

MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes ___
no

Property Name: Johnson Store and House Inventory Number: SM-556
Address: 22695 Johnson Lane Historic district: ___ yes no
City: Leonardtown Zip Code: 20650 County: Saint Marys
USGS Quadrangle(s): Leonardtown
Property Owner: Steve and Jan Wachter Tax Account ID Number: 008568
Tax Map Parcel Number(s): 461 Tax Map Number: 133
Project: MD 5 Business within Leonardtown Town Limits Streetscape Agency: Maryland State Highway Administration
Agency Prepared By: Maryland State Highway Administration
Preparer's Name: Anne Bruder and Stacey Streett Date Prepared: 01/03/2006

Documentation is presented in: Maryland Inventory of Historic Properties Survey Form SM-556 and Project and Review Compliance Files

Preparer's Eligibility Recommendation: ___ Eligibility recommended Eligibility not recommended
Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

Complete if the property is a contributing or non-contributing resource to a NR district/property:

Name of the District/Property: _____

Inventory Number: _____ Eligible: ___ yes Listed: ___ yes

Site visit by MHT Staff ___ yes no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

Note: Please refer to the Maryland Inventory of Historic Properties (MIHP) Form SM-556 for specific information regarding the architecture and historic context.

The Johnson Store and House was constructed circa 1919. It is a symmetrical, two-story, hipped-roof building that faces the north side of Fenwick Street, but is located on the west side of Johnson Lane. The building originally housed both a residence and store. However, it has been converted into a duplex dwelling and no longer conveys its original design. The original design of the residence is four bays wide by two rooms deep. The main entrance doors are located under the full-width, first-story, hipped-roof porch on the façade (south elevation). Sidelights and a transom surround each entrance door. Each entrance is reached by a concrete walkway. The front porch is divided in half by a wooden screen. Five square columns support the porch, and a balustrade of open railing spans the distance between them. A one-story, projecting bay is located on the west elevation.

The exterior is clad in aluminum siding and replacement windows have been installed on the building. Fenestration consists of one-over-one, double-hung, sash windows flanked by louvered shutters.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ___ Eligibility not recommended
Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

MHT Comments:

Jim Janowski
Reviewer, Office of Preservation Services
[Signature]
Reviewer, National Register Program

3/23/06
Date
3/27/06
Date

Asphalt shingles cover the roofs. The roof has a wide eaves overhang and boxed cornice. Two interior, brick chimneys pierce the sides of the hipped-roof.

The property is bordered by mature deciduous trees. A driveway extends across the front of the parcel. The James and Mary Lou Raley House (SM-560) is located to the east. The historic boundary is confined to St. Mary's County tax parcel 461 on tax map 133.

History

Stanley and Ida Johnson purchased a 12-acre tract of land called "Orchard" on the north side of Fenwick Street in 1919. Following their purchase they subdivided and sold tracts of their land to family members, who then constructed dwellings on the land. This demonstrates the desire for relatives to remain close to one another. The Johnsons constructed their combination residence and store circa 1919. The store was located on the first floor of the east side of the building and sold general merchandise. During the mid-twentieth century, the building was moved about 20 yards north of Fenwick Street because of traffic noise. After Ida Johnson sold the building in 1969, it was converted into a multi-family residence.

Significance

Based on the information in the 1997 MIHP Form and SHA's field visit, the Johnson Store and House is not eligible for inclusion in the National Register of Historic Places (NRHP) under Criterion C (architecture). The building has been compromised by altering the original function of the building by converting it to a multi-family residence, the application of aluminum siding, asphalt shingles and the installation of replacement windows. As a result, the integrity of design, materials, workmanship and feeling has been compromised. Research conducted did not identify events or persons of local, state or national importance associated with the Johnson Store and House. Therefore the Johnson Store and House is not eligible for inclusion in the NRHP under Criteria A or B. Criterion D was not investigated as part of the historic standing structures study.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____ Eligibility not recommended _____

