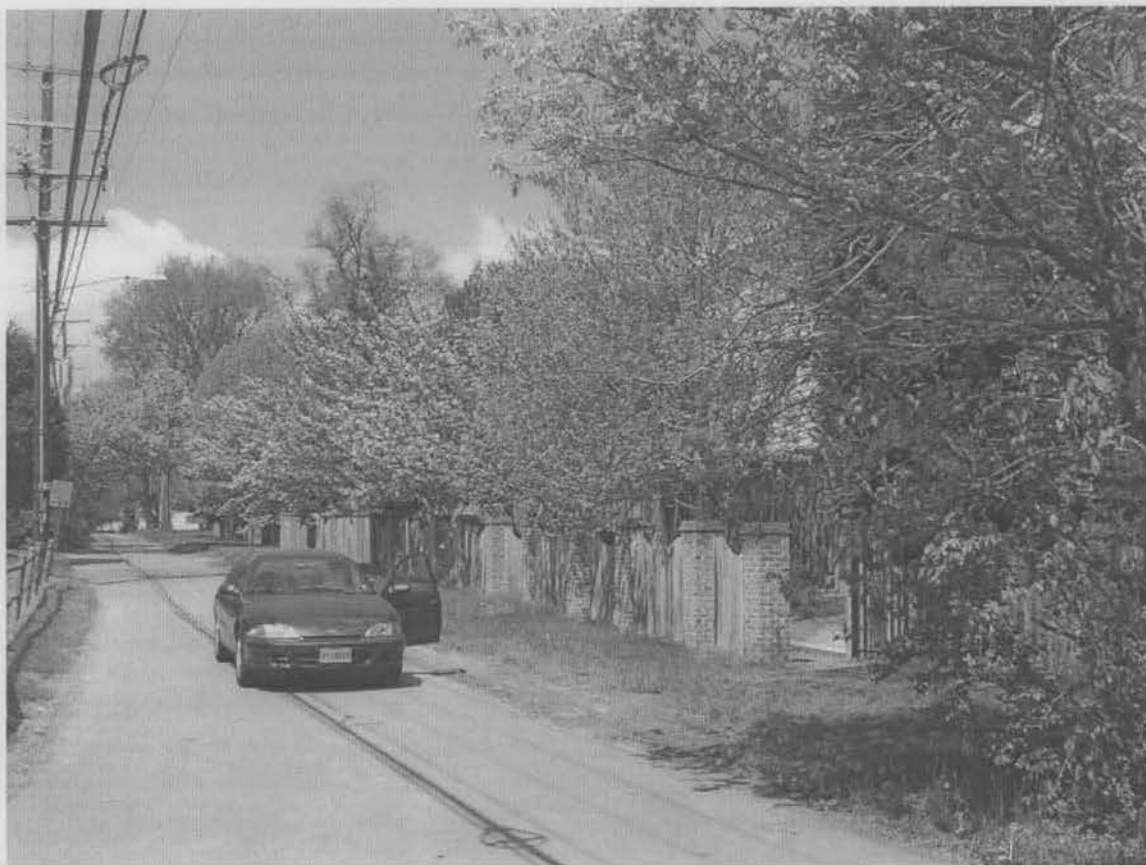
M: 26-16



North St - Side

2

M:26-16



North St

N Side

M:26-16

3



North St

M:26-16

4



North St

M:26-16

5



North St

M: 26-16



North St

M: 26-16



North St

M:26-16

08



North St

M: 26-16

9



North St

M:26-16

10



North St

M: 26-16

11



North St

12

M:26-16



North St

M: 26-16

13



North St

M:26-16

14



McLane Ct

15

M: 26-16



Mc Lane Ct

16

4:26-16



McLean Ct

07

M:26-16



Martin's Lane

M:26-16

15



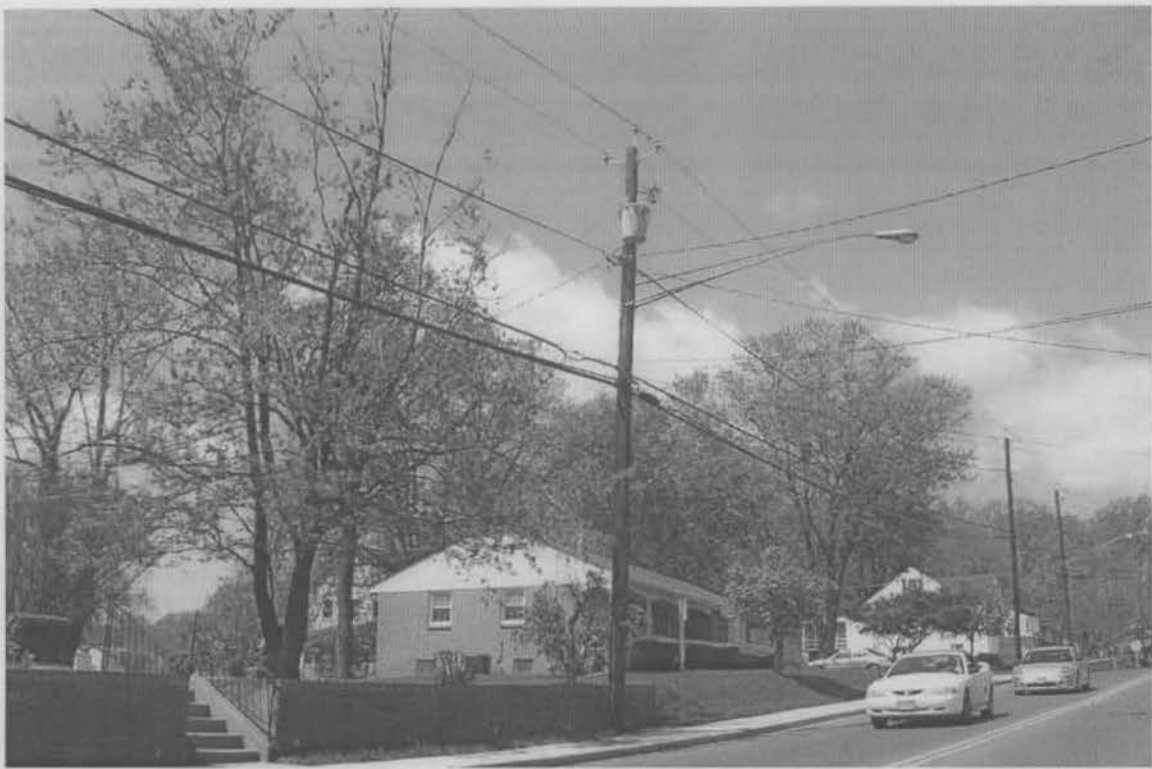
Martin's Lane

M:26-16

19



Martin's Lane



Martin's Lane



Martin's Lane

M: 26-16



Martin's Lane

23

M:26-16



Martin's Lane

24

M: 26-16



Martin's Lane

25

M: 26-16



Martin's Lane



Martin's Lane

27

4:26-16



Brideford



Bickford

201

M:26-16



Buckford

30

M:26-16



Buckeye



Bickford



Bideford



Bedford

31

14:26-16



Buckford



Martini's Lane

34

M:26-16



Martin's Lane

37

M: 26-16



Martin's Lane



Martin's Lane

39

M: 2676



Martin's Lane

M: 26/16/00

Haiti/Martin's Lane Survey District

Martin's Lane, North Van Buren Street, North Street,

Bickford Avenue, McLane Court, Rockville

Private

Built: 1860s - 1980s

The black residential settlement known as "Haiti" has evolved over more than 150 years, through four distinct development patterns. Samuel Martin, a free black who settled here in the 1830s, left his land to a large family who subdivided, constructed upon, enjoyed, and then sold off their inheritances. The central portion of the community was settled by former slaves and servants of the Beall family in the second half of the 19th century in the kinship homestead pattern typical of Montgomery County and Maryland. The southwestern portion was developed in the second quarter of the 20th century as black families and investors purchased building lots in "Beall's Subdivision". After 1940, modern development reached Bickford Avenue with regular rows of similar buildings, and McLane Court was subdivided for duplexes. The community is united by family and institutional bonds, the survival of traditional vernacular house types, and remarkably intact evidence of its character and development.

Maryland Historical Trust State Historic Sites Inventory Form

DOE yes no

NR eligible: _____yes _____no
Contrib. element in H.D. _____

1. Name (indicate preferred name)

historic Haiti/Martin's Lane Survey District

and/or common

2. Location

street & number Martin's Lane, North Street, North Van Buren Street, McLane Court, and Bickford Avenue. ___ not for publication

city, town Rockville _____ vicinity of _____ congressional district 8th

state Maryland county Montgomery(see map, page 2.1)

3. Classification

Category	Ownership	Status	Present Use	
☒ district	☐ public	☒ occupied	☐ agriculture	☐ museum
☐ building(s)	☒ private	☒ unoccupied	☐ commercial	☐ park
☐ structure	☐ both	☒ work in progress	☐ educational	☒ private residence
☐ site	Public Acquisition	Accessible	☐ entertainment	☐ religious
☐ object	☐ in process	☐ yes: restricted	☐ government	☐ scientific
	☐ being considered	☐ yes: unrestricted	☐ industrial	☐ transportation
	☒ not applicable	☒ no	☐ military	☐ other:

4. Owner of Property (give names and mailing addresses of all owners)

name Multiple Owners

street & number _____ telephone no.: _____
city, town Rockville state and zip code Maryland 20850

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Courthouse liber

street & number	folio
1000	1000
1001	1001
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1148	1148
1149	1149

city, town Rockville state Maryland

6. Representation in Existing Historical Surveys

title Maryland-National Capital Park and Planning Commission

date Historic Sites Inventory 1976 ☐ federal ☒ state ☒ county ☐ local

Repository for survey records

city, town	Derwood	state	Maryland
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7. Description

Survey No. H.26/16/00

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date of move _____

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

The Haiti/Martin's Lane survey district began as a 19th century free black settlement in a rural area eight blocks northwest of the courthouse in Rockville, Maryland. It is significant in that all four development periods are clearly evident, it has retained the proportion of open space to structures, it retains several early contributing structures, and descendants of the founders still occupy the land. The generational pattern was altered in the last 30 years when several houses were demolished by outsiders for more intense redevelopment. However, the community remains remarkably intact in its character and evidence of its development. (See survey district map, attachment 2.1.)

