

Capsule Summary
SM-561
Abell/Greenwell House
Leonardtown
Private

c. 1911-1921

The Abell/Greenwell House, located on the east side of Lawrence Avenue in Leonardtown, Maryland, represents a good example of a frame, two story, three bay dwelling with a hipped roof. Originally constructed between 1911 and 1921 probably by Enoch Abell or William H. and Catherine Williams, the house was eventually sold to Louis H. and Madoline Greenwell in 1935 and remained in the Greenwell family until 1982. The house is a good example of a "four-square" building type (derived from the Prairie-style) that can be found throughout Leonardtown--other examples include the Johnson/McNey house (SM-536) as well as the Hutchins house (SM-558). The slight differences in dimension, size, and materials between all of these dwellings points to the diversity possible within a standardized building type. Overall, the four square represented just one of several building types that became popular with Leonardtown's residents in the early-twentieth century. While the building has been covered with artificial siding, the Abell/Greenwell dwelling retains much its original fabric including its fenestration, window sash, front porch, and overall form making it a significantly intact example of the four square type.

SM-561, Abell/Greenwell House
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

Resource Type

Category: Building
Historic Environment: Rural
Historic Function and Use: Residence
Known Design Source: None

Maryland Historical Trust
State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. SM-561

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic AbeII/Greenwell House

and/or common

2. Location

E side of Lawrence Avenue, just N of the intersection of Shadrick Street and Lawrence Avenue
street & number not for publication

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 Donald L. and Norma Wachter

street & number 12398 Detour Road telephone no.:

city, town Keymar state and zip code Md 21757

5. Location of Legal Description

courthouse, registry of deeds, etc. St. Mary's County Courthouse liber EWA 945

street & number folio 138

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-561

| | | | | |
|--|---------------------------------------|---|---|--------------------|
| 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.

Contributing Resource Count: 1

The Abell/Greenwell house is located near the intersection of Shadrick Road and Lawrence Avenue on the east side of Lawrence Avenue. The house is bounded to the west by the road, to the south by a one story house, to the east by a two-story apartment building, and to the north by another one story residence. The house is shaded by a series of three large deciduous trees and also contains a chain-link, fenced-in the yard.

The Abell/Greenwell house is a frame, two-story, three bay "four square" with a rusticated concrete block foundation and a hip roof. While the exterior walls are sheathed with artificial siding, the roof is covered with asphalt shingles. The primary (west) elevation is distinguished by a first story porch supported by four square columns. This porch shades three bays--two, six-over-six, double-hung sash windows and a wood door. The second floor exhibits three, six-over-six windows. At the junction of the roof and walls is a shallow eave with an enclosed cornice. The roof itself is pierced by a single brick chimney flue.

8. Significance

Survey No. SM-561

| 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 checked="" type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education | <input type="checkbox"/> military | <input type="checkbox"/> social/ humanitarian | | |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> theater | | |
| <input type="checkbox"/> 1800-1899 | <input type="checkbox"/> commerce | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> transportation | | |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input type="checkbox"/> other (specify) | | |
| | | <input type="checkbox"/> invention | | | | |

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.

The Abell/Greenwell House, located on the east side of Lawrence Avenue in Leonardtown, Maryland, represents a good example of a frame, two story, three bay dwelling with a hipped roof. Often called a "four-square," this building type is used throughout Leonardtown. Other examples include the Johnson/McNey house (SM-536) as well as the Hutchins house (SM-558). The four square represented just one of several building types that became popular with Leonardtown's residents in the early-twentieth century. While the building has been covered with artificial siding, the dwelling retains much its original fabric including its fenestration, window sash, front porch, and overall form.

Archival evidence suggests that the house was constructed sometime between 1911 and 1921 by Enoch Abell to serve as a tenant or rental dwelling. The deed in 1911 notes that a blacksmith shop, stable, and corn house are all located on the property. The deed in 1921, however, notes that the tract contained a "dwelling, a blacksmith shop, stable, and corn house all enclosed." In 1921, Abell sold the parcel to William H. and Catherine E. Williams. The Williams family held the property until 1930 when Mary Smith acquired the house and lot. The property was sold once more in 1935 to Louis H. and Madoline Greenwell. It remained in the Greenwell family until 1982.

