

BA 1777

CAPSULE  
EDWARD N. SWEENEY PROPERTY

This frame structure and the stone spring house are remaining representatives of the Sweeney farm located here since 1854. Although the house was probably built in the fourth quarter of the 19th century, it still acts as an important factor in defining rural life as it was in 19th century Towson areas.

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC

Edward N. Sweeney Property

AND/OR COMMON

**2 LOCATION**

STREET & NUMBER

7205 Bellona 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 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	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<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

John W. Avirett

Telephone #:

STREET & NUMBER

7205 Bellona Ave.

CITY, TOWN

Towson

\_\_\_ VICINITY OF

STATE, zip code

Maryland 21204

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Baltimore County Courts Building

Liber #: 1579

Folio #: 530

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**

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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**

Standing high on a hill overlooking a small valley is this frame structure which was probably once a part of the Edward N. Sweeney estate. The two story main block is five bays wide, two bays deep and has a two story shed roof addition. The exterior walls are covered with wood shingles, are topped by a gable end roof and rest on a high stone foundation. The fenestration is regular with 6/6 sash windows.

The main facade faces South towards Bellona Avenue. The first level is covered by a full porch, the roof of which has a tongue-and-groove ceiling and is supported by chamfered columns and pilasters. The entrance located in the second bay from the West projects forward. Although the fenestration is even, the second bay from the East on both levels is blind.

The gabled east and west ends repeat the fenestration of the south facade.

It is the north facade which faces the valley. The main block is covered by the two story addition which projects one bay to the north, is two bays wide and is topped with a shed roof. A gabled two story addition on the west end projects North one bay beyond the east end addition. Both additions are covered with wood shingles.

The basement has coursed fieldstone walls which have been whitewashed. The basement is full only under the east end and is divided into two rooms. There is a crawl space under the west end. Seen here are machine sawn joists, standard size flooring and a stone chimney base 2 by 3 feet.

The original floor plan of the main block was that of a central hall with side parlors. A staircase is located along the hall's west wall and a non-functional flue chimney is on the east wall. There is one chimney and fireplace on the west wall of the west parlor only. The second floor repeats the plan of the first, however, the ceilings here are higher than that of the first floor.

The west gable end of the attic is finished with vertical planks ie. board and batten. There are no studs and there is evidence that collars have been removed below the present collars. Vertically machine sawn principal rafters are lap joined to the ridge and fixed with cut nails. The east end, however, has mitered rafters which are thinner than the west.

**Outbuildings:**

A shed roof stone spring house located Northwest of the house is no longer on the same parcel of land but was at one time. The nearly square structure measures 12 feet 3 inches on the east wall and 12 feet on the south and is composed of flat coursed stones. The southeast corner is

**CONTINUE ON SEPARATE SHEET IF NECESSARY**

6½ feet high while the southwest corner is only 2 feet high. A "T" shaped well surrounds the south wall. That portion closest to the building measures 4 feet along the south wall and is 4 feet 4 inches wide. The outer portion is 3 feet long and 3 feet 8 inches wide. There is an opening on this south wall 4½ feet wide and 2 feet high. The east wall has an opening 3 feet 4 inches by 3 feet 8 inches, and the north side is windowless. None of these openings constitute a door.

The interior walls have been whitewashed, have a depth of 5 feet below the ground level, and have a ledge along this level. Also seen were 4 by 4 inch joists and hewn lintels.

Another outbuilding, a somewhat modern structure, is the stone storage cellar very close to the northernmost side of the house. This structure is partially covered by a mound of dirt which hides it from view from the house. The exposed north side reveals a cylindrical structure of rough coursed stone, and a centrally located doorway. The interior walls are concrete block and have several large shelves. A vent in the ceiling penetrates almost 2 feet of dirt.

**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 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 Fourth quarter 19th century BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

This frame structure and the stone spring house are remaining representatives of the Sweeney farm located here since 1854. Although the house was probably built in the fourth quarter of the 19th century, it still acts as an important factor in defining rural life as it was in 19th century Towson areas.

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

Baltimore County Land Records  
Baltimore County Will 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	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

BA-1777

CHAIN OF TITLE FOR # 7205 BELLONA AVENUE  
Parcel 799, Map 69

<u>LIBER</u>	<u>FOLIO</u>	<u>DATE</u>	<u>GRANTOR</u>	<u>GRANTEE</u>
1579	530	August 8, 1947	Edward K. Dunn & wife	John W. Avirett & wife

Beginning on the southwest 300 foot line of a land from Royal Realty Corp. to Edward K. Dunn by deed dated October 3, 1933 and recorded in Land Records 913/238 at a distance 82.1 feet southwesterly from the beginning of said line...Containing 1.04 acres.

