

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: Maryland  
 COUNTY: Baltimore City  
 FOR NPS USE ONLY  
 ENTRY DATE: DEC 23 1974

**1. NAME**  
 COMMON: Roland Park  
 AND/OR HISTORIC:

**2. LOCATION**  
 STREET AND NUMBER: ing pattern between Baltimore Ave. & Falls Rd. 39th St. + Stony Run  
 Boundaries shown on attached map  
 CITY OR TOWN: Baltimore CONGRESSIONAL DISTRICT: Second  
 STATE: Maryland CODE: 24 COUNTY: Baltimore City CODE: 510

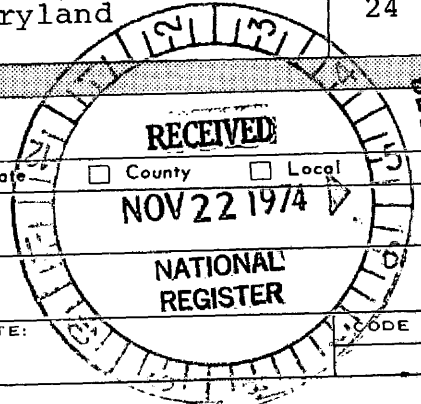
**3. CLASSIFICATION**

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input checked="" type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input checked="" type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Comments <input checked="" type="checkbox"/> Other (Specify) <u>Landscape architecture and city planning</u>

**4. OWNER OF PROPERTY**  
 OWNER'S NAME: Multiple public and private  
 STREET AND NUMBER:  
 CITY OR TOWN: City of Baltimore STATE: Maryland CODE: 24

**5. LOCATION OF LEGAL DESCRIPTION**  
 COURTHOUSE, REGISTRY OF DEEDS, ETC.: Baltimore City Court House  
 STREET AND NUMBER: Calvert Street  
 CITY OR TOWN: Baltimore STATE: Maryland CODE: 24

**6. REPRESENTATION IN EXISTING SURVEYS**  
 TITLE OF SURVEY:  
 DATE OF SURVEY:  Federal  State  County  Local  
 DEPOSITORY FOR SURVEY RECORDS:  
 STREET AND NUMBER:  
 CITY OR TOWN: STATE: CODE:



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7. DESCRIPTION

CONDITION	(Check One)					
	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Roland Park historic district is a planned residential neighborhood in northwest Baltimore. Located north of the intersection of University Parkway and Stony Run, and south of West Lake Avenue, it contains 1,068 structures. It was Baltimore's first residential development where deed restrictions governed the use of property and established common responsibilities for the maintenance of the area. Consequently, it remains today much as it was when first laid out in 1891. One of the first planned garden suburbs, it is often studied by students of planning for its emphasis on the proper use of the natural topography to enhance the community.

The architecture of the district typifies the romantic tastes of the turn of the century, with many examples of the Queen Anne, English Tudor, Georgian and Shingle styles.<sup>1</sup> 402 Hawthorne Road is a white frame Queen Anne style house. Its most prominent features are the tower on the south corner, rising the full three stories, the irregularly shaped windows throughout, the large open porch across the front which wraps around the south side, and the irregularity of plan and texture.

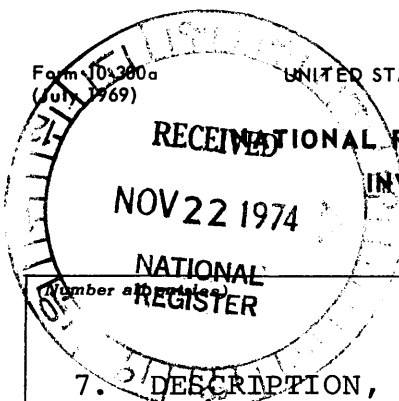
Another style widely employed in Roland Park is the Shingle style of which 4707 Roland Avenue is but one example. Here the gambrel roof is the outstanding feature, accented on the north side by a polygonal tower. The structure is of white clapboard with shuttered windows which form horizontal bands across the facade at each of the three levels. The front doorway is set back on a recessed porch whose portal is placed slightly to the right of the center. Many other specimens of this style are located in the streets to the east of Roland Avenue which were the first to be opened.

