

Memo to file

March 4, 2015

From: Casey Pecoraro  
Inventory Registrar

Re: **BA-3252**  
**Alban House**

The property documented in the following MIHP form has been demolished, per Teri Rising, Baltimore County Department of Planning Preservation Services Division (see 1/26/15 e-mail and report on file in Registrar's office).

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. BA-3252

*Demolished - November 2009*

## 1. Name of Property

(indicate preferred name)

historic Alban House

other

## 2. Location

street and number 10922 York Road

not for publication

city, town Cockeysville

vicinity

county Baltimore County

## 3. Owner of Property

(give names and mailing addresses of all owners)

name George W. Casper Jr.

street and number 435 Main Street

telephone

city, town Reisterstown

state MD

zip code 21136-1930

## 4. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore County Courthouse

tax map and parcel map 42, parcel 221

city, town Towson

liber 22507 folio 244

## 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 at MHT  
 Other: BC Office of Planning

## 6. Classification

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

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## 7. Description

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Inventory No. BA-3252

### Condition

excellent     deteriorated  
 good         ruins  
 fair          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.

Constructed between 1863 and 1877, The Alban House at 10922 York Road is located on the west side of York Road and to the north of the intersection of York and Sherwood Roads. This property faces a busy commercial stretch of York Road and is flanked by a parking lot and auto repair business. The building is surrounded by debris and a paved lot and is situated at a slight angle compared to the pattern of development along York Road. A garage is located behind the building.

The Alban House is two stories, the first being constructed of stone. At some point around the turn of the 20th century, it appears that a second floor and rear ell were added. (Figure 1) Cedar shingles cover what appears to be clapboard on the second story. The eastern elevation is three bays wide with three two over two windows on the second floor. (Figure 2) A partial width enclosed front porch is located on the first floor and is flanked on either side by a single two over two window. (Figure 3) The northern elevation has no windows on the first or second floors. (Figure 4) The western elevation of the main building has a pair of two over two windows on the first floor and a single two over two window on the northwestern corner. The northern elevation of the rear ell features a single two over two window on each floor. (Figure 5) The western elevation has a pair of two over two windows on each floor. The southern elevation features a lean to addition that is covered in vertical plywood. (Figure 6) There are three two over two windows on the second floor and a small attic level window. (Figure 7)

## 8. Significance

Inventory No. BA-3252

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 type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input 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 history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Specific dates

Architect/Builder

Unknown

Construction dates ca. 1870

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 projects, complete evaluation on a DOE Form – see manual.)

Located at 10922 York Road, the Alban House was constructed sometime between 1863 and 1877 on the main turnpike connecting Baltimore to York, Pennsylvania. Situated in the Eighth Election District, this stone building was constructed to function as a tenant house and was advantageously placed in the center of the town of Cockeysville in close proximity to the Northern Central Railroad. Cockeysville is located approximately fourteen miles north of the city of Baltimore and was considered to be a prosperous place to live and one of the most important towns on the Northern Central Railroad. The tenant house was constructed by Joshua F. Cockey and was one of dozens of houses and businesses that were designed to be rental properties. Other buildings along that stretch of the York Turnpike included the Cockeysville Hotel, bank, post office, frame wheelwright shop and a frame blacksmith shop. All of Cockey's tenant properties, ground rents and other assets were sold at public sale in 1921 after his death in order to settle the estate. William H. Alban, a worker on the railroad who had been one of Cockey's tenants in another building, purchased the house and lived there until 1947.

The area of Cockeysville has long been an important part of Baltimore County history. It quickly became an important travel route because of its location on the York Turnpike and later became a key shipping point because of its location near the junction of the York Road and the Northern Central Railroad. This enabled Cockeysville to grow continually through the latter half of the 19<sup>th</sup> century. As founders of the town, the Cockey family was instrumental in the establishment of many of the village's most important businesses including the Cockeysville Hotel and general store in addition to the bank. They also helped secure the establishment of the Cockeysville Station stop on the Northern Central Railroad through funding and the conveyance of land.<sup>1</sup> They also constructed houses and businesses and rented them to various tenants and tradesmen. The 1918 Tax Assessment of Baltimore County devotes several pages to the businesses and rental properties the Cockey family owned. Counted among these buildings are the Alban House, post office, and wheelwright and blacksmith stands.<sup>2</sup>

<sup>1</sup> Maryland State Archives Special Collections, Cockey Property Documentation, Box 36 Folder 109, 2/71/3/42.

