Form 10-300
(Rev. 6-72)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

SEE INSTRUCTIONS

1. NAME

COMMON: Roland Park

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER: 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
☒ District ☐ Building	☐ Public	Public Acquisition:	☒ Occupied	Yes:
☐ Site ☐ Structure	☐ Private	☐ In Process	☐ Unoccupied	☐ Restricted
☐ Object	☒ Both	☐ Being Considered	☐ Preservation work in progress	☒ Unrestricted
				☐ No

PRESENT USE *(Check One or More as Appropriate)*

☐ Agricultural	☐ Government	☒ Park	☐ Transportation	☐ Comments
☒ Commercial	☐ Industrial	☒ Private Residence	☒ Other *(Specify)*	
☒ Educational	☐ Military	☐ Religious	Landscape architecture and city planning	
☐ Entertainment	☐ Museum	☐ Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME: Multiple public and private

STREET AND NUMBER: City of Baltimore

CITY OR TOWN: 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:

STATE: Maryland
COUNTY: Baltimore City
FOR NPS USE ONLY
ENTRY NUMBER
DATE

7. DESCRIPTION

CONDITION	(Check One)					
	☒ Excellent	☐ Good	☐ Fair	☐ Deteriorated	☐ Ruins	☐ Unexposed
	(Check One)		(Check One)			
	☒ Altered	☐ Unaltered	☐ Moved	☒ 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.[1] 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

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

(See continuation sheet No. 1)

SEE INSTRUCTIONS

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 grabrel 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 sturctures 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)

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

☐ Pre-Columbian	☐ 16th Century	☐ 18th Century	☒ 20th Century
☐ 15th Century	☐ 17th Century	☒ 19th Century	

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

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

Aboriginal	☐ Education	☐ Political	☒ Urban Planning
☐ Prehistoric	☐ Engineering	☐ Religion/Phi-	☐ Other (Specify)
☐ Historic	☐ Industry	losophy	
☐ Agriculture	☐ Invention	☐ Science	
☐ Architecture	☒ Landscape	☐ Sculpture	
☐ Art	Architecture	☐ Social/Human-	
☐ Commerce	☐ Literature	itarian	
☐ Communications	☐ Military	☐ Theater	
☐ Conservation	☐ Music	☐ Transportation	

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 estalished, 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 continuation sheet No. 2)

SEE INSTRUCTIONS

Form 10-300a
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet) #2

STATE	
Maryland	
COUNTY	
Baltimore City	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(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.

GPO 921-724

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, De. 1970. pp. 347-349.

(See continuation sheet No. 2)

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			OR	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
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
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

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:

National ☐ State ☐ Local ☐

Name _____
Arthur C. Townsend

Title State Historic Preservation Officer

Date November 18, 1974

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

_____
Director, Office of Archeology and Historic Preservation

Date _____

ATTEST:

_____
Keeper of The National Register

Date _____

SEE INSTRUCTIONS

☆ U.S. GOVERNMENT PRINTING OFFICE : 1973—729-147/1442 3-1

B-136

Form 10-301
(July 1968)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

1. NAME

COMMON	AND/OR HISTORIC	NUMERIC CODE *(Assigned by NPS)*
Roland Park Historic District		

