

CAPSULE SUMMARY

BA-1044

304 E. Pennsylvania Avenue

East Towson, Baltimore County

Circa 1900

Private

The single family dwelling at 304 East Pennsylvania Avenue was constructed circa 1900 in the East Towson neighborhood of Baltimore County. The history of East Towson dates from the purchase of one-and-a-quarter acres of land by Daniel Harris in September 1853. This is believed to be the first documented African-American landholding in Towson, and is among the oldest such ethnic enclave in Baltimore County. Further, manumitted slaves and/or descendants of former slaves, many of who were owned by Charles Ridgely, populated the neighborhood. Hampered by the low economic status of the residents, development in the 19th century was slow, increasing after the turn of the 20th century. The setting of the property, building styles, and construction materials were guided by the limited economic status of the residents and their desire to establish a neighborhood of their own without the assistance of white architects, builders, and craftsmen. By 1927, the community was ninety-five percent improved with single-family dwellings, social buildings, a school, and religious structures.

This two-and-a-half-story, wood frame Queen Anne-style house is set on a random rubble stone foundation, and has been reclad in asbestos shingles. The three-bay wide façade is dominated by the projecting front gable and the one-story, wrap-around front porch. The porch is three-bays wide and two-bays deep and is detailed with turned wood posts and a balustrade with squared balusters. Lighting the front gable bay at the first story is a replacement tripartite window with a fixed center light and flanking 1/1 double-hung vinyl sash to the sides. Directly above this opening are two 1/1 double-hung vinyl windows. The upper half-story of the gable bay is detailed with a round-arched 2/2 double-hung window and a molded wood cornice with returns. The entry is set back from the projecting bay and consists of a single-leaf, panel-and-light wood door with a two-light transom. Above the entry at the second story is a 1/1 double-hung vinyl window. The house is capped by a cross gable roof with asphalt shingle cladding. Alterations include the enclosure of the rear porch, the addition of an exterior wood stair on the southwest corner, and the conversion of the first story of the dwelling to commercial use.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. BA- 1044

1. Name of Property (indicate preferred name)

historic

other Collins House

2. Location

street and number 304 E. Pennsylvania Ave __ not for publication

city, town Baltimore __ vicinity

county Baltimore County

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

name Reed Realty Llc.

street and number 304 E. Pennsylvania Avenue telephone Not Available

city, town Baltimore state MD zip code 21286-5313

4. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore County Courthouse liber 12420 folio 127

city, town Towson tax map 70A tax parcel 556 tax ID number 903470730

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: _____

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

7. Description

Inventory No. BA- 1044

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

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

The circa 1900 Queen Anne-style house is located at 304 East Pennsylvania Avenue in East Towson. Set on a random rubble stone foundation, the two-and-a-half-story, wood frame house has been reclad in asbestos shingles. The three-bay wide façade is dominated by the projecting front gable and the one-story, wrap-around front porch. The porch is three-bays wide and two-bays deep and is detailed with turned wood posts and a balustrade with squared balusters. Lighting the front gable bay at the first story is a replacement tripartite window with a fixed center light and flanking 1/1 double-hung vinyl sash to the sides. Directly above this opening are two 1/1 double-hung vinyl windows. The upper half-story of the gable bay is detailed with a round-arched 2/2 double-hung window and a molded wood cornice with returns. The entry is set back from the projecting bay and consists of a single-leaf, panel-and-light wood door with a two-light transom. Above the entry at the second story is a 1/1 double-hung vinyl window. The house is capped by a cross gable roof with asphalt shingle cladding. Alterations to the house include the enclosure of the rear porch, the addition of an exterior wood stair on the southwest corner, and the conversion of the first story of the dwelling to commercial use.

8. Significance

Inventory No. BA-1044

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

Specific dates	1900 ca.	Architect/Builder	Unknown
Construction dates	1900 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 projects, complete evaluation on a DOE Form – see manual.)