Haiti was annexed into the City of Rockville in 1949 but remained a semi-rural area with no sewer, water, or paved roads until 1951. The core of the survey district is approximately 28 acres. It rises from a North Washington Street elevation of 457 ft. to 489.5 ft. just south of Bickford Avenue, then declines.

The original Martin farm and subsequent settlement went slightly past the top of the hill. The first buildings faced east, down the grade to North Washington Street, while later houses faced north and south onto Martin's Lane or North Street. The soil is clay improved by woods humus, with large outcroppings of white rock at Rock Terrace School one block west of the community. Ground water was readily obtainable as every property seems to have had a well, and some 20th century houses were built with septic systems, indicating that drainage was not a problem.

In 1988, the core area contains 53 buildings. Eleven of these are relatively new development: post-1940 construction on Bickford Avenue and five 1960s duplex residences on McLane Court. 37 buildings were built between 1860 and 1950, 19 of which have been surveyed and inventoried on 18 Maryland Historical Trust forms. Two related institutions have been surveyed, bringing the total to 21 inventoried structures.

Continued on Attachment 7.1

Haiti Survey District - Architectural Description

Samuel Martin's Estate

Samuel Martin's 1830-40 farm was located on the north side of Martin's Lane. The 8-3/4 acre estate was divided into five long, narrow 1-3/4 acre lots which can still be identified. Subsequent lot subdivisions range from two 37,500 square foot lots to a platted subdivision of two lots into a street and 25 building lots. Some home sites formerly included orchards, gardens, chicken houses, hog pens, barns, and other agricultural uses and buildings. The area is now urban lawn, and only a few small outbuildings such as meat houses and sheds remain. None of the original farm buildings remain and no Martin family heirs occupy the property. Of the eight remaining structures on the north side of Martin's Lane, five were constructed between 1910 to 1930.

Margaret Beall's Parcels

Margaret Beall's parcels include the south side of Martin's Lane to North Street except the lots on the 100 block of North Street. It also includes two acres along the south side of North Street from North Van Buren Street to North Washington Street. These parcels were sold by Margaret Beall to three sibling slaves of the Beall household, and to other slaves and individuals between 1871 and 1900. Their heirs or relatives still occupy these properties except along North Washington Street (now redeveloped commercial) and a recent 17-unit townhouse development on Martin's Lane. This area is an example of a generational kinship community, a development pattern typical of rural or semi-rural black enclaves in Montgomery County and Maryland.

These parcels can be identified by the crazy-quilt land pattern created over the years when a corner or strip was given to a child or sold to a relative. Different frontage lengths produce a somewhat irregular rhythm of houses, and the setback is also somewhat irregular. Two of the oldest houses on Martin's Lane, 22 and 22A, face east to North Washington Street, while the rest face north or south. There is approximately a 100 year spread in the age of the buildings, from the late 1860s to the late 1960s. These sites were also used as small agricultural homesteads and have small outbuildings, hand pumps and wells, gardens, fruit trees, arbors, and berry patches remaining.

Beall's Subdivision on North Street

The south side of North Street remained largely undeveloped until the 1920s. The portions of Beall's subdivision between Dawson Avenue and North Street had been abandoned but North Street was resubdivided as block 10 and sold to individual owners. Except for the corner properties, these lots are regular long, narrow lots, 50' by 260' (13,000 sq. ft.) often emphasized by property line fences. The houses span 60 years from 1924 to the 1980s and are highly vernacular. Three

Haiti Survey District - Architectural Description

houses built in 1924 (100,104 and 114) conform to 19th century building practices and appear to be much earlier. The street has a regular building facade rhythm, having a house every 25 feet with a fairly consistent setback. Many of the rear yards were originally used for extensive gardens and chicken houses, but now are lawn with some gardens and arbors, and some with equipment and vehicle storage buildings.

Subdivisions built after 1940:

Bickford Avenue is a regular platted subdivision with 11 houses of similar size, (1 or 1-1/2 story cottages, cape cods, or ramblers), setbacks, and building facade rhythm, dating from the 1930s to 1970s.

McLane Court and North Street: The north side of the 100 block of North Street was block 9 of Margaret Beall's subdivision and consisted of small rental dwellings, the property of Addison Jackson until the 1960s. It now includes McLane Court, which has five duplexes, one 1967 single family dwelling, and three modern houses. It is a modern platted subdivision with regular wedged lots on a cul-de-sac, consistent setback and building facade rhythm, and housing built in the same decade.

GENERAL PHYSICAL RESOURCE CHARACTERISTICS:

Cultural landscape, subdivision, open space, and boundaries:

The original black settlers of Haiti/Martins' Lane had first hand experiences with the agrarian practices, customs and limitations of the slave system in Maryland. As they were able to gain various civil rights, each was exercised within the immediate context of political, economic, environmental, social and cultural practices. The structures and landscapes formed manifested these influences.

The ability to own land was one of the most valued privileges among blacks in Maryland. Land ownership represented status, opportunity for prosperity, and potential stability for future generations. These concepts and values were exercised and passed on to descendants of the original Haiti/ Martin's Lane settlers.

Residents applied the practical knowledge and sensitivity of their rural and agrarian experiences and heritage to their own land. Though formal plans were usually not prepared, Haiti/Martin's Lane residents carefully considered how they would use the land before beginning work. Natural features such as topography, native materials, and strategic views were taken into account. Environmental phenomena such as drainage, sun exposure and prevailing winds were clearly considered and put to use. The result was a cultural, or vernacular, landscape composition which has served the settlement for more than a century.

Haiti Survey District - Architectural Description

As a generational community, Martin's Lane has been affected by the culture and kinship of its residents. This is definitely manifested in the subdivision of its landscape. Familial relationships and customs reduced the need to physically identify property lines and boundaries in the interior of the community. Fences, walls, hedge-rows, and other boundary structures were generally used to contain and control livestock rather than people. Residents walked freely between houses and across property lines as they went about their daily domestic tasks and social routines. Property transfers to heirs by estate division were noted for civil records but were not always physically identified within the community. The divisions have intentionally respected much of the 19th century subdivision pattern.

Open space dominates the community. Originally, these areas were put into functional uses such as gardens, orchards, small animal pens, and multi-purpose work space. The earlier structures were sited and oriented as contributing parts or elements of a working rural compound. Because these continued to be productive into the 20th century the open spaces have become the main structural element for modern community development. Current residents view the open spaces as a quality of life amenity, as well as manifestations of their culture, heritage, and civil rights.

Therefore, in Haiti and along Martin's Lane, fences, alleys, and other natural boundaries did not defensively proclaim individual ownership. Fences enclosed gardens, chickens, and hogs which needed protection, but the rest was similar to common ground or community property. This attitude has persisted until recent times. One Haiti resident born in the 1930s and living near his birthplace recalls that as a child everyone was "family", directly related or not, and every door was literally open. He recalls that in his youth he never knocked on the door of any house in the community but opened it and entered as if it were his own. This recollection illustrates not only the depth and persistence of community cohesiveness but a value system that is reflected in the buildings, siting, and features of the area.

In many cases, and it seems true in the case of Haiti/Martin's Lane, the boundaries around the black community were largely external barriers which separated black and white communities. For example, the only boundary road and the only access road into Martin's property, was North Washington Street. North Van Buren was not paved to North Street until the 1950s. North Street itself was a small interior street with only a lane to North Washington. Between Haiti and Rockville were two large tracts of Beall-Dawson land which were undeveloped and largely treed, as was the (now) Municipal Swim Center land, providing a further barrier.

Haiti Survey District - Architectural Description

Vernacular Houses:

In general, a vernacular house or building is one built without benefit of an architect. Vernacular one-over-one (1/1) houses with one room on each floor or two-over-two (2/2) houses were built in Haiti on Martin's Lane to 1900. (206 Martin's Lane, #10 Martin's Lane) and larger three-bay, two-story houses one-or-two rooms deep with a center front-gabled wall dormer were built as late as 1924 on North Street (100, 104, and 114 North Street).

As Haiti families became more prosperous and mail-order pre-cut houses became common, simple architect-designed but mass-produced houses that a carpenter or skilled owner could erect became the new vernacular house. Foursquare houses (four rooms on each floor) such as #11 and #12 Martin's Lane are common to nearly every neighborhood built in the first quarter of the twentieth century. These were slightly more complex and generally required an experienced carpenter to erect.

S. Leonard Gray, a black builder from Virginia, married into the Johnson family of Rockville and built several houses on Martin's Lane. Raymond Le Roy Baker apprenticed under Gray and built several houses in Haiti and Lincoln Park. Helen Baker Weaver has said that her father, Raymond Baker, built Aladdin Homes. The 1917 house Raymond Baker built at #12 Martin's Lane appears to be Aladdin's "The Virginia" with minor alterations.

Although these mail-order houses are more sophisticated in design, engineering and finish, they retain the simplicity of plan and construction of earlier vernacular houses. Common to all but the most recent houses is a dominant emphasis on rectangular or square massing with plain, simple eaves, window and door surrounds and gables.

Summary:

The general characteristics of the Haiti historic black community are:

- 1) Externally imposed boundaries with limited access.
- 2) Vernacular houses - often with many additions, alterations.
- 3) No, or very few old (100 yrs or more), houses.
- 4) Mixed age of buildings, many replacement buildings.
- 5) Open space.
- 6) Road system of alleys, lanes, short interior road system, limited access.
- 7) Irregular subdivision (patchwork or crazy quilt)
- 8) Large parcels owned (collectively) by one family or related families.
- 9) Irregular setback and orientation.

Haiti Survey District - Architectural Description

General characteristics of Haiti's vernacular houses:

- 1) Simple block massing- using square and rectangular forms, few bays and wings.
- 2) Simple roof plan - side or front gabled, hipped. No complex multi-level combinations of hipped and cross-gable popular in Queen Anne and other styles of the period.
- 3) Plain exterior finish - stucco or clapboard. There is little use of varied siding types.
- 4) Little ornamentation. Ornamentation was generally limited to novelty siding, turned posts, brackets, and ballustrades. The Wood Cottage is a notable exception, using nearly all of these for a rich decorative effect.
- 5) Commonly available windows, (1/1 or 2/2 in the older site-built houses) doors, and surrounds. Mail-order houses were furnished with appropriate windows for the style which vary from 1/1 to 6/6 or craftsman vertical multi-pane upper sash over a single light lower sash. Ornamental windows are limited to diamond attic windows and fan-light in pre-cut colonials. Window and door surrounds in older houses are plain mitred or stock surrounds. Most pre-cut houses had mission/craftsman plain stock surrounds.