2. LOCATION

STATE	COUNTY	TOWN
Maryland	Baltimore City	Baltimore

STREET AND NUMBER

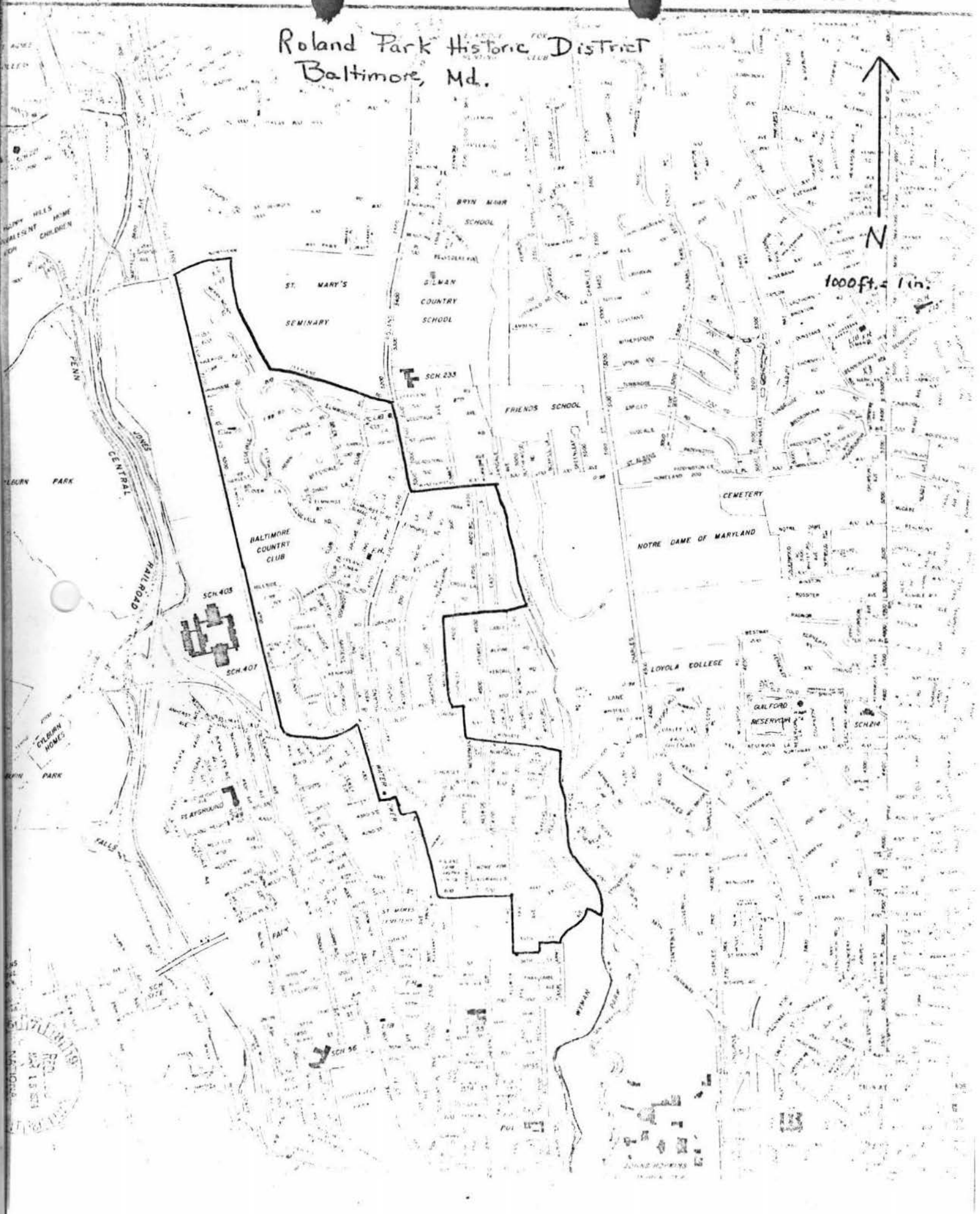
3. MAP REFERENCE

SOURCE	DATE	SCALE
Baltimore City Department of Public Works	1970	1000 feet = 1 inch

REQUIREMENTS: PROPERTY BOUNDARIES, WHERE REQUIRED, AND NORTH ARROW.

B-136

Roland Park Historic District
Baltimore, Md.



B-136

Form 10-301
(July 1968)

UNITED STATES DEPARTMENT OF THE INTERIOR
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PROPERTY MAP FORM

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STATE	COUNTY	TOWN
Maryland	Baltimore City	Baltimore

STREET AND NUMBER

City of Baltimore

3. MAP REFERENCE

SOURCE	DATE	SCALE
U.S.G.S. 7.5 minute map 'ltimore west quadrangle	1966	1:24000

UIREMENTS: PROPERTY BOUNDARIES, WHERE REQUIRED, AND NORTH ARROW:

GPO 932-010

B-136

MARYLAND
7.5 MINUTE SERIES (TOPOGRAPHIC)
BALTIMORE 15' QUADRANGLE

Roland Park Historic District

	latitude	longitude
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"

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FORM 10-301 A
(6/72)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

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Roland Park Historic District		

2. LOCATION

STATE	COUNTY	TOWN
Maryland	Baltimore City	Baltimore

STREET AND NUMBER

3. PHOTO REFERENCE

PHOTO CREDIT	DATE	NEGATIVE FILED AT
Mrs. Eleanor Meeker	May 1972	Commission for Historical and Architectural Preservatio 402 City Hall Baltimore, Maryland