10 Club Road is an English style, half-timbered structure. There are three separate and projecting bays, each with a gable containing casement windows with diamond panes. The easternmost bay rises three stories, while the others are only two. The first floor is constructed of brick on the ground level and the entire area above is of stucco with dark wooden stripping. Here, while the scale of the house is large, the effect of the required set back from the street can be seen, for the building does not overwhelm its site. Many of these pseudo-English homes are to be found in the west side of Roland Park; indeed, the shopping center which was planned and constructed at the same time as the rest of the

<sup>1</sup>The definition of architectural styles is based upon Marcus Wiffen, American Architecture since 1780, A Guide to the Styles, Cambridge, 1969.

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(Continuation Sheet) #1

Roland Park

7. DESCRIPTION, continued

community is of this type of construction. It is unique, also, in that its off-street parking area may be the first in the country.

A fourth architectural style which is to be found in the district is the modern version of the Georgian. This predominates in the section along University Parkway, which was built just prior to the First World War. 307 Somerset Road is an example, with its symmetrical lines, its central door, framed by pilasters and an ornate broken arch with elaborate dentils and pineapple, and its chimneys placed at each of the four corners. The building is constructed of brick with wooden trim.

A shopping center, one of the first in the country was included as a part of the plan. Located on the west side of Roland Avenue just north of Upland Road, the principal facade was executed in an English Tudor style often repeated in residential construction. The ridge of the roof which parallels Roland Avenue is broken at either end by a two story cross gable with a gable shape. In between, seven dormers (three on the second floor and four at the third) project from the roof. The dominant nature of the roof takes ones eyes from the store fronts on the first floor which are further hidden under the projecting eave of the roof. The stuccoed ends of the roof curve down from the chimneys in a manner associated with Jacobean architecture. This same treatment exists on the Baltimore City Fire station adjacent to the shopping center on Upland Road.

The only intrusion in the historic district consists of two gas stations on the west side of Falls Road north of Cold Spring Lane.

The Roland Park Country Day School and the Baltimore Country Club, adjacent to the community of Roland Park and included in the district, do not intrude into the residential of architectural quality of the district. They are landscaped following the overall pattern and contribute to the character of the district.

While the structures within the Roland Park area are of great importance in the creation of its atmosphere, it is indeed the setting which occupied the minds of its planners, Olmsted, Kessler, and Couton. The preservation of the natural terrain and vegetation, the parklike setting, the wooded paths and streets which wind up hill and down, all contribute to the uniqueness of this splendid garden suburb.

(See continuation sheet No. 2)

**SIGNIFICANCE**

PERIOD (Check One or More as Appropriate)

- |  |                                       |  |  |
|--|---------------------------------------|--|--|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century            | <input checked="" type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century  | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century |  |

SPECIFIC DATE(S) (If Applicable and Known) **1890**

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- |   |  |  |  |
|---|--|--|--|
| <input type="checkbox"/> Aboriginal     | <input type="checkbox"/> Education                         | <input type="checkbox"/> Political           | <input checked="" type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric    | <input type="checkbox"/> Engineering                       | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) _____     |
| <input type="checkbox"/> Historic       | <input type="checkbox"/> Industry                          | <input type="checkbox"/> Science             | _____  |
| <input type="checkbox"/> Agriculture    | <input type="checkbox"/> Invention                         | <input type="checkbox"/> Sculpture           | _____  |
| <input type="checkbox"/> Architecture   | <input checked="" type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____  |
| <input type="checkbox"/> Art            | <input type="checkbox"/> Literature                        | <input type="checkbox"/> Theater             | _____  |
| <input type="checkbox"/> Commerce       | <input type="checkbox"/> Military                          | <input type="checkbox"/> Transportation      | _____  |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music                             |  |  |
| <input type="checkbox"/> Conservation   |  |  |  |

STATEMENT OF SIGNIFICANCE

Roland Park, named for Roland Thornberry, an English landowner in Baltimore County, had its beginnings in 1890 when William Edmunds decided to develop 100 acres and invited Edward H. Bouton, a developer from Kansas City, Missouri, to come to Baltimore. The Lands Trust Company of England invested a large sum of English money in the bold scheme and The Roland Park Company was incorporated, with Bouton as its general manager. Bouton brought in George E. Kessler, a landscape architect trained in Germany and who had worked briefly with the firm of Frederick Law Olmsted, to be the topographical and landscape engineer. Kessler laid out gracefully curved streets, paths and large lots on the first plat of land, lying east of Roland Avenue. Before the lots were sold, electric lines were installed, a private telephone company established, and sewerage and water provided--all under the auspices of the Roland Park Company.