For specific architectural descriptions, please refer to MHT inventory forms # M:26/16/1 through M:26/16/20 inclusive. (See page 7.14 attached.)

8. Significance

Survey No. M-26/16/00

Period	Areas of Significance—Check and justify below			
☐ prehistoric	☐ archeology-prehistoric	☒ community planning	☒ landscape architecture	☐ religion
☐ 1400-1499	☐ archeology-historic	☐ conservation	☐ law	☐ science
☐ 1500-1599	☐ agriculture	☐ economics	☐ literature	☐ sculpture
☐ 1600-1699	☒ architecture	☐ education	☐ military	☐ social/
☐ 1700-1799	☐ art	☐ engineering	☐ music	☐ humanitarian
☒ 1800-1899	☐ commerce	☒ exploration/settlement	☐ philosophy	☐ theater
☒ 1900-	☐ communications	☐ industry	☐ politics/government	☐ transportation
		☐ invention		☒ other (specify) black history

Specific dates ca. 1830s-present Builder/Architect

check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☐ local

Prepare both a summary paragraph of significance and a general statement of history and support.

STATEMENT OF SIGNIFICANCE

The black residential settlement known as Haiti, or Martin's Lane, has evolved over more than 150 years, through four distinct development patterns. Samuel Martin, a free black who settled here in the 1830s on the north side of Martin's Lane, left his land to a large family who subdivided, constructed upon, enjoyed, and then sold off their inheritances. The central portion of Haiti, generally situated between Martin's Lane and North Street, and extending east to North shington Street, was settled by former slaves and servants of the Beall family in the second half of the 19th century. The southwestern portion of Haiti, along the south side of North Street, was developed in the second quarter of the 20th century as black families and investors purchased building lots in "Beall's Subdivision". After 1940, modern development reached Bickford Avenue with regular rows of similar buildings and McLane Court was subdivided for duplexes. The community is united by family ties, institutional bonds, the survival of traditional, vernacular 19th century house types, a legacy of self-sufficiency in a semi-rural setting, and a tradition of responses to the legal and economic restrictions of segregation.

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA: Attachment 8.5
ROCKVILLE HISTORIC RESOURCES MANAGEMENT PLAN DATA: Attachment 8.5

HISTORIC CONTEXT

The area of East Middle Lane and North Washington Street called "Rockville" or "Back Lane" by older black residents was probably the earliest black settlement within the City limits. During the mid-18th century, the small colonial crossroads village developed around the intersection of Commerce Lane and Washington Street, extending down East Montgomery and north and south on Washington. Early structures were inns or taverns, craftsmen shops, and residences. They were owned and operated by white men of substance and would have

Continued on attachment 8.1

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM
Statement of Significance/ History (continued):
Haiti/Martin's Lane Survey District

SURVEY #M:26/16/00
SECTION 8 PAGE 1

employed slave or indentured labor to provide room and board, stabling, fodder and feed. Negro residences, situated in a poorly-drained area impractical to till or pasture, consisted of log one-or-two room dwellings. One-room "Negro Shanties" remained on the Sanborn and Perris Fire Insurance maps of Rockville in this area as late as 1892, along with geographical features such as "Frog Run", Ethiopian Hall, the Alley to Egypt Row, 11 other dwellings, and the Zion M.E. Colored Church. Unfortunately, other than these late maps, there appears to be no written record of the history, siting, or appearance of the area. However, the roots of many of Rockville's oldest black families undoubtedly sprang from these undocumented beginnings.

The origin of the name "Haiti" (pronounced Hay-tie) is undocumented, but there is a suggestion of a familial link between Honore Martin, a merchant from the French West Indies, landowner, and Orphan's Court Judge, and free black landowner Samuel Martin. Among other parcels, Honore Martin owned Lot 32 (on the west side of Washington Street above Wood Lane) in the original town of Rockville, which by 1825 was shared by Samuel Martin, and by 1831 assessed solely to Samuel Martin. 1/

Honore Martin died in 1828, followed by Samuel Martin nine years later. 2/ A second Samuel Martin, born a slave of the Nichols family and freed about 1829, owned lot 32 by 1853, adding by 1865 a small farm just north of Rockville; the lane leading from the Frederick road to the farm became known as Martin's Lane. 3/

Samuel Martin, Jr. died in in 1873, leaving considerable fortune and property, as well as the respect of those who knew him. 4 His will left property to his wife Lavinia, son Thomas, daughters Miranda, Mary, Gaither, and Augusta, and to his grandchildren Charlotte Penny and William Brown; the 8-3/4 acre farm outside of Rockville was divided into five equal parts, each lot being 1-3/4 acre. The lots were numbered 1 through 5, from west to east. 5/

The Martin family inheritance was subdivided with each succeeding generation. Lot #1, the westernmost parcel inherited by Charlotte Penny, by the end of the 19th century held a house for her sister Agatha Smith and husband Dennis, the Jones family's summer house, and a small local cemetery. The 20th century saw continued but fewer burials, as well as replacement of the 19th century structure with a sophisticated catalog house. 6/

Lots #2 and #3 of Samuel Martin's estate were purchased from the family by a white real estate speculator from Washington, D.C. Nathan Bickford's 1892 subdivision included 25 lots averaging 3400 square

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM
Statement of Significance/ History (continued):
Haiti/Martin's Lane Survey District

SURVEY #M:26/16/00
SECTION 8 PAGE 2

feet each, a 26th lot of 1.07 acres, and a 30' avenue which still carries Bickford's name. Dwellings were constructed on a number of these lots by the 1940s, including some for various members of the Martin family who spent their summers in the country. One of these cottages remains, enlarged into a craftsman-style permanent dwelling.

7/

Mary Watson subdivided her inheritance, Lot #4, into four lots in 1901, selling the largest parcel to Alfred P. Brent of Washington, D.C. seven years later. Brent built his house and barn here, later selling parcels to Henry Hartman and Clarence Hebron; the Hartmans built their house here about 1927, the Hebrons about 1941. 8/

Lot #5 came through the children of Miranda Watkins Martin. By 1911 it was divided between Arthur and Nora Johnson of Washington, D.C. and Arthur's sister Evelyn and her husband Simon Smith. The Johnsons had grown up near the Woodlawn Hotel (Chestnut Lodge), and several members of the family purchased lots in Haiti on Martin's Lane. Both families contracted with Arlington Builder S. Leonard Gray (who had married a Johnson sister) to build their houses in 1915 and 1916. 9/

The lane leading to the Martin farm was the divider between that family's holdings and those of the Bealls. Upton Beall, second Clerk of the Circuit Court and builder in 1815 of the Beall-Dawson house on Commerce Lane, owned more than 65 acres of land; it was bounded on the east by Adams and Washington Streets, on the south by Commerce Lane, on the west by what became Forest Avenue, and on the north by what became Martin's Lane. At his death in 1827 Upton Beall owned 23 slaves; his heirs owned 37 in 1850 and 52 ten years later. 10/

Between emancipation and her death in 1901, Margaret J. Beall, Upton's daughter deeded out close to 30 parcels of land for former slaves and servants of the family household. 11/ The parcel size and location varied, but many black families received land in the area north of Rockville and south of the Martin Land which was known as "Haiti".

In the area bounded by Martin's Lane, Frederick Road, and North Street, three former slaves settled. Edward Wood, Sr. and Alfred Ross, (who married Wood's sister Jane Carroll), each paid \$5 in 1871 for "the use and occupation of the house and lot lying...near the town of Rockville, and now occupied by him...." Sibling Catherine "Kitty" Smith also bought her 3/10 acre lot for \$5 in 1875, and by the following year had constructed a dwelling there. Margaret Beall retained "supervision and control", which she later relinquished.

Each of these three families is still represented by descendants who live on the family parcels in Haiti, although the Wood family no longer has an old house here. Catherine Smith's great-granddaughter

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM
Statement of Significance/ History (continued):
Haiti/Martin's Lane Survey District

SURVEY #M:26/16/00
SECTION 8 PAGE 3

lives on her family land, in a house constructed in 1929. Alfred and Jane Ross' great-granddaughter and great-great-grandchildren live on their parcel, in and near family dwellings dating from the mid- and late 19th century. 12/

Other families who purchased land from Margaret Beall and constructed their homes in Haiti include the Carrolls, Hattons, Proctons, Smiths, Herberts, and Jacksons. In one instance the original house remains, but most have been replaced by second-generation dwellings. 13/

A 1930 subdivision of Addison Jackson's estate included an area south of the Ross-Powells down to North Street.

The southernmost, and last, section of Haiti to be developed is located on the south side of North Street, from Van Buren Street west. While oral tradition places a log dwelling house at the west end of this block, the area remained an unsold and undeveloped portion of Margaret J. Beall's 1893 "Beall's Subdivision of Part of Rockville" through the first quarter of the 20th century. While a number of lots had been sold by 1910, because of economic downturns and lack of interest, development was not as swift as anticipated or hoped, and the three Beall-Dawson heirs abandoned twelve blocks of the subdivision, including this section. By the time of resubdivision in 1926, sales had increased, and a number of black families and investors purchased 13,500 square foot building lots on North Street.

