

BALTIMORE COUNTY LANDMARKS PRESERVATION COMMISSION  
MARYLAND HISTORICAL TRUST

BA-515  
NAI #C00104335

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1** NAME

HISTORIC COCKEYSVILLE HOTEL

AND/OR COMMON

Colonial Inn, Joshua F. Cockey's Tavern

**2** LOCATION

STREET & NUMBER

West side of York Road, above underpass

3rd Councilmanic District

CITY, TOWN

Cockeysville

\_\_\_ VICINITY OF

CONGRESSIONAL DISTRICT

2nd Congressional District

STATE

Maryland

COUNTY

Baltimore County

**3** CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input checked="" 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 type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input 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 checked="" type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER

**4** OWNER OF PROPERTY

NAME

Maryland Specialty Wire Company

c/o Treasurer

Telephone #: 666-2500

STREET & NUMBER

CITY, TOWN

Cockeysville

\_\_\_ VICINITY OF

STATE, zip code

Maryland 21030

**5** LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Baltimore County Courts Bldg.

Liber #: RRG 4251

Folio #: 305

STREET & NUMBER

401 Bosley Avenue

CITY, TOWN

Towson

STATE

Maryland 21204

**6** REPRESENTATION IN EXISTING SURVEYS

TITLE

Baltimore County Historic Sites Inventory  
Maryland Historical Trust

MHT Inventory No. BA 515

DATE

On-going since 1964

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

DEPOSITORY FOR  
SURVEY RECORDS

21 State Circle

CITY, TOWN

Annapolis

STATE

Maryland 21401

# 7 DESCRIPTION

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

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Cockeysville Hotel is a 2-1/2 story limestone building 7 bays wide. There is a gable roof on the main block; very wide end chimneys rise at the gable ends. There are three dormers on the main facade. The building once had wide porches, which were later reduced to a one-bay entrance porch with second-story deck. At present, no porch survives.

In the main facade, there are entrances in the second, fourth, and sixth bays. The fourth or center bay is the main entrance and once had double doors at first story level and a door leading to the second story deck.

The building is in a very plain style, almost without decorative features, other than a box cornice. Windows, when intact, were 12-on-12 double-hung sash types, topped by stone lintels. Two of the doorways have been fitted with fanciful "broken pediments," false Georgian features added during the building's life as the Colonial Inn.

The main block is three bays deep. The gable end wall on the north shows its limestone construction and is punctuated by 7 windows; the gable end wall on the south is still coated with rough-cast or stucco and contains but three windows—two at attic level and one centered in the first story. The back building is comparatively small, two stories of stone, five bays wide, and very plain.

The former hotel presented a pleasing appearance in photos made in January of 1971. Subsequently, its windows were boarded up. A responsible person in the wire corporation told the landmarks preservation staff that one wall was bulging (conversation of August 5, 1977).

**8 SIGNIFICANCE**

BA-515

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 checked="" 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      c. 1810                                      BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Cockeysville HOTEL was built, per various traditional beliefs, in 1810, which was the year when the Baltimore and York Town Turnpike was nearing completion. (1) The property was certainly unimproved when the 1798 tax list was taken and still vacant in 1807 when Thomas Cockey Deye died leaving his kinsmen the site of present Cockeysville, an area that was then "in great measure without improvement." (2)

This part of the Deye holdings passed to Deye's nephew Joshua F. Cockey under the designation of Lot NO. 7. Cockey was the builder of the hotel, and here in 1812, a military company called the Cockeysville Blues was formed.

Possibly the hotel also doubled as home for Joshua F. Cockey, because, on his death in 1820, the inventory of his property seemed to indicate only one building, which contained rooms designated:

Room No. 5, 6, 7, 8, 9 in garrett	In Old Bar
Front room on Lower floor	Little Room in Front House
Back room on Lower Floor	In the cellar
Room No. 1 Up Stairs	In the porch
Room No. 2, 3, 4 Up Stairs	In the little back room
In Passage	In kitchen
In Bar Room	

Also mentioned were an "old house" and a blacksmith's shop. The entire furnishings of the Bar Room were:

1 7 plate stove and pipe	\$10.00
3 Pine tables	2.00
6 Old chairs and 2 benches	0.75
8 Stand kegs	4.00
3 Quart and 6 Pint Measures	3.00
1 Lot of Sundries in Bar	6.00 (3)

