

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. PG: 87B-036-17

1. Name of Property (indicate preferred name)

historic James A. Cochrane Store
other

2. Location

street and number 22609 Aquasco Road ___ not for publication
city, town Aquasco ___ vicinity
county Prince George's

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

name Phillip and Deborah Boling
street and number 22701 Aquasco Road telephone
city, town Aquasco state MD zip code 20608-2011

4. Location of Legal Description

courthouse, registry of deeds, etc. Prince George's County Courthouse liber 17068 folio 444
city, town Upper Marlboro tax map 182 tax parcel 8 tax ID number 08-0834457

5. Primary Location of Additional Data

- Contributing Resource in National Register District
 Contributing Resource in Local Historic District
 Determined Eligible for the National Register/Maryland Register
 Determined Ineligible for the National Register/Maryland Register
 Recorded by HABS/HAER
 Historic Structure Report or Research Report at MHT
 Other: Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department

6. Classification

Category	Ownership	Current Function		Resource Count	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture	<u>1</u>	<input type="checkbox"/> buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion	<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/> site		<input type="checkbox"/> domestic	<input type="checkbox"/> social	<input type="checkbox"/>	<input type="checkbox"/> structures
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation	<input type="checkbox"/>	<input type="checkbox"/> objects
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	<u>1</u>	<u>0</u> Total
		<input type="checkbox"/> government	<input type="checkbox"/> unknown		
		<input type="checkbox"/> health care	<input checked="" type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> industry	<input type="checkbox"/> other:		
					Number of Contributing Resources previously listed in the Inventory
					<u>1</u>

7. Description

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Condition

excellent deteriorated
 good ruins
 fair altered

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

The James A. Cochrane Store is located at 22609 Aquasco Road, near Aquasco, Maryland. The one-and-one-half-story, three-bay building was constructed c. 1850. The store is set on a 4.31-acre parcel, directly west of the intersection of Aquasco Road (MD 381) and Eagle Harbor Road. The level, grassy lot features mature trees and shrubs; no driveway is present.

STORE

The James A. Cochrane Store was constructed in c.1850. The one-and-one-half-story, three-bay vernacular building has a rectangular form. Set on a solid concrete-block foundation, this wood-frame building is covered in horizontal sheets of metal with a pattern suggesting American-bond brickwork. The front-gable roof is covered with metal sheets has overhanging eaves. The store features an interior brick chimney with corbeled cap. Shed-roof wall dormers are located on the south and north (side) elevations. Fenestration consists of 6/6 windows with square-edged wood surrounds, covered with metal bars. Many of the windows have missing or broken lights. The wood surrounds are also deteriorated. A porch is located on the façade (west elevation).

The façade (east elevation) features a one-story, full-width porch. The porch is capped by a half-hip roof covered with metal sheets and includes exposed rafter tails. The porch is visually supported by large triangular brackets extending off of the corner boards. Located in the gable end, above the porch, is an advertisement painted on the exterior:

ANDREW J. GRIMES & SONS
GEN. MERCHANDISE
UNDERTAKERS
FUNERAL DIRECTORS
& EMBALMING
AQUASCO MD.

Fenestration of the façade (east elevation) consists of two window openings flanking a centrally located door. The material and treatment of the door could not be seen due to dense vegetation. The upper story is fenestrated by two window openings.

The south (side) elevation is fenestrated by a single, centrally located window. A shed-roof wall dormer is located directly above the window. The dormer features cheeks clad in metal panels and a roof covered with metal sheets. The dormer has of paired 6/6 windows.

The west (rear) elevation is fenestrated by two 6/6 windows at the first story, and two 6/6 windows at the upper-level.

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The north (side) elevation is fenestrated by a single, centrally located window flanked to the west by a single-leaf wood door. A shed-roofed wall dormer is located directly above the window opening. The dormer features cheeks clad in metal panels and a roof covered with metal sheets. The dormer has paired 6/6 windows.

The Grimes House (PG: 87B-16) is located northwest of the James A. Cochran Store, on the same parcel. This dwelling consists of a c. 1800 building with a c. 1850 addition. This one-and-half-story dwelling is capped by a side-gable roof. Further investigation was not possible due to an overgrowth of vegetation. The dwelling was vacant and in poor condition at the time of the 2008 on-site survey.

INTEGRITY

The James A. Cochran Store maintains a low level of integrity of materials and workmanship due to the poor condition of the exterior cladding, roofing material, and doors and windows. The building's integrity of association, setting, and feeling are compromised due to the fact that it is vacant, and has been so for quite some time, resulting in the current overgrowth of vegetation. The store, located on a 4.13-acre parcel along a major north-south road in Prince George's County, retains its integrity of location.

Overall, the James A. Cochran Store maintains a low level of integrity.

8. Significance

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Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: <u>Local History</u>

Specific dates	c. 1850	Architect/Builder	Unknown
Construction dates	c. 1850		

Evaluation for:

National Register

Maryland Register

not evaluated

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

The James A. Cochrane Store, located at 22609 Aquasco Road in Aquasco, Maryland, is a rare example of a mid-nineteenth-century rural front-gable commercial building in Prince George's County. The large, one-and-one-half-story, three-bay building was constructed c. 1850. The building is notable for its front-gable construction and signage. Although the James A. Cochrane Store is a rare example of front-gable construction in southern Prince George's County; however, due to its deteriorated state and vacancy, it fails to retain sufficient integrity to convey its significance as a mid-nineteenth-century commercial building integral to the development of Aquasco. However, it is located on the same parcel as the Grimes House (PG: 87B-036-16), a designated site, and can be considered a contributing resource as such.

