

Maryland Historical Trust
State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. BA-2752

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic

and/or common Kohler Residence (preferred)

2. Location

street & number 809 Wellington Road not for publication

city, town Towson vicinity of 9th congressional district

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	Public Acquisition	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"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

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

name John and Linda Kohler

street & number 809 Wellington Road telephone no.: 377-9767

city, town Baltimore state and zip code Maryland 21212

5. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore County Courts Building liber 8560

street & number 401 Bosley Avenue folio 644

city, town Towson state Maryland

6. Representation in Existing Historical Surveys

title

date federal state county local

depository for survey records

city, town state

7. Description

Survey No. BA-2752

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	date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

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

The Kohler residence at 809 Wellington Road, Stoneleigh, Baltimore County, Maryland, is a detached, one and a half story, stucco over frame dwelling, which is situated on a stucco covered cement foundation. The house is situated on the east side of Wellington Road between Wardman Avenue and Copeleigh Road. The front and back yards of the house are separated by a picket fence. There is a single car garage situated to the rear of the back yard. The garage is of stucco construction.

The house is a side gambrel structure with a moderately pitched roof that is slate covered. The house has a shed dormer that is of stucco and stretches the length of the front and rear roofs creating a half story. A dominant feature of the house is an enclosed sun porch which encompasses most of the northern first floor facade. This house was constructed circa ~~1924~~ ¹⁹³⁰ - ~~1927~~, and conforms to the general Dutch Colonial style. The windows in the main block are 6/6 wood sash. The roof of the main block overhangs the first floor. The plan of the dwelling is a rectangular block. All of the windows and doors are original to the structure.

The first floor of the main (east) facade is three bays wide at this level with the main entry placed asymmetrically. The shed dormer is four bays wide on the east facade. All windows on the east side have louvered shutters, but are an addition to the original structure and are made of a plastic material. The main entry has a four paneled door with a fixed pane at the top of the door. The entry is sheltered by a decorative hood which is supported by brackets and is slate covered. Also, the entry is enhanced by a flagstone terrace.

The northern facade is dominated by the glass enclosed sun porch at the first floor level of the structure. The sun porch has twelve casement windows which encompass all three sides of the porch. Each casement window contains fifteen panes. It has a hipped slate roof. An exterior chimney rises to the center of the gambrel and is two bays wide at the one half story on the north facade.

The west facade of the main block is three bays wide at the first story level and four bays on the shed dormer. The fenestration here contains two 6/6 windows of the same size that appear on the other facades of the structure. Also, a smaller 6/6 window is located on this facade. There are three small basement windows on this facade.

The south gambrel facade is two bays wide both at the first floor and half story level. The window toward the front at the first floor level is a 6/6 sash with louvered shutters. The window at the rear of the half story level does not contain a shutter, whereas the other window at this level contains a louvered shutter. Both windows are 6/6 sash. A small pantry projects from the rear bay wall at the first floor level. The roof of the projecting pantry is of hip design and is slate covered. The side entry way is behind the projecting pantry. The side entry contains a three panel door with a six pane window at the top.

Interior

The interior is an asymmetrical plan consisting of three rooms, the stairhall and attached sunporch. The living room extends the full depth of the house on the right, or east side. To the left on the south side are the kitchen and dining room. The stairway and north - south connecting hall to the kitchen are located at the back of the house on the west side. The living room and dining room have oak floors, which are laid in a patterned design with the outer band of flooring paralleling the baseboard. The walls throughout the house are plastered. Original radiators and visible heating pipes are throughout the house.

The living room has crown moulding and the fireplace is constructed of white painted brick. The mantel is supported by a bracket constructed of brick corbelling and wood. The window and door surrounds in both the living room and dining are made of white moulding which consists of a flat bead surface approximately 2½" wide with raised curves on either side. The fireplace is flanked by French doors leading to the sunporch.

The sunporch has twelve casement windows consisting of fifteen panes in each window. All of the original glass is in the casement windows. The floor is tiled, but is presently carpeted. One of the original radiators is enclosed by a cabinet on the sunporch. The window and door surrounds are of the same 2½" wide moulding that are in the rest of the house. This moulding is no longer available and would have to be custom ordered.

The dining room contains crown moulding and a chair rail. The living room and dining room are connected by an open archway. An elaborate lead crystal chandelier is in the dining room, and was installed about two years after the house was constructed.

