

A simple two story frame house which, by virtue of its relatively unaltered appearance and positioning, plays an integral role in the cohesive late 19th century streetscape of Ware Ave. These buildings are still used as residences and as a collection are rare among the many blocks of Towson that have either been demolished by highrise construction or commercial conversion.

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC

Cole House

AND/OR COMMON

**2 LOCATION**

STREET & NUMBER

115 Ware Ave.

CITY, TOWN

Towson

CONGRESSIONAL DISTRICT

VICINITY OF

STATE

Maryland

COUNTY

**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	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<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 type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

**4 OWNER OF PROPERTY**

NAME

Rev. Francis P. Keough

Telephone #: 532-9442

STREET & NUMBER

1411 Cedarcroft Rd

CITY, TOWN

Baltimore

VICINITY OF

STATE, zip code

Maryland

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE.

REGISTRY OF DEEDS, ETC.

New Courts Building

Liber #: 2346

Folio #: 255

STREET & NUMBER

CITY, TOWN

Towson

STATE

Maryland

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

BA-14100

**7 DESCRIPTION**

**CONDITION**

- EXCELLENT
- GOOD
- FAIR
- DETERIORATED
- RUINS
- UNEXPOSED

**CHECK ONE**

- UNALTERED
- ALTERED

**CHECK ONE**

- ORIGINAL SITE
- MOVED
- DATE Spring, 1978

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

See Attachment

CONTINUE ON SEPARATE SHEET IF NECESSARY

**8 SIGNIFICANCE**

**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/HUMANITARIAN |
| <input type="checkbox"/> 1700-1799            | <input type="checkbox"/> ART                     | <input type="checkbox"/> ENGINEERING            | <input type="checkbox"/> MUSIC                  | <input type="checkbox"/> THEATER             |
| <input checked="" type="checkbox"/> 1800-1899 | <input type="checkbox"/> COMMERCE                | <input type="checkbox"/> EXPLORATION/SETTLEMENT | <input type="checkbox"/> PHILOSOPHY             | <input type="checkbox"/> TRANSPORTATION      |
| <input 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**

**STATEMENT OF SIGNIFICANCE**

See Attachment

CONTINUE ON SEPARATE SHEET IF NECESSARY

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

VERBAL BOUNDARY DESCRIPTION

See Attachment

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE COUNTY

STATE COUNTY

**11 FORM PREPARED BY**

NAME / TITLE  
Sarah Kurtz

WAYNE L. NIELD, II  
HISTORIC TOWSON, INC.

ORGANIZATION  
Student, Goucher College

DATE  
Spring 1978

STREET & NUMBER

TELEPHONE

CITY OR TOWN

STATE

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  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401  
(301) 267-1438

## WARE AVENUE

Those individuals who owned small business and who often either owned or rented smaller dwellings in Towson played their part in making this community the important service center that it was during the 19th century. It is fair to say, however, that in its earliest days some areas of Towson were shaped in great part by a handful of large families who owned large amounts of land that they subdivided. Prior to the establishment of the Court House these included such families as the Bosleys, Paynes, Chews and Towsons, as well as the Schmucks and the Shealeys. After the establishment of Towson as the county seat there was a great deal of development, buying and speculation. A group of men from West Chester, Pennsylvania which included John T. Ensor, Amos and John Rutter and David McConhey, are known to have purchased large tracts on both the east and west sides of town in the 1850's, and it was under their influence that so many of our streets and lots took shape.

There was another family who owned a large amount of land on the north edge of town prior to the 1850's and whose holdings eventually played a role in shaping that particular neighborhood. Nathan H. Ware owned land on the north side of West Joppa Road at least as early as 1843. The Zur Horst map of ten years later shows that "N. H. Ware" also owned an improved parcel on the south side of town, just North of the Bowen House on York Road. The Wares owned the Joppa Road property throughout most of the second half of the 19th century, although by the 1890's this land had been subdivided into lots improved with the frame dwellings that are still there today. It is the history of this family that determined the course of this neighborhood and which lead to its eventual development. That it was developed in the last quarter of the 19th century is evident from the style of the buildings on "Ware" Avenue, and it is through these buildings that that street derives its very specific and individual character. It is one of the few streets left in Towson that exhibits a relatively unaltered genuine Victorian streetscape.