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

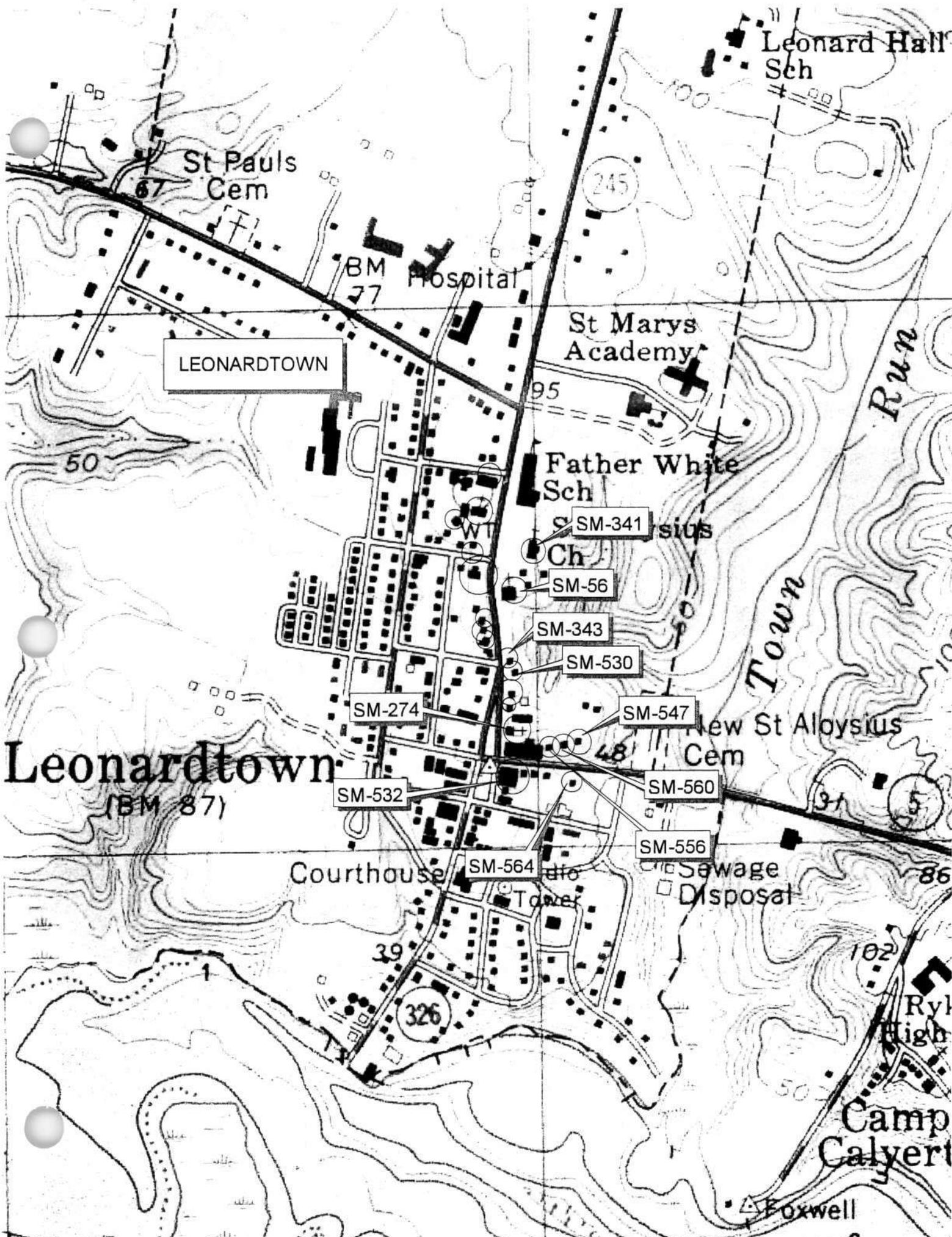
MHT Comments:

Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

Date



LEONARDTOWN

Leonardtown
(BM 87)

