

**CAPSULE SUMMARY**  
**BA-3054**  
**Paul Waters House**  
**610 W. Joppa Road**  
**Towson, Baltimore County**  
**Circa 1920**  
**Private**

The Paul Waters House is significant as a representative example of a wood-frame Colonial Revival-style dwelling constructed in Towson during the 1920s. Since its construction three owners have occupied the house. Paul and Alta Waters resided in this dwelling almost forty years and Louis and Barbara O'Donnell lived here for fifty-two years. Arthur Bosley invested in the large farm in order to subdivide it into twenty-nine lots and create housing for the growing Towson population. In 1902, Bosley conveyed half the interest in the land to Richard H. Pleasants. Pleasants pursued the development of the land and conveyed the lots to individual owners. In May 1909, Albert Debaugh purchased a lot from Pleasants a half acre in size. This lot was transferred back to Pleasants in 1916. In 1920, Pleasants conveyed the property to Paul Waters. Paul and Alta J. Waters constructed and resided at this residence until 1939. The next resident owner of the property was Louis J. and Barbara O'Donnell. The O'Donnells lived in the Waters House for approximately fifty-two years. Louis O'Donnell then conveyed the property to Nancy L. Schroeder in 1992.

Located in Towson, the Paul Waters House is a Colonial Revival-style dwelling that was constructed circa 1920. It is sited close to Joppa Road on a steeply sloped grassy lot. Trees, shrubs, and foundation plantings surround the dwelling and two driveways are associated with the lot; one is stone and the second is paved asphalt. Rising two-and-a-half-stories high on the façade, this house measures three bays across. Across the full-width of the house is an inset porch supported with wood Tuscan columns resting on brick piers with a solid balustrade. The southeast elevation features a roof-top porch above the enclosed porch. Covering this porch is a non-historic canvas awning.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. BA-3054

### 1. Name of Property (indicate preferred name)

historic Paul Waters House  
other

### 2. Location

street and number 610 West Joppa Road not for publication  
city, town Baltimore vicinity  
county Baltimore County

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

name Nancy L. Schroeder  
street and number 610 West Joppa Road telephone Not Available  
city, town Baltimore state MD zip code 21204

### 4. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore County Courthouse tax map and parcel: 70/91  
city, town Towson liber 9552 folio 779

### 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
- Other

### 6. Classification

Category	Ownership	Current Function	Resource Count	
			Contributing	Noncontributing
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture		
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	1	
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense		
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic		
<input type="checkbox"/> object		<input type="checkbox"/> education		
		<input type="checkbox"/> funerary	1	0
		<input type="checkbox"/> government		
		<input type="checkbox"/> health care		
		<input type="checkbox"/> industry		
		<input type="checkbox"/> landscape		
		<input type="checkbox"/> recreation/culture		
		<input type="checkbox"/> religion		
		<input type="checkbox"/> social		
		<input type="checkbox"/> transportation		
		<input type="checkbox"/> work in progress		
		<input type="checkbox"/> unknown		
		<input type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> other:		
			<b>Number of Contributing Resources previously listed in the Inventory</b>	
			0	

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## 7. Description

Inventory No. BA-3054

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### Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

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Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Located in Towson, the Paul Waters House is a Colonial Revival-style dwelling that was constructed circa 1920. It is sited close to Joppa Road on a steeply sloped grassy lot. Trees, shrubs, and foundation plantings surround the dwelling and two driveways are associated with the lot; one is stone and the second is paved asphalt. Rising two-and-a-half-stories high on the façade, this house measures three bays across. Across the full-width of the house is an inset porch supported with wood Tuscan columns resting on brick piers with a solid balustrade. The southeast elevation features a roof-top porch above the enclosed porch. Covering this porch is a non-historic canvas awning.

Built of wood-frame construction, this dwelling rests on a solid random-rubble stone foundation and is clad with wood shingles. One exterior-end shouldered brick chimney rises above the side-gable asphalt shingle roof. Features of the house include overhanging eaves, cornice returns, a brick porch deck, and flared corners.

