

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No.

1. Name of Property (indicate preferred name)

historic Clarence and Grace Johnson House
 other 403 N. Van Buren Street

2. Location

street and number 403 N. Van Buren Street not for publication
 city, town Rockville vicinity
 county Montgomery

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

name Shahin Batmanglich et al
 street and number 403 N. Van Buren Street telephone _____
 city, town Rockville state MD zip code 20850

4. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Judicial Center liber folio _____
 city, town Rockville tax map GR33, P706 tax parcel _____ tax ID number 00147937

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: _____

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"/> sites |
| <input type="checkbox"/> site | | <input checked="" type="checkbox"/> domestic | <input type="checkbox"/> social | _____ | <input type="checkbox"/> structures |
| <input type="checkbox"/> object | | <input type="checkbox"/> education | <input type="checkbox"/> transportation | _____ | <input type="checkbox"/> objects |
| | | <input type="checkbox"/> funerary | <input type="checkbox"/> work in progress | _____ | <input type="checkbox"/> Total |
| | | <input type="checkbox"/> government | <input type="checkbox"/> unknown | | |
| | | <input type="checkbox"/> health care | <input type="checkbox"/> vacant/not in use | | |
| | | <input type="checkbox"/> industry | <input type="checkbox"/> other: | | |
| | | | | Number of Contributing Resources previously listed in the Inventory | |
| | | | | _____ | |

7. Description

Inventory No.

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 1947 era house at 403 N. Van Buren Street is a one story side-gabled rectangular house with a full basement on a recently subdivided rectangular lot of 11,815 square feet in the Haiti/Martin's Lane area. The side gabled roof is clad with composition shingles and the exterior is clad with vinyl clapboard style siding. The windows are 1/1 double hung sashes. There are small rectangular lights in the beveled concrete block foundation to illuminate the basement. A small one-car garage is north of the house, accessed by an unpaved lane from Martin's Lane.

The house faces unbuilt North Van Buren Street at North Street. Only two other houses in the area are sited to undedicated North Van Buren: The house established ca. 1850 at 22 Martin's Lane, and the next generation house adjacent to it at 22A Martin's Lane. The east side of 403 N. Van Buren is open to and fronts up on North Street, although the driveway to the garage on the property utilized an unpaved lane to Martin's Lane. To the immediate north is vacant land that once was part of this parcel, and is now subdivided for building lots facing North Street. To the immediate south on North Street is a new two-story residence. The area further south along North Street has been platted into house lots as Addison Jackson's subdivision and McLane Court. The residences vary widely in age from 2004 to around 1900 and from under 1,000 square feet to over 3,000 square feet for new houses at 101 and 106 North Street. To the north is a townhouse development. It is a high varied and mixed area in housing type and age. See the aerial photo below that was taken in 2003.

N. Van Buren Street



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Above: 403 N. Van Buren Street, south (front) façade and east façade with one story addition. It has a common cinder block foundation rather than beveled concrete block.

Left: View of 403 N. Van Buren Street from North Street. Town House development is visible to the right of the building.

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The house is very simple in plan, a three bay front (south facade) with a center front door accessed by a two step stoop sheltered by a gabled portico. The windows are double hung 1/1 sashes. The side elevations are also simple. The three bay west facade has a small window in the attic gable peak, and two windows on the first story. The east facade has a similar attic window, one window in the south bay, and a shed-roofed one story addition with two windows in the north bay. The garage is one bay, stuccoed, with steel casement windows on the north and south elevations. It faces to Martin's Lane to the west.



8. Significance Inventory No.

| 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 type="checkbox"/> 1800-1899 | <input type="checkbox"/> architecture | <input type="checkbox"/> engineering | <input type="checkbox"/> invention | <input type="checkbox"/> politics/government |
| <input checked="" 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 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: Local history |

Specific dates 1947

Architect/Builder

Construction dates

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 house at 403 North Van Buren Street shows the continuing growth of the Haiti/ Martin's Lane African American community, just north of Rockville. This small one-story house with a basement and a later side addition was one of the first homes to be added after WWII. The Johnson house is a vernacular dwelling constructed in 1937 in the black community known as 'Haiti'. It is located on land once part of the vast estate of Upton Beall and his daughter Margaret. Although of modest size for today, it was a typical house of its time and featured quality materials such as beveled ashlar patterned concrete block foundation. It has been re-sided with vinyl siding but retains its integrity. The meat house and privy that stood on the property in 1988 are gone; the garage remains.