The back hall has oak flooring and also contains an open stair. The stairs are closed string and are constructed of alternating treads of Georgian and native pine. The stairway rises from the west side of the house and makes a quarter turn with two landings. The newel, balusters, and handrail are constructed of hard wood painted white. A chair rail is on the wall of the stairway.

The kitchen has the original cupboards and has not been modernized. A dominant feature of the kitchen is the projecting pantry which contains a small door that accomadated a former ice shoot for an icebox, but is now sealed off. The flooring in the kitchen is modern inlaid linoleum.

The second floor contains an asymmetrical floor plan. An L shaped hall leads to two bedrooms on the right and to a bathroom and a bedroom on the left. The hall and the three bedrooms have Georgian pine flooring. The attic is accessed through an opening contained in a closet in the largest bedroom.

The bathroom has the original wash basin and toilet, but the original bath tub has been replaced with a modern tub and shower. The bathroom has a door leading the largest bedroom and a door leading into the hall. The two sills in the bathroom are gray marble and the floor is ceramic tile.

The only entrance to the basement is from the first floor stair hall. The basement has a coal shoot, which has been sealed off. A recreation room has been constructed in the basement.

No major structural changes have been made either to the exterior or interior of the structure. However, modifications have been made by replacing flagstones on the terrace, installing a new bath tub and shower, adding a recreation room in the basement, and installing modern linoleum in the kitchen.

8. Significance

Survey No. BA-2752

Period	Areas of Significance—Check and justify below		
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government
		<input type="checkbox"/> invention	<input type="checkbox"/> religion
			<input type="checkbox"/> science
			<input checked="" type="checkbox"/> sculpture
			<input type="checkbox"/> social/humanitarian
			<input type="checkbox"/> theater
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other (specify)

Specific dates Circa 1930 **Builder/Architect** Myerhoff Builders

check: Applicable Criteria: A B C D
and/or
Applicable Exception: A B C D E F G

Level of Significance: national state local

Prepare both a summary paragraph of significance and a general statement of history and support. The Kohler residence is an excellent example of a Dutch Colonial style dwelling, which is a subtype of Colonial Revival.¹ The impetus for interest in Colonial Revival architectural style came from a wide dissemination of photographs in periodicals and books, and is reflective of the pattern-book in the evolution of American vernacular architecture. In 1915, the White Pine Series of Architectural Monographs helped to popularize further interest in the resurgence of Colonial Revival type architecture.² Because of the economic depression of the 1930's, later examples of Colonial Revival style were simplified and mirrored the financial conditions of the time. Modifications to Colonial Revival style evolved into the subtype known as the Dutch Colonial.³ Modifications were of the side gambrel shape, simplified door surrounds, and full-width shed dormer. The example of the Kohler residence with it's side gambrel shape, full width shed dormer, and simplified door surrounds is a prime model of the Dutch Colonial type that was constructed during the depression era.

According to old land records, the property on which the present community of Stoneleigh is now situated was obtained in a land grant from Frederick, the Sixth Lord Baltimore to William Govane, a ship owner and importer of Annapolis. The original tract of land was a high ridge of ground dividing the watersheds of Herring and Jones Falls.⁴ The property on which the suburb of Stoneleigh was built takes its name from Stoneleigh House, a large Victorian mansion constructed by Robert P. Brown, who was a wealthy importer.⁵ Stoneleigh House was constructed between 1849 - 1852 as the summer home of the Brown family.⁶ The original Brown estate was comprised of 130 acres, and Stoneleigh Corporation purchased all but nineteen acres in 1922 for the formation of Stoneleigh.⁷

Traditionally, demographic movement in America has always progressed from urban to rural environments and has been greatly influenced by available transportation. The area of Stoneleigh in the 1920's offered a rural environment and ease of transportation in the form of the No. 8 streetcar. The area with the old Brown estate as a centerpiece, along with the rolling hills and hundreds of trees planted by George Brown, Robert P. Brown's father, gave the community the character of a small English village. Most of the streets in Stoneleigh, with the exception of Tred Avon, are named for English Towns and cities. Community planning elements were the creation of a swimming pool from an old ice pond on the Brown estate and a school that ~~was~~ has always been a prized amenity in the community. No commercial establishments were permitted in the community because of deed restrictions. However, a small shopping center was created just outside of the community conforming to the architecture of Stoneleigh. All of the streets were laid out to preserve the original trees of the estate. Stoneleigh Road was the original drive to the estate and is lined with the original tulip poplar trees. Originally the Stoneleigh Corporation constructed about two dozen houses throughout the community to give the appearance of an actively growing suburb. Most of the early houses were of stucco or masonry. The Kohler house is one of the early stucco houses, and along with other houses built during the formative stage is readily apparent. ⁸

