

213 COURTLAND AVE.

In spite of rapid growth and change in central Towson, Courtland Ave. remains basically unchanged as an early 20th century streetscape. This frame structure, one of three in a row based on a longitudinal plan, is still being used as a residence and is important in maintaining the residential scale of the neighborhood.

MARYLAND HISTORICAL TRUST

MA61-0315033504

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

Pibber House

AND/OR COMMON

Farkas House

2 LOCATION

STREET & NUMBER

213 Courtland 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

___COMMERCIAL

___EDUCATIONAL

___ENTERTAINMENT

___GOVERNMENT

___INDUSTRIAL

___MILITARY

___MUSEUM

___PARK

PRIVATE RESIDENCE

___RELIGIOUS

___SCIENTIFIC

___TRANSPORTATION

___OTHER:

4 OWNER OF PROPERTY

NAME

Is. Farkas

Telephone #: 825-0445

STREET & NUMBER

213 Courtland Ave.

CITY, TOWN

Towson

___ VICINITY OF

STATE, zip code

Maryland 21204

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

New Courts Building

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

7 DESCRIPTION

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

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

There are three longitudinally planned houses in a row on Courtland Avenue, each characterized by being a two story frame structure with a finished attic resting on a high foundation. The gable-end roof has deeply corniced eaves with block brackets. This building is two bays wide, four bays deep and is covered with beveled clapboards. The fenestration is a regular 1/1 sash.

The street facade faces West and features a single story porch. This porch is characterized by its classical details which include a shed roof which simulates a half pediment on its end, and supporting fluted doric columns.

An entrance door occupies the north bay of the first level. A pair of 6/6 sash windows vent the gable end.

The fenestration of the south facade is regular, however, there are only three evenly spaced windows on the first level while a window occupies each bay of the second level. A centrally located corbeled brick chimney exits the roof south of the ridge.

The fenestration of the north facade differs from the south in that the westernmost bays are windowless with the exception of a single light casement window in the east bay lighting a staircase within.

Upon entering the house one finds a main parlor to the south and a staircase along the north wall. This stair has closed string steps with a minimum of decoration, and square newel post and balusters.

The main parlor leads to the dining area which leads to the third division occupied by a kitchen to the south and a bathroom to the north.

The moldings are plain, rectangular in shape with square corner blocks. The solid doors have five lateral panels and glass knobs with oval metal plates and embossed beads.

The upstairs is defined by the side hall plan, containing three bedrooms and a bathroom. The hallway has a curvilinear wall to accommodate a banister. There is a closet at the west end of the hall.

Details include corner guards and hot water radiators.

The attic has a false knee wall and trapezoidal ceiling. There are two rooms of equal size lighted by the windows in the gable ends.

Behind the house to the East is a three car garage. This frame, gable-end structure is covered with beveled clapboards to match the house. The wooden panel doors have six lights per door.

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.

D. Owings

ORGANIZATION	DATE
STREET & NUMBER	TELEPHONE
CITY OR TOWN	STATE

Summer 1978

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

TITLE SEARCH for # 213 COURTLAND AVE.

Liber 2607, Folio 173 December 3, 1954

Grantor: Stanley Vernon Zinkhan et. al. (son of Helena E. Zinkhan)

Grantee: Is. Farkas & wife

"Beginning...east side of Courtland Ave...44' from southeast corner or intersection of Courtland Ave. and Susquehanna Ave....35'4".... 112'6"....to place of beginning known as # 213 Courtland Ave."

Liber 1274, Folio 228 February 19, 1943

Grantor: Margaret A. Pibber

Grantee: Helena E. Zinkhan

Liber 560, Folio 324 September 7, 1922

Grantor: Leonard E. Gresver

Grantee: William H. Pibber & wife

Liber 529, Folio 590 August 26, 1920

Grantor: Marion H. Merryman

Grantee: Leonard E. Gresver

Liber 390, Folio 386 February 17, 1912

Grantor: Franklin J. Morton

Grantee: Marion H. Merryman

"Beginning...south side of Susquehanna Ave...150'...150' to place of beginning...lots No. 4 & 5...Plat Book 3/138"

Liber 377, Folio 86 March 24, 1911

Grantor: Franklin J. Morton

Grantee: Marion H. Merryman

"...following lots...laid down and numbered upon a plat made by Charles B. McClean...November 19, 1901...lodged...Land Records... March 6, 1911...situate on southernmost of Susquehanna Ave...numbered #3, #4, & #5."

The 1911 Tax Assessment Records for Baltimore County record Marion H. Merryman as owning new in 1915 three houses on Courtland Avenue on lots on the southwest corner of Washington Avenue, 35' x 112'. The 1915 Bromley Atlas shows only three houses on Courtland Avenue at this time, one of which occupies the same lot as this house. Therefore, this house was probably built in 1915.