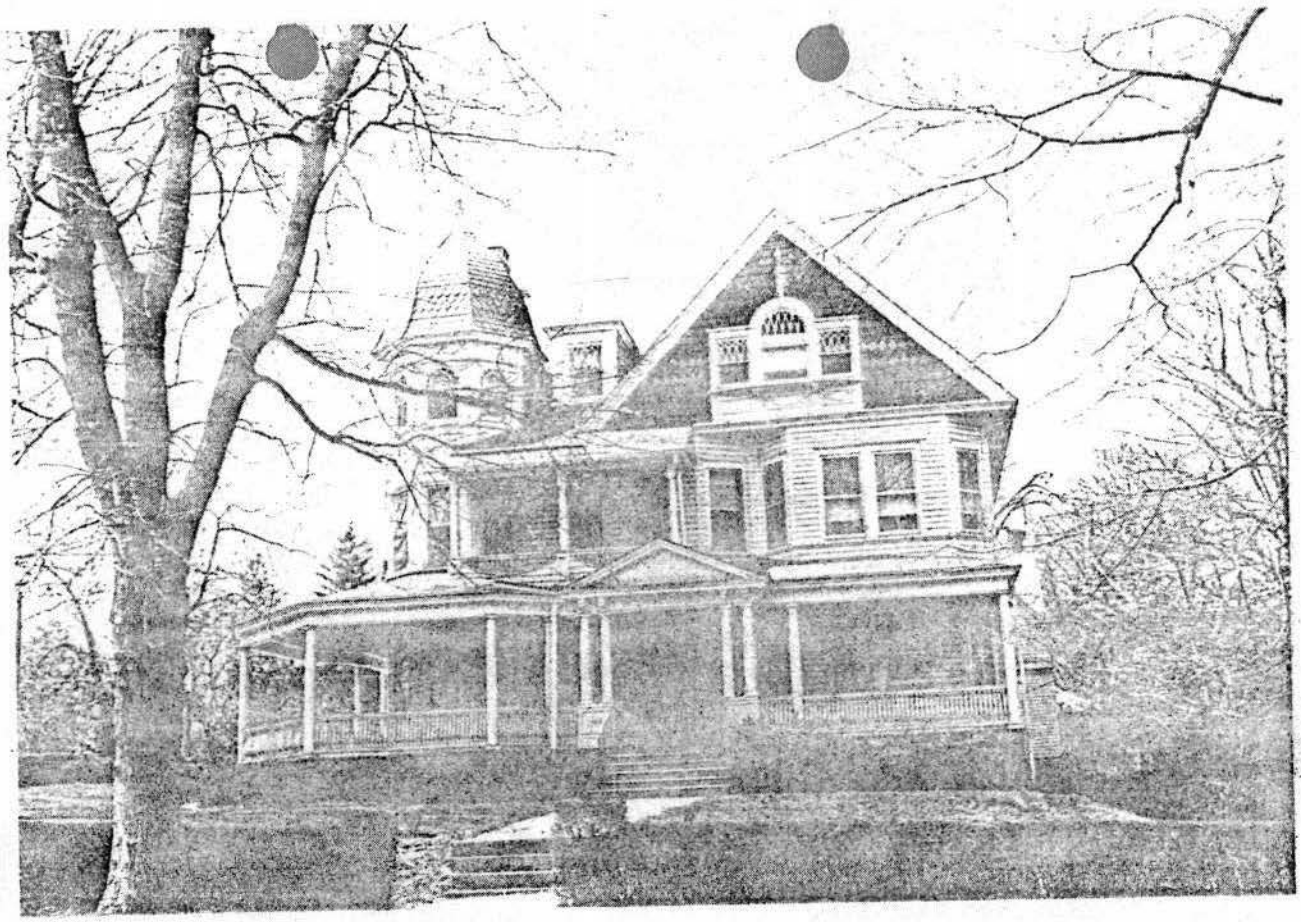
4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

10 Club Road from the southwest

RECEIVED
OCT 15 1974
NATIONAL REGISTER

GPO 932-009



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(6/72)

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Mrs. Eleanor Meeker	May 1972	Commission for Historical and Architectural Preservatic 402 City Hall Baltimore, Maryland

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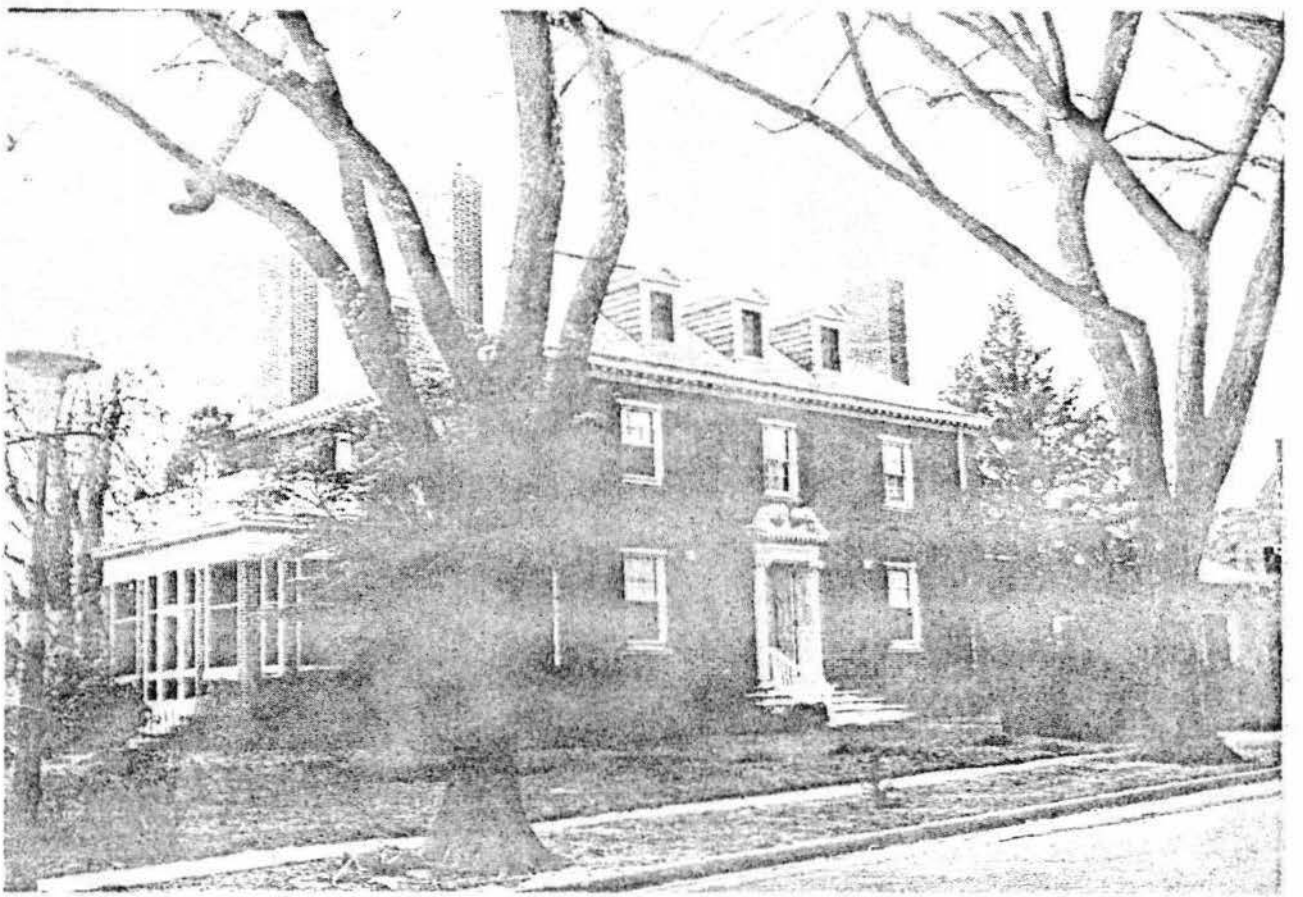
DESCRIBE VIEW, DIRECTION, ETC.