St Pauls
Cem

Hospital

St Marys
Academy

Father White
Sch

Ch

New St Aloysius
Cem

Courthouse

Water
Tower

Sewage
Disposal

Ryl
High

Camp
Calvert

Foxwell

SM-274

SM-532

SM-564

SM-56

SM-343

SM-530

SM-547

SM-560

SM-556

SM-341

245

50

39

326

102

50

86

31

95

67

BM
37

Leonard Hall
Sch



SM-556

JOHNSON'S STORE & HOME

ST. MARYS CO, MD

BREWER

12/2005

WINDSAP

SOUTH FACADE

1/1

REFLECT AND, ###Y 805 EN 0857 005 N N N 2 34 6R88 2126, 3/180, 0

Capsule Summary
SM-556
Johnson Store and House
Leonardtwn
Private

c. 1919

Located on the north side of Fenwick Street, the Johnson House and Store represents a good example of a multi-use building in Leonardtown. In 1919, the Johnson family purchased a twelve acre tract called "Orchard" from the heirs of Susan R. Maddox for \$750. Soon after, I. Stanley and Ida F. Johnson erected a frame, two story, multi-purpose building with hipped roof that housed a general merchandise store as well as a dwelling for the Johnson family. The store was located on the first floor of the east side of the building. The interior contained a counter and shelving and the rear section contained a space for storage. In his childhood Ed Stokel remembers sledding down Madison Street (now Fenwick Street) and stopping in the store to remain warm. This warmth, however, came with a price as Stanley Johnson soon demanded the kids buy something when they came in. As a result Ed and his friends would buy penny candy. While these remembrances may seem merely curious, they point to the intangible importance of the neighborhood general merchandise store to all people in the community.

In the 1940s or 1950s the building was moved about 20 yards north of the road because of increased noise from passing traffic. Ida Johnson sold the property in 1969, and the building was converted into an multi-family dwelling. While the building has been altered by the addition of aluminum siding and new windows, the building still retains its character defining fenestration, hip roof, and overall form.

SM-556, Johnson's House and Store
St. Mary's County
Maryland Comprehensive State Historic Preservation Data

Historic Context

Geographic Organization: Western Shore
Chronological/Developmental Period: Industrial Urban Dominance, 1870-1930
Historic Period Theme: Architecture, Commerce

Resource Type

Category: Building
Historic Environment: Town
Historic Function and Use: Residence/Store
Known Design Source: None

Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. SM-556

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic Johnson's Store and House

and/or common

2. Location

N side of Fenwick Street, just E of the intersection of Washington and Fenwick Streets not for publication
street & number

city, town Leonardtown vicinity of congressional district 3

state Maryland county St. Mary's

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 checked="" 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 type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

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

name Steven W. and Jan E. Wachter

street & number PO Box 1537 telephone no.: (301) 475-3238

city, town Leonardtown state and zip code Md 20650

5. Location of Legal Description

courthouse, registry of deeds, etc. St. Mary's County Courthouse liber EWA 1059

street & number folio 354

city, town Leonardtown state Md

6. Representation in Existing Historical Surveys

title

date federal state county local

depository for survey records

city, town state

7. Description

Survey No. SM-556

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date of move 1950s-1960s

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

Contributing Resource Count: 1

The Johnson store and house is located approximately 50 yards east of the intersection of Washington and Fenwick Streets in Leonardtown, Maryland. The building sits about 40 feet back from Fenwick Street on the south and is bounded to the west by a one story brick commercial building, a large grassy yard to the north, and a two story dwelling to the east.

The five bay, two story, frame Johnson store and house features a hipped roof covered with asphalt shingles. The building rests on a concrete block foundation and the walls are sheathed with aluminum siding. The walls and roof meet at an enclosed box cornice. The almost pyramidal hipped roof features two brick interior chimney flues.

The primary or south elevation exhibits a porch that extends the entire length of the building. The porch rests on brick piers and is supported by six square posts interspersed by a plain ballustrade. The middle post also features a wood divider that separates the first floor bays. To the west of the divider is a one-over-one, double-hung sash window and a five panel door that exhibits a pair of sidelights and a transom. To the east of the divider is a centrally located three panel door with sidelights and transom flanked on either side by a one-over-one window. The second floor bays consist of four, asymmetrically placed, one-over-one windows--each window with a pair of louvered shutters.

