

BA-1404

# 107 WARE AVE.

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

Rose House, site

AND/OR COMMON

**2 LOCATION**

STREET & NUMBER

107 Ware Ave.

CITY, TOWN

Towson

\_\_\_ VICINITY OF

CONGRESSIONAL DISTRICT

STATE

Maryland

COUNTY

**3 CLASSIFICATION**

**CATEGORY**

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

**OWNERSHIP**

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

**STATUS**

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

**PRESENT USE**

- AGRICULTURE
- MUSEUM
- COMMERCIAL
- PARK
- EDUCATIONAL
- PRIVATE RESIDENCE
- ENTERTAINMENT
- RELIGIOUS
- GOVERNMENT
- SCIENTIFIC
- INDUSTRIAL
- TRANSPORTATION
- MILITARY
- OTHER:

**4 OWNER OF PROPERTY**

NAME

Rev. Lawrence J. Shehan

Telephone #:

STREET & NUMBER

CITY, TOWN

\_\_\_ VICINITY OF

STATE, zip code

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

New Courts Building

Liber #: See Attachment  
Folio #:

STREET & NUMBER

CITY, TOWN

Towson

STATE

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

DATE

\_\_\_ FEDERAL \_\_\_ STATE \_\_\_ COUNTY \_\_\_ LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

**7 DESCRIPTION**

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<b>CONDITION</b>		<b>CHECK ONE</b>	<b>CHECK ONE</b>
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		DATE Spring, 1978

**DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE**

This turn of the century two story home located on 107 Ware Ave. is built in a L-shape plan and has a gable-end roof and stone foundation. The north (or Main) facade is three bays wide and features regular, asymmetrical fenestration, the bays being off center to the West, consisting of 4/4 sash windows with wavy glass and shutters. It also exhibits a centrally located entrance. A brick flue chimney is also centrally located in the gable-end roof.

The stone foundation which is 15" above the ground is visible at the east facade. The east facade has a one story projection off the east parlor which contains two 9/1 sash windows. The end wall of the main block is one bay wide and is marked by one 4/4 rippled window on both the first and second stories.

The south facade is marked by a porch with entrance which is two bays wide and has a shed roof supported by two square chamfered columns and rests on brick piers trimmed with lattice work. A single 4/4 bay vents over top porch. The "ell" of the L-shape plan is occupied by the two story addition containing plumbing facilities.

The west facade is marked by an absence of windows.

Laid off in two principle rooms in the main block:

- 1) Smaller parlor with entrance and push button electrical fixtures.
- 2) Larger parlor, main living area. Major features:
  - a) interior flue chimney with unusual mantelpiece 19" x 15" projection with 25" x 14" bracketed mantle
  - b) a decorative cast iron air grating is next to flue chimney
  - c) plain moldings 3 1/2" wide with a bead.

Layout provides for a bay on the "E" end

Kitchen - bullseye corner blocks and beaded mouldings. Rippled glass in windows  
 Second Story - Three bedrooms and one bathroom

Ceilings 6 1/2'

Bedrooms have four paneled doors with porcelain knobs.

Bathroom has clawfoot bath tub and bulls eye door mouldings

Stairwell to second story located in southwest corner of east parlor. Open string stairs. L-shaped landing with turned corner guards, banisters and turned balusters.

Attic - Tongue and groove attic cover. Principle rafters are mitered together. Wide purlins (horizontal boards) up to 15" wide. Each is braced with scrap wood using cut nail.

Basement - Hair plaster walls

Circular sawn laths

Thin flat stones comprise the walls with an effort at coursing.

**CONTINUE ON SEPARATE SHEET IF NECESSARY**

Full basement in main block contains interior and exterior entrance.  
Two bricked up windows in "E" end  
West end of south wall has exterior entrance (probable coal chute)  
Center block support for chimney of same construction as cellar walls  
Air sawn joists.

# 8 SIGNIFICANCE

BA-1404

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

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.

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

WAYNE L. NIELD, II  
HISTORIC TOWSON, INC.

ORGANIZATION

DATE

STREET &amp; 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 Snealeys. 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.

## TITLE SEARCH for # 107 WARE AVE.

Liber 4545, Folio 224 November 12, 1965 parcel 362  
Grantor: Edith M. Linthicum  
Grantee: Rev. Lawrence J. Shehan

"Beginning...along south side of Ware Ave....East 50'...West  
150' to north side of Joppa...East 150'...known as # 107 Ware Ave."

Liber 3013, Folio 291 September 14, 1956  
Grantor: Melvin R. Sweren  
Grantee: Edith M. Linthicum

Liber 1348, Folio 534 Mortgage June 19, 1944  
Grantor: Edith M. Linthicum  
Grantee: Maryland P. B. & L. Association of Balto. City, Inc.

Liber 1348, Folio 533 January 18, 1933  
Grantor: Annie C. Kaline  
Grantee: Edith M. Linthicum

Liber 907, Folio 495 February 4, 1933  
Grantor: Edith M. Linthicum  
Grantee: Annie C. Kaline

Liber 512, Folio 533 April 19, 1919  
Grantor: John I. Yellott  
Grantee: Edith M. Kaline

Liber 451, Folio 480 October 12, 1915  
Grantor: John I. Yellott Leased to  
Grantee: Edith M. Kaline

"subject to a year rent of \$ 36, the intention of this deed  
being to distinguish said rent and convey a fee simple Estate to  
said Edith M. Kaline."

Liber 222, Folio 110 December 17, 1896  
Grantor: Samuel Pinkerton & wife  
Grantee: John I. Yellott

"whereby John I. Yellott acquired the ground rent."

Liber 199, Folio 553 October 11, 1893  
Grantor: Catherine Rose  
Grantee: John I. Yellott

Liber 108, Folio 583 September 12, 1878  
Grantor: Samuel Pinkerton & wife Lease to  
Grantee: Catherine Rose

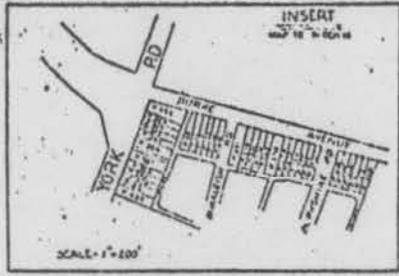
"subject to annual ground rent of \$25."

Liber 96, Folio 189 April 6, 1876  
Grantor: Samuel Pinkerton, Exec. for Eliza Ware, deceased  
Grantee: Eleanor L. Pinkerton

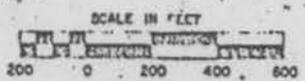
Four lots of ground - Plat of Ware's Addition. Lots "No. 3",  
"No. 10", "No. 12", and "No. 17".

Ware Ave  
# 107

BA-14104



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**TOWSON**  
SCALE 1"=200'

DEPT. OF PENNSYLVANIA & TAXATION  
VAL. MAP DIVISION



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# 107 WARE AVE.

N.E CORNER

W. NIELD

9/78



BA-1404

#107 WARE AVE.

S.

W. NIELD  
SUNY-78



BA-1404

# 107 WARE AVE.  
S. FACADE

W. NIELD

9/78