Facing southwest, the first story of the façade is pierced by two 8/8 wood-sash windows and one single-leaf wood door. The enclosed porch has three 8-light wood casement windows. The windows feature square-edged wood sills and the door has a Colonial Revival-style surround. Above the fluted pilasters of the door surround is a molded star. The molded cornice of the door surround consists of a cyma reversa, ovolo, several fillets, and a scallop band. The second story is pierced with two 8/8 wood-sash windows. The upper-half story has two hipped-roof dormers each with one 8/8 wood-sash window.

Originally, the basement story of the Waters House did not expand to the full depth of the house. The area underneath the porches on the rear elevation was enclosed at a later date. The basement story of the southeast elevation has a double-leaf cross-braced wood door that is non-historic and a 1-light wood awning window. The first story of the southeast elevation features the enclosed porch, which is pierced with two groups of three 8-light casement windows. The rear ell is pierced with one 8/8 wood-sash window on the first story. The second story has two 8/8, one 6/6 wood-sash windows, and a pair of 14-light French doors. The upper-half story contains two 8/8 wood-sash windows. The random-rubble stone foundation on this side elevation is parged.

The basement story of the rear elevation (northeast) is pierced with four 6-light casement wood windows. The first story features one 8/8 wood-sash window, two pairs of 10-light casement windows, and one 6-light casement window. The second story features one 6/6 and one 8/8 wood-sash window. Both the first and second stories have screened porches on the northwest corner.

One 6-light casement and a single 1-light awning window pierce the basement story of the northwest elevation. The first story has one 6/6 wood-sash window and two rectangular leaded-light casement windows. Two 6/6 wood-sash windows and two 8-light wood casement windows pierce the second story. Uppermost story is pierced with one 8/8 wood sash window. Unlike the opposite elevation the foundation on this side is not parged.

### INTERIOR

The interior of the Paul Waters dwelling has a hall/parlor plan with enclosed side and rear porches. Expanding across the width of the house is the living room with a straight-flight stair to the second floor. The open-stringer stair features a curtail newel post and square balusters. The original floor has been replaced with two-inch pine floorboards. Original painted plaster covers the walls and ceiling. The original baseboard is seven-and-a-half-inches high and has a top chamfer mold and a shoe molding. The square-edged wood window and door casings are four-inches wide. The window and door lintels consist of a double cyma reversa molding connected by a fascia. The exposed ceiling joists feature a cyma reversa molding at the top edge. The fireplace has a replacement brick tile hearth and features a crossette surround. The mantle consists of an ovolo, cavetto, fillet, ogee, a dentil band, a cyma reversa molding.

Details including the floor, walls, baseboard, window and door casings are the same in the dining room as the living room. Unlike

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## Maryland Inventory of Historic Properties Form

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the living room, the dining room does not have exposed ceiling beams and the ceiling is stuccoed. A pair of 15-light French doors lead to the screened porch on the northwest wall. One alteration to this room is the cut-in doorway leading to the kitchen. This doorway does not have a casing or a door.

Off the living room is the enclosed side porch, which now functions as an office. A 15-light single-leaf door separates it from the living room. The office has a replacement tile floor, and plastered walls and ceiling. The baseboard and window and door casings are the same as the living room.

The walls of the rear porch on the first floor are wood shingle and the ceiling are thin wood battens. The replacement floor covering is carpet and the openings are covered with screens.

In the rear of the Waters House is the kitchen. This room has a replacement vinyl tile floor. The walls, ceiling, and casings are the same as the living room. The kitchen cabinetry dates to the 1940s. The rear doorway was originally an exterior door that opened out to a porch. The door has been removed and the 1-light transom is in tact. Originally, a doorway with a single-leaf 6-light two-panel door led to a pantry off the kitchen. Today, this space no longer functions as a pantry but as a small hall.

A small hall off the living room has a coat closet and the straight-flight stair to the basement. The doors in this space are single-leaf 5-panel doors.

One of the few alterations to the dwelling include enclosing a section of the rear porch. The space to the rear of the kitchen originally was open and now serves as a pantry. A breakfast room was created by enclosing a section of the rear porch. This space has a doorway cut into the rear wall and a doorway with double-leaf 14-light French doors leading to the screened porch.