According to oral tradition the east side of the building served as a general merchandise store while the rest of the building served as a residence for the proprietor. The building's interior is presently divided into apartments.

8. Significance

Survey No. SM-556

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 type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" 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

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.

Located on the north side of Fenwick Street, the Johnson House and Store represents a good example of a multiple function building in Leonardtown. In 1919, the Johnson family purchased a twelve acre tract called "Orchard" from the heirs of Susan R. Maddox for \$750. Soon after, I. Stanley and Ida F. Johnson erected a frame, two story, multi-purpose building with hipped roof that housed a general merchandise store as well as a dwelling for the Johnson family. The store was located on the first floor of the east side of the building. It contained a counter and shelving and the rear section contained a space for storage. In his childhood Ed Stokel remembers sledding down Madison Street (now Fenwick Street) and stopping in the store to remain warm. This warmth, however, came with a price as Stanley Johnson soon demanded the kids buy something when they came in. As a result Ed and his friends would buy penny candy. While these remembrances may seem inconsequential, they point to the intangible importance of the neighborhood general merchandise store to all people in the community. These stores fell out of popularity with the opening of large general merchandise chain stores such as K-mart, Wal-mart, and Rose's.

In the 1940s or 1950s the building was moved about 20 yards north of the road because of increased noise from passing traffic. Soon after Ida Johnson sold the property in 1969, the building was converted into an multi-family dwelling. While the building has been altered by the addition of aluminum siding and new windows, the building still retains its character defining fenestration, hip roof, and overall form.

SM-556, Johnson Store and House
St. Mary's County
8.1 Significance

Chain-of-title (Please note that all records can be found in the Land Records Office, St. Mary's County Courthouse in Leonardtown, Maryland unless otherwise noted.)

Reference: Liber EWA 1059, Folio 354
Grantee: Steven W. and Jan E. Wachter
Grantor: G. Howard Burch and Bernice Ann Burch
Date: May 23, 1996
Notes: The property consists of .47 acres.

Reference: Liber MRB 521, Folio 188
Grantee: G. Howard and Bernice Anne Burch
Grantor: Ernest Benton Burch, Margaret B. Colliflower and Chloe B. Franz
Date: February 24, 1990
Notes: The Burch's purchase the tract for \$60,000.