A review of the deed executed in 1922 by Annie S. Von Koff and Mary Leigh reveals the social climate extant in America at that time. The deed granting ownership to the Stoneleigh Corp. excluded blacks from owning property in Stoneleigh or even living there except as domestic servants. The deed also forbids the distilling of alcohol and reflects the sentiments of the prohibition era. The original includes a list of nine covenants and restrictions.⁹ According to the current president of the Stoneleigh Association the stipulation denying blacks the right to buy property was stricken from the list of restrictions in 1981. ¹⁰ However, the majority of restrictions are still in force and are presented to new residents in the form of a community handbook.

The Kohler house at 809 was built circa 1930 by the Myerhoff Co., for Stanley Davis, Sr. Mr. Richard reported that his father paid \$8,000 for the ^{Property} house, but had to have it refinanced in the early 30's. Davis was the head of the Ferris, North and Stern Co. at the Baltimore office. Many of the early residents of Stoneleigh were executives with the Glen L. Martin Co. and the B. & O. railroad. Mrs. Stanley Davis, Sr. was the brother-law of Gen. Robert Gill.

General Robert Gill was the prosecuting attorney at the Nuremberg war crimes trials in Germany at the end of World War II. General Gill was one of the developers of Stoneleigh, and was instrumental in the formation of the Stoneleigh Swimming pool. Stanley C. Davis and Lillian Davis were the original owners of 809 Wellington Road, and lived in the house from about 1930 until 1990. In 1990 John and Linda Kohler purchased the property from Richard Davis, the son of Stanley Davis, Sr.

Notes

- 1 A Field Guide to American Houses, 1991 Virginia & Lee McAlester
- 2 A Field Guide to American Houses, 1991 Virginia & Lee McAlester
- 3 A Field Guide to American Houses, 1991 Virginia & Lee McAlester
- 4 A Pictorial History of a Maryland Town - Towson 1977 - 1978
H. George Hahn and Carl Behm III
- 5 A Pictorial History of a Maryland Town - Towson 1977 -1978
H. George Hahn and Carl Behm III
- 6 A Pictorial History of a Maryland Town - Towson 1977 - 1978
H. George Hahn and Carl Behm III
- 7 A Pictorial History of a Maryland Town - Towson 1977 -1978
H. George Hahn and Carl Behm III
- 8 Our Stoneleigh Community
(A Handbook) The Stoneleigh Community ASSn. Inc.
1958
- 9 Baltimore County Land Records Deed from Von Koff and Brown
to Stoneleigh Corp.
- 10 Mr. John Gramiccioni Stoneleigh Neighborhood Assn. Pres.
- 11 Mr. Richard Davis Jacksonville, Md.

9. Major Bibliographical References

Survey No. BA-2752

10. Geographical Data

Acreage of nominated property 3/4 acre

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A

Zone	Easting			Northing					

B

Zone	Easting			Northing					

C

Zone	Easting			Northing					

D

Zone	Easting			Northing					

E

Zone	Easting			Northing					

F

Zone	Easting			Northing					

G

Zone	Easting			Northing					

H

Zone	Easting			Northing					

Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Norman E. Niles, Jr.

organization _____ date December 8, 1993

street & number 11705 Kingtop Drive telephone (410) 592-8179

city or town Kingsville, state Maryland

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.