The unfinished basement has a poured concrete floor and the walls are white-washed random-rubble stone. The space underneath the rear porch and pantry appears to have been originally open. One single-leaf batten door leads to this converted space. It has been enclosed in the last half of the 20th century.

The second floor of the Waters House has three bedrooms, one sitting room, two bathrooms, one screened porch, and one open porch. After the first floor porch on the rear elevation was enclosed the rear bedroom was expanded. The floors, walls, baseboard, and window and door casings are similar to the materials in the dining room. Several of the rooms have a non-historic dropped tile ceiling. The doors, similar to the ones in the hall on the first floor are single-leaf 5-panel. A closed-stringer straight-flight stair leads to the third floor. The attic space is finished and contains two rooms and a bathroom. The attic retains its original oak two-inch floorboards.

## 8. Significance

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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 checked="" 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 industry	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other:

<b>Specific dates</b>	1920 ca.	<b>Architect/Builder</b>	unknown
<b>Construction dates</b>	1920 ca.		

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 reports, complete evaluation on a DOE Form - see manual.)

### SIGNIFICANCE STATEMENT

The Paul Waters House is significant as a representative example of a wood-frame Colonial Revival-style dwelling constructed in Towson during the 1920s. Since its construction three owners have occupied the house. Paul and Alta Waters resided in this dwelling almost forty years and Louis and Barabar O'Donnell lived here for fifty-two years.

### HISTORY

Centered on the York Turnpike, Towson is the county seat of Baltimore County. It is located just north of the Baltimore City line and is in the Ninth District of Baltimore County. The Ninth District joins Baltimore City on the north and is bounded on the east by the Eleventh and Twelfth Districts, and on the north by the Eighth District, and on the west by the Third District. In 1877, the Ninth District was considered the "richest and most populous."<sup>(1)</sup> The Northern Central Railroad extends through the entire western side of the district. The conduit line from Gunpowder Falls to Baltimore City traverses through the Ninth District.

The name Towson, comes from the Towson family, whom maintained Towson's Tavern in the area. According to court dockets, the Towson family was in the area as early as 1771. Joppa Road was established by 1796 as a road between Towson's Tavern to the Long Calm.<sup>(2)</sup> In 1799, when York Road was being laid out, Ezekial Towson made a plea to the General Assembly to have York Road pass within proximity of his inn.

One of the largest landowners in the Towson area prior to its incorporation was Henry Chew. Land on the east side of Dulaney Valley Road was given to him from John Ridgely of Hampton when he married Ridgely's daughter, Harriet. In the 1860s, the area of Joppa Road and Virginia Avenue was known as Chewsville.<sup>(3)</sup> Chew donated land in 1839 on the north side of Joppa Road in order for Towson's first church to be constructed, Epsom Chapel.

Dr. Grafton M. Bosley was a second large landowner in Towson that was a visionary for the growth and development of the village. One of his most significant real estate venture was a sale to a pair of brothers, Enos and Nathan Smedley. These two capitalists built the Smedley House, a non-extant hotel at the corner of Washington and Chesapeake Avenues, a bowling alley, stables, and lawyer's offices called Smedley Row located on Chesapeake Avenue across the courthouse.

Towsontown was selected as the county seat was selected in 1854 and the cornerstone for the courthouse was laid on 19th of October of the same year. In 1870, the people of Towsontown decided that the town should be incorporated and that the boundaries should be a mile square from the center. Originally the center of town was considered to be the courthouse. This was

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eventually changed to the intersection of York Road and Dulaney's Valley Road.(4)

In 1881, it had a population of 1,316 people. At this time Joppa Road was not listed as one of the main thoroughfares in Towson. The north/south streets listed by Scharf include Baltimore Avenue, Washington Avenue, York Road, Delaware Avenue, Virginia Avenue and Jefferson Avenue. The east/west streets listed include Susquehanna, Chesapeake, Pennsylvania, and Alleghany Avenues.(5)

During the early 20th century, Towson maintained a population of 2,500, second only to Catonsville. Much of the town's growth and improvements during the early 20th century did not come from the county government but rather the local businessmen and attorneys.(6) Its growth remained more rural on the west side of York Road. Property on the west was sold by the acre whereas in the east land was sold by the lot.