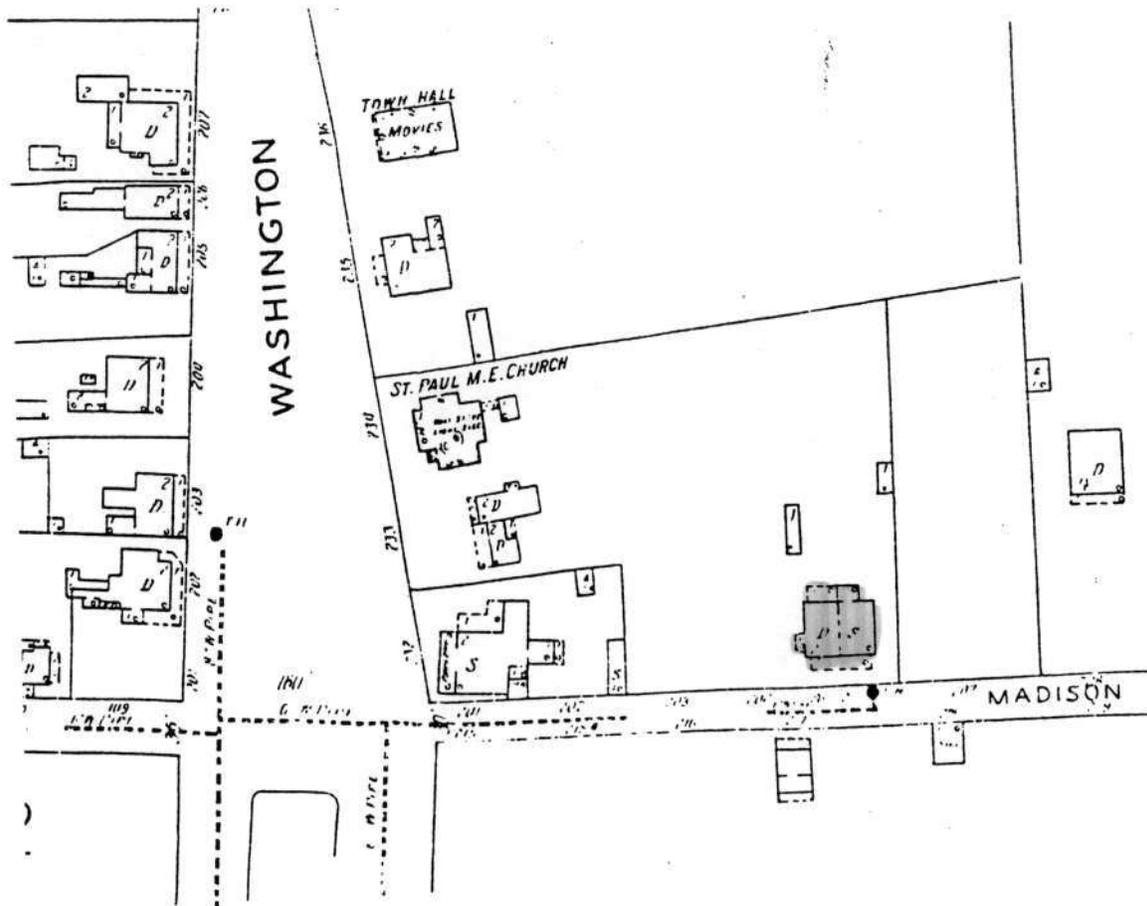
Reference: Liber MRB 451, Folio 277
Grantee: Ernest Benton Burch, Margaret B. Colliflower and Chloe B. Franz
Grantor: Margaret H. Burch
Date: January 4, 1989

Reference: Liber MRB 121, Folio 306
Grantee: Ernest Foxwell Burch
Grantor: Ernest Foxwell Burch, personal representative of Stephen T. Foxwell
Date: June 24, 1982