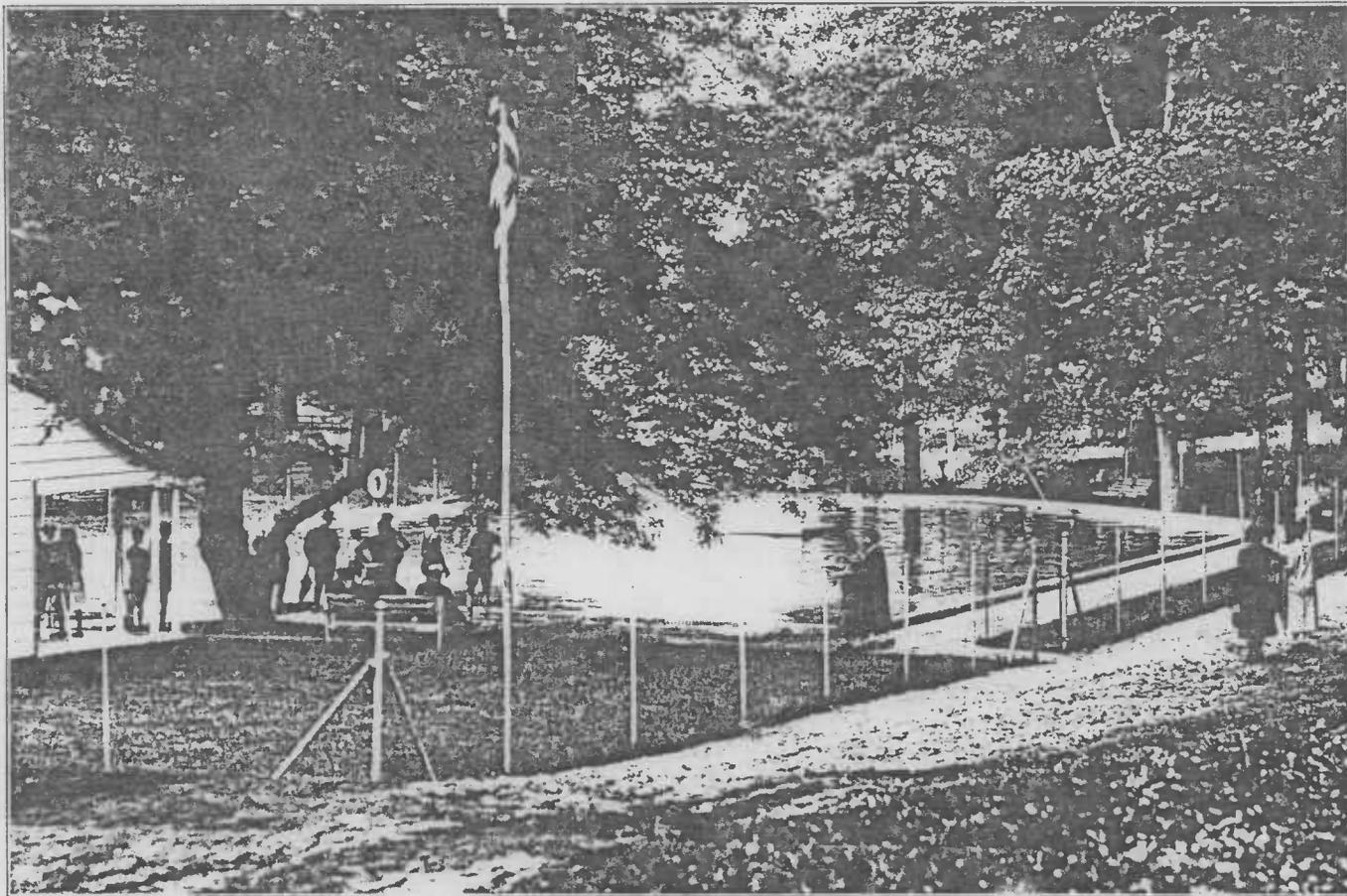
The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST
DHCP/DHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
-514-7600

Chain of Title
Kohler Residence
809 Wellington Road
Stoneleigh, Baltimore Co.
Maryland

<p>8560:644 24 July 1990 Deed</p>	<p>Richard C. Davis and Stanley Davis, Jr. to John Frederick Kohler and Linda F. Kohler. Grantors convey Lots Nos. 11 and 12 and the western one-half of Lot No. 13 in Block 13 in Plat Book WPC No. 7, Folio 87. Same obtained from C. Stanley Davis and Lillian S. Davis. 24 March 1983. 6508:688</p>
<p>6508:688 24 March 1983 Deed</p>	<p>C. Stanley Davis and Lillian S. Davis to Richard C. Davis and C. Stanley Davis, Jr. Grantors convey Lots Nos. 11 and 12 and the western one-half of lot No. 13 in Block 13 in Plat Book WPC No. 7, Folio 87. Same obtained from C. Stanley Davis and Lillian S. Davis. 30 December 1930. 862:564</p>
<p>862:564 13 December 1930 Deed</p>	<p>Stoneleigh Corporation a Maryland Corporation to C. Stanley Davis and Lillian S. Davis. Grantors convey Lots Nos. 11 and 12 and western most 12-1/2 half of Lot 13 in Block 13 in Plat Book WPC No. 7, Folio 87. Same Same obtained from Annie S. Von Kapff et al. 20 December 1922. 566:345</p>