Restrictions were incorporated within each property deed to assure the preservation of the character of the area. These included provisions for setbacks and planting, prohibited outbuildings, and stables and required the Company's approval of all architectural plans. Further, the residents were required to pay a maintenance fee to the Company to finance the upkeep of the public streets and sidewalks. These restrictions are still in effect today and have become the model for similar covenants in other communities. The restrictions are undoubtedly the largest single factor in the preservation of the district.

With the start of the second plat to the west of Roland Avenue, the firm of the outstanding landscape architect, Frederick Law Olmsted, was commissioned to lay out the streets and plan the landscaping. Thus in 1897, Frederick Law Olmsted, Jr. took up the planning of the steeper and more difficult terrain. He created a controlled natural setting by preserving the steep hillsides, valleys, streams, and woodlands. Great caution was exercised to protect the trees and natural vegetation by laying the roads around them and following the natural contours of the site.

SEE INSTRUCTIONS

**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

Fitch, James Marston. American Building: The Historic Forces that Shaped It. Boston: 1966. Page 239 - (F. L. Olmsted, Jr.)

Reps, John W. The Making of Urban America: A History of City Planning in the United States. Princeton: 1965. p. 348

Schalck, Harry, G. "Mini-Revisionism in City Planning History: The Planner of Roland Park", Journal of the Society of Architectural Historians. Vol. 29, No. 4, Dec. 1970. pp. 347-349.

(See continuation sheet No. 2)

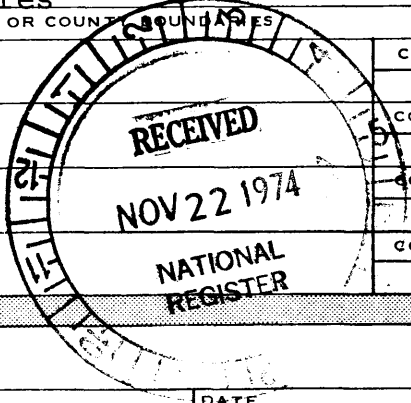
**10. GEOGRAPHICAL DATA**

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	39° 21' 44"	76° 38' 48"				
NE	39° 21' 45"	76° 37' 43"				
SE	39° 20' 06"	76° 37' 28"				
SW	39° 20' 05"	76° 38' 16"				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **700 acres**

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

STATE:	CODE	COUNTY:	CODE



**11. FORM PREPARED BY**

NAME AND TITLE: **Catharine F. Black**

ORGANIZATION: **Maryland Historical Trust** DATE: **November 1973**

STREET AND NUMBER: **2525 Riva Road**

CITY OR TOWN: **Annapolis,** STATE: **Maryland** CODE: **24**

12. STATE LIAISON OFFICER CERTIFICATION	NATIONAL REGISTER VERIFICATION
<p>As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:</p> <p>National <input checked="" type="checkbox"/> State <input type="checkbox"/> Local <input type="checkbox"/></p> <p>Name <u>Arthur C. Townsend</u> Arthur C. Townsend</p> <p>Title <u>State Historic Preservation Officer</u></p> <p>Date <u>November 18, 1974</u></p>	<p>I hereby certify that this property is included in the National Register.</p> <p><u>Arthur M. Jensen</u> Director, Office of Archeology and Historic Preservation</p> <p>Date <u>12/23/74</u></p> <p>ATTEST:</p> <p><u>Gene M. ...</u> Keeper of The National Register</p> <p>Date <u>12-20-74</u></p>

NW 1/4 359 680 / 435 250  
 SW 1/4 355 850 / 435 4 980  
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(Continuation Sheet) #2

(Number all entries)

Roland Park

8. SIGNIFICANCE, continued

The subsequent effect is one of a garden community located within a major metropolis and preserved intact over a period of more than eighty years.

9. MAJOR BIBLIOGRAPHICAL REFERENCES, continued

Scully, Vincent. "American Villas: Inventiveness in the American Suburb from Downing to Wright", Architectural Review, 115, March 1954. Pages 168-179.

ACREAGE JUSTIFICATION

The 700 acres nominated for the Roland Park historic district includes Roland Park as it was planned in 1890 as well as its later development. To include only the original 100 acre tract would deny the history of the development of the area and its existence as a community. The unity of architecture, landscape, lot sizes, house placement and workmanship contained within these boundaries is further emphasized by the responsibility held for all of this area by the Roland Park Maintenance Company, descendant of the original Roland Park Company.