Because of its proximity to the black enclave of Haiti, North Street became known as the "first lane", with Martin's Lane termed the "second lane". The frame vernacular dwellings constructed on North Street included traditional 19th century house types, bungalows, and modest homes suitable for rental. Among the first owners were Cora Hodge, Rev. James S. Cole of Jerusalem M.E. Church, James Doy, and John Barcus. 14/

The residential community of Haiti supported and received support from a number of local institutions -- churches, schools, social and benevolent organizations, businesses, and the like. While most of these institutions were physically centered outside of Haiti's traditional boundaries, one representative lies adjacent to the community, at the west end of Martin's Lane. Rock Terrace School is the most recent and only remaining elementary school building which was used for black students in Rockville. It succeeds two previous colored elementary school buildings in Rockville, and symbolizes the segregated public education system which existed in Montgomery County from 1872 through 1961. Rock Terrace Elementary and Carver High School and Junior College were the keystones in a 30-acre educational campus planned and constructed for black students in the early 1950s. Rock Terrace continues as a public school, while Carver is utilized as administrative offices for the Board of Education. 15/

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM
Statement of Significance/ History (continued):
Haiti/Martin's Lane Survey District

SURVEY #M:26/16/00
SECTION 8 PAGE 4

Acknowledgement of the alteration of Haiti's rural setting occurred with the area's annexation into the City of Rockville in 1949. The two lanes were paved in 1950; the City provided water and sewer provided the following year. With these encouragements, modest but solid dwellings were built on McLane Court, Bickford Avenue, and the north side of North Street. The central portions of Haiti filled in with the next generation of the Wood and Ross-Powell families. The community incorporated these new dwellings with the same grace and ease as it had in the past. Martin's Lane was widened in 1965 to further access large subdivisions to the west. Several old trees were lost, and increased traffic lessened the solitude of the semi-rural community.

Footnotes:

1. Montgomery County Tax Records, 1820,1825, 1831)
2. Montgomery County Equity Records -Samuel's Wife Helen, in an unprobated will dated 1837, devised lot 32 and her dwelling house to Horatio Clagett in return for support and care of her daughter Mahala, a slave of the Clagetts.
3. Tax Records,op. cit. 1865 Martinet and Bond Map.
4. The National Republican, August 15, 1873.
5. Montgomery County Judgment Records EBP14/120 (1873-83).
6. Maryland Historical Trust(MHT) State Historic Sites Inventory Forms M:26/16/12 and M:26/16/5.
7. MHT form M:26/16/9.
8. MHT form M:26/16/8.
9. MHT forms M:26/16/3 and M:26/16/4.
10. Inventory of Upton Beall's property, 1827; U.S. Census Records.
11. Montgomery County Land Records.
12. MHT forms M:26/16/1, M:26/16/10; M:26/16/11, M:26/16/14.
13. MHT forms M:26/16/6, M:26/16/15.
14. MHT forms M:26/16/16, M:26/16/17, M:26/16/18, M:26/16/19.
15. MHT form M:26/16/13.

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM
Statement of Significance/ History (continued):
Haiti/Martin's Lane Survey District

SURVEY #M:26/16/00
SECTION 8 PAGE 5

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Geographic Organization:

Piedmont

Chronological/Developmental Period(s):

Agricultural-Industrial Transition A.D. 1815-1870
Industrial/Urban Dominance A.D. 1870-1930

Prehistoric/Historic Period Theme(s):

Settlement/Political
Architecture/Landscape Architecture/Community Planning
Social/Educational/Cultural

Resource Type:

Category: Building(s)
Setting: Urban
Historic Function(s) or Use(s): Domestic/Single Family/Residence
Known Design Source: None

ROCKVILLE HISTORIC RESOURCES MANAGEMENT PLAN DATA:

1. Geographic Organization: Piedmont, Montgomery County, Rockville
2. Chronological Period(s):
Development as Montgomery County Seat A.D. 1825-1873
Maturation and Expansion of the County Seat A.D.1873-1931
3. Historic Context Theme(s): Architecture, Landscape Architecture,
Community Planning (Black History); Social/Educational/Cultural
4. Resource Type:
Category : Building(s)
Setting: Urban
Historic Function(s) or Use: Domestic/Single Dwelling/Residence
Known Design Source: None

Survey No. M:26-16-00

10. Geographical Data

Quadrangle scale _____

H |

11. Form Prepared By

PS-2746

MARYLAND HISTORICAL TRUST 1606974629

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

"Haiti" on Martin's Lane

2 LOCATION

STREET & NUMBER

Martin's Lane, off N. Washington St.

CITY, TOWN

Rockville

VICINITY OF

Ma

CONGRESSIONAL DISTRICT

STATE

Maryland

COUNTY

Montgomery

3 CLASSIFICATION

☒ CATEGORY	OWNERSHIP	☒ STATUS	PRESENT USE
☐ DISTRICT	☐ PUBLIC	☒ OCCUPIED	☐ AGRICULTURE
☐ BUILDING(S)	☒ PRIVATE	☐ UNOCCUPIED	☐ MUSEUM
☐ STRUCTURE	☐ BOTH	☐ WORK IN PROGRESS	☐ COMMERCIAL
☐ SITE	☐ PUBLIC ACQUISITION	☒ ACCESSIBLE	☒ PARK
☐ OBJECT	☐ IN PROCESS	☒ YES: RESTRICTED	☐ EDUCATIONAL
	☐ BEING CONSIDERED	☐ YES: UNRESTRICTED	☐ ENTERTAINMENT
		☐ NO	☐ RELIGIOUS
			☐ GOVERNMENT
			☐ INDUSTRIAL
			☐ MILITARY
			☐ OTHER:

4 OWNER OF PROPERTY

NAME

various private owners

Telephone #:

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE, zip code

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

Montgomery County Courthouse

Liber #:

Folio #:

STREET & NUMBER

CITY, TOWN

Rockville

STATE

Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

M: 26-16

CONDITION

☒ EXCELLENT
☒ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☒ UNALTERED
☐ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This is a small residential community, near the "new" post office. There are a number of late-19th Century/early-20th Century frame houses here. Almost all of them are two-stories, and front on Martin's Lane-facing either north or south. There are two basic styles: The first (and probably oldest) is that which can generally be termed "Victorian". These buildings are typical of late-19th Century local architecture-i.e., they have three-bays, with an open porch on the main facade, and a center gable in the roof. However, it is interesting to note that here on Martin's Lane a number of dwellings are unusually narrow, having only two bays.

The other style seen here is the Colonial Revival type of two-story, square building with a steep hip-roof, that was popular throughout the county in the early 1900's. Most of these houses are fairly large, and several have additions to the rear. Like the Victorian houses, many are covered with German siding.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

M:26-16

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
☐ PREHISTORIC	☐ ARCHEOLOGY-PREHISTORIC	☐ COMMUNITY PLANNING	☐ LANDSCAPE ARCHITECTURE	☐ RELIGION
☐ 1400-1499	☐ ARCHEOLOGY-HISTORIC	☐ CONSERVATION	☐ LAW	☐ SCIENCE
☐ 1500-1599	☐ AGRICULTURE	☐ ECONOMICS	☐ LITERATURE	☐ SCULPTURE
☒ 1600-1699	☐ ARCHITECTURE	☐ EDUCATION	☐ MILITARY	☐ SOCIAL/HUMANITARIAN
☒ 1700-1799	☐ ART	☐ ENGINEERING	☐ MUSIC	☐ THEATER
☐ 1800-1899	☐ COMMERCE	☐ EXPLORATION/SETTLEMENT	☐ PHILOSOPHY	☐ TRANSPORTATION
☐ 1900-	☐ COMMUNICATIONS	☐ INDUSTRY	☐ POLITICS/GOVERNMENT	☐ OTHER (SPECIFY)
		☐ INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

- 1) Thompson, Norma. WESTERN GATEWAY TO THE NATION'S CAPITAL, (1950).

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE _____

COUNTY _____

STATE _____

COUNTY _____

11 FORM PREPARED BY

NAME / TITLE

Michael F. Dwyer, Senior Park Historian

ORGANIZATION

M-NCPPC

DATE

Summer, 1975

STREET & NUMBER

8787 Georgia Ave.

TELEPHONE

589-1480

CITY OR TOWN

Silver Spring

STATE

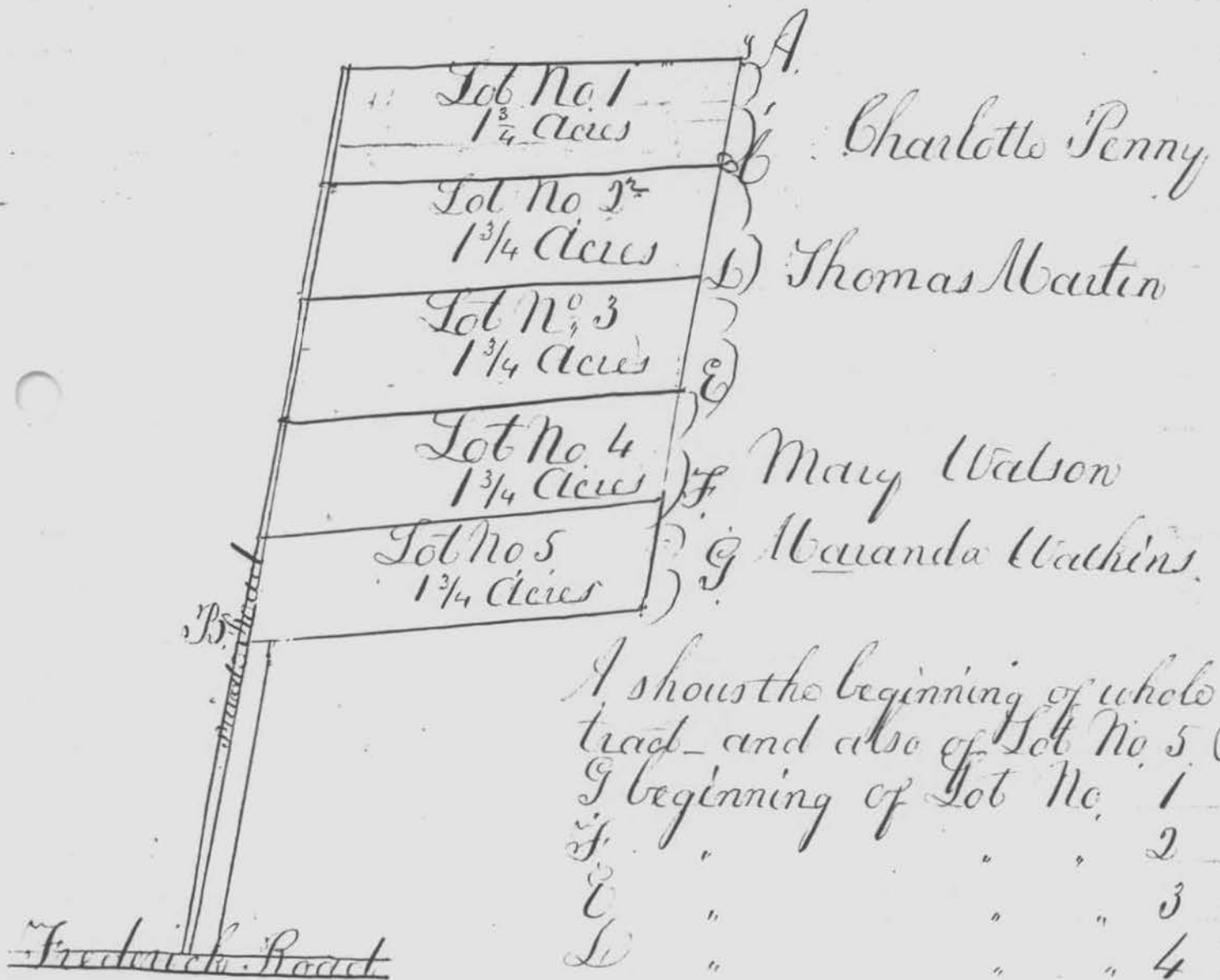
Maryland

The Maryland Historic Sites Inventory 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.