913	238	October 3, 1933	Royal Realty Corporation	Edward K. Dunn
-----	-----	-----------------	--------------------------	----------------

Containing 6.485 acres

Being part of the following two deeds:

918	18	August 7, 1933	Howard C. Wilcox, Trustee	Royal Realty Corp.
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912	199	June 15, 1933	Howard C. Wilcox, Assignee	Royal Realty Corp.
-----	-----	---------------	----------------------------	--------------------

544	207	August 11, 1921	Alfred C. Thompson & wife	Jacob F. Murbach & wife
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Being lot # 1 and # 2 and parts of #3 and #4 in a plat filed with a deed dated September 15, 1900 and recorded in Land Record 245/239 conveyed from Susan F. Houck to Alfred C. Thompson

468	79	August 14, 1916	Hazelton H. Houck & wife	Alfred C. Thompson
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282	133	December 24, 1904	Susan F. Houck	Hazelton H. Houck
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172	237	December 8, 1888	W. Sweeney et al, Exec.	Susan F. Houck
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Executors of the Last Will and Testament of Edward N. Sweeney  
Will Book 7, folio 419 (see attachment)

Beginning at the center of Bellona Avenue formerly the Powder Mill Road at the end of the division line of Franklin F. Pope and Edward N. Sweeney Northeast 845' to center of a road, Southeast 594' to the northwest corner of lot #2 laid out on a plat (was filed with will) Southwest 760', to center of Bellona Avenue, Northwest 269', Northwest 228' containing 10.1 acres.

Chain of title, page 2:

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TK 347	90	November 16, 1844	Arthur Pue, Jr.	Edward N. Sweeney
ALSO:				
7	76	January 14, 1854	Franklin F. Pope	Edward N. Sweeney
Part of Samuel's Hope, 2 acres, 1 rood, 10 perches				
4	490	March 31, 1853	Samuel Pickering, Jr.	Franklin F. Pope
7 Acres				
AWB 366	338	May 28, 1846	Ellen H. Stevenson et al	Samuel Pickering, Sr.

LAST WILL & TESTAMENT  
EDWARD N. SWEENEY

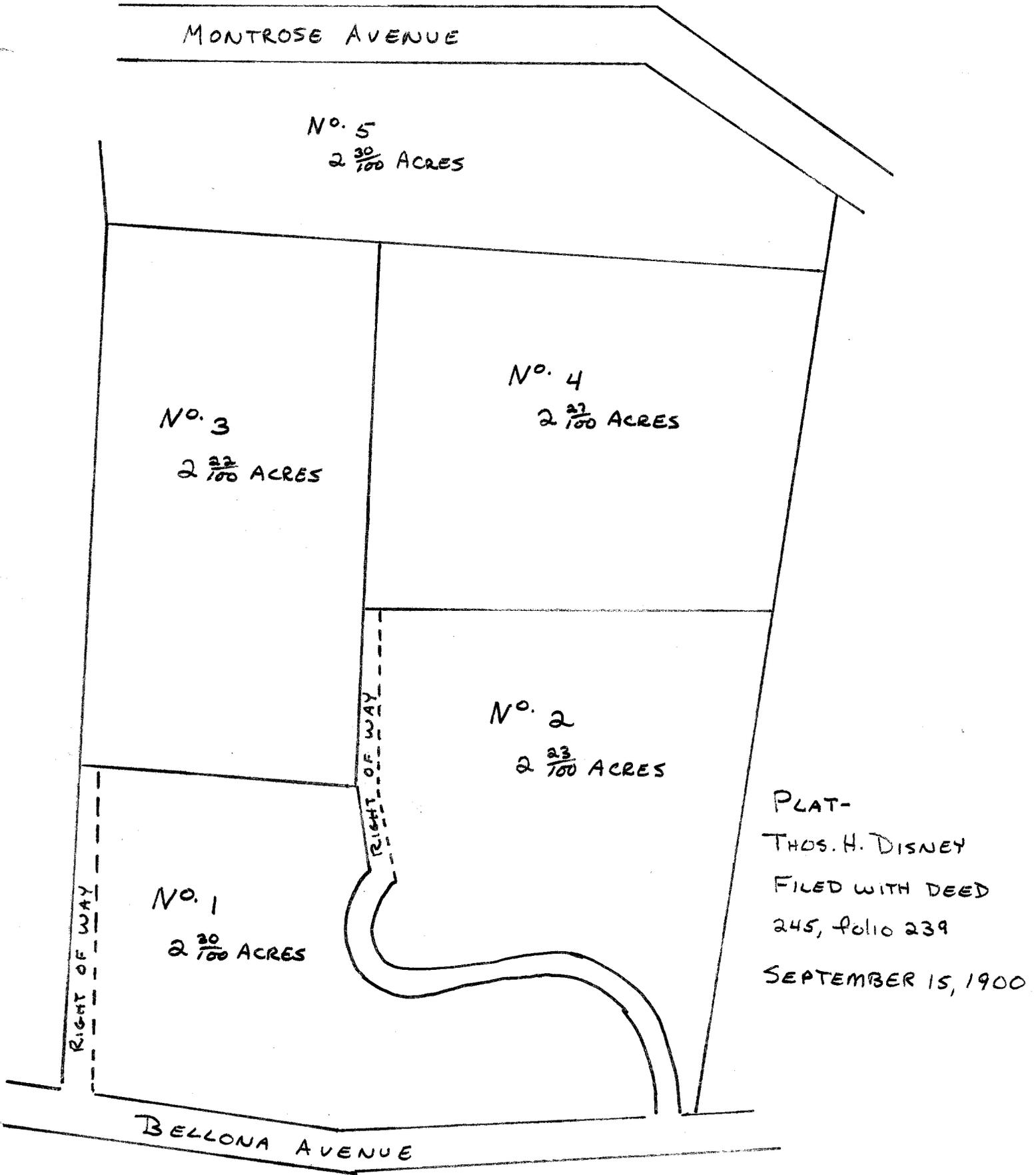
Edward N. Sweeney Last Will & Testament  
Will Book 7, folio 419  
September 1, 1885