402 Hawthorn Road from the east

RECEIVED
MAR 15 1974
NATIONAL REGISTER

GPO 932-009



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FORM 10-301 A
(6/72)

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Maryland	Baltimore City	Baltimore

STREET AND NUMBER

3. PHOTO REFERENCE

PHOTO CREDIT	DATE	NEGATIVE FILED AT
Mrs. Eleanor Meeker	May 1972	Commission for Historical and Architectural Preservation 402 City Hall Baltimore, Maryland

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

307 Somerset Road from the north

RECEIVED
MAR 15 1974
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3. PHOTO REFERENCE

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Mrs. Eleanor Meeker	May 1972	Commission for Historical and Architectural Preservatio 402 City Hall Baltimore, Maryland

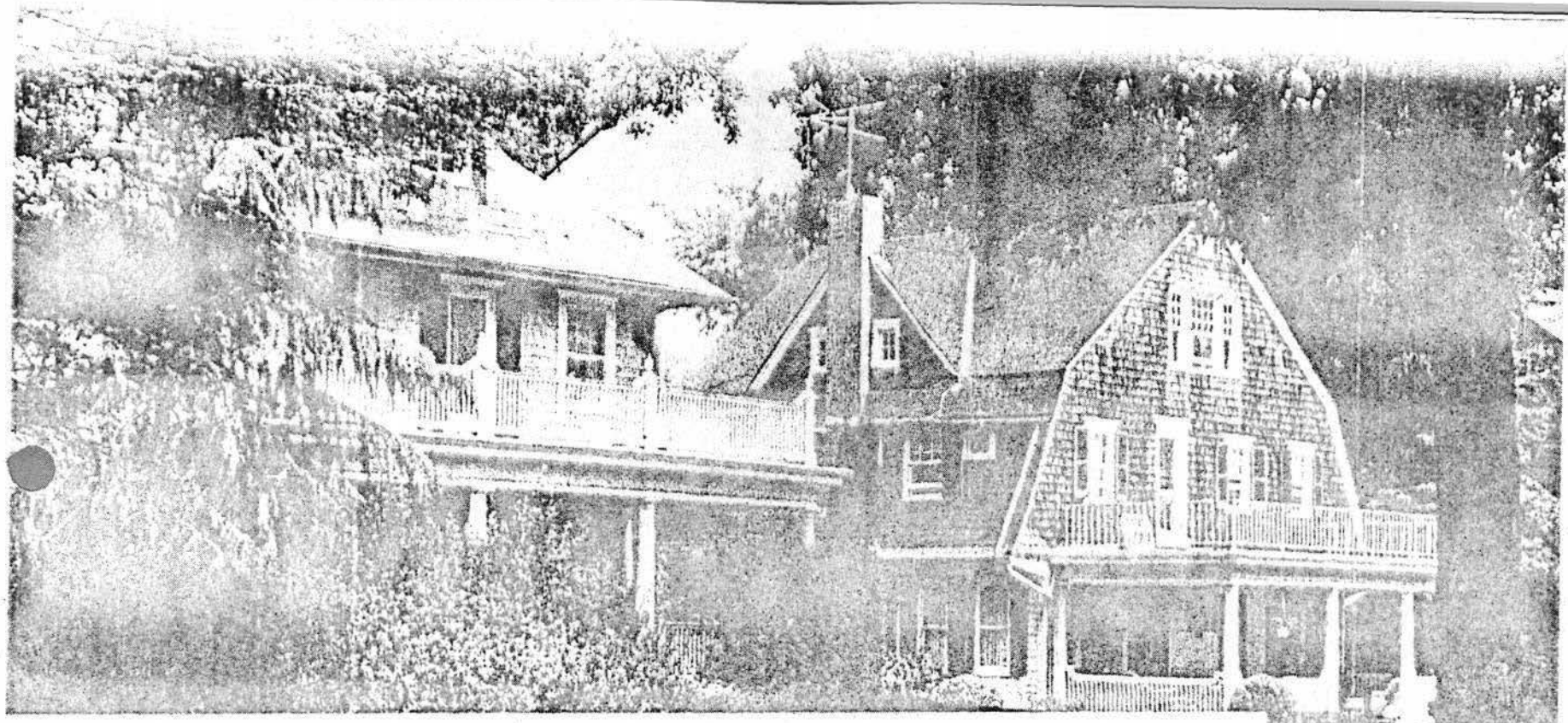
4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