10. Geographical Data

Acreeage of nominated property 16,629 sq ft

Quadrangle name Leonardtown, Md

Quadrangle scale 1:24 000

UTM References do NOT complete UTM references

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Verbal boundary description and justification

Same as per deed description.

List all states and counties for properties overlapping state or county boundaries

| state | code | county | code |
|-------|------|--------|------|
| | | | |

| state | code | county | code |
|-------|------|--------|------|
| | | | |

11. Form Prepared By

name/title Kirk E. Ranzetta, Historic Sites Surveyor

organization St. Mary's County Planning and Zoning date February 1997

street & number 22740 Washington Street telephone (301) 475-4662

city or town Leonardtown state Md

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
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438~~

MARYLAND HISTORICAL TRUST
DHCP/DHCD
100 COMMUNITY PLACE
DOWNSVILLE, MD 21032-2023
514-7600

SM-561, The Abell/Greenwell 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 945, Folio 138

Grantee: Donald L. and Norma M. Wachter

Grantor: Sandra J. Taylor

Date: December 29, 1994

Notes: The Wachter's purchased the .38 acre tract for \$290,000.

Reference: Liber MRB 570, Folio 400

Grantee: Sandra J. Taylor

Grantor: Gregg and Sandra Taylor

Date: November 22, 1990

Notes: This is noted as a quitclaim deed.

Reference: Liber 221, Folio 300

Grantee: Gregg and Sandra Taylor

Grantor: Larry I. Vass, et al

Date: June 17, 1985

Reference: Liber 131, Folio 226

Grantee: Joseph Ernest Bell, trustee securing Eldred W. Greenwell

Grantor: Larry I. Vass

Date: November 29, 1982

Notes: This is noted as a deed of trust.

Reference: Liber DBK 247, Folio 96

Grantee: Eldred W. Greenwell

Grantor: Estelle P. Greenwell, widow fo William F. Greenwell

Date: February 19, 1976

Notes: This deed notes that the tract contains 1/3 of an acre.

Reference: Liber JMM 10, Folio 356

Grantee: William F. Greenwell

Grantor: Louis H. and Madoline Greenwell

Date: August 31, 1936

Reference: Liber JMM 9, Folio 364

Grantee: Louis H. Greenwell

Grantor: John T. Smith, widower

Date: December 7, 1935

Reference: Liber JMM 9, Folio 336

Grantee: John T. and Mary Smith

Grantor: Joseph G. Nuthall

Date: November 9, 1935

SM-561, The Abell/Greenwell House
St. Mary's County
8.2 Significance

Reference: Liber JMM 9, Folio 335
Grantee: Joseph G. Nuthall
Grantor: John T. and Mary Smith
Date: November 6, 1935

Reference: Liber JMM 7, Folio 32
Grantee: Mary Smith
Grantor: A. Kingsley Love, trustee
Date: May 29, 1930

Notes: As the result of a circuit court case involving William H. and Catherine E. Williams vs J. Henry and Rose Williams, the property was sold at auction to Mary Smith for \$1310.

Reference: Liber EBA 20, Folio 328
Grantee: William H. and Catherine E. Williams
Grantor: Enoch B. Abell
Date: December 23, 1921

Notes: In the property description, the deed notes that the property contains a "a dwelling, a blacksmith shop, stable, and corn house all enclosed."

Reference: Liber EBA 9, Folio 276
Grantee: Enoch B. Abell
Grantor: Annie May Hayden, et vir
Date: April 19, 1911

Notes: Here the deed notes only the presence of a blacksmith shop, stable, and corn house.

