

CAPSULE

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INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

2 LOCATION

STREET & NUMBER

401 Allegheny Avenue

CITY, TOWN

Towson

VICINITY OF

CONGRESSIONAL DISTRICT

Ninth

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 checked="" 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

Mary R. Brunns

Telephone #:

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE, zip code

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

County Courts Building

Liber #: 4336

Folio #: 479

STREET & NUMBER

CITY, TOWN

Towson

STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

BA-1728

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		DATE <u>May, 1979</u>

 DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Exterior Only:

Occupying the southwest corner of Allegheny and Central Avenues stands this nearly square frame building. The two story with attic structure measures a large two bays wide by two bays deep, and rests on a stone foundation. This foundation has a beaded grouting. The walls are covered with asbestos shingles which are rippled on the edges, and are topped with a slate hipped roof. The deep eaves of this roof have a wide tongue-and-groove soffit.

The fenestration of the north or main facade is somewhat irregular in size. The west bay of the first level contains the entranceway, with the east bay having a polygonal bay window. The central window is a 9/1 sash, while the two side windows are a narrower 4/1 sash.

A single story porch is covered with a hipped roof. Supporting this roof are wide, full length square columns which are covered with the same asbestos shingle. The porch is partially enclosed with a railing.

The second level contains a 4/1 sash window in each bay.

The roof accentuates the two bay symmetry by having a slate hipped roof dormer in each bay. Each one is lighted by a pair of small windows. Most interesting is the fact that the outer sides of the dormers' roofs meet with the east and west slopes of the main roof.

Also seen on this facade is the centrally located brick, capped chimney.

The east facade displays regular 9/1 sash fenestration with the exception of a polygonal bay window in the south bay of the first level. A slate hipped-shaped hood covers the window. The central window is 9/1 sash, however, the two side windows are a very narrow 6/1 sash (the six lights being in pairs of two, vertically).

The roof, unlike the north facade, has a wider centrally located hipped-roof dormer with a larger pair of windows.

A single story frame addition resting on stone piers occupies three-quarters of the south facade, leaving only the easternmost portion of the main block exposed. This addition has the same shingle covering as the main block, has a pair of 9/1 sash windows and an entrance door, and is topped with a hipped roof. This roof is covered with asphalt tile shingles.

The cellar has a stone bulk head entrance in the east bay.

The first level of this end is windowless. The second level has a centrally located 4/1 sash window in addition to

CONTINUE ON SEPARATE SHEET IF NECESSARY

the regular fenestration.

The roof has a centrally located hipped-roof dormer which is equal in appearance to the dormers on the north facade.

A brick chimney pierces the main roof West of the dormer.

The fenestration of the west facade is most irregular.

The north bays have a regular 9/1 sash. However, the central portion of the facade is occupied by a swell front which contains small double casements on each level. The southernmost bays have a smaller 6/1 sash window.

The wide dormer of the east facade is repeated here and is vented by 1/1 sash windows.

BA-1728

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 checked="" 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 checked="" 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 1900 - 1911

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Dr. Grafton M. Bosley was initially responsible for the residential development of west Towson. He was a prominent land owner who is especially noted for having donated part of his estate for the site of the Court House and Jail in 1853. By 1899, Bosley Avenue, Allegheny Avenue, W. Pennsylvania Avenue, W. Chesapeake Avenue, Highland Avenue, and later Central Avenue were laid out for accessibility to lots ready for public development. Although he died in 1901 before much development took place, Dr. Bosley was represented by his trustees who continued to administer his land.

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CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Baltimore County Land Records
Baltimore County Tax Assessment Records

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

See Attachment

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

STATE	COUNTY

11 FORM PREPARED BY

NAME / TITLE

D.O. Schultz

WAYNE C. NIELD, II
HISTORIC TOWSON, INC.

DATE

ORGANIZATION

STREET & NUMBER

TELEPHONE

CITY OR TOWN

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

CHAIN OF TITLE FOR # 401 ALLEGHENY AVE.