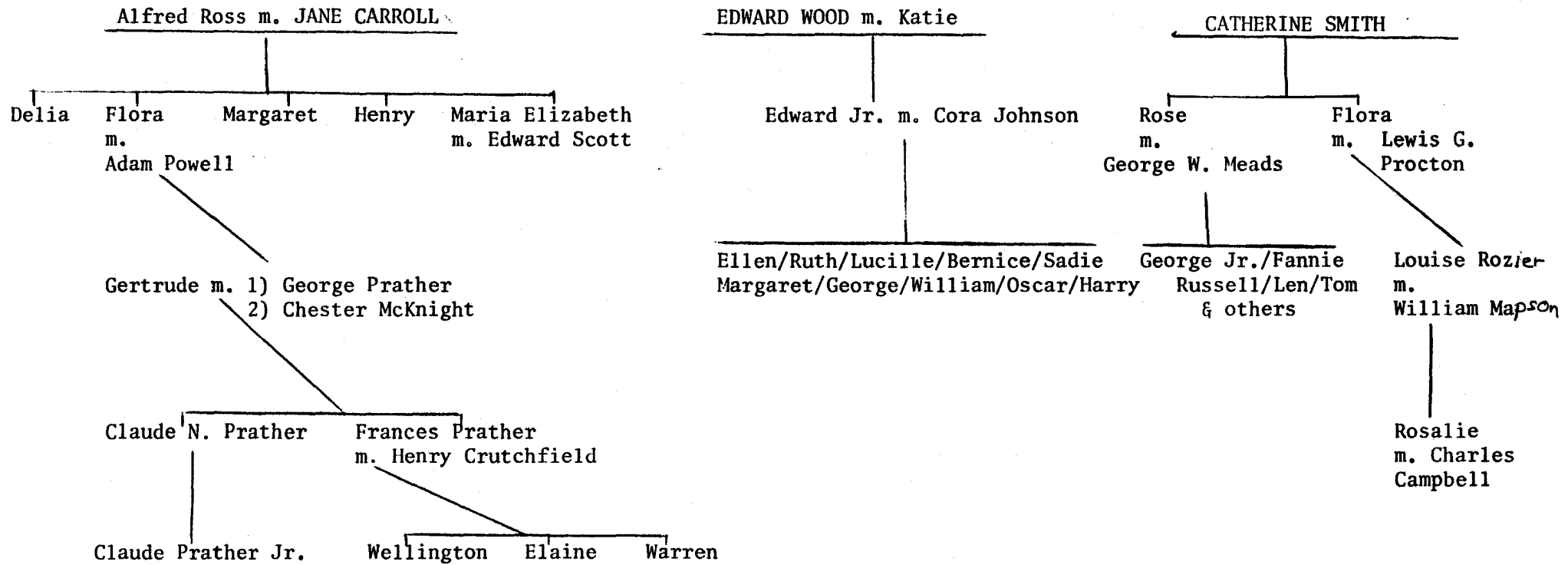
RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

Plat No. 1
 8 ³/₄ Acres



By Scale of 12 1/2
 C. J. Townsend
 Surveyor

Three Former Slaves at Beall-Lawson House and Their Families



Model Resource Preservation Plan:
Historic Black Communities: Haiti/Martin's Lane

<u>MHT</u> <u>Number</u>	<u>Planning</u> <u>Area</u>	<u>Name</u>	<u>Address:</u> <u>Rockville, Md. 20850</u>
<u>Previously inventoried in Haiti:</u>			
M:26/16/1	4	Ross/Powell House	22 Martin's Lane
M:26/16/2	4	Old Carroll House	206 Martin's Lane
M:26/16/3	4	Talley House	11 Martin's Lane
M:26/16/4	4	Smith House	13 Martin's Lane
M:26/16/5	4	Haiti Cemetery	205 Martin's Lane
M:26/16/6	4	Procton/Proctor House	10 Martin's Lane
<u>INVENTORIED 1988 CLG PROJECT</u>			
M:26/16/00	4	Haiti/Martin's Lane/ Survey District	
M:26/16/7	4	Webster/Coles/Williams House	12 Martin's Lane
M:26/16/8	4	Brent/Hartman/Rollins House	15 Martin's Lane
M:26/16/9	4	William Wood Cottage	19 Martin's Lane
M:26/16/10	4	Powell/Crutchfield House	22A Martin's Lane
M:26/16/11	4	Claude Prather House	200 Martin's Lane
M:26/16/12	4	Alphonzo Lee House	203 Martin's Lane
M:26/16/13	4	Rock Terrace School	390 Martin's Lane
M:26/16/14	4	Meads/Rozier/Campbell House	375 N.Van Buren St.
M:26/16/15	4	Clarence Johnson House	403 N.Van Buren St.
M:26/16/16	4	Hodge/Dorsey House	100 North Street
M:26/16/17	4	Cole/Smith House	104 North Street
M:26/16/18	4	Doy/Crockett House	110 North Street
M:26/16/19	4	Barcus House & Barcus Cottage	114 North Street 116 North Street
M:26/16/20	4	Snowden Funeral Home	246 N. Washington

MATRIX OF HAITI HOUSING BY



VERNACULAR 2- OR 3-BAY,
2-1/2 STORY.

FOURSQUARE
2-1/2 STORY

FRONT GABLE
1 & 1-1/2 STORY

1850 - 1900

1850 - 1900

1850 - 1900

22 MARTIN'S LANE
22 A MARTIN'S LANE
206 MARTIN'S LANE

NONE

NONE

1901 - 1930

1901 - 1930

1901 - 1930

100 NORTH
104 NORTH
114 NORTH

11 MARTIN'S LANE
12 MARTIN'S LANE
13 MARTIN'S LANE
(WITH ELL)

375 N. VAN BUREN
15 MARTIN'S LANE

1931 - 1960

1931 - 1960

1931 - 1960

NONE

NONE

506 BICKFORD
510 BICKFORD

1961 - 1988

1961 - 1988

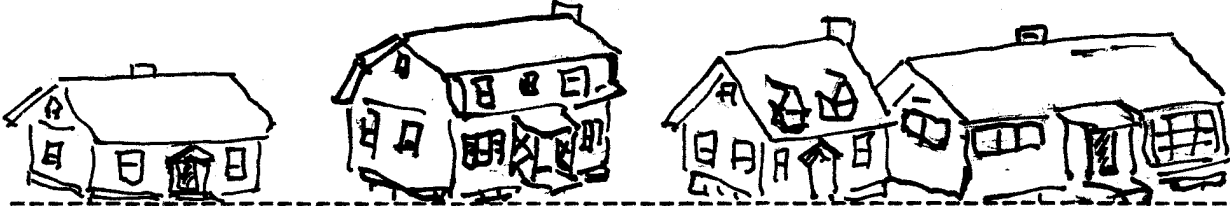
1961 - 1988

NONE

NONE

14 NORTH
118 NORTH

ARCHITECTURAL STYLE AND AGE

			
VERNACULAR 3-BAY COTTAGE 1 - STORY	DUTCH COLONIAL 2 - STORY	CAPE COD (CC) RAMBLER/RANCH (R) SPLIT LEVEL (SL)	DUPLEX (D)
1850 - 1900	1850 - 1900	1850 - 1900	1850 - 1900
NONE	NONE	NONE	NONE
1901 - 1930	1901 - 1930	1901 - 1930	1901 - 1930
19 MARTIN'S LANE 106 NORTH	203 MARTIN'S LANE	NONE	NONE
1931 - 1960	1931 - 1960	1931 - 1960	1931 - 1960
403 N.VAN BUREN 116 NORTH 112 NORTH 507 BICKFORD 509 BICKFORD 110 NORTH	NONE	21 MARTIN'S LANE(CC) 200 MARTIN'S LANE 201-1/2 MARTIN'S LA(CC) 108 NORTH(CC) 505 BICKFORD(CC) 508 BICKFORD(CC) 511 BICKFORD(CC) 512 BICKFORD(CC)	NONE
1961 - 1988	1961 - 1988	1961 - 1988	1961 - 1988
NONE	NONE	409 McLANE(R) 10 NORTH(R) 107 NORTH(R) 109 NORTH(R) 120 NORTH(R) 16 MARTIN'S LA(R) 20 MARTIN'S LA(R) 202 MARTIN'S LA(R) 204 MARTIN'S LA(R) 515 BICKFORD(R) 516 BICKFORD(R) 103 NORTH(SL) 20 NORTH(SL)	400 MCLANE 401 MCLANE 402 MCLANE 403 MCLANE 404 MCLANE 405 MCLANE 406 MCLANE 407 MCLANE 408 MCLANE 410 MCLANE