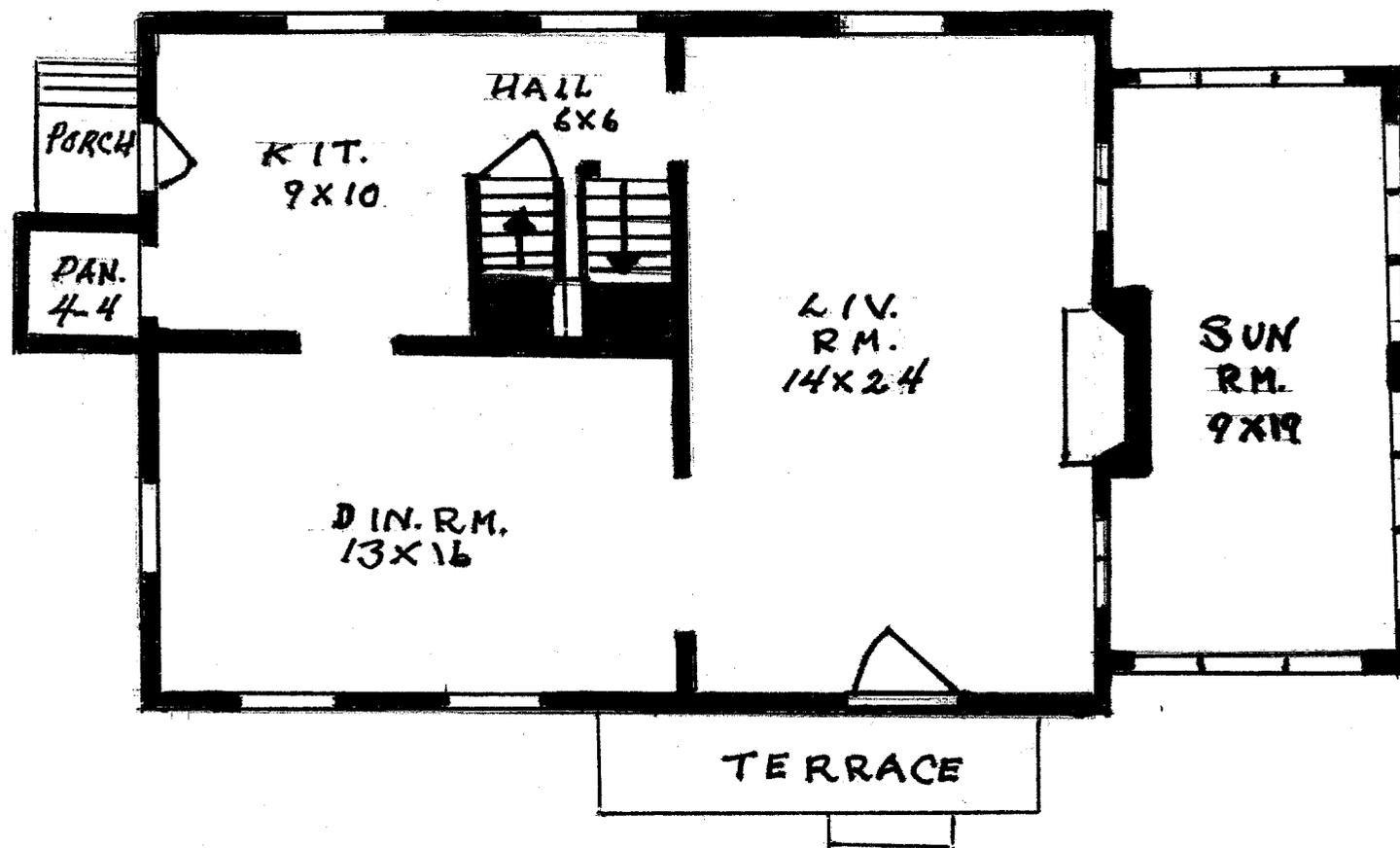


SWIMMING POOL

THE FIRST LINK IN A SPORTS CENTRE PLANNED BY THE STONELEIGH CLUB

BA-2752

KOHLER RESIDENCE
809 WELLINGTON ROAD
"STONE LEIGH," BALTO. CO. MD.