<sup>2</sup> Baltimore County Tax Ledger-District 9, 1918, 72-73.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. BA-3252

Name Alban House, 10922 York Road, Cockeysville, Baltimore County

### Continuation Sheet

Number 8 Page 2

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A busy town like Cockeysville was able to provide enough customers to support multiple businesses, including those involved in the blacksmith and wheelwright trades. Several of them paid to have themselves included on the list of patrons for the 1877 Atlas of Baltimore County. There were at least six men engaged in the wheelwright or blacksmithing business in the area of Cockeysville.<sup>3</sup> By 1891, the town's population had grown to about 800 residents, which included the village of Beaver Dam and Marble Hill.<sup>4</sup> The 1900 census for Cockeysville counts five blacksmiths among its residents, including George B. Kenney, who operated a shop next to the Alban House.<sup>5</sup> He later purchased the wheelwright and blacksmith stands from Anna B. Cockey.<sup>6</sup> Another Cockeysville blacksmith and wheelwright was John Katen Rowe. Rowe lived and operated a blacksmith stand on his property on York Road slightly north of the Marble Hill area.<sup>7</sup> The location of his stand was represented in the 1877 Atlas of Baltimore County<sup>8</sup>, the 1898 Atlas of Baltimore County<sup>9</sup> and the 1915 Atlas of Baltimore County.<sup>10</sup> He married Georgianna Wheeler in 1859 and had several daughters and one son named Frank Lewis Rowe. Frank L. Rowe was also a blacksmith who took over the business after his father's death in 1884.<sup>11</sup> He did not have the opportunity to run the business for very long, Frank L. Rowe died on October 12, 1892. He left behind several young children and his widow, Laura Jane Albright Rowe.<sup>12</sup> She inherited the house and business after issues relating to the estate were resolved among Frank's sisters.<sup>13</sup> Laura Rowe married William Boggs of Lutherville in 1906<sup>14</sup> and sold the house and blacksmith shop.<sup>15</sup> Angelo E. Lupo, who had also purchased the Loveton estate, eventually acquired it.<sup>16</sup>

An extensive inventory of all the properties owned by Josuha F. Cockey was conducted shortly after his death in 1920. Cockey's will left the Cockey homestead and other properties to his widow Anna B. Cockey<sup>17</sup> Anna B. Cockey decided to renounce her rights under the will and a complaint was filed in the Baltimore County Circuit Court in December of 1920 that ultimately resulted in the sale of most of the Cockey family real estate.<sup>18</sup> Over twenty-seven pieces were offered, including the Cockeysville Hotel, businesses, residence properties, and

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<sup>3</sup> *Atlas of Baltimore County, Maryland*. Philadelphia, PA: G. M. Hopkins, 1877, Eighth District List of Patrons

<sup>4</sup> Baltimore Sun, "Cockeysville-Pretty Place for Summer's Pleasures-Resources and Homes", July 10, 1891, n.p.

<sup>5</sup> United States Federal Census, 1900, Election District 8, District 36.

<sup>6</sup> Baltimore Sun, February 3, 1921, 17.

<sup>7</sup> United States Federal Census, 1880, Election District 8, 122.

<sup>8</sup> *Atlas of Baltimore County, Maryland*. Philadelphia, PA: G. M. Hopkins, 1877.

<sup>9</sup> *Map of Baltimore County*. Philadelphia, PA: G. W. Bromley, 1898, Plate 32.

<sup>10</sup> *Map of Baltimore County*. Philadelphia, PA: G. W. Bromley, 1915, Plate 38.

<sup>11</sup> <http://www.rootsweb.ancestry.com/~mdannear/firstfam/wheeler/d62656.htm>.

<sup>12</sup> <http://www.rootsweb.ancestry.com/~mdannear/firstfam/wheeler/d62658.htm>.

<sup>13</sup> Baltimore County Land & Will Records, Baltimore County Courthouse, Towson, MD: LMB 219:84.

<sup>14</sup> Baltimore Sun, November 21, 1904, 7.

<sup>15</sup> Baltimore Sun, October 31, 1906, 7.

<sup>16</sup> Baltimore County Land & Will Records, Baltimore County Courthouse, Towson, MD: WPC 360:280.

<sup>17</sup> Baltimore Sun, July 21, 1920, 7.