History and Support

The African American community of Haiti was established as a residential area for slaves owned by the Beall family before emancipation and then appears to have been sold to some slave families as individual ownership plots after emancipation. Some lots were sold to other African Americans desiring to live close to Rockville.

Margaret J. Beall, daughter of the second Clerk of the Circuit Court, sold parcels from the northern portion of their land holdings in Rockville to former slaves and black servants between the years 1871 and 1901. 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. They also include two acres along the south side of North Street from North Van Buren Street to North Washington Street. Margaret Beall sold these parcels to three sibling slaves of the Beall household, and to other slaves and individuals from 1871 to 1900. Many heirs or relatives still occupy these properties except along North Washington Street (now commercial redevelopment) and a recent 17-unit townhouse development on Martin's Lane. This area is an example of a generational kinship

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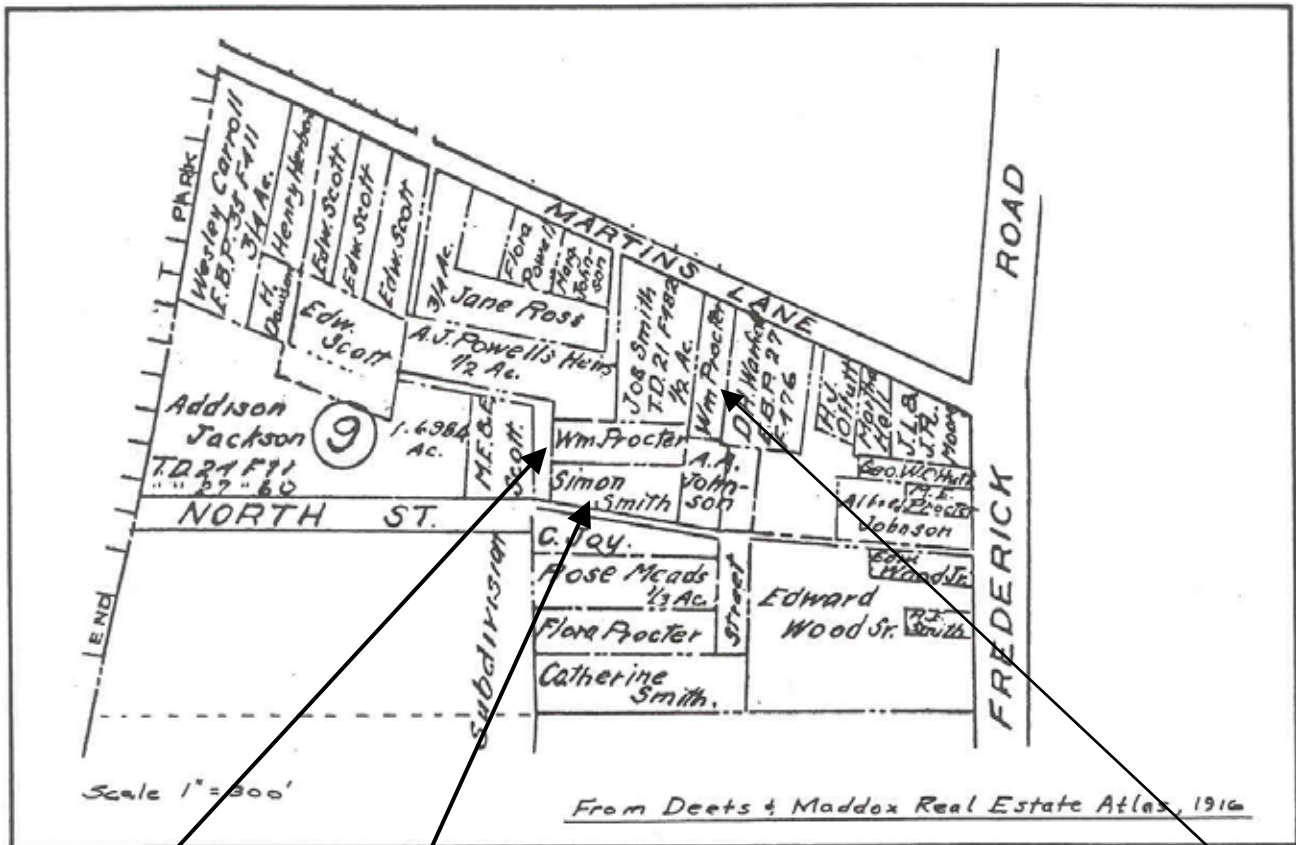
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community development pattern typical of rural or semi-rural black enclaves in Montgomery County and Maryland.