FIRST FLOOR

PREPARED BY NORMAN NILES, JR.

DECEMBER 3, 1993
NOT TO SCALE

BA-2752

565

345

Lessie M. Fletcher and Milford G. C. Fletcher her husband, the above named grantors, and each acknowledged the foregoing deed to be their act. As Witness my hand.

Charles L. Fulton
Justice of the Peace.

Recorded Dec 21st 1922 at 8th and Est
per William P. Cole, clerk.

4224 Annie S. Von Kappf
et al.
D. ced. To
Stoneleigh Corporation

This deed made this 20th day of December in the year one thousand nine hundred and twenty-two by and between Annie S.

DELIVERED PER TICKET

Von Kappf and Frederick Von Kappf, her husband, and Mary Leigh Brown, unmarried, of Baltimore County, State of Maryland, parties of the first part, and Stoneleigh Corporation a corporation of the State of Maryland, party of the second part. Witnesseth that in consideration of the sum of Five Dollars, and other good and valuable considerations this day paid, the receipt whereof is hereby acknowledged, the said parties of the first part, according to their several and respective interests and estates in and to the property hereinafter described, do grant and convey, unto the said party of the second part, its successors and assigns, in fee simple, all that tract of land situate in the Ninth Election District of Baltimore County, State of Maryland, which, according to a recent survey made by William Whitney, Surveyor for Baltimore County, is found to be within the following metes, bounds, courses and distances to wit:

Beginning for the same on the east side of the York Road at the beginning of that parcel of land, which, by deed dated May 2, 1859, and recorded among the Land Records of Baltimore County, now City of Baltimore, Liber A. W. B. No. 453, folio 431, &c., was conveyed by Philip R. Howard, devisee in trust and administrator to Robert C. Brown; running thence bounding on the east side of the York Road, and on the first line of the foregoing land, south twelve degrees

entitled thereto, Stoneleigh Road, as shown on plat of this property as filed with this deed, with the right to the said party of the second part, its successors or assigns, to modify said plat as to Blocks 21 and 22 therein, containing, exclusive of the above mentioned reservation one hundred and thirteen and thirty-seven one-hundredths acres, more or less.

For title to above mentioned property see deeds from Frederick Von Hapff, Executor, under the last will and testament of Sarah C. Benni, deceased, dated March 30, 1907, recorded among the Land Records of Baltimore County in Liber W. P. C. No. 310, folios 445 and 448 to said Annie S. Von Hapff and Mary Leigh Benni.

The aforesaid property is conveyed subject to the following conditions and restrictions, that is to say:

1: There shall not be erected, permitted, maintained, or operated upon any of the land included in said tract any brewery, distillery, factory, slaughterhouse, foundry, crematory, ginneyard, penitentiary, hospital, asylum, sanitarium, or institution of like or kindred nature, stables, except those maintained by the grantee for its own use during the development of the property, nor shall any live poultry, hogs, cattle or other live stock, except draft animals in the above permitted stables be kept thereon; nor shall any hotel, restaurant, public garage or club house be erected, permitted, maintained or operated upon any of the land included in said tract; no signs, boards except in connection with the development of said property, nor supply stations for gasoline, oil or similar products shall be erected or maintained on said premises.

2: No residence or dwelling house costing less than \$5,000, nor shall be erected on any lot contained in said tract fronting on York Road, Stoneleigh Road, or on the streets which are the west and south boundaries of the reservation of the grantee herein.

3: None of the land included in said tract, nor any building erected thereon, shall be occupied for any other purpose than that of a residence, however.

pantry by a negro domestic servant or other person while employed in or about the premises by the owner or occupant of the said land.

4: No cesspool or privy vault except approved septic tanks or other forms of approved sewerage disposal systems shall be erected or maintained on said premises.

5: No more than one residence or dwelling house shall be constructed on each lot which shall have a width of at least fifty feet at the building line as hereafter determined by the grantee.