The Paul Waters House was constructed circa 1920 by Richard Pleasants. Prior to the turn of the twentieth century, the land on which 610 West Joppa Road originally was a farm owned by Eversfield Fraser Keerl. Just over two hundred fourteen acres, the Keerl farm was transferred to Ann M. Donnell and Susan D. Keerl in 1891. E. Fraser Keerl willed his real estate to his mother in the event of his death. His will further states that after her death it was to go to the Protestant Episcopal Church of Maryland. The Circuit Court of Baltimore County determined his last will and testament to be null and void. E. Fraser Keerl's property was then transferred to his surviving relatives. Ann M. Donnell was his mother's only surviving sister and Susan D. Keerl was his father's only surviving sister. In 1895, Donnell and Keerl deeded the land to trustees who then sold it to Arthur L. Bosley six years following.

Arthur Bosley invested in the large farm in order to subdivide it into twenty-nine lots and create housing for the growing Towson population. In 1902, Bosley conveyed half the interest in the land to Richard H. Pleasants. Pleasants pursued the development of the land and conveyed the lots to individual owners. In May 1909, Albert Debaugh purchased a lot from Pleasants a half acre in size. This lot was transferred back to Pleasants in 1916. In 1920, Pleasants conveyed the property to Paul Waters. Paul and Alta J. Waters constructed and resided at this residence until 1939. The next resident owner of the property was Louis J. and Barbara O'Donnell. The O'Donnells lived in the Waters House for approximately fifty-two years. Louis O'Donnell then conveyed the property to Nancy L. Schroeder in 1992.

### ENDNOTES

1. Atlas of Baltimore County, Maryland (Philadelphia, PA: G. M. Hopkins, 1877), p. 16.
2. J. Thomas Scharf, History of Baltimore City and County From the Earliest Period to the Present Day: Including Biographical Sketches of Their Representative Men (Philadelphia, PA: Louis H. Everts, 1881. Reprinted by Higginson Book Company, Salem, MA), p. 894.
3. Neal A. Brooks and Eric G. Rockel, A History of Baltimore County (Towson, MD: Friends of the Towson Library, Inc., 1979), p. 288.
4. Scharf, p. 893.
5. Scharf, p. 893.
6. Brooks, p. 298.

### CHAIN OF TITLE

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

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July 1, 1895	Ann M. Donnell and Susan D. Keel to Skipworth Wilmer et al Baltimore County Courthouse Liber LMB 213 Folio 89
June 10, 1901	Samuel D. Schmucker et al to Arthur L. Bosley Baltimore County Courthouse Liber NBM 245 Folio 445
September 16, 1901	Arthur L. Bosley to Richard H. Pleasants Baltimore County Courthouse Liber NBM 253 Folio 513
February 13, 1902	Arthur L. Bosley to Richard H. Pleasants Baltimore County Courthouse Liber NBM 260 Folio 101
May 11, 1909	Richard Pleasants to Albert Debaugh Baltimore County Courthouse Liber 360 Folio 292
June 5, 1916	Albert C. Debaugh to Richard Pleasants Baltimore County Courthouse Liber WPC 468 Folio 240
July 1, 1919	Richard Pleasants to Alta J. Waters Baltimore County Courthouse Liber WPC 513 Folio 438
December 31, 1920	Richard H. Pleasants to Paul Waters Baltimore County Courthouse Liber WPC 536 Folio 237
April 26, 1921	Loretta Claire Audoun to Paul Y. and Alta J. Waters Baltimore County Courthouse Liber WPC 537 Folio 384
March 9, 1925	Susie V. Parks to Paul and Alta Waters Baltimore County Courthouse Liber WPC 627 Folio 434
June 12, 1939	Ausustus A. Pipper to Home Owners Loan Corporation Baltimore County Courthouse Liber CWB, JR. 1057 Folio 544
August 2, 1940	Home Owners Loan Corporation to Louis J. and Barbara O'Donnell

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# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

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Baltimore County Courthouse  
Liber CWB, Jr. 1115 Folio 223

November 16, 1992

Louis J. O'Donnell to Nancy L. Schroeder  
Baltimore County Courthouse  
Liber 9552 Folio 779

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## 9. Major Bibliographical References

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Inventory No. BA-3054

See continuation sheet.