<sup>18</sup> Maryland State Archives, Baltimore County Circuit Court, Equity Docket, 1919-1922: WPC 24:101

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

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Name Alban House, 10922 York Road, Cockeysville, Baltimore County

### Continuation Sheet

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ground rents.<sup>19</sup> The Alban house was described in the sales ad as a stone dwelling located between a frame wheelwright building and a frame blacksmith building.<sup>20</sup> It was later described in a summary detailing the results of the sale.<sup>21</sup> It was also visually depicted on a map of those properties being offered for sale.<sup>22</sup> The stone building's location and dimensions are also depicted on the 1936 Sanborn Fire Insurance Map.<sup>23</sup> Over the years it continued to be used as a residence and later a rental property but has deteriorated to the point that it is no longer inhabitable.

This building does not meet the criteria required to landmark a property under Baltimore County Code, Sec. 32-7-106. It is not a distinctive example of a particular architectural style or period; there are many better examples of vernacular stone construction throughout Baltimore County. It is not an exceptional example of the work of a noted architect or master builder. Exceptional examples would retain significant and structurally intact details of an architectural style or method of construction that would demonstrate the skill of the builder. Although the Cockey family constructed the building, the historic environmental setting has been compromised and the building lacks any historic integrity that might convey its association to Cockey and the town of Cockeysville. It is not of notable artistic merit and it has not yielded nor will be likely to yield information or materials important in prehistory or history.

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<sup>19</sup> Baltimore Sun, *Suburbs And County: To Sell Cockey Realty*, February 7, 1921, 3.

<sup>20</sup> Baltimore Sun, February 3, 1921, 17.

<sup>21</sup> Baltimore Sun, May 16, 1923, 17.

<sup>22</sup> Maryland State Archives Special Collections, Cockey Property Documentation, Box 36 Folder 109, 2/71/3/42.

<sup>23</sup> Enoch Pratt Free Library, Bell & Howell Information and Learning's Digital Sanborn Maps, 1867-1970, Cockeysville, 1936.

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## 9. Major Bibliographical References

Inventory No. BA-3252

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*Atlas of Baltimore County, Maryland.* Philadelphia, PA: G. M. Hopkins, 1877.  
Baltimore County Land & Will Records, Baltimore County Courthouse, Towson, MD.  
Baltimore County Public Library Legacy Web, [http://external.bcpl.lib.md.us/hcdo/lw\\_home.html](http://external.bcpl.lib.md.us/hcdo/lw_home.html)  
Enoch Pratt Free Library, Baltimore Sun Historical Archive, Baltimore, Maryland.  
*Map of Baltimore County.* Philadelphia, PA: G. W. Bromley, 1898.  
*Map of Baltimore County.* Philadelphia, PA: G. W. Bromley, 1915.  
Maryland State Archives Special Collections, Annapolis, Maryland.  
Rootsweb, Ancestry.com , <http://rootsweb.ancestry.com/>.  
United States Federal Census, Maryland, Baltimore County, Election District Eight, 1880, 1900.

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## 10. Geographical Data

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Acreage of surveyed property .23 Acres  
Acreage of historical setting .23 Acres  
Quadrangle name Cockeysville Quadrangle scale: 1:24,000

### Verbal boundary description and justification

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The Alban House is associated with .23 acres known as parcel 221 and located on grid 22 of tax map 42 of the Baltimore County Tax Assessor's Office.

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## 11. Form Prepared by

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name/title	Teri Rising, Historic Planner		
organization	Baltimore County Office of Planning	date	August 26, 2009
street & number	105 West Chesapeake Avenue	telephone	410.887.3495
city or town	Towson	state	MD

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 21032-2023  
410-514-7600

BA-3252

www.baltimoresun.com/news/maryland/baltimore-county/bal-md.co.demolish16nov16,0,7566828.story

**baltimoresun.com**

## 1852 house razed amid preservation talks

### Cockeysville site leased by auto business owner who plans parking lot

By Mary Gail Hare | The Baltimore Sun

November 16, 2009

Cockeysville has lost another facet of its history to the wrecking ball, despite the efforts of residents who were working to preserve elements of the 19th-century tenant house built by Judge Joshua Cockey II.

The ramshackle two-story structure that dates to 1852 was razed a week ago to make way for a parking lot.

Although Baltimore County's Landmark Preservation Commission deemed the building unsalvageable, residents had hoped to save the stones, long ago covered with stucco, and make them into a memorial wall. They were still negotiating with the property owner when the building was torn down.

"Our goal is to bring to light that we still have significant local history here, that it is of cultural value and worth saving, before it is all gone," said Becky Gerber, a Cockeysville resident who has worked on several preservation efforts.