4707 Roland Avenue from the west

NATIONAL REGISTER
MAR 15 1974
NATIONAL REGISTER

GPO 932-009



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(6/72)

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STATE	COUNTY	TOWN
Maryland	Baltimore City	Baltimore

STREET AND NUMBER

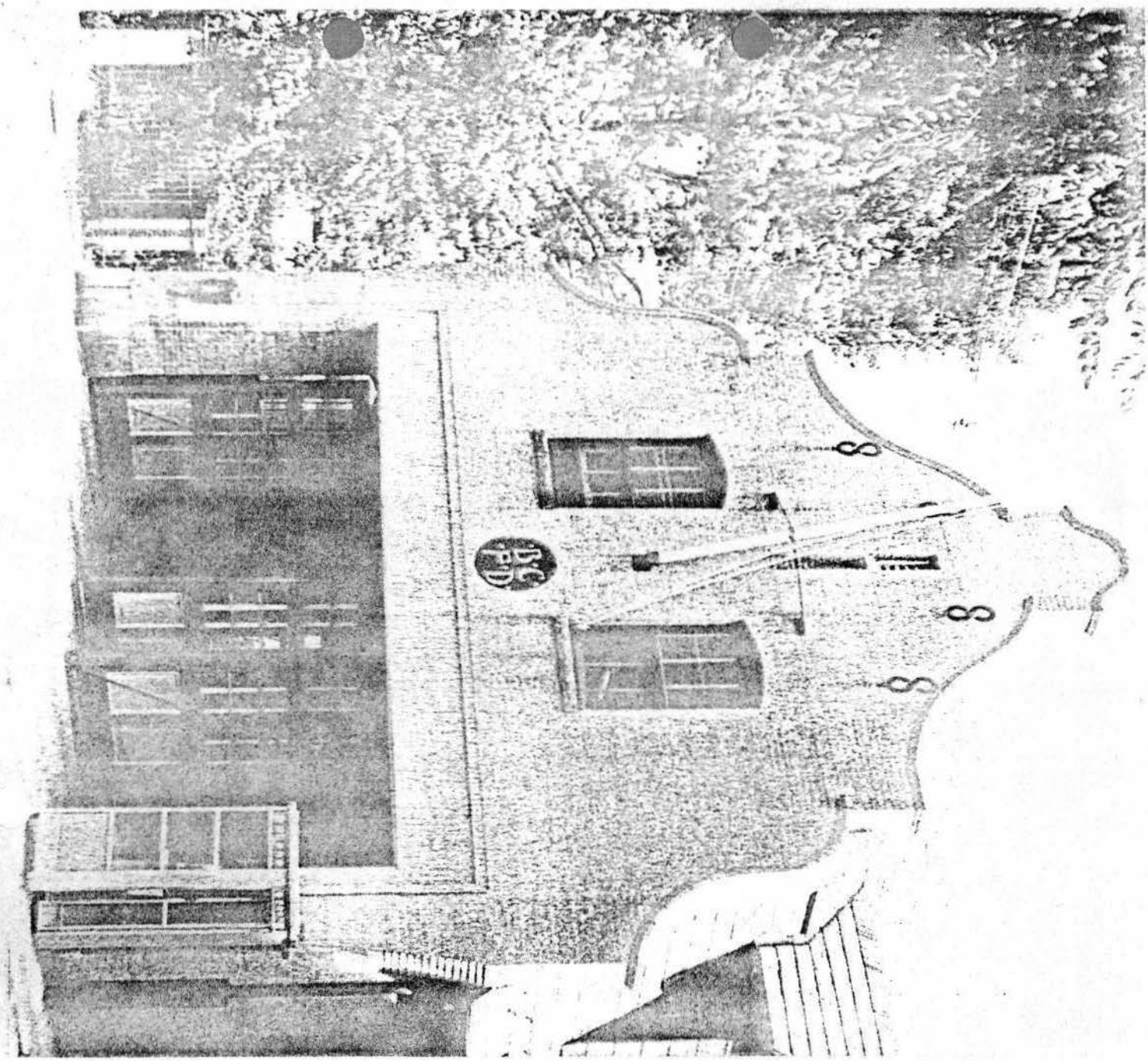
3. PHOTO REFERENCE

PHOTO CREDIT	DATE	NEGATIVE FILED AT
Nancy Miller	June 1974	Maryland Historical Trust

4. IDENTIFICATION

DESCRIBE VIEW DIRECTION, ETC.

