

Site M:26/10/33

Kilgour House/ The "Cinderella" House

25 Wall Street

Built: 1892

Private

This tiny, two-story frame Gothic cottage is unique in Rockville. It was constructed for Mary Kilgour and her father William in 1892 by masterbuilder T.C. Groomes and was rented for most of the time between 1908 and 1972. A fire in 1977 caused severe damage to the second floor and roof, but this picturesque cottage has been reconstructed to its original appearance.

Maryland Historical Trust State Historic Sites Inventory Form

Survey No. M: 26/10/33

Magi No. 1650492604

DOE yes no

1. Name (indicate preferred name)

historic Kilgour houseand/or common "Cinderella House"

2. Location

street & number 25 Wall Street not for publicationcity, town Rockville vicinity of _____ congressional district 8state Maryland county Montgomery

3. Classification

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

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

name Stephen P. and Maria T. Luginbillstreet & number 25 Wall Street telephone no.: 340-9632city, town Rockville state and zip code Maryland 20850

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Land Records liber 5391street & number Montgomery County Courthouse folio 852city, town Rockville state Maryland

6. Representation in Existing Historical Surveys

title National Register - West Montgomery Avenue Historic District - 1974
Locally designated historic district - 1974date M-NCPPC - 1976 federal state county localdepository for survey records City of Rockvillecity, town Rockville state Maryland 20850

7. Description

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Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

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

This tiny, 2-story frame Gothic cottage faces east on Wall Street. An asphalt shingle hipped and gabled roof covers a roughly rectangular house consisting of two bays by four bays deep; it rests on a brick foundation.

The asymmetrical facade is dominated by a gable end having a square bay window on the first level with decorative brackets, five lights and a tiny shed roof. Three slender 1-over-1 windows are centered directly above on level two. The entry way is located on the northeast corner through a small balconied porch which is supported by chamfered posts, Gothic motif brackets, and small turned balusters atop.

The front door is of golden oak with an oval light.

The three bay south facade has two projecting gables housing the second floor dormer windows. A three-sided bay window projects from the first level of this side. White aluminum storm windows have been installed over the original wood sashes and new louvered shutters have been affixed to the window frames. Novelty siding is used throughout the house on level one, with square wood shingles covering the second story. Two interior chimneys visible from the front yard are now boxed in, with plywood sheathing.

This house was originally built as a country cottage much like those popularized through the publications of Andrew Jackson Downing. After a fire in 1978, this modest dwelling was reconstructed to replicate much of its original appearance. Little "Gothic" detail remains, yet as a picturesque cottage it is well within the realm of the Carpenter Gothic style. A recent rear lean-to addition does not detract from this unique house. There is a small German-sided garage to the southwest of the house.

8. Significance

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

Specific dates 1892 Builder/Architect T. C. Groomes

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.

This tiny, bracketed Victorian cottage is significant for its unique style in an area and time when houses were being built in the more fashionable Queen Anne and suburban villa styles.¹ Today, it is known as the "Cinderella House", a name reflecting its metamorphosis from a shabby, neglected, fire-damaged shell to its current bright appearance following reconstruction and new ownership.

In 1886, Rose Williams, widow of local attorney Richard Williams, started selling some of the 58 acres lying west of her house and near the Rockville to Darnestown Road (now West Montgomery Avenue). She sold 11 acres to Rebecca T. Veirs, who divided the land into building lots and platted it as "Veirs Addition to Rockville."² Stephen M. Ryddane purchased lots 14 and 15 for \$195, but almost immediately resold the land to real estate agent and developer Cooke Lockett, who purchased five of the Veirs Addition lots and resubdivided them in 1889.³ The Tax Assessment for 1889 shows lots 14 and 15 valued at \$300 with no improvements.

In 1890, Mary C. Kilgour purchased the whole of lot 15 for \$500.⁴ She was the daughter of attorney William Kilgour, and the house she built on Wall Street was to be their home. In 1892, she received a mortgage for \$1,000 from H. W. Talbott to pay for the building costs, and she also sold T. C. Groomes, a builder, the north half (over 7,000 square feet) of the lot. It is presumed that Groomes built the Kilgour house, as the 1892 Sentinel noted that "T. C. Groomes is building a home on the heights for William Kilgour." It is apparent that Mary was the actual owner of the property and house, and the Land Records show no lots in William Kilgour's name, although he did amuse himself during his retirement by leasing and optioning "Gold Mine" syndicates and stocks then operating in the county. The Wall Street house appears on the 1892 Tax Assessment valued at \$1,200. Mary Kilgour sold the house shortly after the death of her father in 1907.

In 1908, "lot 15, the same land where Mary Kilgour resides" was mortgaged to E. Warfield for \$1,300 and sold the following year to Stella Thomas for \$100 plus the assumption of the mortgage.⁵ Stella Thomas lived with her two children in the house. Between 1910 and 1917 the Clarence Hickersons (who resided at 310 Falls Road) owned the house; renters during that period included the Brewers who lived there from 1911 to 1913 (for \$12 per month) while their house at 309 Potomac Street was being constructed. In 1917, the house was sold to the Luther Hoellman family who lived there for a few years, then rented it until the sale to Verna Vielt Kelly in 1944.⁶ Mrs. Kelly also rented the property; among her tenants was Sarah Mortimer, long-time City Clerk.