The house at 304 East Pennsylvania Avenue was constructed circa 1900 in the East Towson neighborhood of Baltimore County. East Towson is associated with events that have made a significant contribution to the broad patterns of our history, specifically the pre-Civil War development of an African-American neighborhood in a predominately white community. The history of the East Towson neighborhood dates from the purchase of one-and-a-quarter acres of land by Daniel Harris in September 1853. This is believed to be the first documented African-American landholding in Towson, and is among the oldest such ethnic enclave in Baltimore County. Further, manumitted slaves and/or descendents of former slaves, many of who were owned by Charles Ridgely, populated the neighborhood. Hampered by the low economic status of the residents, development in the 19th century was slow, increasing after the turn of the 20th century. The setting of the property, building styles, and construction materials were guided by the limited economic status of the residents and their desire to establish a neighborhood of their own without the assistance of white architects, builders, and craftsmen. By 1927, the community was ninety-five percent improved with single-family dwellings, social buildings, a school, and religious structures. Many of the current homeowners and tenants living in the neighborhood are descendents of the first African-American residents.

East Towson as a whole is representative of an important phase of architectural development in Baltimore County, illustrating the dilution of popular architectural styles to more efficiently meet the needs of the neighborhood, and the builders' untrained abilities to execute the fashionable ornamentation. Thus, East Towson provided lower cost housing in a more suburban neighborhood, rather than the urban setting their economic status typically perpetuated.

9. Major Bibliographical References

Inventory No. BA-1044

- 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.
-

10. Geographical Data

Acreage of surveyed property .2 Acre
Acreage of historical setting Unknown
Quadrangle name Towson Quadrangle scale: 1:24,000

Verbal boundary description and justification

The house at 304 East Pennsylvania Avenue is located in East Towson in Baltimore County, Maryland. It has been associated with Tax Map 70A, Parcel 556 since its construction circa 1900.

11. Form Prepared by

name/title	R. Weidlich, K. Baynard, and J. Bunting, Architectural Historians		
organization	EHT Traceries, Incorporated	date	November 1, 2001
street & number	1121 5th Street NW	telephone	202.393.1199
city or town	Washington	state	DC

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

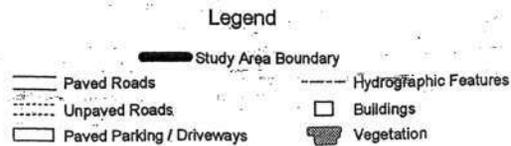
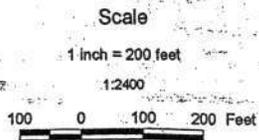
East Towson: Planimetric Data



BA #: 1044
 Name: House, 304 East Pennsylvania Avenue
 East Towson
 Baltimore County



Prepared by:
 Baltimore County Office of Planning
 401 Bosley Avenue
 Towson, Maryland 21204
 June, 2001