500 block Woodlawn West side



FORM 10-301 A
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3. PHOTO REFERENCE

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Nancy Miller	June 1974	Maryland Historical Trus

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

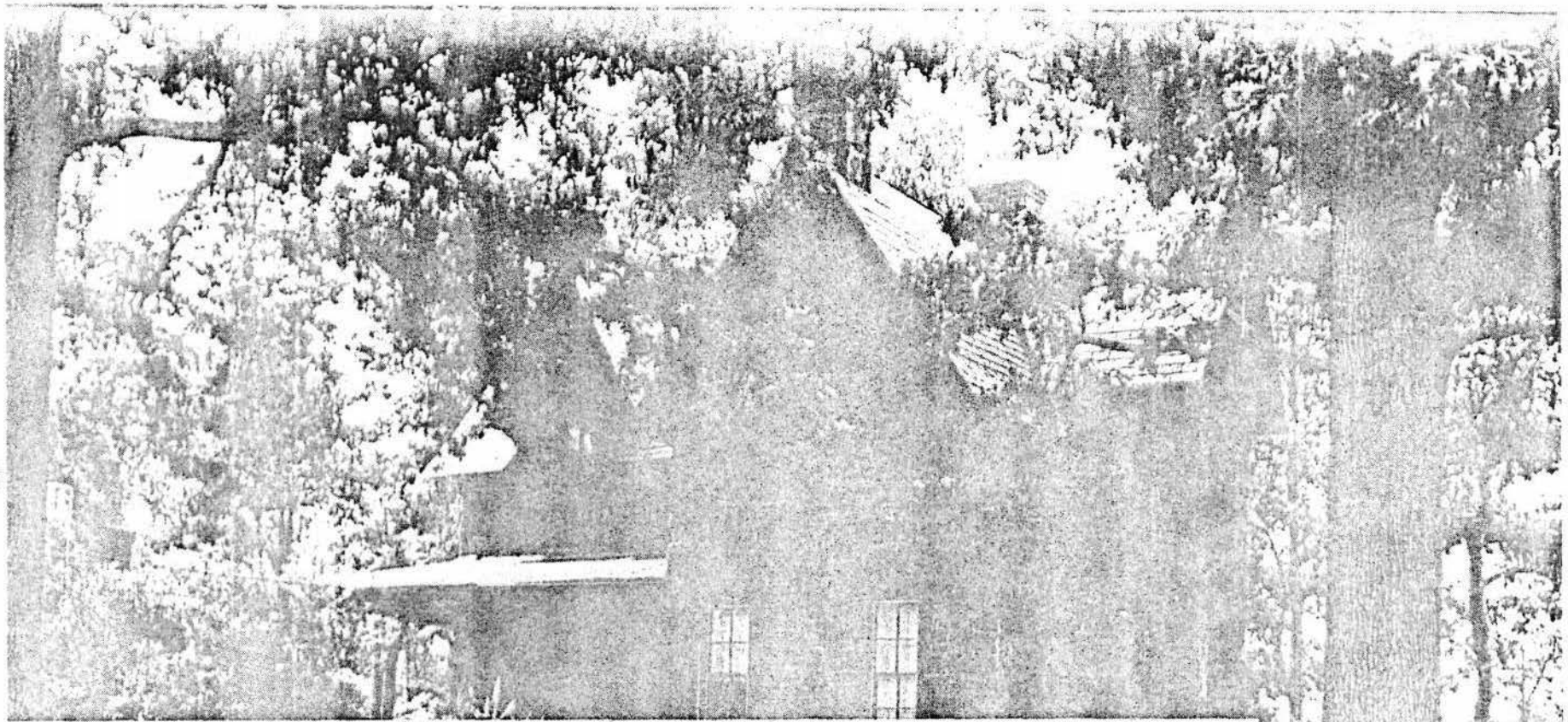

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PHOTO CREDIT	DATE	NEGATIVE FILED AT