<u>LIBER</u>	<u>FOLIO</u>	<u>DATE</u>	<u>GRANTOR</u>	<u>GRANTEE</u>
4336	479	July 29, 1964	Mary R. Bruns	Charles T. Smith & wife
Beginning at the intersection of the south side of Allegheny Ave. with the west side of Central Ave., binding of the south side of Allegheny Ave. North...West 50 feet, South...West 150 feet to an alley, South...East 50 feet, North...East 150 feet to beginning known as # 401 Allegheny Ave.				
1560	46	April 21, 1947	John H. Wolsh & wife	Frank J. Bruns & wife
1357	544	September 29, 1944	William B. W. Mann & wife	John H. Wolsh & wife
1341	409	April 14, 1944	Lidie Pierce Horton	William B. W. Mann & wife
Being lot # 6 on property of Grafton M. Bosley as plotted on a plat in Plat Book 1/326, surveyed in 1891 by Charles B. McClean and filed with mortgage record 210/131, July 15, 1899.				
1341	407	March 29, 1944	Edgar T. Pierce & wife et al	Lidie P. Horton
874	285	February 16, 1931	George M. White & wife	J. Charles Eckel et al
60 feet on the south side of Allegheny Avenue.				
874	283	January 26, 1931	J. Charles Eckel et al	George M. White & wife
470	137	October 17, 1916	Florence C. Parr	Graham Eckel
464	34	June 17, 1916	Arthur L. Bosley et al Trustees	Florence C. Parr

Dr. Grafton M. Bosley, by way of Last Will and Testament recorded in Will Book 12/111 and dated January 14, 1901, appointed Arthur L. Bosley and Richard H. Pleasants his Trustees with power to sell his real estate.

TAX ASSESSMENT RECORDS

1918 Tax Assessment record for Baltimore County, District 9

Graham Eckel

Lot 75' x 150' Southwest corner of Allegheny & Central Avenues
House 2½ story, 28' x 28'
Buildings (others)

1919

Auto

TAX ASSESSMENT RECORDS

Grafton M. Bosley Estate

1911:

Private Avenues - Highland, Pennsylvania, Allegheny, Central & Bosley

X Frame House on Lot "D" Southwest corner of Allegheny & Central Aves.

1916:

Lot 50' x 160' North side Pennsylvania Ave. 2nd S. of Bosley
"Clark"

Lot 75' x 120' Southwest corner Bosley & Pennsylvania Ave.
"Merryman"

Lot 100' x 180' Northwest corner Bosley & Chesapeake
"Merryman"

Lot 60' x 150' West side Bosley 2nd S. of Pennsylvania Ave.
"Merryman"

1917:

Lot 225' x 120' Pennsylvania Ave. between Bosley & Central Aves.
"Merryman"

Lot 150' x 180' Southwest corner Pennsylvania & Central
"Merryman"

Lot 60' x 150' East side Central
"Merryman"

X Lot 60' x 150' Southwest corner Allegheny & Central
Frame House "Eckel"

Lot 100' x 150' North side Pennsylvania Ave. 100' West of Central Ave.
"Shirley"

MORTGAGE RECORD

Mortgage Book 210, Folio 131 July 15, 1899

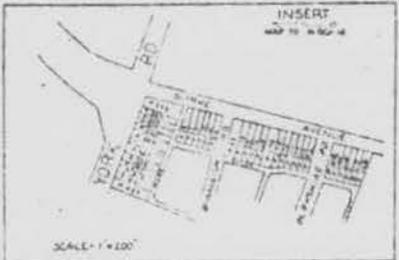
Dr. Grafton M. Bosley to the Maryland Title Insurance & Trust Company
for \$11,500

Twelve lots situated West of Towson represented on a plat filed with
the mortgage.

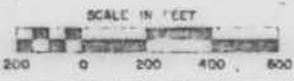
For the purpose of making accessible the said lots, the following
Avenues represented on the plat "are hereby dedicated to public use...":

Chesapeake Avenue
Pennsylvania Avenue
Allegheny Avenue
Highland Avenue
Bosley Avenue

BA-1728



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MD DEPT OF ASSESS & TAX



TOWSON
SCALE 1" = 200'

DEPT. OF ASSESSMENTS & TAXATION
TAX MAP DIVISION

1. THIS MAP IS A REPRODUCTION OF THE ORIGINAL MAP AS FILED IN THE OFFICE OF THE CLERK OF THE BALTIMORE COUNTY BOARD OF APPEALS AND EVIDENCE.

2. THE ORIGINAL MAP IS ON FILE IN THE OFFICE OF THE CLERK OF THE BALTIMORE COUNTY BOARD OF APPEALS AND EVIDENCE.

3. THIS MAP IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS DESIGNED.

4. THE BALTIMORE COUNTY BOARD OF APPEALS AND EVIDENCE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ON THIS MAP.

MAP NO
7CA