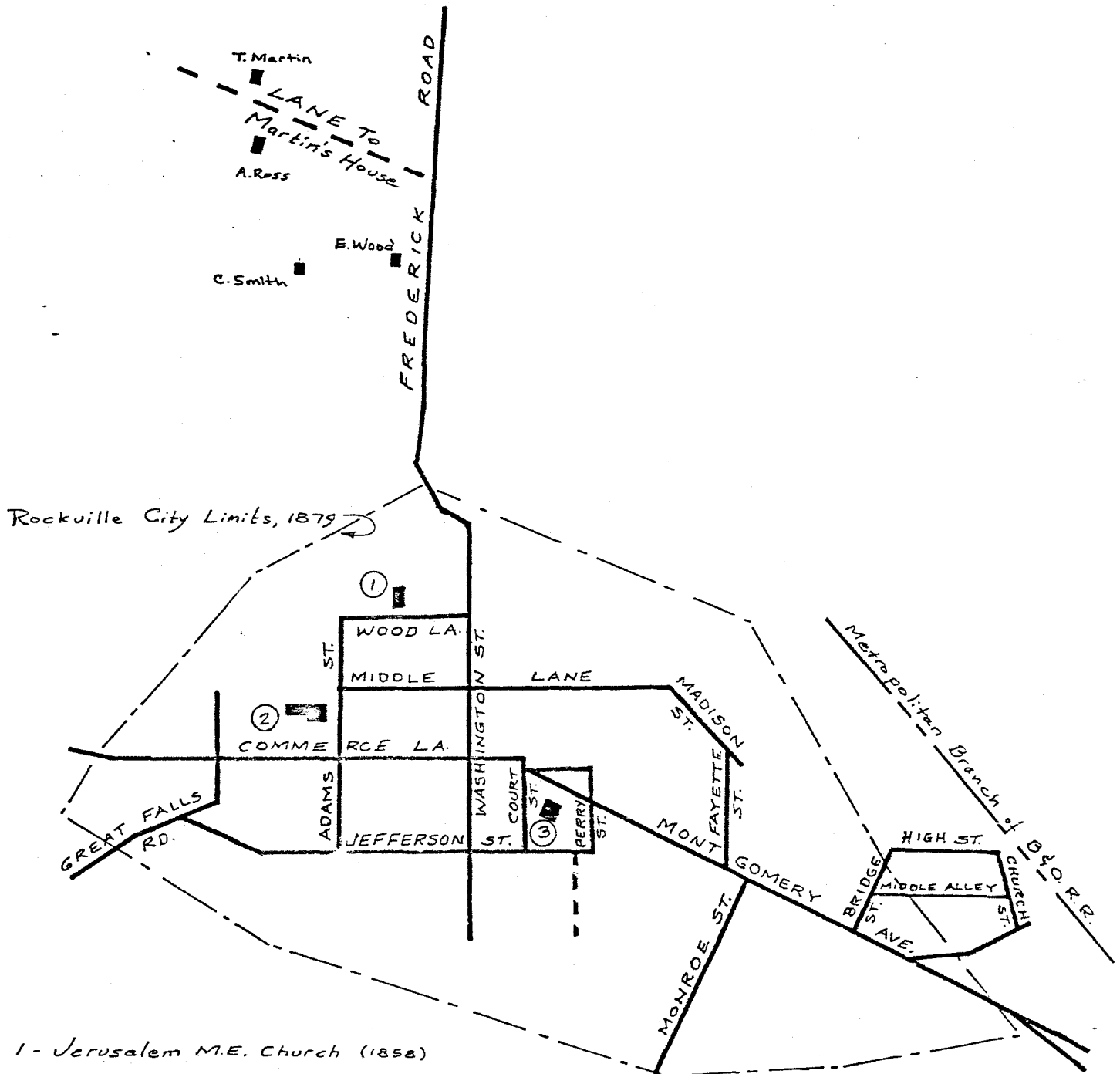
SURVEY #M:26/16/00
SECTION 7 PAGE 9

- MARTINS LANE, 1879
----- ROADS IN USE, 1879
--- -- -- -- -- ROADS NO LONGER IN USE

- 1 - Red Brick Courthouse (c. 1775, 18-1, 18
2 - Beall-Gauson House (1815)
3 - Jerusalem M.E. Church (1856, 1890,

Haiti Survey District - Architectural Description

1879



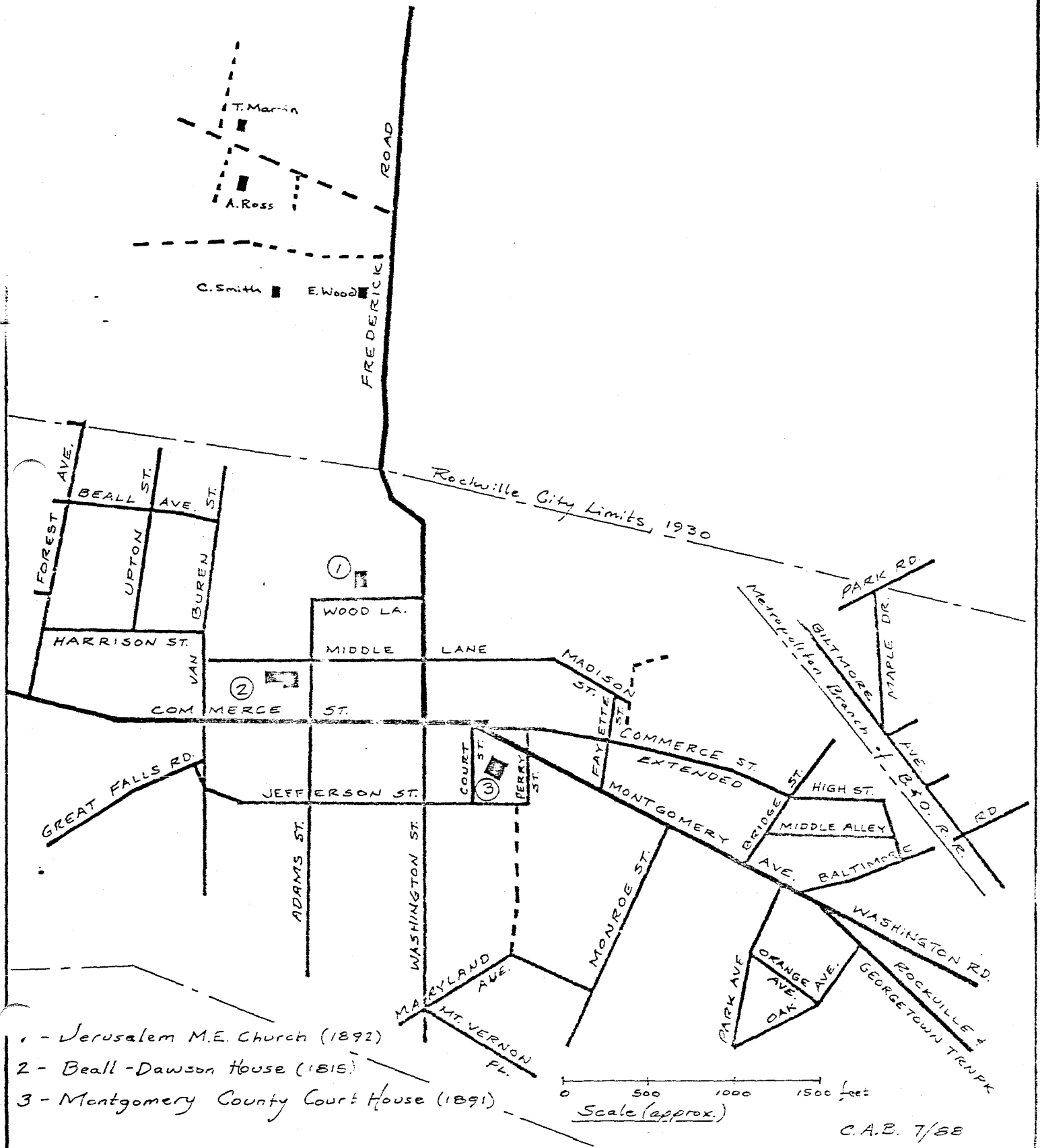
Scale (approx.)

0 500 1000 1500 feet

C.A.B. 7/88

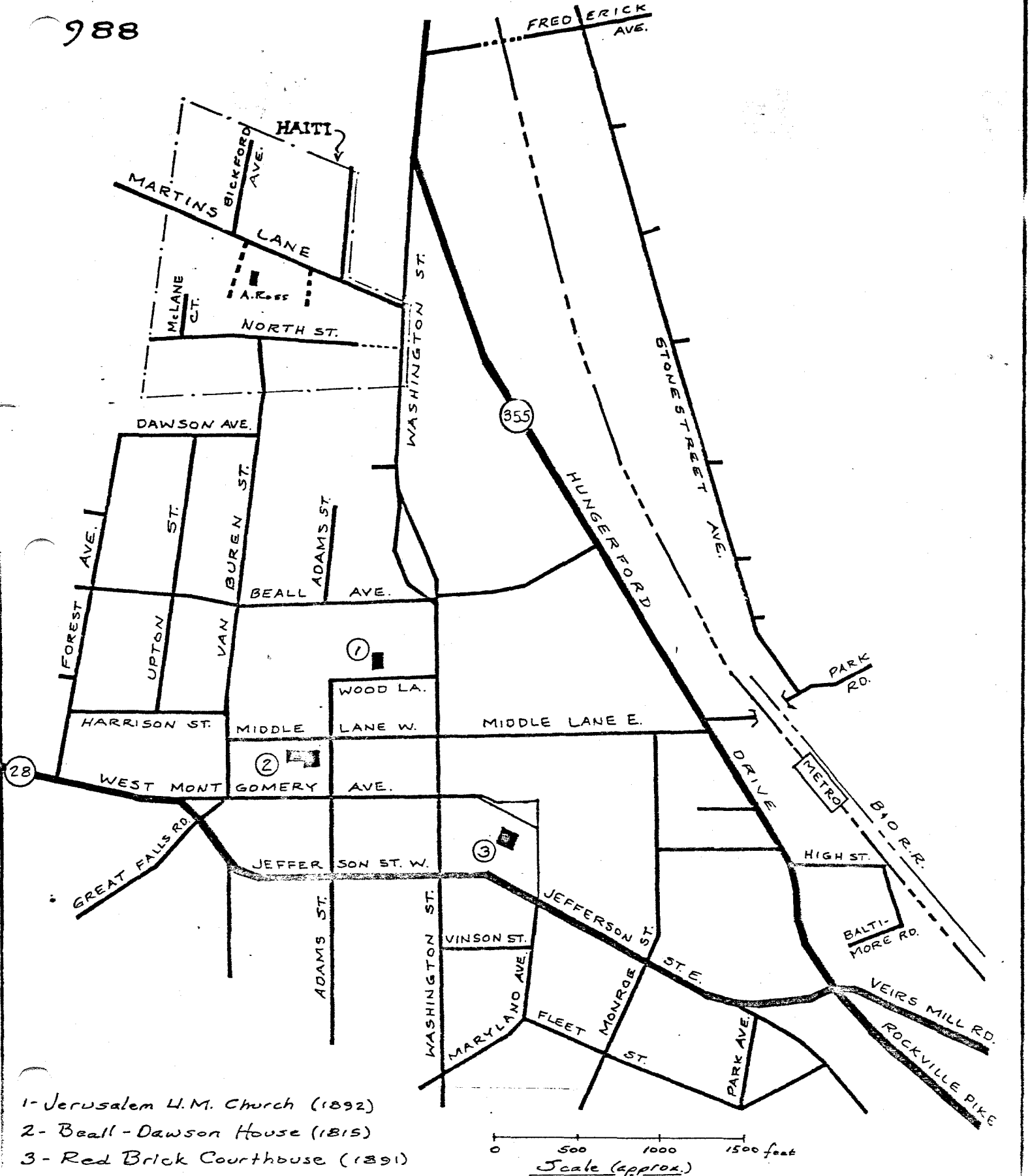
Haiti Survey District - Architectural Description