Following the builder's death in 1821, the old Deye Lot No. 7 was involved in a Chancery Court case wherein it was further subdivided into a number of parcels, with the hotel going as had been prescribed in Joshua F. Cockey's will to his son Joshua Frederick Cockey. The tract was "150 acres where my mansion now stands" as written in the will. However, the

CONTINUE ON SEPARATE SHEET IF NECESSARY

plat of subdivision made in 1832 shows a small drawing of a house with chimneys at each end labeled "Joshua F. Cockey's Tavern." The Cockey homestead on the opposite side of the road does not appear. (4)

By 1838 or earlier, the hotel was able to serve railway passengers as well as turnpike travelers when the Baltimore and Susquehanna tracks reached the village. The hotel was the center of high-spirited social activities that are now more legendary than provable. There had been cockfights, and at June festivities each year, the blank south wall was used for handball games. (5) The hotel was often the scene of rallies and public auctions. In 1861, when the Union was breaking up, there was much military activity around the town, including the burning of the rail bridge over Beaver Dam Run. The hotel was requisitioned as Federal headquarters, and a Towson newspaper reported in June of that year:

A number of tents there are erected in the meadow near Judge Cockey's dairy, while a larger number are on the high ground near the hotel, where the ten-pin alley formerly flourished. (6)

The Federals supposedly spiked the sole cannon of the pro-Southern Cockeysville Blues, and that fieldpiece is still hidden somewhere in the vicinity according to a recent newspaper story. (7)

The 1850 county map by J. C. Sidney shows J. F. Cockey with "Cockeysville Hotel and P.O." The 1877 atlas showed the hotel, with H. S. Gill as "Prop." The hotel continued for more than a century in the hands of one Joshua F. Cockey after another, but the owner did not always operate the place himself. A series of tenant operators included William Jessop, Abraham Jessop, John Bond, Noble Wilson, and H. S. Gill and A. H. Noffsinger. (8) The Cockey shown in the 1877 atlas was a Baltimore County Judge, who lived until 1891, passing the hotel and surrounding town to his son of the same name, who was distinguished in court testimony as Fritz.

"Fritz" Cockey had a son also named Joshua Frederick, who died a year before his father did. The hotel property passed to Anna or Annie B. Cockey, the last of the family to hold title. The 1918 Tax Ledger still showed the property in possession of the judge's son and charged him (Joshua F. Cockey) with a dwelling and hotel worth \$4,770, measuring:

40 X 60  
19 X 38  
20 X 19

with stable and sheds worth \$600. (9) The family still owned most of the town buildings plus a clay factory. The property passed to Mrs. Annie/Anna B. Cockey shortly thereafter and the 1923 tax ledger showed her with a wide variety of commercial buildings plus

Hotel & Back Bldgs	\$5000
Stable shed	600.

In the course of a court action in 1920, the hotel had been sold publicly in an auction held on the premises, and was bought back by Mrs. Cockey. George Jessop of Cockeysville, aged 73, estimated in his testimony that the hotel buildings were worth \$5000 and the land worth \$1500—coming within \$100 of the price realized at the auction. The property was advertised in various

papers as:

... 1-1/2 acres ... improved by a large Hotel known as Cockeysville Hotel mostly of stone construction, containing 24 rooms: a large stone stable which will accommodate at least 15 head of horses and shedding. Also an ice house and other outbuildings. The property is located in the heart of the village opposite the Northern Central Railway Station, bounding on York Pike and could readily be converted, if desired, into a good business property .... (10)

Mrs. Cockey sold the hotel and grounds to Henry Bishop, Inc. in 1924. The hotel carried on in the 1930's as the Colonial Inn, although it was not a construction of the colonial era in point of fact. The 1928-40 tax ledger called it a "dwelling hotel." When the underpass at Cockeysville was built in the early 1930's to eliminate the grade crossing of the York Road and the Pennsylvania Railroad, the hotel was rendered invisible to tourists in automobiles and it was difficult for transient drivers to turn into the grounds. A Sun writer noted the double gloom that settled on the village after passage of the 18th Amendment:

But after the beginning of the town's nominally "dry era," the inn was converted into apartments and the distillery was torn down. (11)