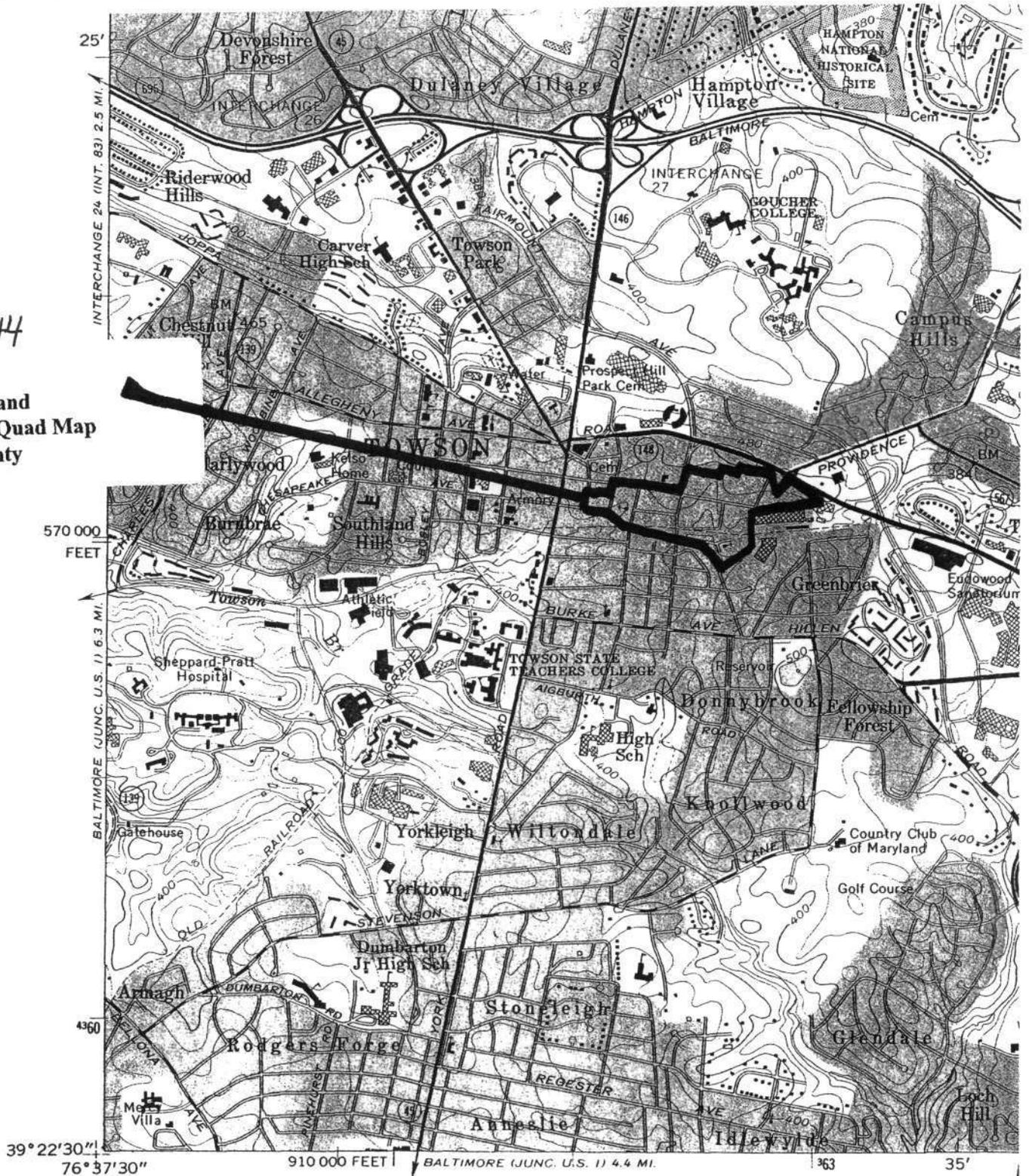
Data Sources:
 Planimetric Data: Baltimore County OIT GIS Services Unit (1:2400)
 Parcel Boundaries: Baltimore County OIT GIS Services Unit (1:2400)
 Study Area: Baltimore County Office of Planning (1:2400)

Coordinate System:
 Maryland State Plane: NAD83/91 Horizontal Datum
 Elevations in Feet: NAVD88 Vertical Datum

Date of Data Capture: March 1996
 Scale of Data Capture: 1" = 100'

BA-1044

East Towson
Towson, Maryland
Towson USGS Quad Map
Baltimore County



(BALTIMORE WEST)
8662 1 SW

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

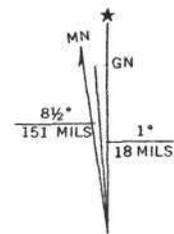
Culture and drainage in part compiled from aerial photographs
taken 1943. Topography by planetable surveys 1944
Culture revised by the Geological Survey 1957

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



KATIE BROWN
FOR SALE
410-263-1417

BA-1044

HOUSE, 304 EAST PENNSYLVANIA AVENUE

BALTIMORE COUNTY, MD

EHT TRACERIES

10/2001

MD SHPO

NORTHWEST CORNER LOOKING SOUTHEAST

1 OF 3



BA-1044

HOUSE, 304 EAST PENNSYLVANIA AVENUE

BALTIMORE COUNTY, MD

EHT TRACERIES

10/2001

MD SHPO

SOUTH ELEVATION LOOKING NORTH

2 OF 3



BA-1044

HOUSE, 304 EAST PENNSYLVANIA AVENUE

BALTIMORE COUNTY, MD

EHT TRACERIES

10/2001

MD SHPO

NORTHEAST CORNER LOOKING SOUTHWEST

3 OF 3

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC THE COLLINS HOUSE

AND/OR COMMON

2 LOCATION

STREET & NUMBER 304 Pennsylvania Ave. second

CITY, TOWN Towson Md. 21204 CONGRESSIONAL DISTRICT Baltimore

STATE VICINITY OF COUNTY

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input checked="" 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 type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER