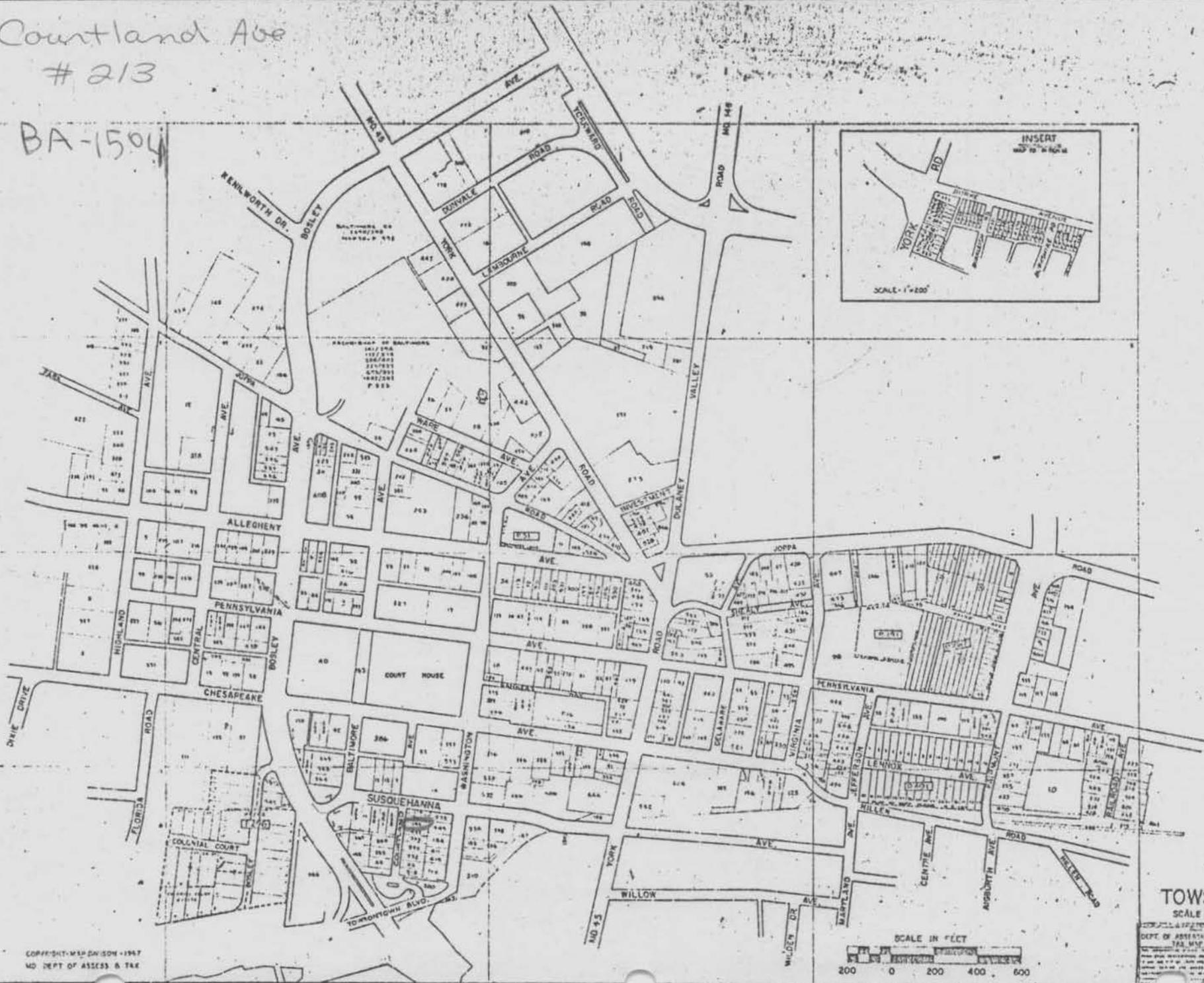
OUTBUILDINGS IN TOWSON

Outbuildings are important in understanding pre-modern lifestyles. In the area of transportation for example it is easy to overlook the number of buildings and other structures which have come into existence with the development of the combustion engine. These would include not only the home garage and gas station but heavier bridges and hard top roads as well as a host of "drive-in" stores and entertainments.

Although not as extensive or explosive, the same may be said of the age of horse travel and its buildings and structures. An understanding of Towson in the second half of the 19th century would be incomplete without realizing the number of stables necessary for housing horses and wagons. Neither the Hopkins nor Bromley Atlases indicate chicken houses, privies, etc., but they do show that quite a few homes had stables and barns behind them. The Hopkins Atlas of 1877, for example, shows over forty stables in central Towson. The Bromley Atlas of 1898 shows most of these still in existence with an additional twenty or so having been built in the meantime. All but one of these outbuildings are indicated as being of wood construction. Most of these were probably frame although it is known that the Bowen House for example had several log outbuildings. In 1850 there were stone outbuildings at Epsom and there was a stone spring-house behind the Towson Tavern but the only masonry barn/stable indicated by Bromley is a large brick structure on the southwest corner of Delaware and Pennsylvania Avenues. Hopkins appears to indicate the same structure in 1877.

Courtland Ave
213

BA-1504



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MD. DEPT. OF ASSESS & TAX

SCALE IN FEET
200 0 200 400 600

TOWSON
SCALE 1"=200'

DEPT. OF REVENUE & TAXATION
TOWSON, MARYLAND
1947

MAP NO.
70A



BA-1504

213 COURTLAND AVE.
S.W. CORNER

W. NIELD
9/78