These parcels and Haiti itself can be identified by the informal, "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.

Margaret Beall's Parcels with ownership as of 1916.

Drawn by Charles Burroughs



The properties now identified as 403 North Van Buren are identified on the 1916 map as owned by Wm. Procter (Procton) and Simon Smith. William H. Procton also owned a house and land at #10 Martins Lane which had been purchased earlier from Margaret Beall. See the City of Rockville map on the next page for comparison.

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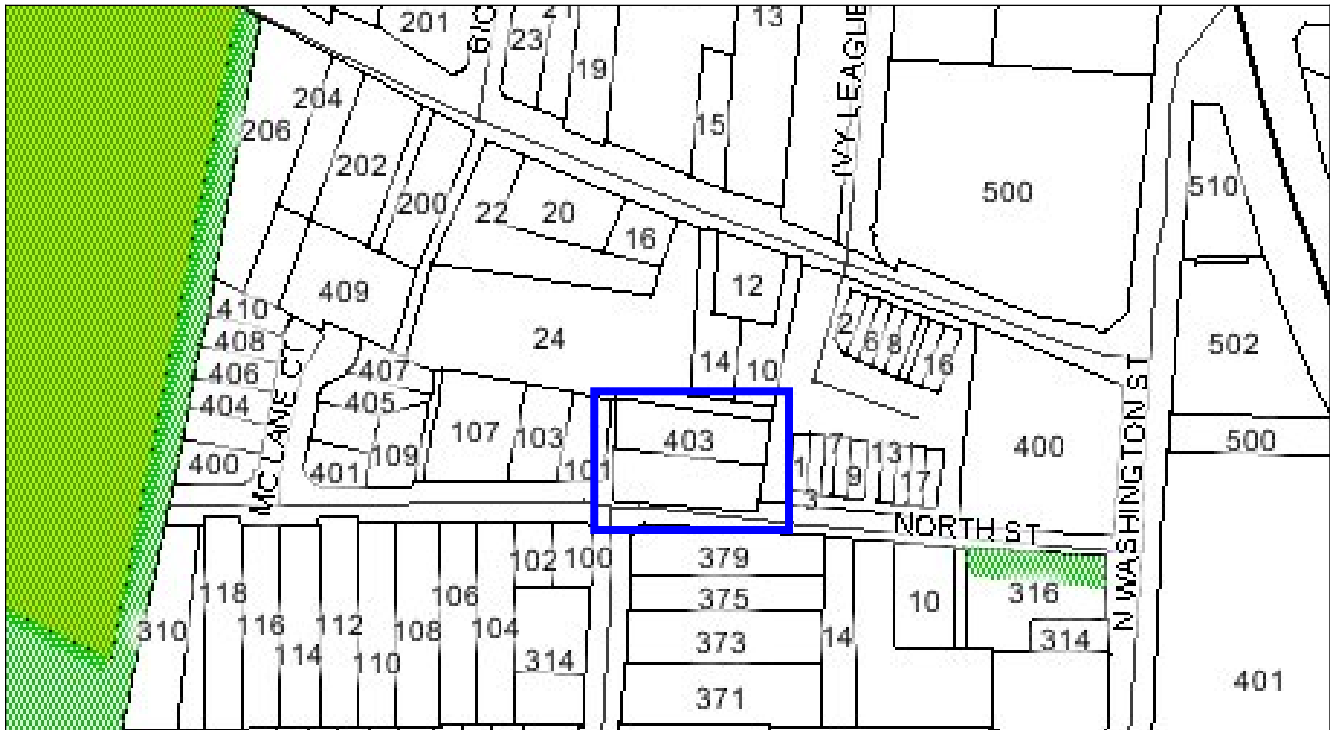
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City of Rockville GIS Map, 2005.

The lot marked as 403 N. Van Buren was purchased by Wm. Proctor or Proctor in 1925

William H. Proctor, Sr., a teacher at the Rockville and later Scotland Colored Elementary Schools, purchased a quarter-acre lot fronting on Martin's Lane in "Exchange and New Exchange Enlarged" from Margaret J. Beall in 1899 for \$100.¹ The property transferred included "buildings and improvements" which was boilerplate land transfer language at the time. The tax assessment of 1901 indicates that the Proctors built their home on the lot shortly after the purchase, as it is assessed as a "lot from M.J. Beall" with a value of \$100 for the land, \$250 for the improvements.² This property was known as 10 Martins Lane.