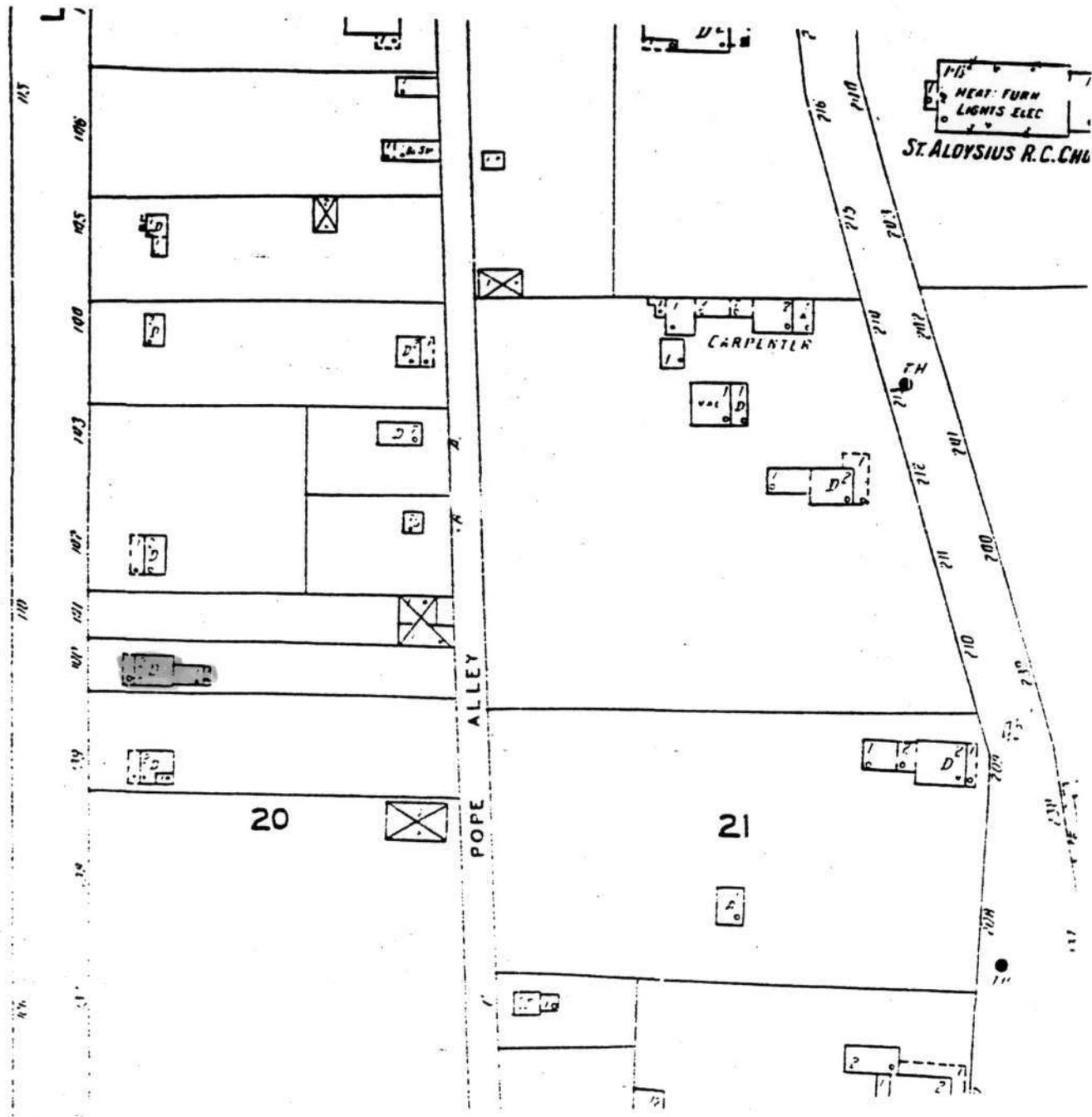
Reference: Liber JJG 5, Folio 264
Grantee: Annie May Hayden
Grantor: Matthew J. Pope
Date: July 13, 1898

Reference: Liber JFF 5, Folio 128
Grantee: Matthew J. Pope
Grantor: Asa A. and Anna G. Lawrence
Date: July 29, 1881

Reference: Liber JFF 4, Folio 361
Grantee: Asa A. and Anna G. Lawrence
Grantor: Joseph H. Key and Robert C. Combs
Date: December 22, 1880

Notes: Here Lawrence purchases much of the land on the west side of Leonardtown that would eventually comprise the area around present day Lawrence Avenue.