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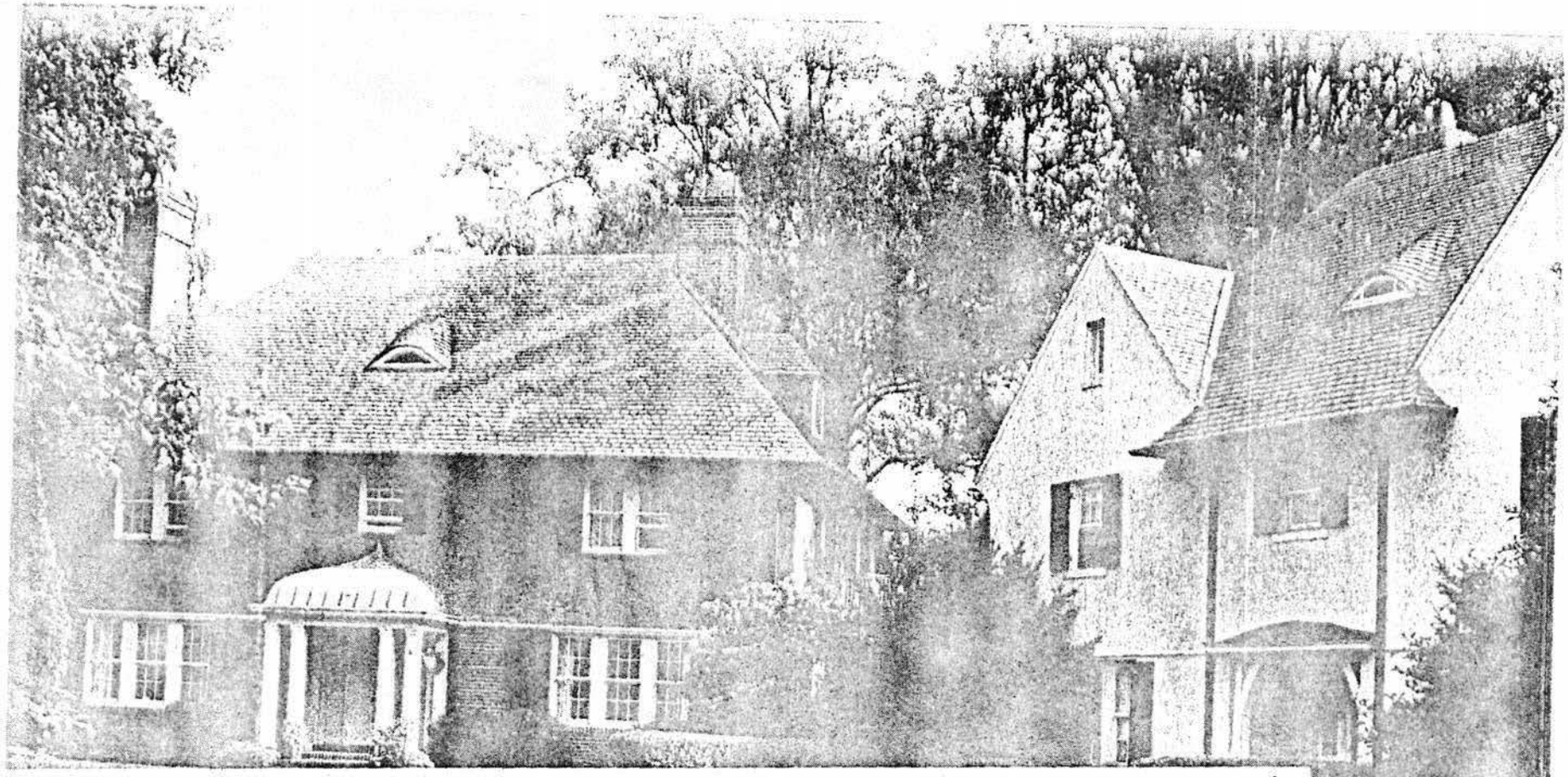
4. IDENTIFICATION

DESCRIBE W, DIRECTION, ETC.

Country Day School North facade.



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4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

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(6/72)

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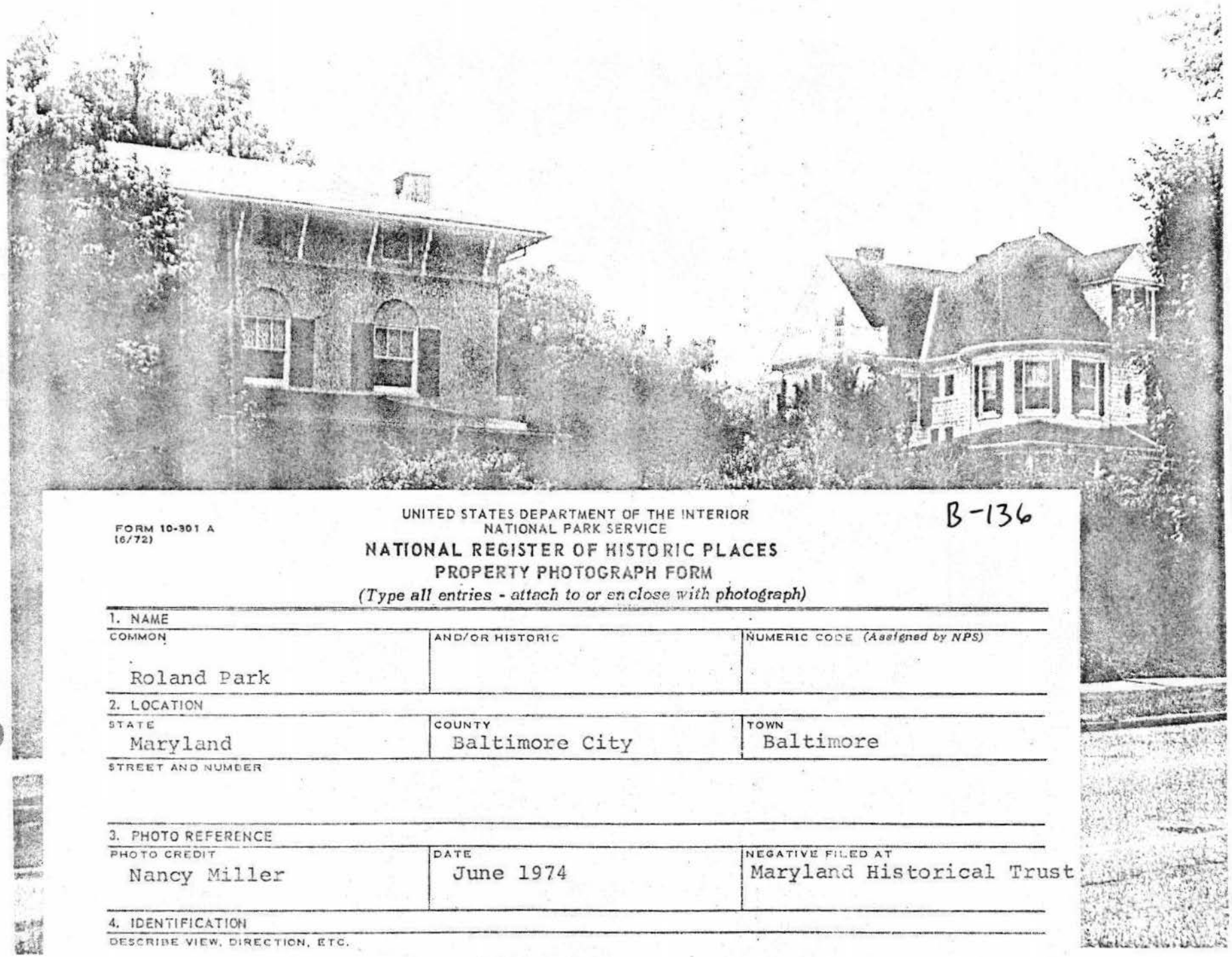
Nancy Miller	June 1974	Maryland Historical Trust