The making of Cockeysville rye was resumed in 1947, but it was not destined to be consumed at the historic tavern. Clarence E. White acquired the hotel in 1940 and the 1943 tax ledger lists a new "addition to hotel" worth \$3500. In 1964, Mrs. White sold the building to the Maryland Fine and Specialty Wire Company, a small electronic and high-technology manufacturing concern founded by Leonard C. Crewe. (12) The company eventually outgrew the building and relegated it to storage purposes. In 1977, the corporate owner, now a subsidiary of Handy and Harmon, was exploring the possibility of deeding the building to the Baltimore County Historical Society; these discussions were confidential until revealed in the Valley Voice of August 4, 1977.

Notes:

- (1) Greater Timonium American Bicentennial Committee, Inc., The Limestone Valley (Timonium, 1976), p. 52.
- (2) Chancery Papers, Cockey-vs-Owings, 1808, No. 1206, Hall of Records.
- (3) Baltimore County Inventories, WB 33:144, Hall of Records.
- (4) Chancery Records, Cockey-vs-Cockey, 1830, Liber B148, f. 346, 354d, 354j.
- (5) Bennett Bussey Cockey, "The March of Progress in Cockeysville/Railroad Underpass to Cut Off View of Several Old Structures," Sunday Sun, February 9, 1930. This article seems to be the source for the construction date of 1810.
- (6) Baltimore County Advocate, Towson, June 22, 1861.
- (7) Robert L. Richardson, "Landmarks Listing Neglects Three Local Historic Sites," Valley Voice, June 14, 1977, p. 1.

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- (8) Limestone Valley, p. 52. Also, Cockey, "March of Progress."
- (9) Tax Ledger, District 8, 1918, f. 72.
- (10) Judicial Records, WPC 286, f. 187.
- (11) "Cockeysville, of International Fame, Becoming Somewhat 'Citified,'" Evening Sun, February 11, 1952.
- (12) B.C. Deeds, RRG 4251, f. 305.

BA-615  
**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

Greater Timonium American Bicentennial Committee, Inc.,  
The Limestone Valley (Timonium, Md., 1976)

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY about 7/8th acre

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE None COUNTY None

STATE COUNTY

**11 FORM PREPARED BY**

NAME/TITLE John W. McGrain, Executive Secretary  
Landmarks Preservation Commission

ORGANIZATION Baltimore County DATE  
Office of Planning and Zoning August 29, 1977

STREET & NUMBER TELEPHONE  
401 Bosley Avenue 494-3495

CITY OR TOWN STATE  
Towson Maryland 21204

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

1/16/80

TO: MARK EDWARDS, MHT Historic Sites Survey Coordinator

FROM: Alice Martin, 14308 Mount Ave., Phoenix, Md. 21131 (472-2128)

RE: BA-VIII-COC-515 COCKEYSVILLE HOTEL (c.1810), Railroad Ave., Cockeysville  
DEMOLITION b e g a n 1/12/80 (Saturday)

The Maryland Specialty Wire Company, owners (since 1964), kept this building in repair and occupied by people or as storage until about a year ago--due largely to the interest of Leonard Crews, <sup>of the same company</sup> president. Less than an acre of ground is in this parcel (not including the stone stable shed to the rear), and the York Road traffic bypasses this stretch (see underpass in foreground). It is still structurally sturdy except for the north wall, now with bulges, weakened in several spots. No one has come up with an adaptive use and prospective buyer, though Wilson Herrera, a member of our MHT-BCC ~~committee~~ <sup>(12/5/79)</sup> recently offered to buy it for rental use. Because of a complaint by phone from Junita McIntosh to the Baltimore County complaints department 10/10/79, the cycle of county inspection/hearing/secure or demolish/demolition permit began. The Landmarks Preservation Commission turned down its nomination to their list 9/20/77, on the basis of the recommendation of <sup>member</sup> Charles Nes, AIA, so there was no opportunity for that kind of review or protection. A permit for demolition was issued 12/19/79 to the L. J. McCourt & Co. and completion is scheduled by 2/2/80.