4 OWNER OF PROPERTY

NAME Earnest J.W. Collins Telephone #: 823-7388

STREET & NUMBER 304 Pennsylvania Ave.

CITY, TOWN Towson Md. 21204 VICINITY OF STATE, zip code

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE, BALTIMORE COUNTY COURTHOUSE Liber #: Folio #: 1530:471
REGISTRY OF DEEDS, ETC.

STREET & NUMBER 401 Bosley Ave.

CITY, TOWN Towson Md. 21204 STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

BA-1044 - 304 Pennsylvania before 1915

The plan of this house, consisting of two crossed gable sections is identical to its neighbor, 300 Penna. (BA-1043). The two-story frame house is three bays wide by four bays deep, with a porch across the front.

7 DESCRIPTION

<input checked="" type="checkbox"/> EXCELLENT <input type="checkbox"/> GOOD <input type="checkbox"/> FAIR	CONDITION <input type="checkbox"/> DETERIORATED <input type="checkbox"/> RUINS <input type="checkbox"/> UNEXPOSED	CHECK ONE <input checked="" type="checkbox"/> UNALTERED <input type="checkbox"/> ALTERED	CHECK ONE <input type="checkbox"/> ORIGINAL SITE <input type="checkbox"/> MOVED DATE _____
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DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

304 Pa. (1898-1915)

This house was built between 1898 and 1915. It is almost identical to its neighbor, 300 Pa.

The house consists of two gabled sections forming a T, with the gable from the east leg of the T crossing the main gable to roof a shallow rectangular bay on the west. The eaves line and barge boards of the house are finished with a nicely-molded cornice. Each of the four gables is lit by an arched 2/2 window. The house is covered with magenta asbestos shingles and trimmed in yellow.

The house rests on a stone cellar, whose exterior entrance is located at the south end of the main section. Two six-pane cellar lights appear at each end of the west side. A 2/2 window lights each floor above. The bay on this side is lit by two windows on each floor. A window on each floor lights the south gable.

An enclosed porch is located in the east wall. A narrow two-story addition between the porch and the south side of the east-facing section has a window on each floor of its east side. At the first-floor level of the east gable, two attached windows light the stair within. A window appears above this on the second floor.

On the street facade, the second floor is lit by two windows in the north gable and one in the north side of the eastward-facing section.

A one-story hip-roofed porch with turned posts runs across the front of the gable end and back to the side of the east gable. A modern picture window lights the gable end. At the east side of this gable a window lights each floor. The front door, which is topped by a two-pane transom, is located on the north side of the east gable. The architraves are composed of an attractive ovolo and cavetto molding.

The yard is enclosed with a neat hedge.

8 SIGNIFICANCE

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 type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input 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

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Early land records indicate that James Kelly and Mary Kelly built this house around 1895. Subsequent conveyances involved Sammuell Bayne and Ella Bayne who bought the property from the Kelly's in 1924. Twenty-three years later the house was sold to the present owners, Ernest and Viola Collins.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

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

STATE COUNTY

STATE COUNTY

11 FORM PREPARED BY

NAME / TITLE

Marcus Pollock/coordinator Merry Stinson/architect 7/77

ORGANIZATION

Committee to Save E. Towson/Towson Ymca

DATE

823-8870

STREET & NUMBER

600 W. Chesapeake Ave.

TELEPHONE

CITY OR TOWN

Towson Md. 21204

STATE

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

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

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438



BA-1044
Collins House
304 Pa. Ave.
Towson, Md.
north

Merry Stinson
1977