

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC

Stone Cottage

AND/OR COMMON

**2 LOCATION**

STREET & NUMBER

18 Cedar Avenue

CITY, TOWN

Towson

\_\_\_ VICINITY OF

CONGRESSIONAL DISTRICT

Ninth

STATE

Maryland

COUNTY

Baltimore

**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

Eric Wallen, Jr.

Telephone #:

STREET & NUMBER

18 Cedar Ave.

CITY, TOWN

Towson

\_\_\_ VICINITY OF

STATE, zip code  
Maryland 21204

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC. County Courts Building

Liber #: 5838

Folio #: 805

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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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
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		DATE <u>June, 1979</u>

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

Two stone cottages stand side by side on the west side of Cedar Avenue and have a similar vernacular design.

This cottage, # 18 Cedar Avenue, is a two story gable-end fieldstone structure measuring two bays wide and the equivalent of two bays deep with two additions. One addition extends the building two bays to the North and the other one bay to the West. The walls are 2 feet thick and have been covered with stucco. The fenestration is regular with 6/6 sash windows, many of which contain wavy glass.

The main block measures 24½ feet wide and 15 feet deep. The east facade is doorless.

The south facade contains a centrally located exterior stone chimney which has one shoulder and breaks the deep eaves of the roof. Each bay is blind with the exception of the first level easternmost bay.

The west facade is covered by a shed-roof addition. The north facade is too covered by a gable-end two story addition which leaves the easternmost bay of the main block exposed.

The interior reveals the main block as a one-room-up/one-down plan. with an attic and full basement.

Features seen in the second level include uncoursed rubble walls, cut lathing and nails, and vertically mechanically sawn lintels.

The attic reveals the stone chimney that is 20 inches wide and 16 inches deep at this level with a brick cap.

Mechanically vertically sawn principal rafters lap joined over the top of the ridge pole are fixed with cut nails. This ridge pole is embedded into the stone gable ends and supported by king posts.

Also seen were random width purlins measuring 10 inches.

CONTINUE ON SEPARATE SHEET IF NECESSARY

**8 SIGNIFICANCE**

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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		

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SPECIFIC DATES Third quarter 19th century BUILDER/ARCHITECT

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## STATEMENT OF SIGNIFICANCE

This structure is one of two stone cottages of vernacular design on Cedar Avenue. The scale, roofline and construction material are similar and both contribute yet another style to the group of six houses on the west side of Cedar Avenue all of which create a complimentary streetscape.

CONTINUE ON SEPARATE SHEET IF NECESSARY

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**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

Baltimore County Land Records  
Judicial Record 134/63

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

D. Owings Schultz

WAYNE L. NIELD, II  
HISTORIC TOWSON, INC.

ORGANIZATION

DATE

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

CHAIN OF TITLE FOR # 18 CEDAR AVENUE  
Parcel 444, Map 70

<u>LIBER</u>	<u>FOLIO</u>	<u>DATE</u>	<u>GRANTOR</u>	<u>GRANTEE</u>
5838	805	December 9, 1977	John Redwood, Jr. et al	Eric Wallen, Jr.
<p><u>Whereas</u> Laura E. Neepier died April 17, 1977 appointing J. Redwood, Jr. and the Maryland National Bank as her Personal Representatives.</p> <p>Beginning at the second line of a parcel of land conveyed by Dawson Cardwell and wife to George L. Potter and wife by deed dated July 10, 1919, Land Record 513/340, on the westernmost side of Cedar Avenue formerly Wiltondale Road, being known as # 18 Cedar Avenue.</p>				
984	535	October 14, 1939	Union Trust Co. of Pittsburgh Harry W. Neepier Harris R. Potter, Trustees	
<p>Trustees by way of the Last Will and Testament of Susan F. Potter Will Book 29/ 287 January 23, 1954</p>				
513	340	July 10, 1919	Dawson Cardwell & wife	George L. Potter & wife
<p>Beginning at the middle of the Baltimore and York Turnpike Road at a distance of 60 feet from the corner of Wisners lot, Southerly 327 feet to the west side of Old York Road, Southerly 110 feet, Westerly to the center of the Baltimore and York Turnpike Road to the beginning.</p>				
191	88	February 18, 1892	J. Nelson Wisner et al Trustees	Dawson Cardwell
<p><u>EQUITY</u> Judicial Record 134/63 May 12, 1891 J. Nelson Wisner &amp; wife VS. Emily R. Wisner et al (see attachment)</p>				
46	220	October 23, 1865	Susan Dearholt	Jacob Wisner
45	407	August 2, 1865	Jacob Wisner, Exec.	SUB LEASE TO Susan Dearholt Jacob Wisner, Executor for David Dixon
<p>Being on the west side of Baltimore and Susquehanna Rail Road</p>				

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Chain of title, page 2:

Beginning at the southwest corner of a lot leased by Jacob Fifer to John Watts October 21, 1846, 16½ feet, East 48 feet, North 16½ feet, 58 feet to the beginning.