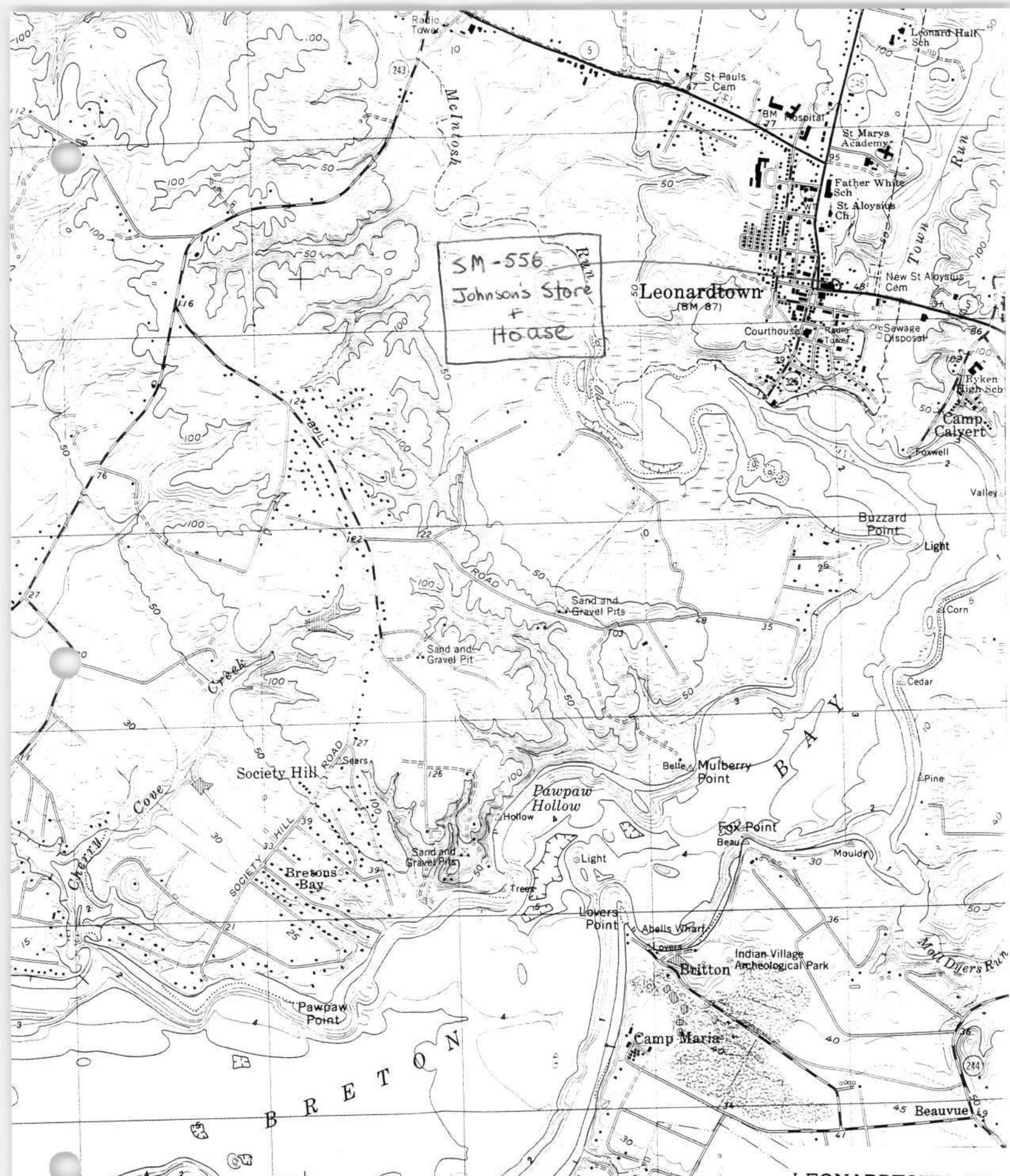
Reference: Liber 155, Folio 169
Grantee: Stephen T. Foxwell
Grantor: Ida F. Johnson
Date: November 21, 1969
Notes: The inventory of I. Stanley Johnson (ACM 1, 401), dated September 27, 1940, lists a store and dwelling building on the north side of Madison (now Fenwick) Street.

Reference: Liber EBA 17, Folio 456
Grantee: I. Stanley Johnson and Ida F. Johnson
Grantor: Delia H. Maddox, Cora Maddox Cole, Robert H. Cole, heirs of Susan R. Maddox
Date: January 8, 1919
Notes: The Johnson's purchased the 12 acre property for \$750.

SM-556, Johnson Store and House
St. Mary's County
8.2 Significance



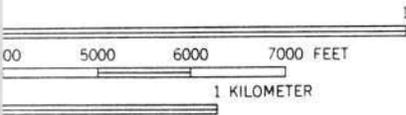
1928 Sanborn Fire Insurance map showing the Johnson house and store at its original location close to Fenwick Street.



SM-556
Johnson's Store
+
House

Leonardtown
(BM 87)