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## 10. Geographical Data

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Acreage of surveyed property .376 acres

Acreage of historical setting 214.3 acres

Quadrangle name Towson

Quadrangle scale 1:24,000

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### Verbal boundary description and justification

The Paul Waters House is located at 610 West Joppa Road in Towson in the Ninth District of Baltimore County. It is historically been associated with tax map 70 parcel 91 since its construction in circa 1920.

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## 11. Form Prepared By

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name/title Kristie Baynard, Architectural Historian

organization E.H.T. Traceries

date 11/14/02

street and number 1121 Fifth Street, NW

telephone 202/393-1199

city or town Washington

state DC zip code 20001

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  
410-514-7600

— **Maryland Historical Trust**  
**Maryland Inventory of**  
**Historic Properties Form**

Inventory No. BA-3054

Name Paul Waters House

Continuation Sheet

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Atlas of Baltimore County, Maryland. Philadelphia, PA: G. M. Hopkins, 1877.

Baltimore County Historic Inventory.

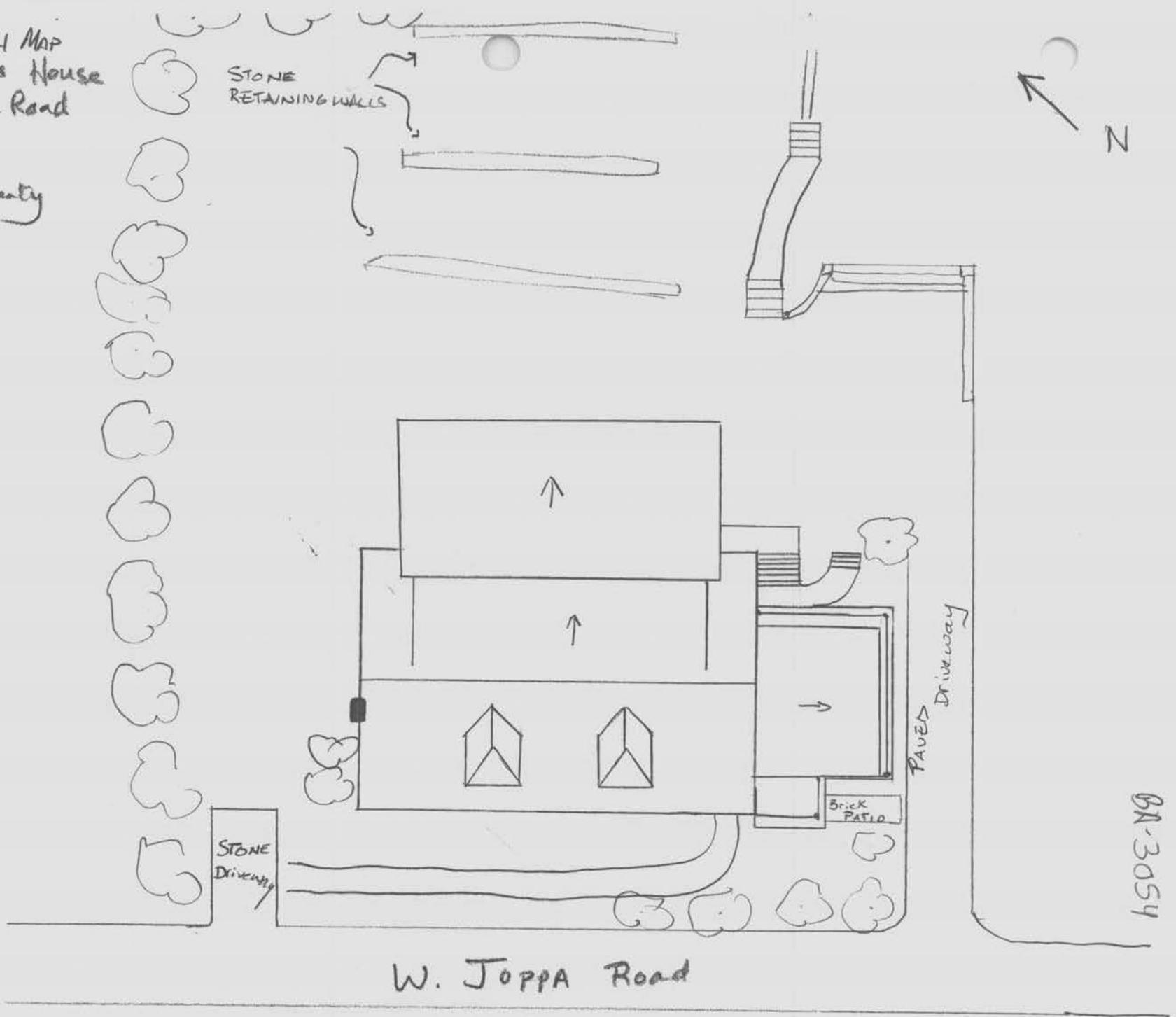
Brooks, Neal A. and Eric G. Rockel. A History of Baltimore County. Towson, MD: Friends of the Towson Library, Inc., 1979.