On December 5th several of us were able to document (record/photograph/measure) inside and out, through the courtesy of Maryland Specialty Wire (John Kuta): including <sup>Wilson Herrera</sup> Diana Itter, John McGrain, Marion Anderson, Robert Perkins, and Moira <sup>and myself</sup> Hatchell. Some of us have returned for more photos and descriptions (exterior only). You have John's Landmarks Preservation Commission form, but I will also send descriptive materials when assembled for your files. (OVER)

This is a splendid building, a key structure in the village of Cockeysville, and one that could have been a thriving restaurant if the SHA had made decisions to bring York Road up to grade level again (as it proposed several years ago) and if it hadn't been so insistent about continuing the 5 lanes through the town-- which of course will be the end of anything resembling that town because of the proximity of small houses and stores.

I would like to suggest that you and George Andreve lead <sup>an MHT policy of</sup> the way for protection of towns, with adjustments for industrial park or other heavy traffic in such areas. By-passes are not the answer. They just isolate the towns and make them deteriorate more, especially when there are expressways closeby, already.

In this case, 3-lanes is the most that village can bear, without insurmountable destruction of small businesses, who will need parking and sidewalks much more than 2 more lanes of whizz-by commuters. I-83 is a very short distance west, and the county is busily planning a parallel road between these two to serve industrial park traffic (Beaver Dam Road).

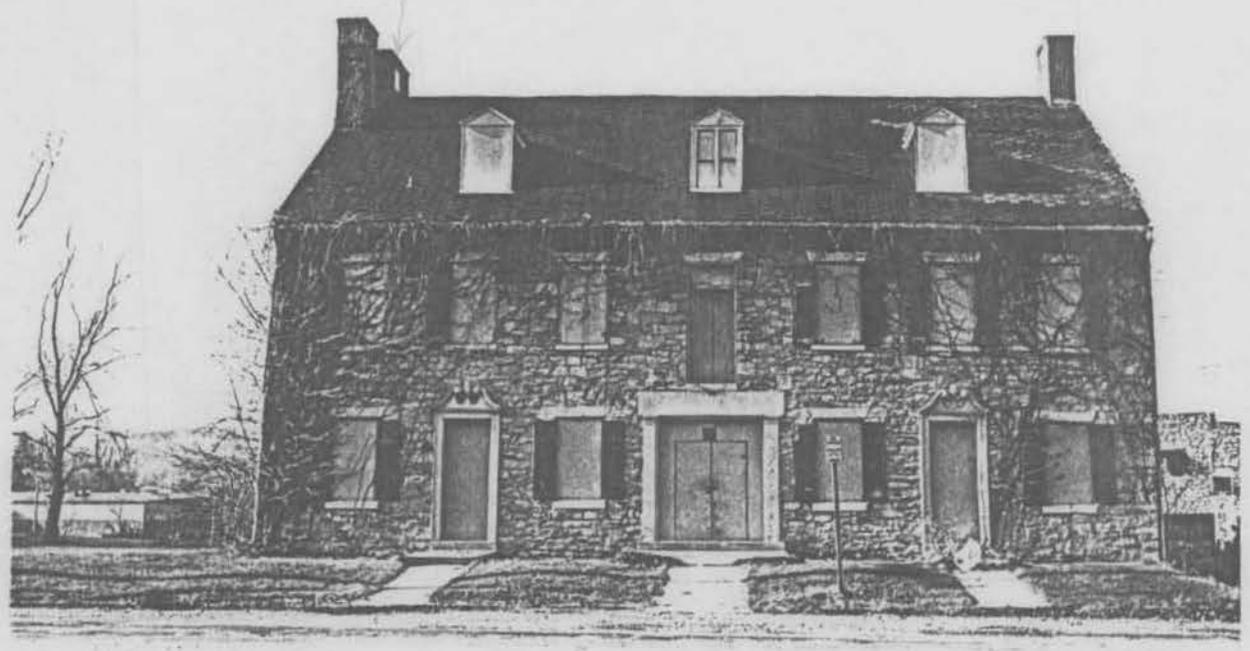
It hurts to see this building go, for "proposed use - vacant lot," (i.e. parking space). It should have been saved somehow, but nobody took the lead offered by Mr. Crewe (to the Baltimore County Historical Society), ~~EE~~ Several of us will be photographing as demolition continues, a sad substitute for the building itself.