William Proctor was a teacher in Rockville. He was known as a strict disciplinarian and an excellent teacher. After his first wife, Annie, died in 1901, he remarried.³

William Proctor Sr. owned other land in Haiti, which changed hands from William H. Proctor Sr. to William H. Jr. and his wife Dorothy A. Proctor in 1925.⁴ William E. Proctor, Jr., had a local seasonal business at first, selling ice in the summer and coal in the winter. Later he went to work at the National Institutes of Health. The land that changed hands in 1925 was the 11,815 square feet of land that is

¹ Montgomery County Land Records, TD12/202 (1899.)

² Montgomery County Assessment Records, 1901.

³ Interview by Eileen McGuckian with Annie Rhodes, Daughter of William Proctor, Jr.. The Proctors gradually altered the family name to Proctor.

⁴ Land Records 378/56, April 29, 1925.

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identified with 403 N. Van Buren Street. It may be that the land was intended to provide a house lot for the younger Proctons.

William Procton Sr. died in 1926 at the age of 68. Soon after, his widow Laura deeded the property to William Jr.,⁵ who lived there with his wife Dorothy and their daughter, Annie, for many years. It was sold out of the family in 1972⁶ and was subsequently sold to the developer of an adjacent town house project in 1987. The house at 10 Martins Lane was razed in June 1987 to add two more units to the development.⁷

The land at #403 N. Van Buren remained vacant. In 1937, Mr. Procton had the subject house built as an investment, and rented it to Clarence W. Johnson and his wife, Grace. Mr. Johnson, a friend of Mr. Procton, originally came from Sugarland in upper Montgomery County and lived in Rockville.⁸

Clarence and Grace Johnson have been the only occupants of this house; they purchased the property in 1945.

The Johnsons clad the house in asbestos brick-patterned shingles and a one-room addition was built on the east facade. The front and rear porches have been enlarged and rebuilt and a cinderblock garage was constructed east of the house. There was a small meat house in the rear yard that was used by Mr. Johnson for yard equipment. The well tended landscaping featured a central lawn, a perimeter border of spring flowering bulbs, perennials, and shrubs.⁹

⁵ Land Records, *op. cit.*, 408/84 (1926.)

⁶ Land Records, *op. lit.*, 4286/396 (1972).

⁷ MHT Inventory Form # M: 26/16/6, 10 Martin's Lane

⁸ 3. Interviews with Annie Procton Rhodes and Clarence W. Johnson by Eileen McGuckian, 1988.

⁹ Interview with Clarence W. Johnson by Eileen McGuckian, 1988 and MHT Inventory Form M: 26/16/6, dated 1988.

9. Major Bibliographical References

Inventory No. _____

City of Rockville Utility Service Records through 1984, Maryland Department of Assessments and Taxation records, Montgomery County Plat records, Sanborn Fire Insurance Maps of Rockville MD for 1949 and 1960. United States Geological Survey Map, 1944.

10. Geographical Data

Acreage of surveyed property 9,250 square feet

Acreage of historical setting _____

Quadrangle name _____

Quadrangle scale: _____

Verbal boundary description and justification

Block 7 lot 33, West End Park Section 2..

11. Form Prepared by

| | | | |
|-----------------|-----------------------|-----------|----------------|
| name/title | Judy Christensen | | |
| organization | City of Rockville, MD | date | April 18, 2005 |
| street & number | 111 Maryland Avenue | telephone | 240-314-8232 |
| city or town | Rockville | state | MD |

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
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

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Property Owners and legal descriptions, tax account numbers

706 Beall Avenue

William J. and L.K. Kenealy – 1999 (L/f 17721/417)

Tax Account 234-228750

Block 8, lot 29, West End Park

9, 250 square feet

Built 1954 (State Department of Assessments and Taxation date)

708 Beall Avenue

Kevin A. Brown (L/f 17721/417)

Tax Account 234-228511

Block 8, lot 30, West End Park

9,250 square feet

Built 1952 (State Department of Assessments and Taxation date)

Title Chain:

710 Beall Avenue

Steven C. Shriver et al –1997 (4938/662)

Lauren M. Ingolia –2004 (15414/432)

Tax Account 234-229685

Block 8, lot 31, West End Park

9,250 square feet

Built 1952 (State Department of Assessments and Taxation date)

712 Beall Avenue

Theodor and D.J. L. Kolobow -1980 (5618/508) 1997 (15407/329)

1998(15442/1)

Tax Account 234-230478

Block 8, lot 32, West End Park

9.250 square feet

Built 1953 (State Department of Assessments and Taxation date)