"I do...direct my Executors...to sell all my property to wit:  
the farm in Baltimore County whereon I now reside part of which  
I purchased from Arthur Pue Junior Executor of the last will and  
testament of Edward Buchanan and George W. Dobbin Trustee by  
deed dated the 16th day of November 1844 Liber TK 347 folio 90+  
and the other part from Franklin F. Pope and wife by deed dated  
the 14th day of January 1854 Liber HWF 7 folio 176..."

Codicil, May 5, 1882 - The grandson Augustus "...has been occupying  
my farm and proposes to continue thereon...  
and...he has already made some...repairs  
and improvements..."

Executors of WILL - Augustus W. Sweeney: son  
Edward D. Sweeney: grandson  
Augustus W. Sweeney, Jr.: grandson

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SCALE- 80 feet per inch

D.O.S.



DEPARTMENT OF ASSESSMENTS & TAXATION  
 TAX MAP DIVISION  
 INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM  
 RECORDED DESCRIPTIONS AND IS NOT AN ACTUAL SURVEY  
 AND SHOULD NOT BE USED FOR LEGAL DESCRIPTIONS - USERS  
 OF THIS MAP ARE URGED TO NOTIFY DEPARTMENT OF ASSESSMENTS & TAXATION,  
 201 W. PRESTON ST., BALTO., MD.

DATE: JULY 1, 78  
 LIBER: 5899  
 BY: CJT  
 LAST P. NO.: 1123  
 PHOTO: DD2, 2, 0225

PROPERTY LINE  
 SUB-DIVISION BOUNDARY **BA-1777**  
 CONTINUING OWNERSHIP **7-1-E-7-7-7**  
 PARCEL NUMBER **7P-349** (ASSIGNED TO IDENTIFY AND INDEX  
 OWNERSHIP. MUST BE PRECEDED  
 BY MAP NUMBER.)  
 SCALE: 1" = 600'

DATE	LIBER	BY	LAST P. NO.	PHOTO	QUADRANGLE
JULY 1, 78	5899	CJT	1123	DD2, 2, 0225	







BA-1777  
Country Club  
Park

Lutherville

Riderwood

Ruxton

LAKE ROLAND

Woodbrook

40' BALTIMORE (JUNC. U.S. 1) 5 MI.

INTERIOR-GEOLOGICAL SURVEY, WASHINGTON, D. C.-1958-NS  
359000m E M R 4867  
BALTIMORE (JUNC. U.S. 1) 4.5 MI. 176°37'30"



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EDWARD N. SWEENEY PROP.

S. FACADE

J. CORCORAN  
7/29



BA-1777

EDWARD N. SWEENEY PROPERTY

N.E. CORNER

J. CORCORAN  
7/79



BA-1777-A

STONE STORAGE CELLAR-  
EDWARD N. SWEENEY PROP.  
N.

J. CORCORAN  
7/79