13      336      November 9, 1855      John Watts      LEASE TO      David Dixon

AWB 372      164

EQUITY CASE

Equity Case - Judicial Record 134/63

May 12, 1891

J. Nelson Wisner & wife VS Emily R. Wisner et al

Jacob Wisner died intestate at the age of 62 years in May of 1890.  
His widow - Emily R. Wisner

The case involved the decision of the division of the property equally  
among the widow and children.

One of the lots included:

A lot South of Towsontown fronting 60 feet on York Turnpike described  
in a deed from Susan Dearholt, October 23, 1865, Record Book 46/220.

The final decision was to sell the property and to share equally the profits.

To be sold, pertaining to the lot described above:

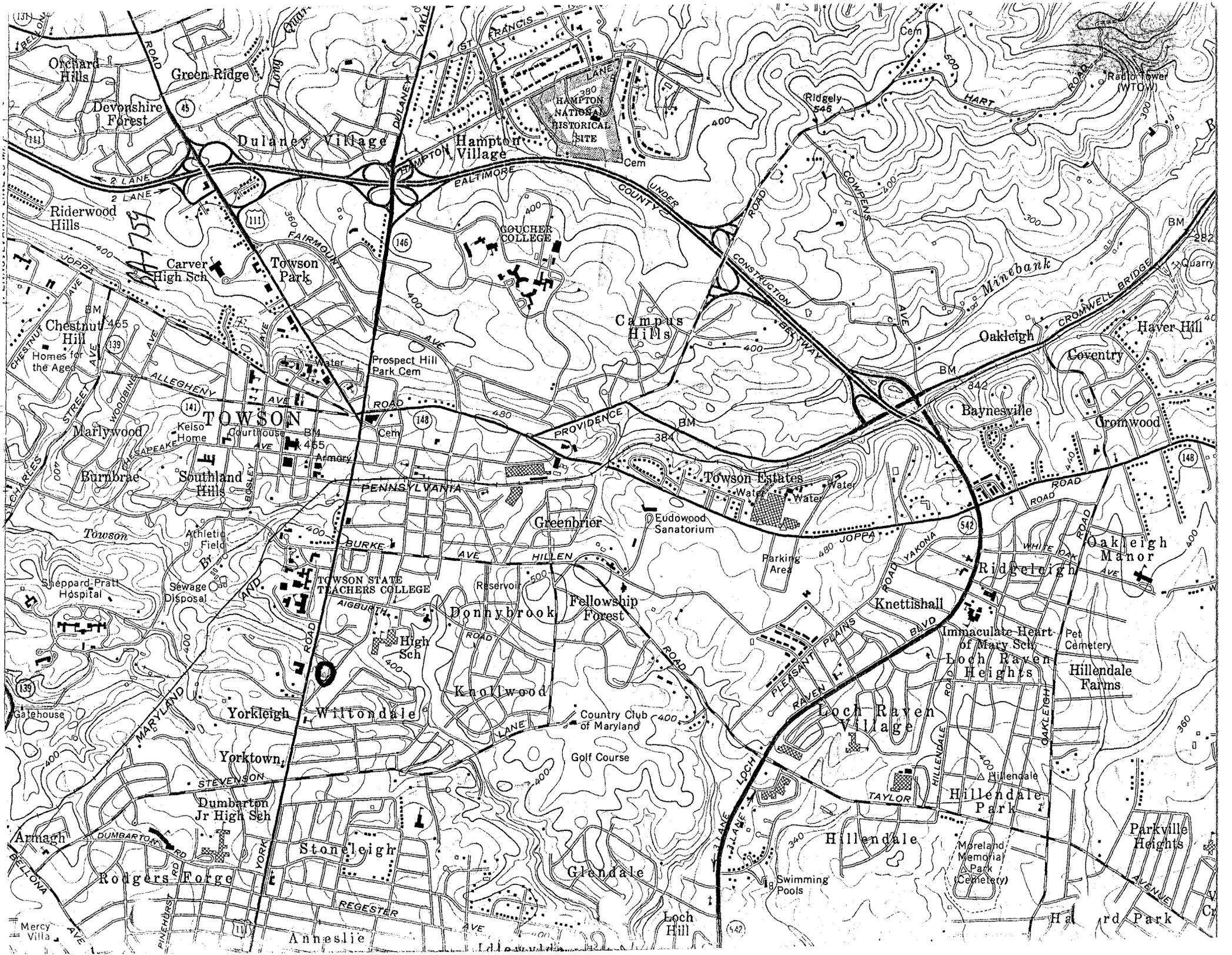
"...also a piece or Lot of ground situate on the east side of the  
York Road one half mile South of the center of Towsontown fronting  
about 60 feet on said York Road running back to the Old York Road  
about 370 feet and fronting on same 110 feet. Improved by a good  
two story Stone Dwelling."

Plat of Jacob Wisner's property

Recorded in Plat Book 1, folio 113

(does not include the above mentioned lot on the east side of York Road.)







BA-1759

STONE COTTAGE-

# 18 CEDAR AVE.

S.E. CORNER

J. CORCORAN

7/79