LEONARDTOWN, MD.
SW/4 LEONARDTOWN 15' QUADRANGLE
38076-C6-TB-024



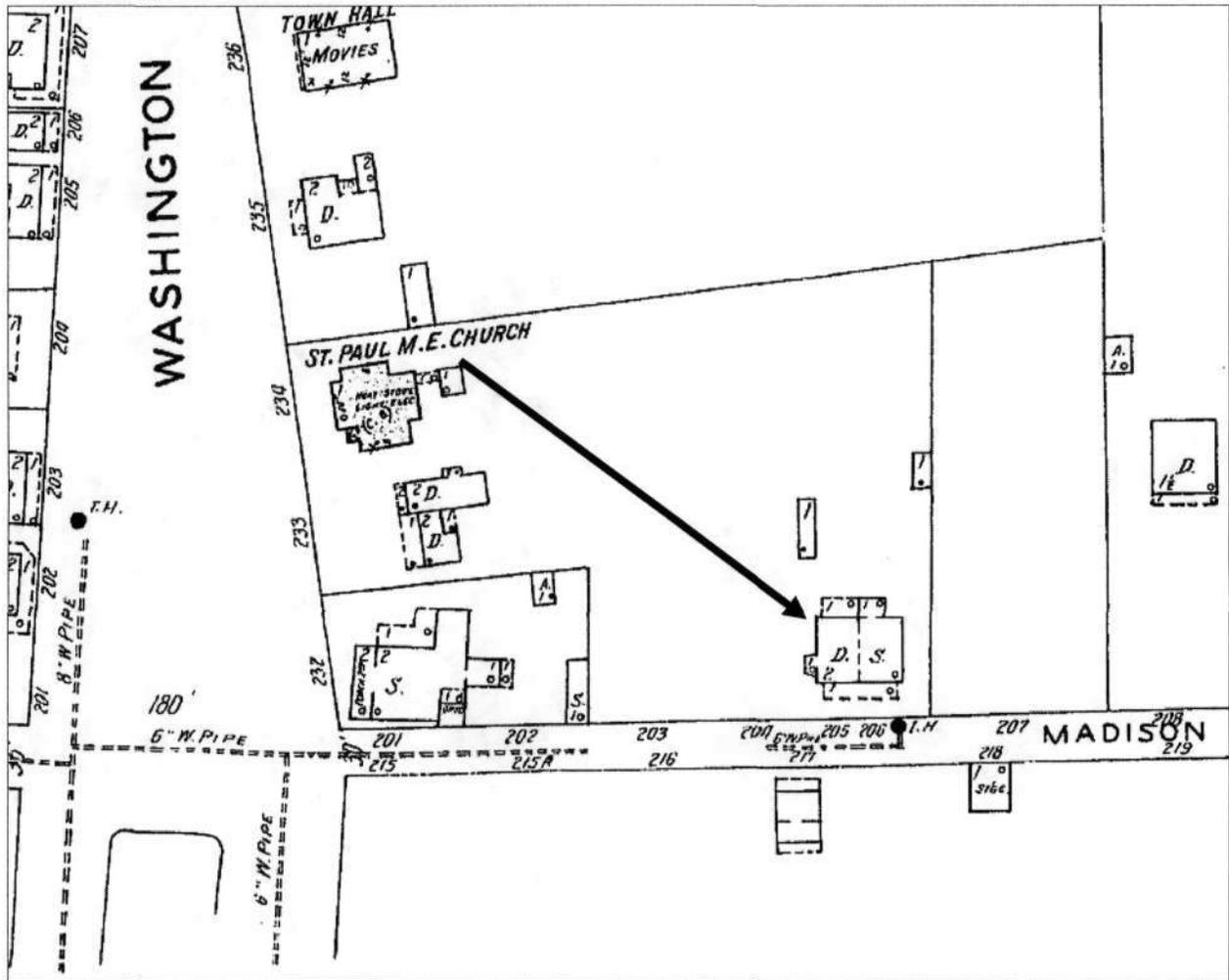
INTERIOR—GEOLOGICAL
ROAC
1963
Heavy-duty ——— BATHYMETRY ADDED 1982
Medium-duty ——— PHOTOREVISED 1984
DMA 5660 1 SW—SERIES V833

SM-556

Johnson's Store & House (Original location. Moved 1940s or 1950s.)