Map of Baltimore County. Philadelphia, PA: G. W. Bromley, 1915.

Scharf, J. Thomas. History of Baltimore City and County From the Earliest Period to the Present Day: Including Biographical Sketches of Their Representative Men. Philadelphia, PA: Louis H. Everts, 1881. Reprinted by Higginson Book Company, Salem, MA.

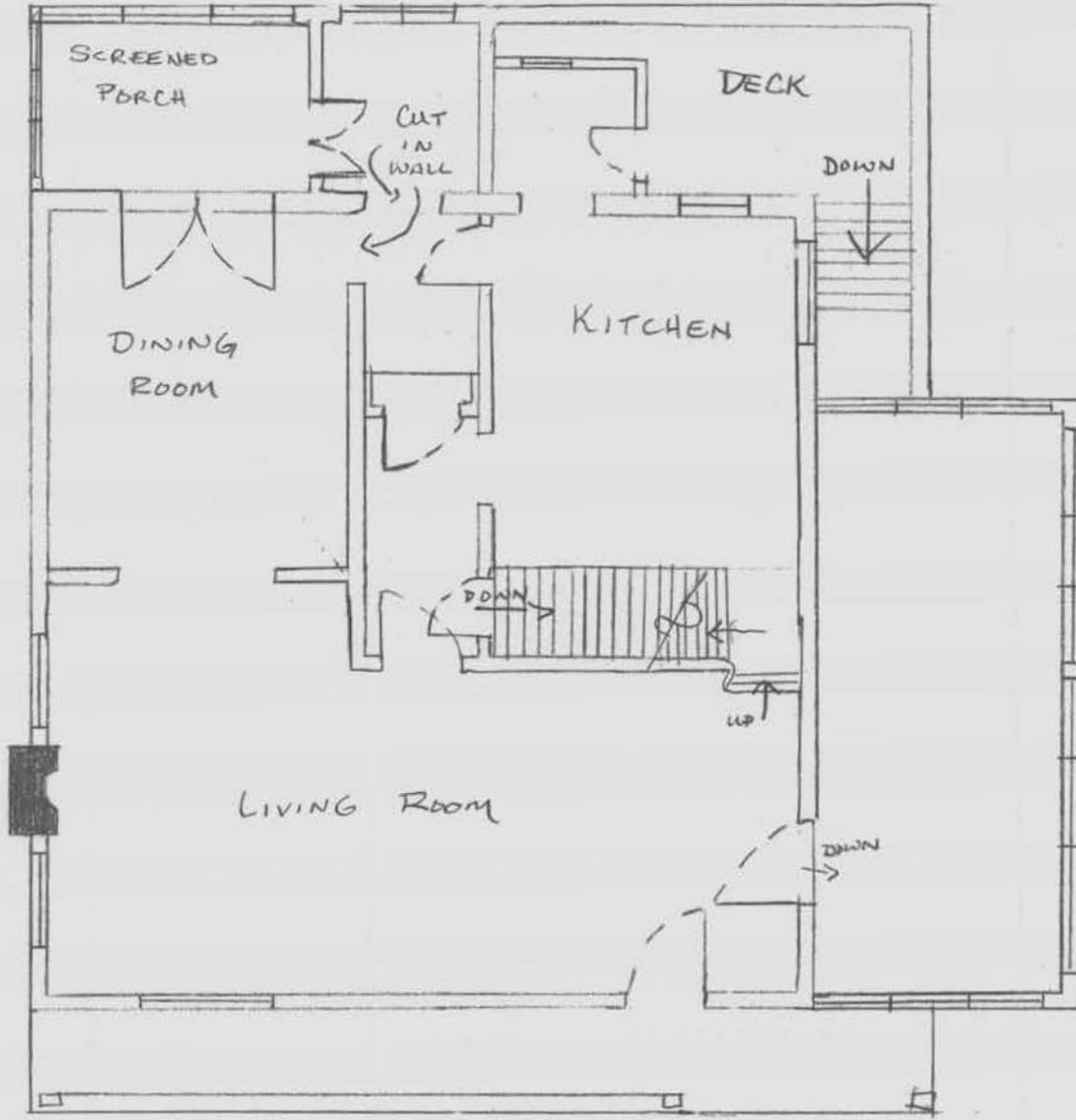
Sidney, J. C. Map of the City and County of Baltimore, Maryland, from Original Surveys. Baltimore, MD: James M. Stephens, 1850.