And it is agreed by and between the parties hereto, that the said party of the second part will construct at its own expense, all roads, Avenues or Streets adjoining or abutting upon the land received by the said parties of the first part, as shown on the Plat herein above mentioned and that the said party of the second part is to maintain the main driveway, (Stoneleigh Road) now on the property, with its trees and without shops or stores fronting therein in good repair and equal to its present condition so long as the said parties of the first part retain title to the parcel of ground reserved as aforesaid; and that the present water pipes and telephone lines are to remain and be kept intact until such time as water mains and telephone lines are laid in the proposed development as shown on said Plat, and are perfectly convenient for tapping by said parties of the first part without expense to the said parties of the first part.

It is further understood and agreed that the said parties of the first part will not construct, or allow to be constructed, any dwelling or building that will be inferior to the dwellings constructed in the development that binds upon the restrictions hereinabove mentioned.

Together with the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

To have and to hold the said lot of ground and buildings unto and to the use of the said Stone...

43.

4.5

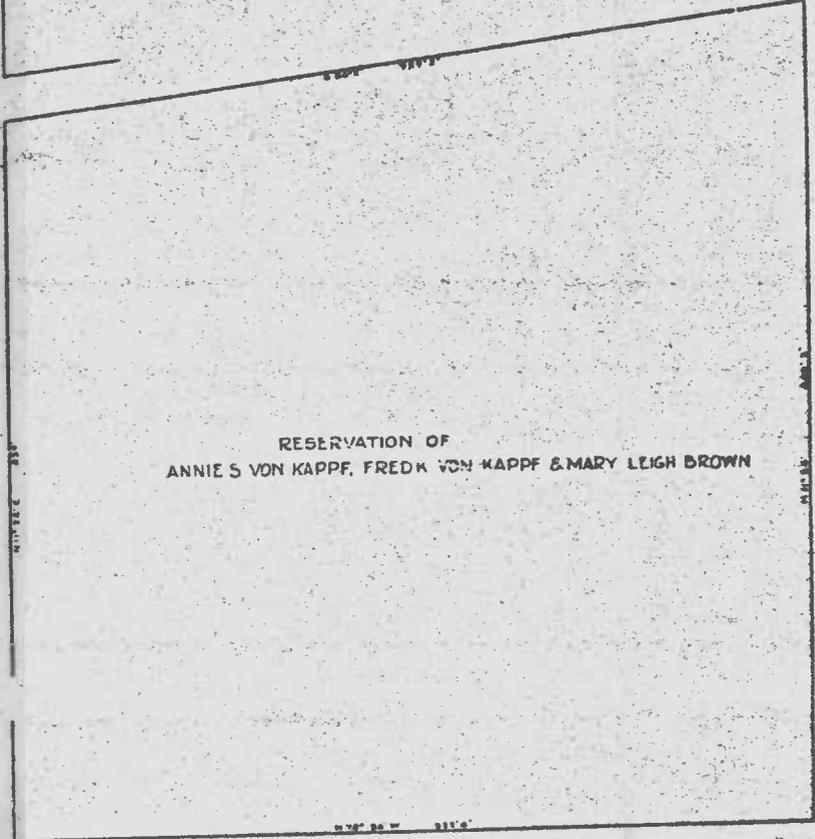
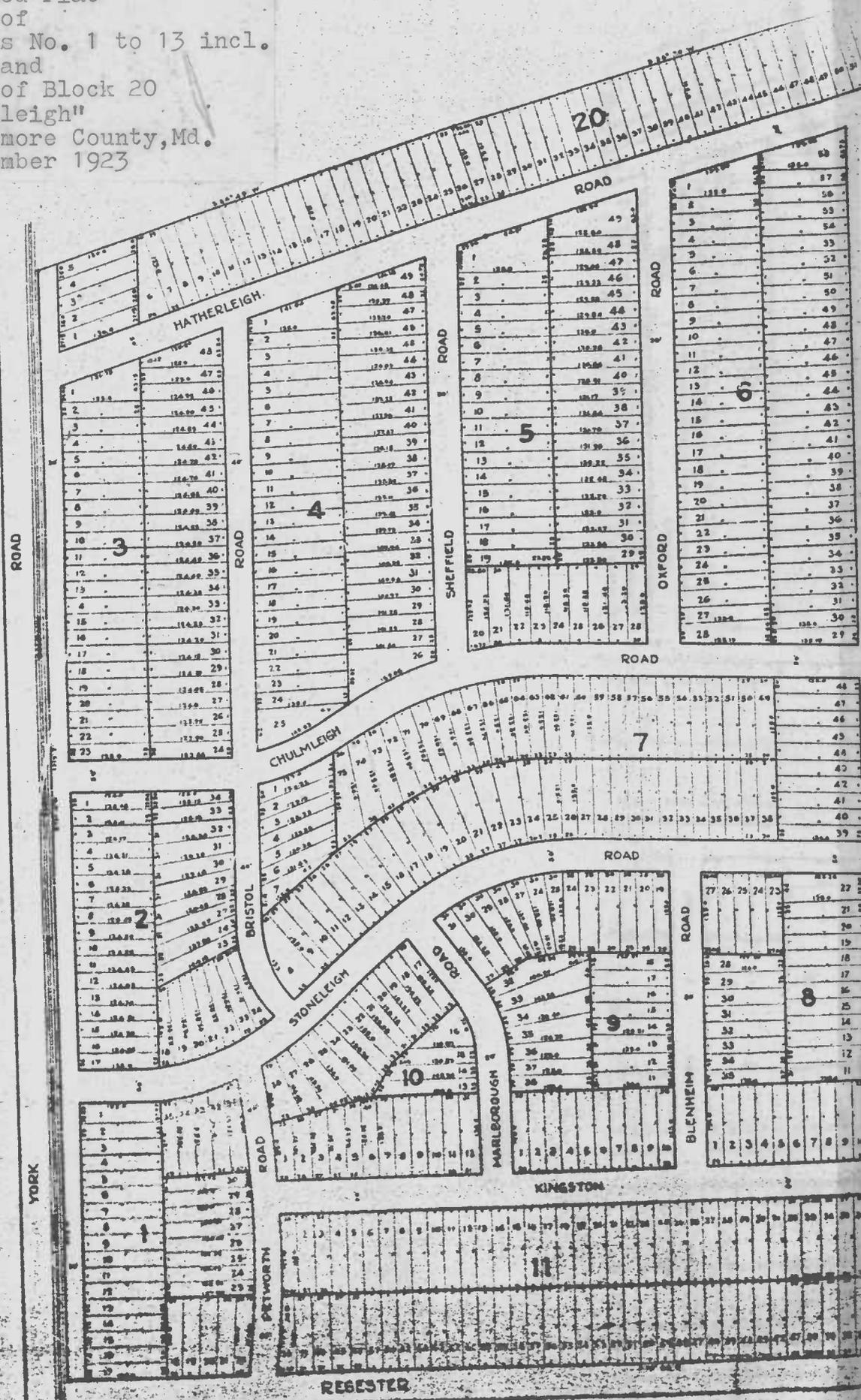
DELIVERED