*I took George Andreve past this building 5/8/79 concerning possibility of entering on NR, but I felt until its future was resolved it was a questionable nomination at that point in time.*

for MAT-MSI files  
from MAT-BCC

BA: VIII - 200-515 VA-515  
COCKEYSVILLE HOTEL (c. 1810)  
(presently) W/S RAILROAD AVE.  
(originally) W/S YORK TURNPIKE  
COCKEYSVILLE

note: frame chimney pent.



FRONT (E) from Railroad Ave. PHOTO: ROBERT F. PERKINS 12/5/79  
Shows corner, Maryland specially, W. side, & rear + Stone stable shed, rear W.



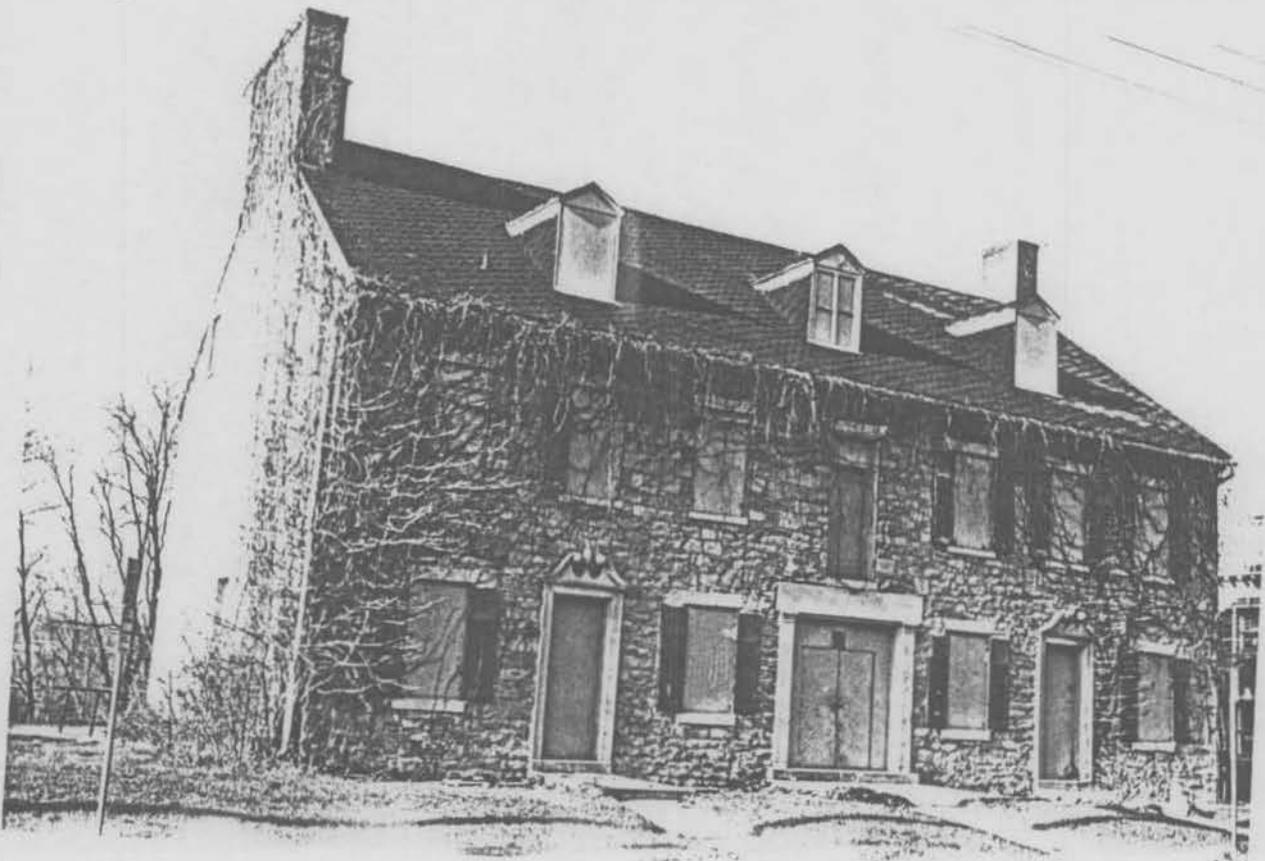
FRONT (E) from former RR Station location PHOTO: ROBERT F. PERKINS 12/5/79  
Shows opening for York Rd and bypass

for NHT-ASI files!  
from NHT-CCC

PA; VIII-LUC-515 BA-515  
COCKEYSVILLE HOTEL



REAR (W) looking toward Railroad Av. 21. PHOTO: ROBERT F. PERKINS 12/5/79  
York Rd overpass. Note slit in W stone end.