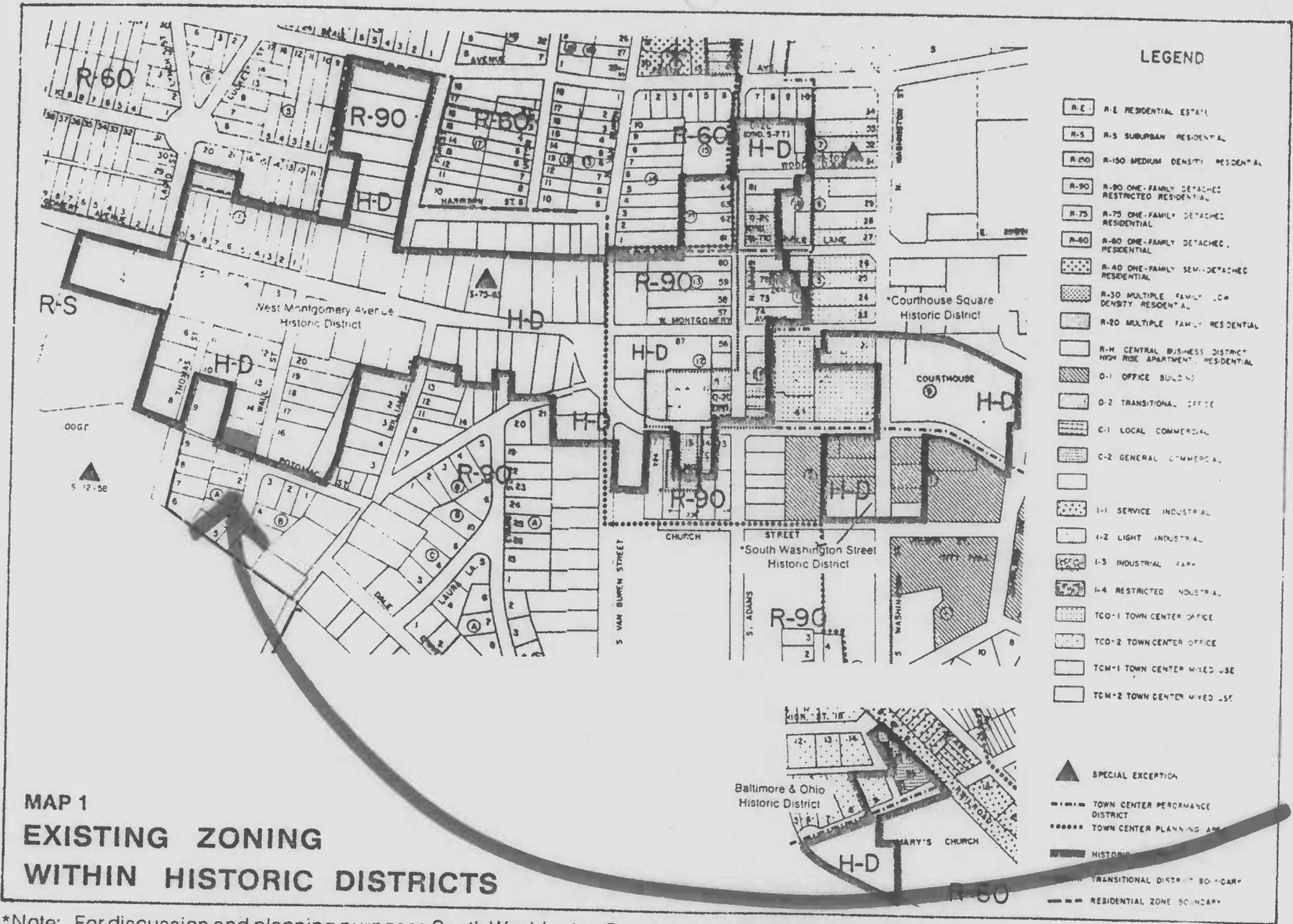
Continued on attachment 8.1

Statement of Significance -- 25 Wall Street, Rockville, MD
(continued)

In 1972, the house was sold to Michael and Sarah Jane Flynn.⁷ An electrical fire in 1977 caused severe damage to the second floor and roof. The house remained in this soot-stained, ruinous condition for two years, and demolition was planned. In 1979, builder Donald Harmon bought the property⁸ and undertook the extensive repairs and necessary construction. It was purchased by the present owners later that year.

FOOTNOTES:

1. For many years this house has been "dated" to the 1860s due to its early architectural style and small size. It was supposed that it was a tenant house or outbuilding of the Granger of Williams estates, but none of the maps, plats, tax records or land records show a building on this site until Ms. Kilgour's ownership.
2. Montgomery County Sentinel of February 9, 1886 and Montgomery County Plats, Book A, folio 6.
3. Montgomery County Land Records, JA 9/295 (1887).
4. Land Records, JA 17/465 (1890).
5. Land Records, 202/21 (1908) Tax Records, 1910.
6. Land Records, 936/64.
7. Ibid., 4244/799.
8. Ibid., 5284/688.



**MAP 1
EXISTING ZONING
WITHIN HISTORIC DISTRICTS**

*Note: For discussion and planning purposes South Washington Street and the Courthouse Square district are considered independent Historic Districts even though they are shown on the existing zoning map as one district.

M: 26/10/33
 Kigour/"Cinderella" House
 25 Wall Street
 Rockville



25 Wall Street

M: 26/10/33
Kilgour house
Peerless Rockville calendar
(1982)



RICHARD H. ANDREWS
1608 Farragut Avenue
Rockville, Maryland 20851

M: 26/10/33
KILGOUR HOUSE / CINDERELLA
HOUSE
25 Wall St.
EAST ELEVATION

1018-7

AUGUST, 1984