HISTORIC CONTEXT

The James A. Cochrane Store is located in Aquasco, a rural agricultural village located in southeastern Prince George's County. The town was named for a nearby tract patented in 1650 and known by Native Americans as "Aquascake."¹ In the eighteenth century, the area around Aquasco was divided into large tobacco plantations.² By the end of the eighteenth century, Aquasco Road was established through the area, resulting in the formation of a small village known as Woodville.³ By the early twentieth century, the village remained a small, closely knit community. However, with the advent of the automobile, many children who grew up in Aquasco left the community and settled elsewhere. Families began to subdivide their farms and sold lots for development.⁴ Despite fewer families farming their land, Aquasco remains a rural agricultural village.

¹ Susan G. Pearl, *African-American Heritage Survey* (Upper Marlboro: M-NCPPC, 1996), 106.

² Mark Andrich, et al., "Aquasco Historic District (PG: 87B-36)," Maryland Historical Trust State Historic Sites Inventory Form (1984), 7:1.

³ Pearl, *African-American Heritage Survey*, 106.

⁴ Mark Andrich, et al., "Aquasco Historic District (PG: 87B-36)," 8:9.

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The *Martenet Map of 1861* documents a store at this location, owned by J. Selby.⁵ Although Selby did not own the property at this time, it is possible that he is still operating the store. *Hopkins Atlas of 1878* documents James A. Cochran owning the store. Additionally, the dwelling to the northwest, the Grimes House (PG: 87B-16), was owned by Samuel Selby.⁶

James A. Cochran, born c. 1832, was married to Mary C. B. Cochran and listed as a merchant at the time of the 1880 U.S. Federal Census.⁷ The Cochranes lived to the south, at the nearby Mary C. B. Cochran House (PG: 87B-036-18). In 1910, J. Mitchell and Rebecca R. Cochran and Ellen E. Stanforth (nee Cochran) and Richard Stanforth conveyed the property to Andrew Grimes.⁸

At the time of the 1930 U.S. Federal Census, Andrew Grimes was listed as a farmer and blacksmith, with his own shop.⁹ He and his wife, Margaret Ann Grimes, had eight children, including Henry (aka. Harry), born c. 1918, and Sophia, born c. 1925. Grimes utilized the property as a funeral home, directing funerals, undertakings, and embalming. Grimes's will stipulated the property to be passed to his wife, and upon her death, to Henry and Sophia.¹⁰ Henry eventually became the sole owner, after Margaret and Sophia died. In 2003, Henry W. Grimes conveyed the property to the current owners, Phillip and Deborah Boling.¹¹

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

⁷ 1880 U.S. Federal Census, Aquasco, Prince Georges, Maryland, Series T9, Roll 513, Family History Film 1254513, Page 178.3000, Enumeration District 128, Image 0357, James Cochran.

⁸ J. Mitchell and Rebecca R. Cochran and Ellen E. and Richard Stanforth to Andrew Grimes, Prince George's County Land Records, 66:283.

⁹ 1930 U.S. Federal Census, Aquasco, Prince George's, Maryland, Roll 877, Page 3A, Enumeration District 19, Image 956.0, Andrew Grimes.

¹⁰ Henry W. Grimes to Phillip and Deborah Boling, Prince George's County Land Records, 17068:444.

¹¹ Henry W. Grimes to Phillip and Deborah Boling, Prince George's County Land Records, 17068:444.

9. Major Bibliographical References

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1880, 1930 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>.
Hopkins, G.M. *Prince George's County, from Atlas of Fifteen Miles Around Washington*. Philadelphia: G.M. Hopkins, C.E., 1878.
Martenet, Simon J. *Martenet's Map of Prince George's County, Maryland*. Baltimore: Simon J. Martenet, 1861.
Prince George's County Land Records.

10. Geographical Data

Acreage of surveyed property	<u>4.31</u>	
Acreage of historical setting	<u>4.31</u>	
Quadrangle name	<u>Benedict</u>	Quadrangle scale: <u>1:24,000</u>

Verbal boundary description and justification

The James A. Cochrane Store is situated on a 4.31-acre parcel. The eastern boundary is formed by Aquasco Road. The southern boundary follows an east-west line along the drive for 22703 Aquasco Road. The northern boundary is formed by the driveway for 22615 Aquasco Road. The west boundary follows a north-south line along an allee of trees west of the Grimes House. The James A. Cochrane Store is associated with Parcel 8, as noted on Tax Map 182.

11. Form Prepared by

name/title	Paul Weishar, Architectural Historian		
organization	EHT Traceries, Inc.	date	March 2008
street & number	1121 Fifth Street, NW	telephone	202.393.2014
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
PRINCE GEORGE'S COUNTY LAND RECORDS

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").
Deed 2:248 27, 1950	Testator, Andrew J. Grimes, to Margaret Grimes for life, and then to three June children Eugene, Henry, and Sophie.
Deed 17068:444 March 21, 2003	Harry W. Grimes (aka Henry Grimes), surviving joint tenant, to Phillip C. and Deborah L. Boling.

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Photo: James A. Cochran Store, c. 1850, view of the façade (east elevation), looking west. (January 2008)

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Photo: James A. Cochran Store, c. 1850, view of the south (side) elevation, looking northwest. (January 2008)

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Photo: James A. Cochran Store, c. 1850, view of the north (side) elevation, looking south. (January 2008)

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Photo: James A. Cochran Store, c. 1850, view of the west (rear) elevation, looking east. (January 2008)