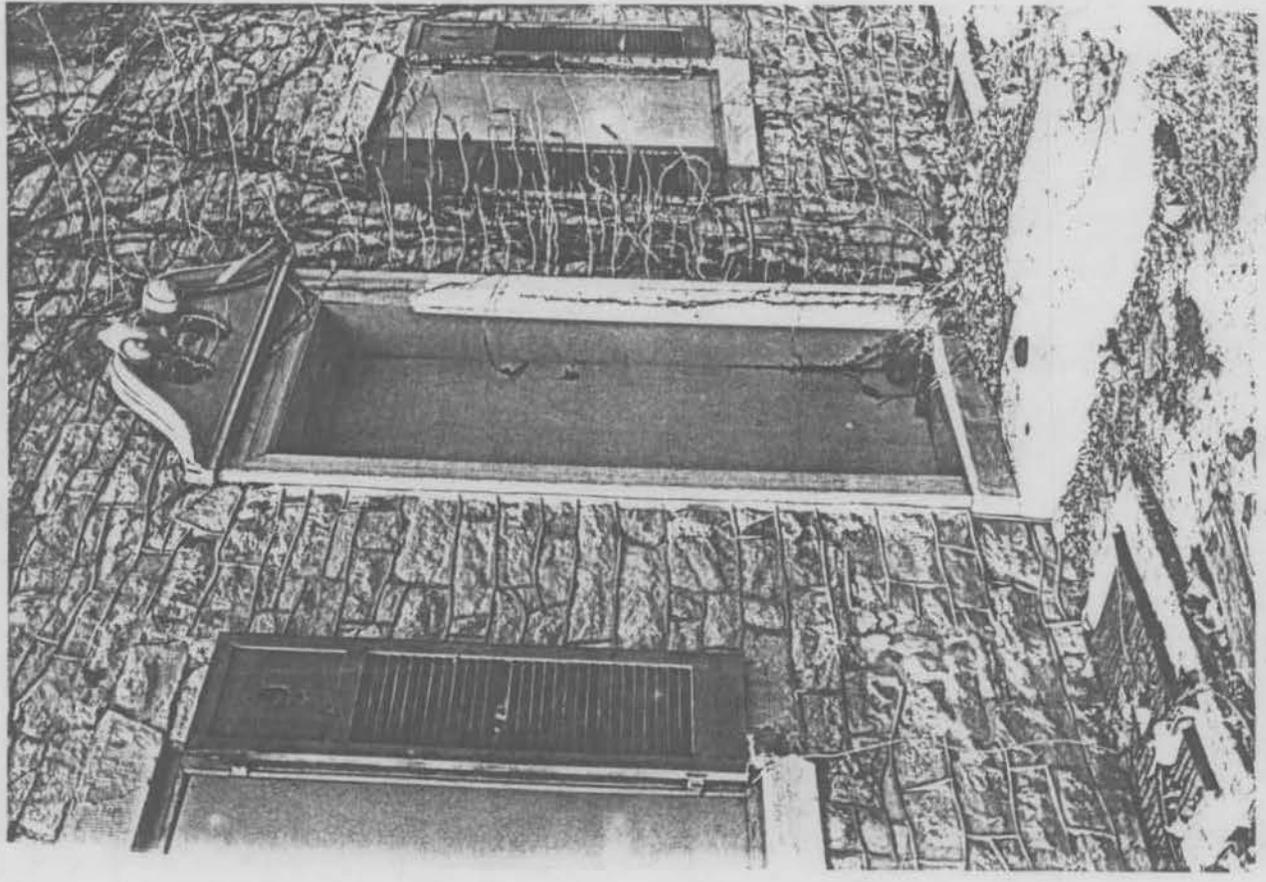


FRONT (E)