22695 Johnson Lane, Leonardtown

Sanborn Map 1928, Sheet 3

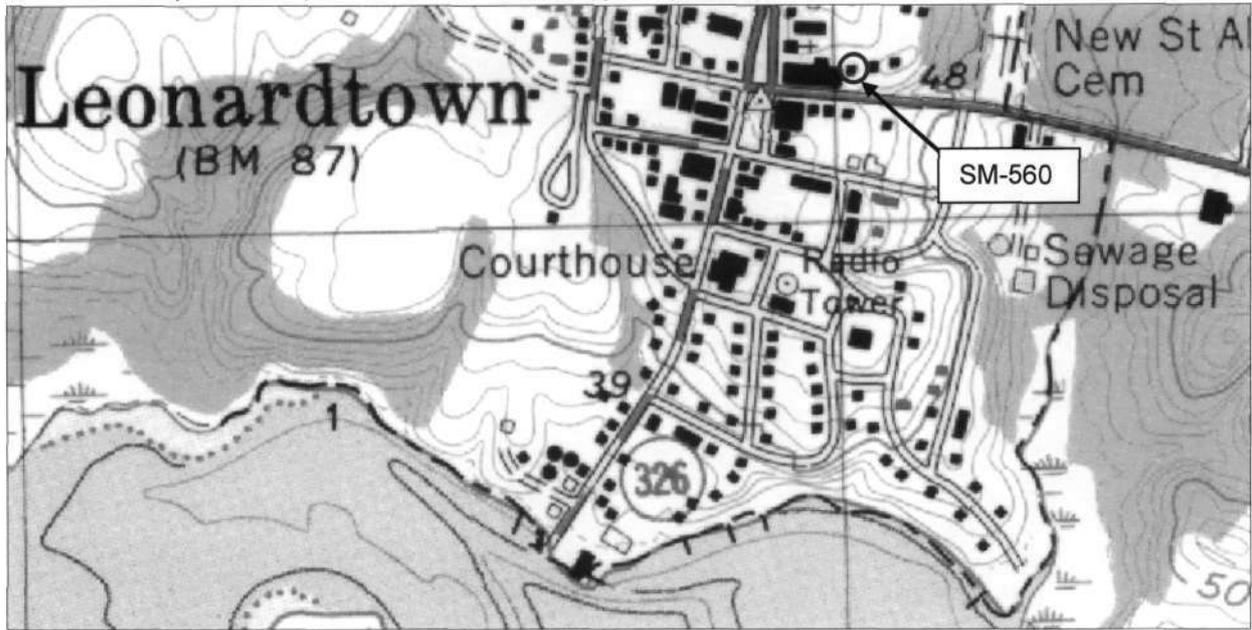


SM-556

Johnson's Store & House

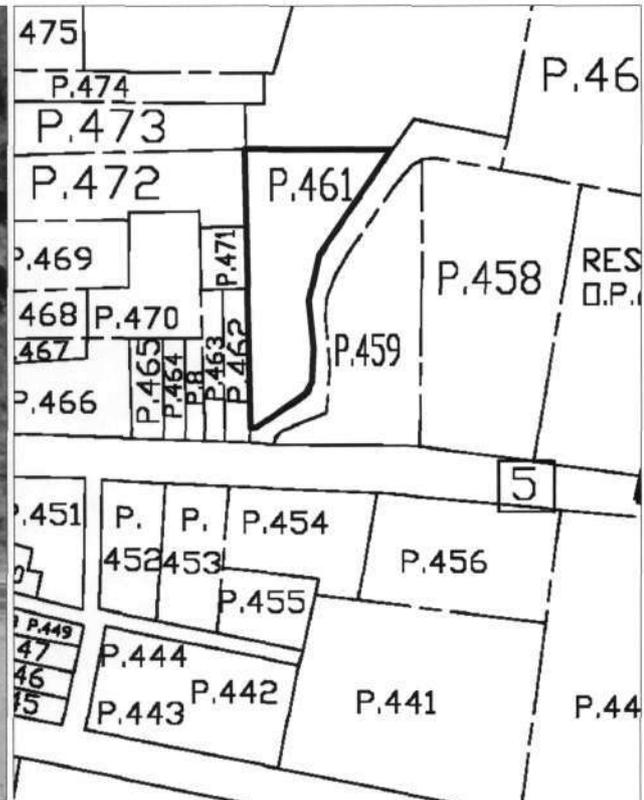
22695 Johnson Lane, Leonardtown

Leonardtown quad 1963 (Photorevised 1984, Bathymetry added 1982)



National Web Map Service 6" Orthophoto Map, c. 2007-08

Tax Map 133, P. 461





SM-556

Johnson House + Store

St. Mary's County

Kirk Ranzetta

Dec 1996

Mid SHPO

S + E elevations

1 of 1