

BLANK CANVAS WITH HISTORIC ROOTS - ROSLYN CARRIAGE HOUSE

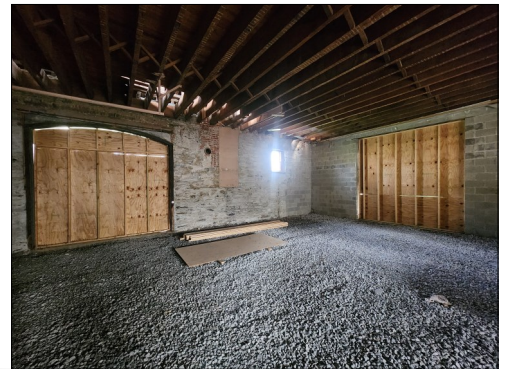
Wednesday, May 20, 2026 • 6PM

321 N. PRESIDENT AVE,
LANCASTER, PA 17603

Rarely does a property of this architectural pedigree come to auction. The Carriage House at Roslyn, built circa 1896 and designed by renowned Lancaster architect C. Emlen Urban in the same Chateau Esque style as the adjoining mansion, showcases a distinctive bell-shaped roof, arched carriage doors, and detailed battlements with Romanesque influences. Commissioned by Peter T. Watt, co-founder of the iconic Watt & Shand department store, the estate reflects the height of Lancaster's historic architectural legacy and Urban's celebrated craftsmanship. Offering approximately 4,000 square feet, the structure presents a remarkable opportunity for restoration and adaptive reimagining, with the main building already stabilized and reinforced, ready for completion and modernization. This nationally and locally significant property is listed on the National Register of Historic Places and designated as a Level I Historic Site, the highest classification in Lancaster County. Positioned on a 1.1-acre parcel at 321 N. President Avenue, it also overlooks President James Buchanan's Wheatland residence across the street. An extraordinary opportunity to own and reimagine one of Lancaster's most architecturally important historic structures.



Open Houses: Sat. May 9th, 10am-12pm
& Mon. May 11th, 5pm-6:30pm
Or Call For An Appointment



FEATURES

- ✓ Architectural Renderings Available
- ✓ Original Historic Materials Preserved
- ✓ Large, Flexible Layout

Auction for: Scott & Heather Bowser
Attorney: JD Young

LEAD AUCTIONEER: JOHN M. HESS



717-664-5238 or 877-599-8894

www.hessauctiongroup.com

contact@hessauctiongroup.com

Type: Single Family Dwelling
Construction: Masonry
Exterior: Veneer, Stone
Roof: Slate
Square Footage: 2.193 Sq. Ft.
Lot Size: 1.10 Acres

Year Built: 1896
Water/Sewer: Public
Zoning: Residential
Taxes: \$15,836
School District: Lancaster SD
Township: Lancaster Twp

"Blank Canvas" The interior has been completed gutted.

Wall repaired

Roof repaired

All interior trim and doors including the horse stall partitions have been saved and will be sold with the real estate.

Living space, 25'5 x 52'8

Potential bathroom/laundry room, 12'5 x 13' small basement area this portion of the structure

Property Highlights:

- Circa 1896 | C. Emlen Urban, Architect
- Chateau Esque style | Bell-shaped roof | Arched carriage doors | Battlements
- ~4,000 sq ft
- Original first-floor stable/carriage bay
- Corner lot position
- Lancaster County Historic Sites Registry — Level I Significant
- National Register of Historic Places
- 321 N. President Ave., Lancaster Township, PA 17603
- Blueprints and Renderings Available to Purchase from Prominent Lancaster Architect

***ALL MEASUREMENTS APPROXIMATE**



For information regarding our recommended financial lenders call 717-664-5238

Real Estate Terms & Conditions: 10% down day of sale. Balance due at settlement on or before 45 days. Announcements made on day of sale take precedence over advertised information.

This fact sheet is provided as a courtesy. Information included is believed to be accurate & has been provided to us by the consignor. John M. Hess Auction Service is not responsible for any clerical errors or misrepresentations by consignor in above printed materials. The purchaser is responsible to research and verify any and all information regarding this property.