1930



Haiti Survey District - Architectural Description

988



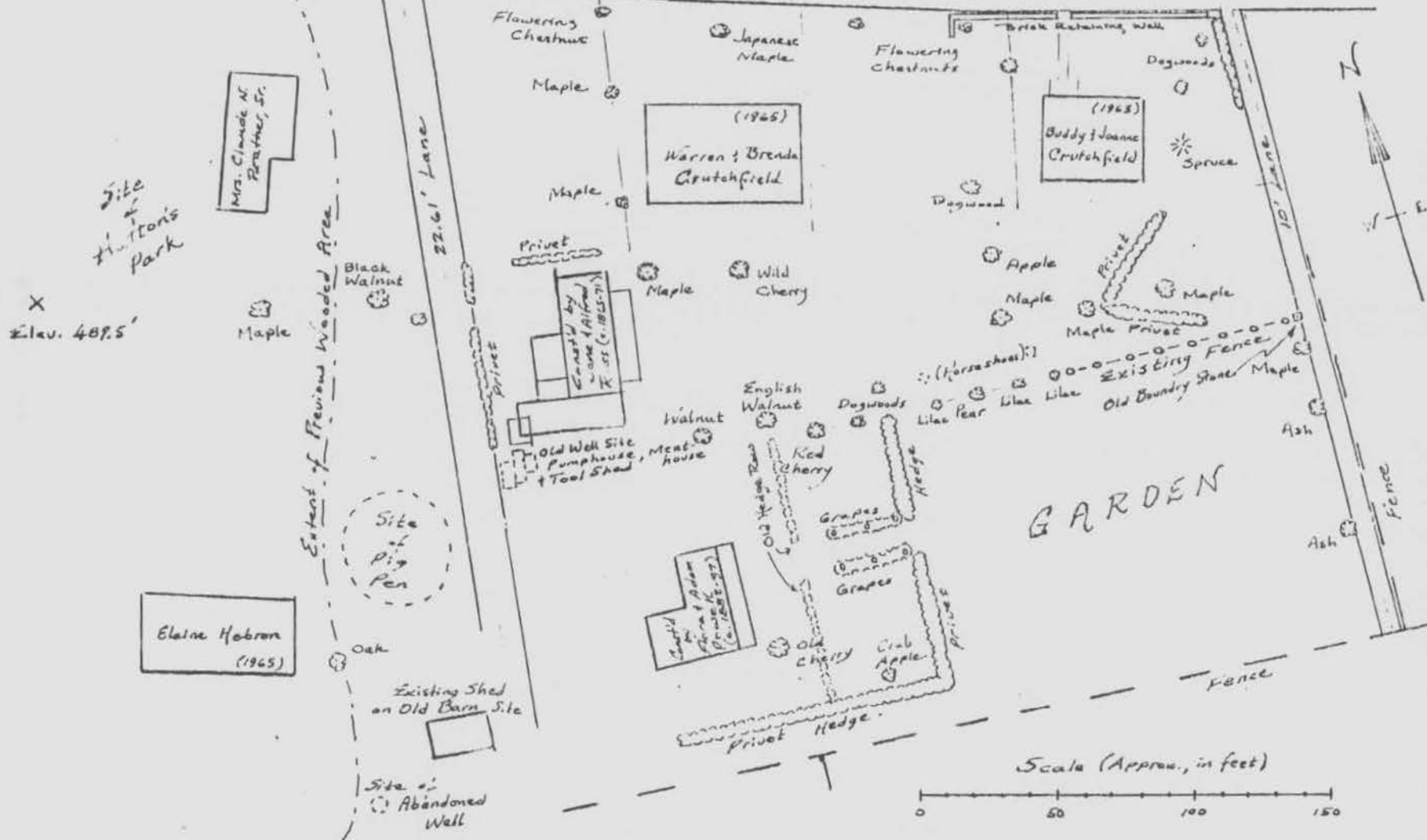
- 1- Jerusalem U.M. Church (1892)
- 2- Beall-Dawson House (1815)
- 3- Red Brick Courthouse (1891)

0 500 1000 1500 feet
Scale (approx.)