Kohler Residence
 809 Wellington Road
 Revised Plat
 of
 Blocks No. 1 to 13 incl.
 and
 Part of Block 20
 "Stoneleigh"
 Baltimore County, Md.
 September 1923

BA 2752 7-87

BLOCKS No. 1 to 13 incl.
 AND
 PART OF BLOCK No. 20
 "STONELEIGH"

SALTMORE COUNTY, MD.
 SEPTEMBER 1923.
 SCALE 1/4" = 100 FT.



THIS PHOTO TAKEN FROM THE RECORDS OF THE CIRCUIT COURT FOR BALTIMORE COUNTY IS FOR OFFICIAL USE ONLY AND NOT TO BE DUPLICATED FOR SALE OR RENT

Frame 1

Filed for Record October 23 1923



BA-2752
Kohler Residence

11 Stoneleigh"

Baltimore Co., Md.

NORMAN E. NILES, photographer

December 3, 1993

South Facade of
Residence.

1/4



BA 2752
Kohler Residence

"Stoneleigh"

Baltimore County, Md.

NORMAN E. Niles, photographer

December 3, 1993

East Facade of
Residence

214



BA-2752

Kohler Residence

"Stoneleigh"

Baltimore County, Md.

NORMAN E. Niles, photographed

December 3, 1993

North Facade of
Residence

314



BA-2752

Kohler Residence

Stoneleigh"

Baltimore County, Md

NORMAN E. Niles, photographer

December 3, 1993

West Facade of
Residence

414