

CAPSULE

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.

Presently, areas such as west Towson are seeing the commercial growth of central Towson slowly creeping into their own neighborhood. However, very few high rises are seen here (existing only on two border areas) and many commercial alterations have been sensitive to the residential quality home owners are hoping to maintain.

Even though this house is used for commercial purposes the exterior has remained unchanged and coexists nicely with its residential neighbors. The combination of gabled, hipped and shed rooflines give the otherwise ordinary bungalow an individual character.

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

2 LOCATION

STREET & NUMBER

303 W. Pennsylvania Ave.

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 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	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

Arthur D. Bosley

Telephone #:

STREET & NUMBER

Unknown

CITY, TOWN

— VICINITY OF

STATE, zip code

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

County Courts Building

Liber #: 4977

Folio #: 454

STREET & NUMBER

CITY, TOWN

Towson

STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

— FEDERAL — STATE — COUNTY — LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

BA-1731

7 DESCRIPTION

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
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		DATE <u>May, 1979</u>

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Exterior Only:

The house located at # 303 W. Pennsylvania Avenue was built by Arthur L. Bosley et al Trustees during the period of 1916 to 1919.

The walls of this frame structure are covered with brown wooden shingles. The building measures three bays wide by two bays deep, is 2½ stories high and is topped with a steeply pitched slate gable roof.

The main facade facing North displays a regular 1/1 sash fenestration, however, the central opening is off center to to West. All windows have wood lintels and sills.

The entrance way is in the east bay of the first level. The entire level is covered with a shed roof porch. The roof itself is supported by four doric columns with a balustrade railing joining each. Broken concrete in the foundation of this porch reveals brick.

The roof of the main block has a centrally located hipped roof slate dormer which is vented by a pair of small 1/1 sash windows. There are also solid fan-shaped snow guards.

The northernmost bay of the west facade is occupied by a shouldered brick chimney which is corbeled and capped and breaks the eaves North of the ridge.

The fenestration is regular, including a pair of smaller 1/1 sash windows in the gable end.

The fenestration in the south facade is somewhat irregular compared to the north facade in that it is the easternmost opening which is placed unevenly, being close to the east end.

The eastern one-half of the first level has a shed roof which covers an entrance way and an enclosure which extends the east bay one bay to the South. This extension is lighted by one 1/1 sash window.

The east facade also contains an entrance way which has been enclosed and has a gable roof and is located just South of the northernmost window.

CONTINUE ON SEPARATE SHEET IF NECESSARY

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 1916-1919

BUILDER/ARCHITECT Arthur L. Bosley et al Trustees

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.

Presently, areas such as west Towson are seeing the commercial growth of central Towson slowly creeping into their own neighborhood. However, very few high rises are seen here (existing only on two border areas) and many commercial alterations have been sensitive to the residential quality home owners are hoping to maintain.

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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

STATE COUNTY

11 FORM PREPARED BY

NAME / TITLE

D. Owings Schultz

WAYNE L. NIELD, II

ORGANIZATION

HISTORIC TOWSON, INC.

DATE

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 # 303W. PENNSYLVANIA AVE.

<u>LIBER</u>	<u>FOLIO</u>	<u>DATE</u>	<u>GRANTOR</u>	<u>GRANTEE</u>
4977	454	March 28, 1969	Lucretta B Fisher et al	Arthur D. Bosley et al
Beginning at the south side of Pennsylvania Ave 90' Westerly from the southwest corner of Bosly Ave and Pennsylvania Ave binding on the south side of Pennsylvania Ave 60', Southerly 120', Easterly 60', Northerly 120' to beginning known as # 303 W. Pennsylvania Ave.				
4062	594	October 24, 1962	Walter R. Haile Trustee	Lucretta B. Fisher et al
561	151	September 13, 1922	Charles C. Conlon	Richard N. Britten
520	74	December 23, 1919	Urban T. Linzey & wf	Charles C. Conlon
503	70	June 27, 1918	H. Courtney Jenifer et al	Urban T. Linzey & w
491	405	December 8, 1917	H. Courtney Jenifer et al Trustee	H. Courtney Jenifer et al Receivers
		May 7, 1917	Marion H. Merryman	H. Courtney Jenifer et al, Trustee

JUDICIAL RECORD

Judicial Record 274/19 October 26, 1917
Charles Plitt vs. H. Courtney Jenifer et al

Marion H. Merryman conveyed all his property to H. Courtney Jenifer and Lewis C. Merryman as Trustees, by way of land record 481/16 dated May 7, 1917.