RESOURCE SKETCH MAP  
PAUL Waters House  
610 W. Joppa Road  
TOWSON  
Baltimore County

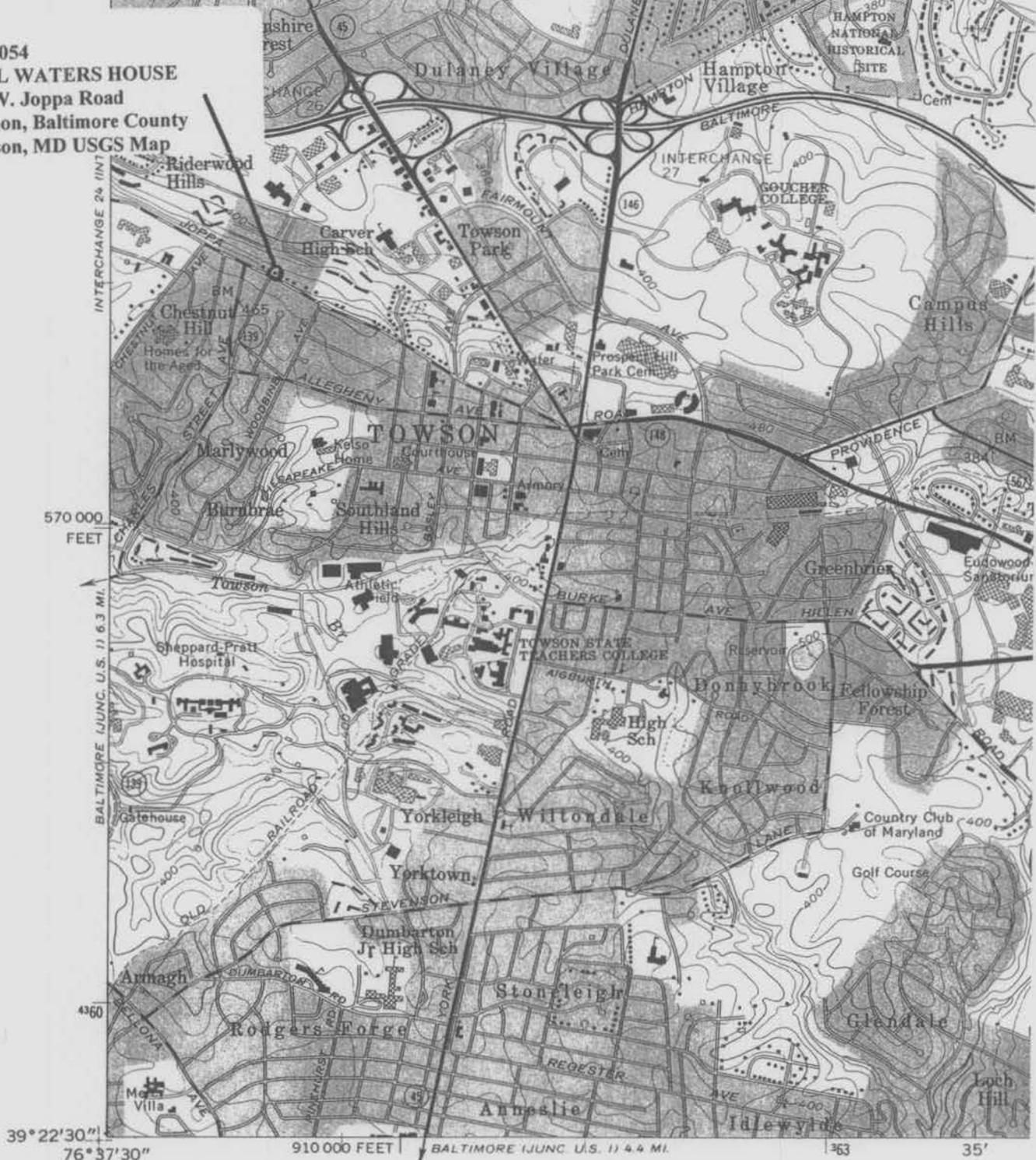


BA-3054

PAUL WATERS HOUSE  
610 West Joppa Road  
TOWSON, BALTIMORE CO.  
FIRST FLOOR PLAN



BA-3054  
**PAUL WATERS HOUSE**  
 610 W. Joppa Road  
 Towson, Baltimore County  
 Towson, MD USGS Map



BALTIMORE WEST  
 5062 15W

Mapped by the Army Map Service  
 Edited and published by the Geological Survey

Control by USGS, USC&GS, USCE, and Maryland  
 Bureau of Control Surveys and Maps

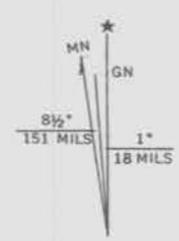
Culture and drainage in part compiled from aerial photographs  
 taken 1943. Topography by planetable surveys 1944  
 Culture revised by the Geological Survey 1957

Polyconic projection. 1927 North American datum  
 10,000-foot grid based on Maryland coordinate system  
 1000-metre Universal Transverse Mercator grid ticks,  
 zone 18, shown in blue

Red tint indicates areas in which only  
 landmark buildings are shown

Revisions shown in purple compiled by the Geological Survey from  
 aerial photographs taken 1966 and 1974. This information not  
 field checked

Purple tint indicates extension of urban areas



UTM GRID AND 1974 MAGNETIC NORTH  
 DECLINATION AT CENTER OF SHEET

1 E



BA-3054

Paul Waters House

610 West Joppa Road

BALTIMORE COUNTY, MD

Traceries

12/2002

MD SHPO

WEST CORNER

1 of 9



BA-3054

Paul Waters House  
610 West Joppa Road  