Research has shown that the limestone was mined in nearby quarries by Irish immigrants and hauled by ox-drawn carts to the site. Cockey most likely had some of his 60 slaves build the home as a residence for his blacksmith. According to local lore, the home was used briefly by the Union Army for storage and a guardhouse.

Residents envisioned building a commemorative limestone wall on a spot nearby.

"We are talking about a lot of stone," Gerber said. "While the original building was only one story with a cellar, the walls are at least 20 inches deep."

John Avron, the new lessee who hopes eventually to purchase the York Road property, said he has plans to potentially use the stone in a future building. The demolition, for which the county issued a permit, took place Nov. 7 and 8, much to the dismay of residents.

"I didn't care," said William Casper, who owned the building and the surrounding 1.5 acres. "I told them they could have what they wanted."

Gerber said, "We had been talking to the owner for about two months on how and when we would

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salvage the stone. We had spent many hours meeting with various specialists for their feedback and instruction. I am truly saddened."

Volunteers had hoped to retrieve the stones by hand, a process that would have saved the owner hauling and dumping fees, Gerber said.

For Casper, the home, which he inherited from his father five years ago, was an eyesore and financial burden. He could not rent it in its neglected condition and had to pay costly insurance premiums and \$3,000 in annual property taxes.

"It was nothing but a shack that I couldn't rent," he said. "It had lived its course and was way beyond repair. It has been a burden ever since I inherited it."

Ridding himself of the home cost another \$21,000 - \$15,000 for demolition and the rest to disconnect sewer and water lines.

Avron, who has salvaged what he wanted from the rubble, said, "This building had to come down. It was not safe."

He said he would allow residents to dig stone from what remains of the foundation, as long as they backfill the site. He owns a nearby auto business and will likely use most of the property for a parking lot, he said.

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Cockeysville

BA-3252

Dem

SHERWOOD

Cockeysville  
Quad



Figure 1



Figure 2

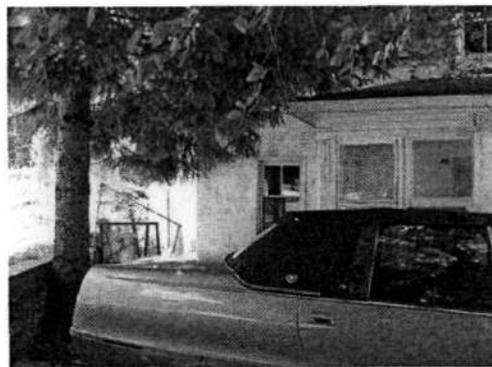


Figure 3

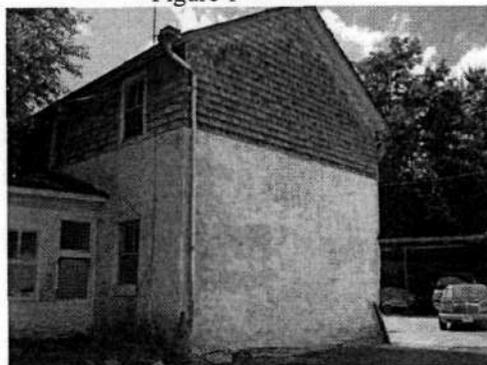


Figure 4



Figure 5

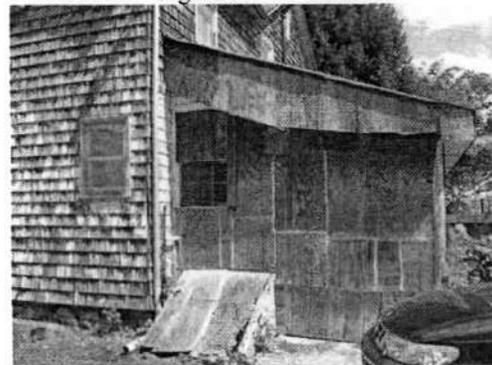


Figure 6

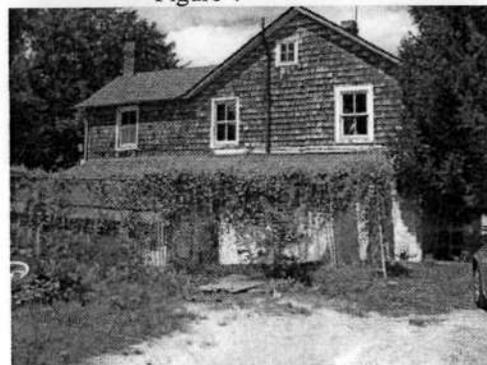


Figure 7

BA-3252