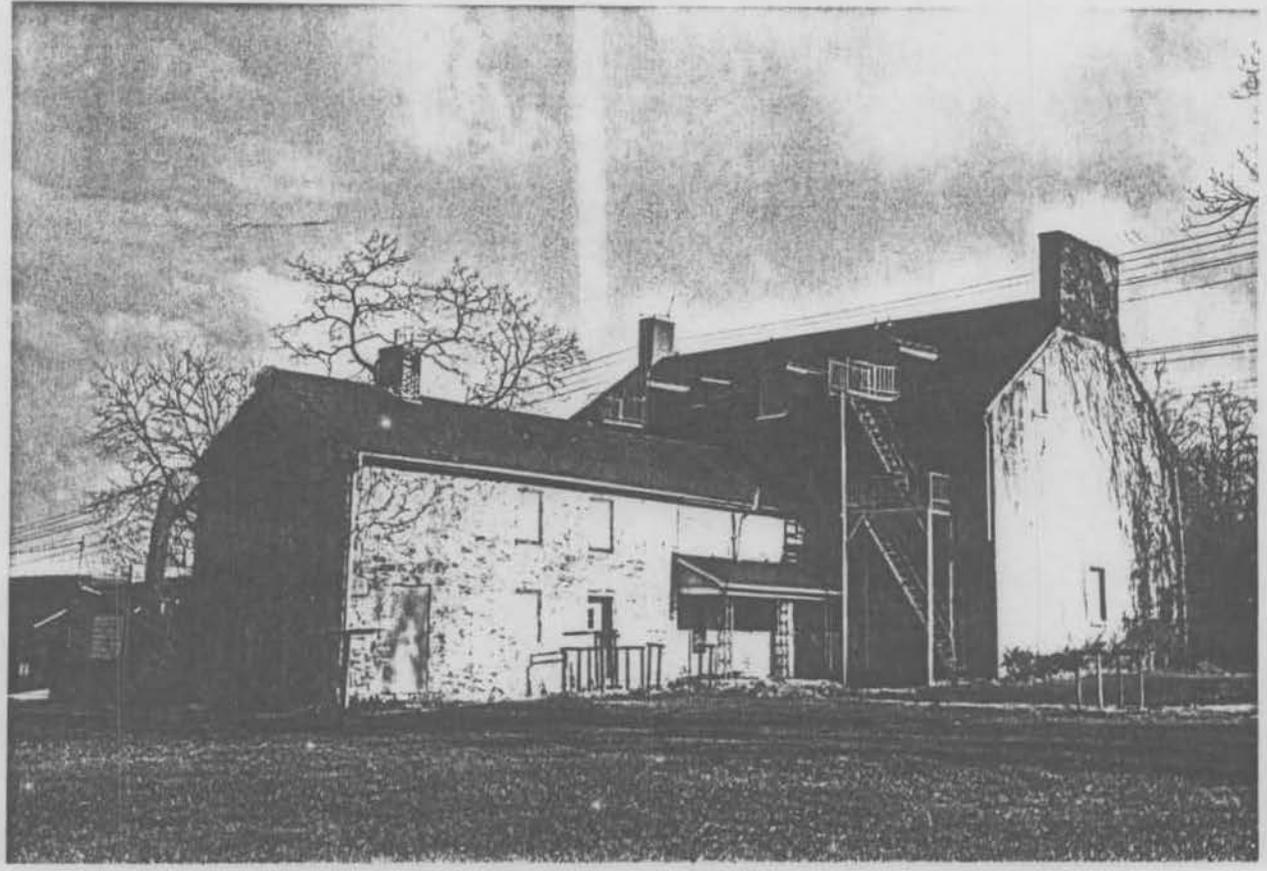
PHOTO: ROBERT F. PERKINS 12/5/79

from MHT-131 files:  
from MHT-13CC

EA: VIII - COC - 515 BA-515  
COCKEYSVILLE HOTEL



FRONT: detail of rough-hewn stone PHOTO: ROBERT F. PERKINS 12/5/79  
Note: ground stone flat with timber above windows & plain stone window sills. Broken pavement about door is 20th Century attraction, as were shutters



SOUTH SIDE VIEW looking NE toward  
Railroad Ave. York Road over span  
& Northern Central RR

PHOTO: ROBERT F. PERKINS 12/5/79