The estate conveyed "...consisted of various improved lots of ground and various unimproved lots...while all of said property was subject to mortgages."

Among the assets of the estate was an incomplete dwelling house situated on the south side of Pennsylvania Ave. being the second house west of Bosley Ave. The trustees undertook to complete the building borrowing money from Charles Plitt.

March 5, 1918:

H. Courtney Jenifer et al report that they have sold to Urban T. Linzey for the sum of \$4,800 cash all that lot...together with the improvements thereon described...and further report that said property is to be finished and completed by said receivers.

April 16, 1918:

Urban T. Linzey excepts to the sale. The purchase of property as described in contract is not the property mentioned in the report. The description is erroneous.

Description as corrected:

Beginning on the south side of Pennsylvania Ave. at a distance of 90 feet Westerly from the southwest corner of Pennsylvania Ave. and Bosley Ave. running Westerly on the south side of Pennsylvania Ave. 60 feet, Southerly 120 feet, Easterly 60 feet, Northerly 120 feet.

During questioning of Lewis C. Merryman, 1918:

Q - "When...appointed...what were the improvements on this particular lot sold to Mr. Linzey?"

A - "The trustees of Mr. Merryman began the construction of a dwelling; the frame work was up."

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TAX ASSESSMENT RECORDS

Urban T. Linzey

1920:

Lot 60' x 120' Pennsylvania Ave. 90' West of Bosley Ave.
"Merryman"

* Lot 90' x 120' Corner Pennsylvania & Bosley Aves.
House
Garage
"Merryman"

TAX ASSESSMENT RECORDS

Merion H. Merryman

1916:

Lot, 75' x 120' Southwest corner of Bosley & Pennsylvania Aves.
With house. NEW.

Lot, 100' x 180' Northwest corner of Bosley & Chesapeake Aves.
With house.

Lot, 60' x 150' West side of Bosley Ave. 2nd S. of Pennsylvania Ave.
With house.

1912:

By transfer - Lot 75' fronting the north side on Chesapeake Ave.
West of Towson.
House "Haile"

1914:

By transfer - 100' out of 250' fronting the north side on
Chesapeake Ave. "German"

1917:

Lot, 225' x 120' Pennsylvania Ave. between Bosley and Central Aves.
"Bosley"

Lot, 150' x 180' Southwest corner of Central and Pennsylvania Aves.
"Bosley"

Lot, 60' x 150' East side of Central Ave.
"Bosley"

1918:

Lot, 90' x 120' Southeast corner Central and Pennsylvania Aves.
\$925

Lot, 90' x 120' Southwest corner Central and Pennsylvania Aves.
\$925

Lot, 60' x 120' Pennsylvania Ave. 90' West of Central Ave. \$617

Lot, 50' x 150' Central Ave. 120' South of Pennsylvania Ave.
\$420

Lot, 90' x 120' Pennsylvania Ave. at the corner of Bosley Ave.
House - 41' x 30', 6' x 29'.

X Lot, 60' x 120' Pennsylvania 90' West of Bosley Ave.
House - 28' x 28' (not completed)

1919:

Lot, 90' x 120' Southeast corner Central and Pennsylvania Aves.
\$925

Lot 90' x 120' Southwest corner Central and Pennsylvania Aves.
\$925

Lot, 50' x 150' Central Ave. 120' South of Pennsylvania Ave.
\$617

Lot, 90' x 120' Corner of Pennsylvania and Bosley Aves.
House - 41' x 30', 6' x 29'.

X Lot, 60' x 120' Pennsylvania Ave. 90' West of Bosley Ave.
House - 28' x 28' (not completed)

1920:

Lot, 90' x 120' Corner Pennsylvania and Bosley Aves.
House "Linzey" \$3,672

X Lot, 60' x 120' Pennsylvania Ave 90' West of Bosley Ave.
\$673

MORTGAGE RECORD

Mortgage Book 210, Folio 131 July 15, 1899

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

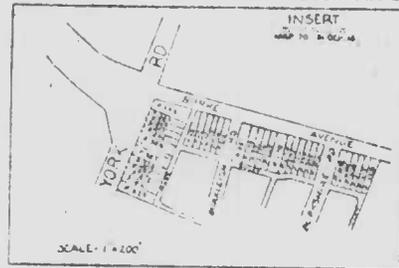
Twelve lots situated West of Towson represented on a plat filed with
the mortgage.

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

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MD DEPT. OF ASSESS & TAX



TOWSON
SCALE 1" = 200'

DEPT. OF ASSESSMENTS & TAXATION
TAX MAP DIVISION

MAP NO.
7CA