Baltimore County, MD  
Traceries

12/2002

MD SHPD  
West Corner

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BA-3054

Paul Waters House

610 West Joppa Road

Baltimore County, MD

Traceries

12/2002

MD SHPO

SOUTH CORNER

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BA-3054

Paul Waters House

610 West Joppa Road

Baltimore County, MD

Traceries

12/2002

MD SHPD

NORTHEAST ELEVATION

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BA-3054

Paul Waters House

610 West Joppa Road

Baltimore County, MD

Traveries

12/2002

MD SHPO

FIRST FLOOR, LIVING ROOM, VIEW LOOKING Northwest

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BA-3054

Paul Waters House

610 West Joppa Road

Baltimore County, MD

Traveries

12/2002

MD SHPB

FIRST FLOOR, DINING ROOM, VIEW LOOKING NORTHEAST

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BA-3054

Paul Waters House

610 West Joppa Road

Baltimore County, MD

Traces

12/2002

MD SHPO

FIRST FLOOR, HALL, VIEW LOOKING NORTHEAST

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BA-3054

Paul Waters House

610 West Joppa Road

Baltimore County, MD

Traceries

12/2002

MD SHPD

FIRST FLOOR, Kitchen, VIEW LOOKING NORTH

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BA-3054

PAUL WATERS HOUSE

610 West Joppa Road

BALTIMORE COUNTY, MD

TRACERIES

12/2002

MD SHPD

FIRST FLOOR, KITCHEN, VIEW LOOKING SOUTHEAST

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