C.A.B. 7/88

Ross/Powell/Crutchfield Homestead
c.1870 - 1988

MARTINS LANE

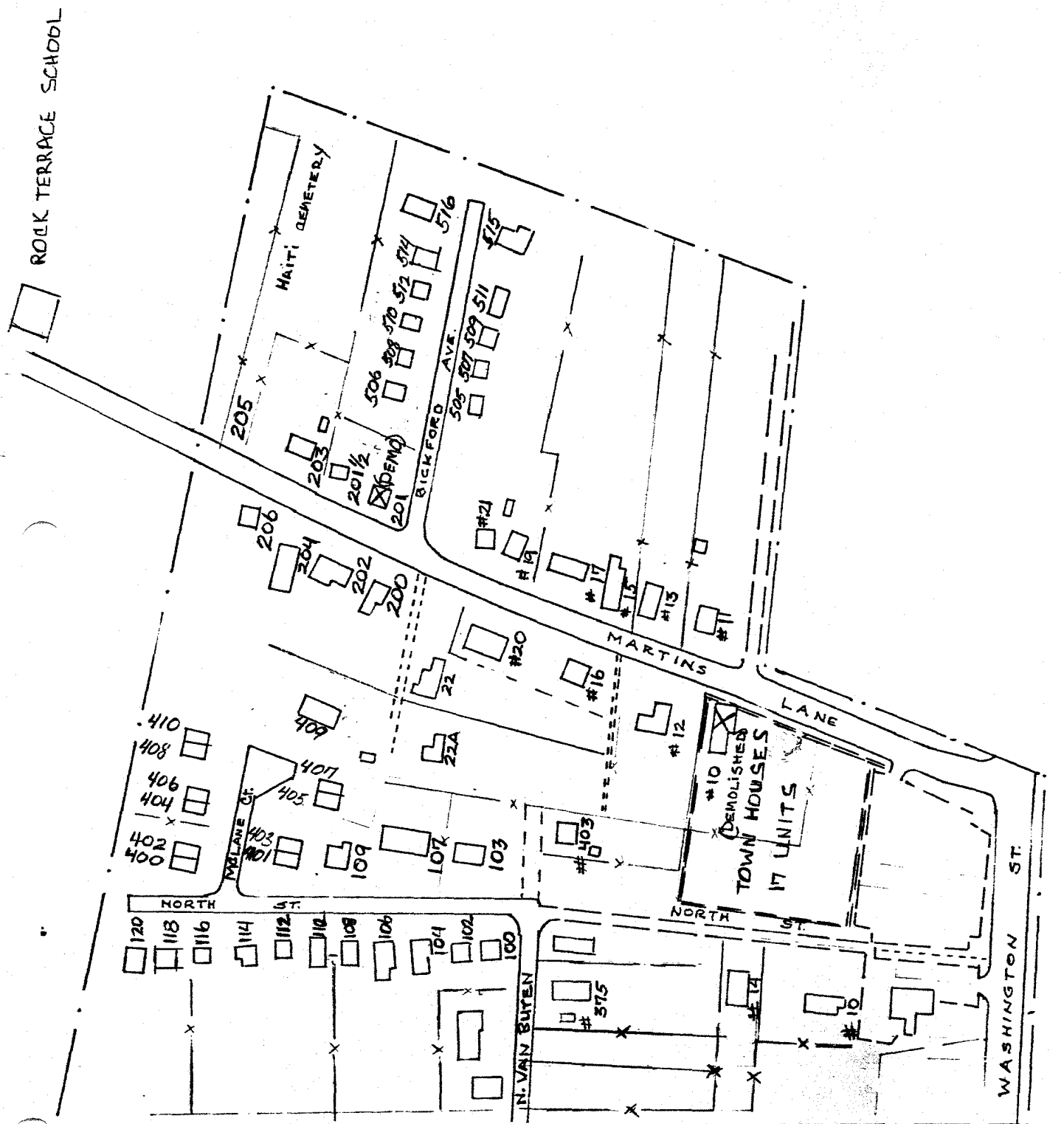


Compiled & Drawn by C.A. Burroughs ~ July 1988

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM

SURVEY #M:26/16/00
SECTION 2 PAGE 1

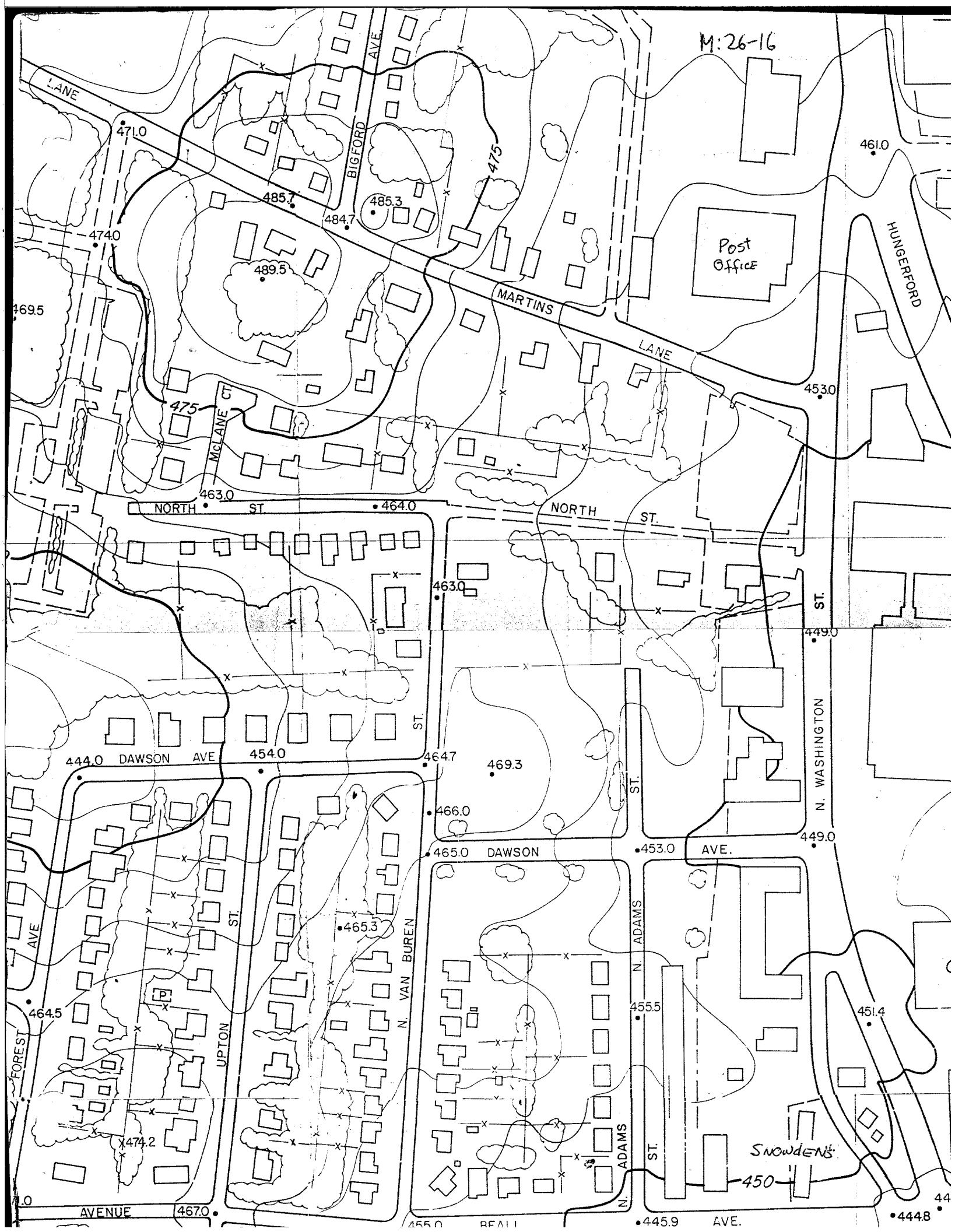
Map of Haiti Survey District



2116 N. WASHINGTON
SNOWDEN
FUNERAL HOME

This is a detailed topographic map of a residential neighborhood in Chicago. The map shows a grid of streets including North St, Dawson Ave, Upton St, and N. Van Buren. Elevation points are marked with numbers such as 471.0, 485.7, 484.7, 489.5, 475, 463.0, 464.0, 463.0, 464.7, 469.3, 466.0, 465.0, 453.0, 449.0, 451.4, 450, and 4448. A 'Post Office' is labeled in the upper right, and 'Snowden's' is labeled in the lower right. The map is dated 'M. 26-16' in the top right corner. The map shows a dense residential area with many small buildings and some larger structures. The streets are labeled with their names, and the elevation points are marked with dots and numbers. The map is a detailed representation of the neighborhood's layout and topography.

M:26-16





10 MARTIN'S LANE



11 MARTIN'S LANE

M: 26-16



12 MARTIN'S LANE



13 MARTIN'S LANE

M:26-16



15 MARTIN'S LANE



19 MARTIN'S LANE

M:26-16



22 MARTIN'S LANE



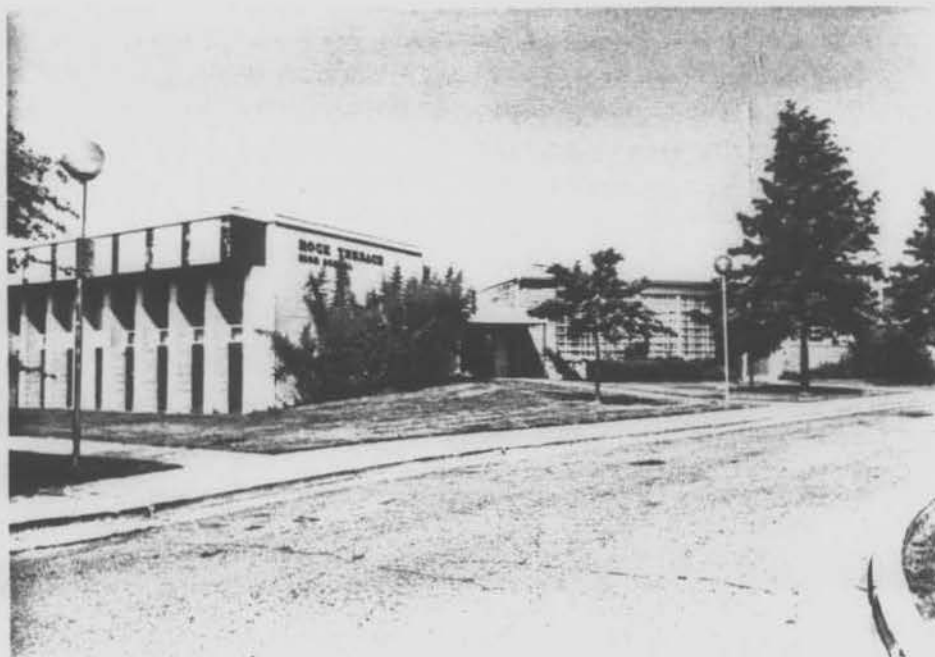
22A MARTIN'S LANE

M: 26-16



200 MARTIN'S LANE

203 MARTIN'S LANE



ROCK TERRACE SCHOOL
390 MARTIN'S LANE

M:26-16



375 NORTH VAN BUREN

403 NORTH VAN BUREN

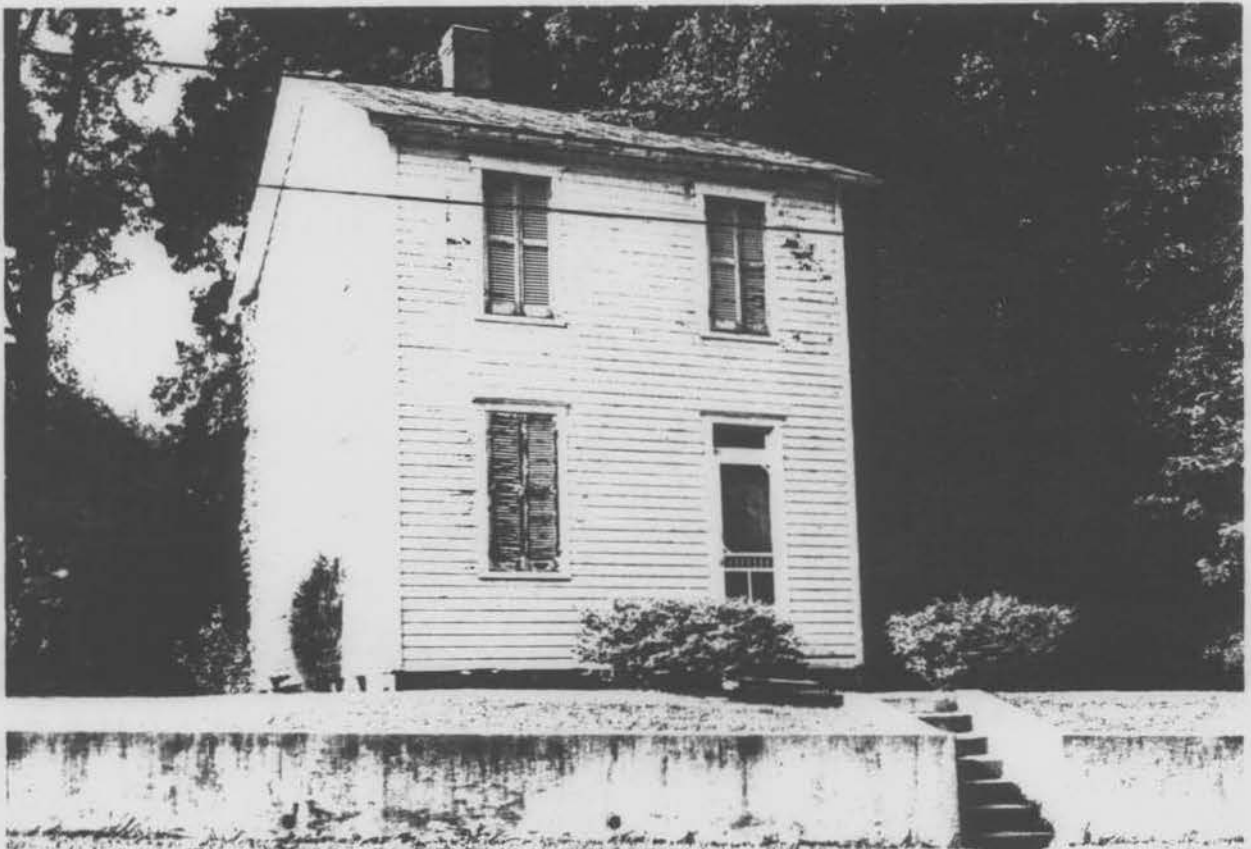


SNOWDEN FUNERAL HOME
246 NORTH WASHINGTON ST.



M:26-16

HAITI CEMETERY 205 MARTIN'S LANE



206 MARTIN'S LANE

M.26-16

100 NORTH STREET



104 NORTH STREET



110 NORTH STREET



M:26-16



114 NORTH STREET



116 NORTH STREET



NAME #26-16 "HAITI"/MARTIN'S LANE

LOCATION MARTIN'S LANE ROCKVILLE, MD

FACADE N

PHOTO TAKEN 5/27/76 MOWYER