SM-561, The Abell/Greenwell House
St. Mary's County
8.3 Significance



1928 Sanborn Map showing the Abell/Greenwell House on the east side of Lawrence Avenue.

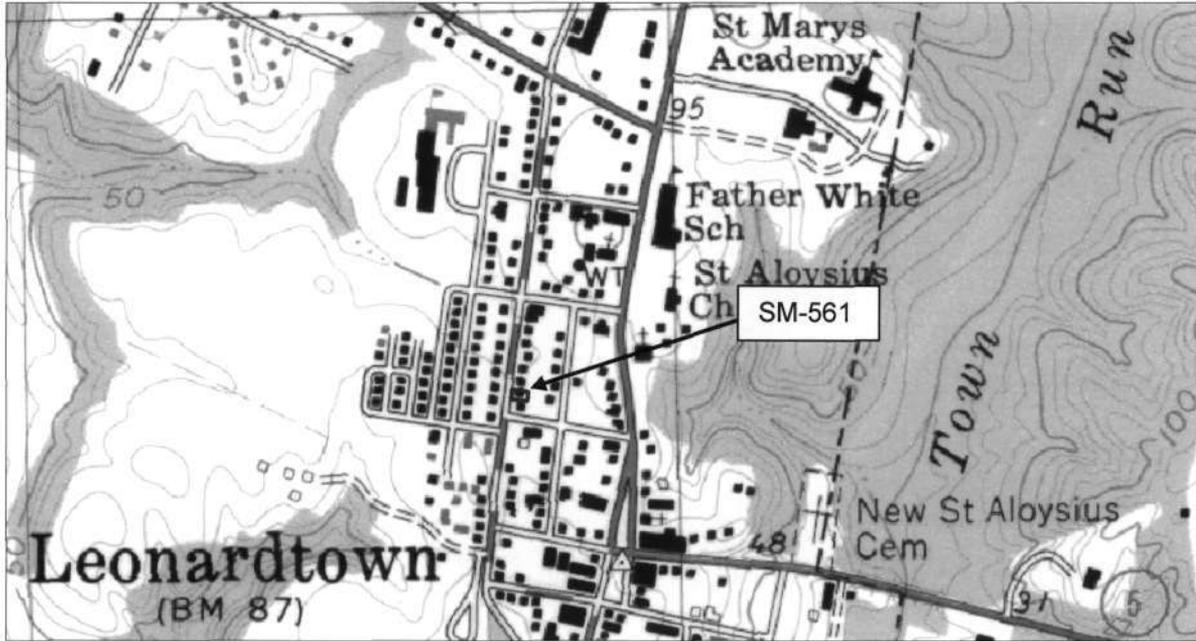
SM-561

DEMOLISHED c. 2007

Abell-Greenwell House, site

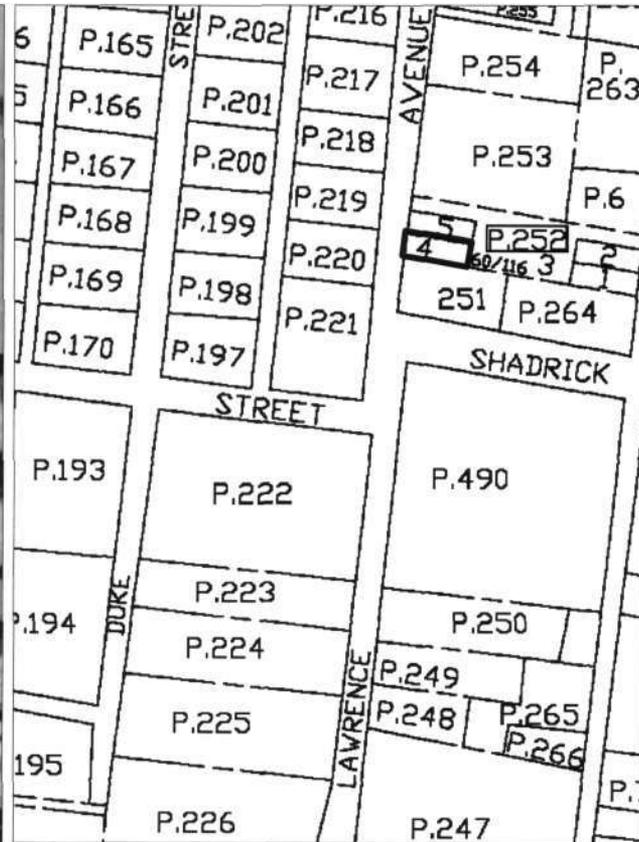
Lawrence Avenue Leonardtown

Leonardtown quad 1963 (Photorevised 1984, Bathymetry added 1982)



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

Tax Map 133, P. 252, Lot 4





SM-561

Abell/Greenwell House

St. Mary's County

Kirk Ranzetta

Oct 1996

MD SHPO

W + N elevations

1 of 1