WAYNE L. NIELD, II  
HISTORIC TOWSON, INC.

115 WARE AVENUE

Located at 115 Ware Avenue is a two-story structure, featuring a gable-end roof. The North facade of the structure faces Ware Ave. and features a cross-gable facade, 3 bays wide, consisting of two storys with regular fenestration of 1/1light windows. A 2light window is located in the cross-gable. The entrance-way is located in the eastern bay of the facade and features side-lights and a transom. The first floor features two more bays of 1/1 sash windows and is covered by a full perch supported by attenuated columns in what appears to be a stylized tuscon order. Both the ceiling and the floor of the porch feature tongue and groove paneling, with the floor being supported by concrete piers. The structure is covered by aluminum siding and features an asphalt shingle roof.

Visible on the west facade is the stone foundation with one opening in the southern bay of the facade. The main block features two 1/1light sash windows centrally located in the first and second storys. Also visible is a projection to the south creating an L-shape for the structure.

The south facade of the structure features a lean-to like extension with entry-way in the eastern-most bay. The facade is two bays wide with one 1/1lightwindows visible in the first story and two 1/1lightwindows visible in the second story. Also visible is a cellar opening into the foundation in the western-most bay.

The east facade is characterized by the gable-end of the main block and the extension to the south. The gable-end features two 1/1 lightwindows centrally located in the first and second floors. The extension presents an irregular fenestration of the two 1/1 lightwindows located irregularly in the first and second floors.

## TITLE SEARCH for # 115 WARE AVE.

Liber 2346, Folio 255 August 21, 1953

Grantor: Earl W. Rankin & wife

Grantee: Rev. Francis P Keough

"Beginning...south side of Ware Ave. at a distance of 150'  
Easterly from the intersection of Ware and Baltimore Aves....South 85'...  
= Easterly...40'...Northerly 85'...40' to beginning."

Liber 1789, Folio 231 October 31, 1949

Grantor: Thoams D. Asony, Trustee to case entitled "Maude R. Thomas et.al.  
Theodore Robinson et. al. Equity Docket No. 51/212."

Grantee: Earl W. Rankin and wife

Liber 1064, Folio 109 May 20, 1939

Grantor: Claude A. Hanley

Grantee: Henry Smith & wife (Henry dies March 19, 1940. Elizabeth becomes  
Mrs. E. Waltrick born E. Robinson died August 10, 1948)

Liber 553, Folio 176 April 8, 1922

Grantor: Thomas O. Hawkins

Grantee: George H. Eckhart & wife

Liber 548, Folio 353 December 2, 1921

Grantor: August C. Deichelman & wife

Grantee: Thomas Hawkins

Liber 538, Folio 431 April 1, 1921

Grantor: William R. Koerner

Grantee: Thomas Connor

...Being plot number 8 of Ware's Addition to Towson

Liber 469, Folio 302 November 1, 1916

Grantor: William S. Keech

Grantee: William R. Koerner

Liber 225, Folio 209 May 8, 1897

Grantor: William Cole & wife

Grantee: Benjamin Baine

Liber 247, Folio 259 August 10, 1900  
Keech acquires property through court directed sale.

Liber 172, Folio 479 January 10, 1889  
Grantor: Robert R. Boarman & wife  
Grantee: William P. Cole

Liber 134, Folio 229 April 23, 1883  
Grantor: Samuel F. Butler  
Grantee: Robert Boarman

Liber 114, Folio 64 December 29, 1878  
Grantor: Julia B. Healey  
Grantee: Samuel Butler

Liber 108, Folio 92 May, 1878  
Grantor: Julia Green Healey Lease to  
Grantee: Samuel Butler

Referred to as lot number 8.

Liber 96, Folio 193 April 6, 1876  
Grantor: Samuel Pinkerton Executor  
Grantee: Julia B. Green

From will of Eliza Ware - sold to Julia B. Green \$650 for lots  
6 & 8 of Ware's Addition to Towsontown





BA-1400

# 115 WARE Ave.

N. W. CORNER

W. NIELT  
SUM. 78



BA-1400

#115 Wane Ave  
5.

W. NIELD  
SUM-78