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

100 block Woodlawn

B-136



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STREET AND NUMBER

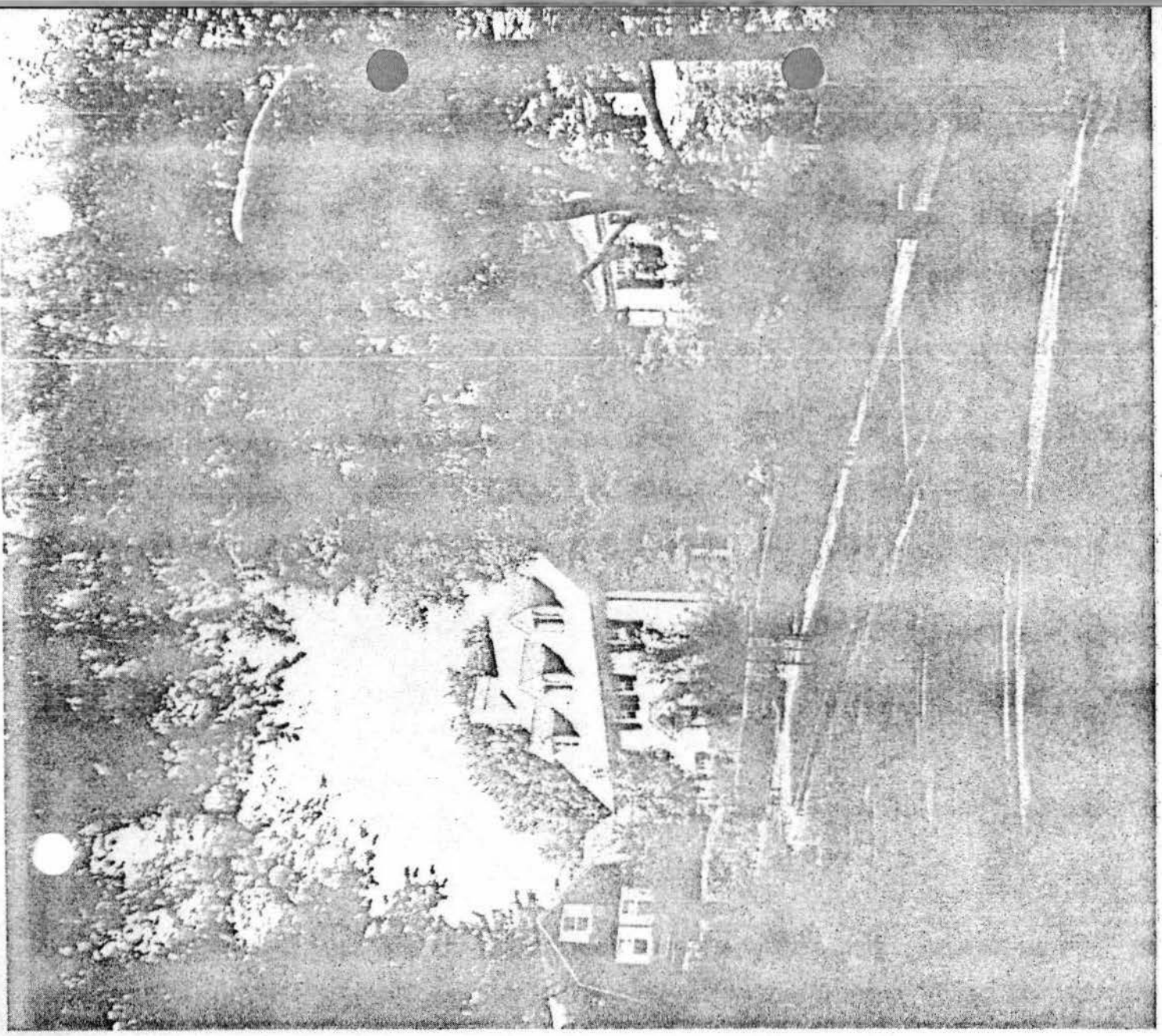
3. PHOTO REFERENCE

PHOTO CREDIT	DATE	NEGATIVE FILED AT
Nancy Miller	June 1974	Maryland Historical Trust

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

4700 block Roland, SE corner



FORM 10-901 A
(6/72)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

B-136

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

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Roland Park		

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STREET AND NUMBER

3. PHOTO REFERENCE

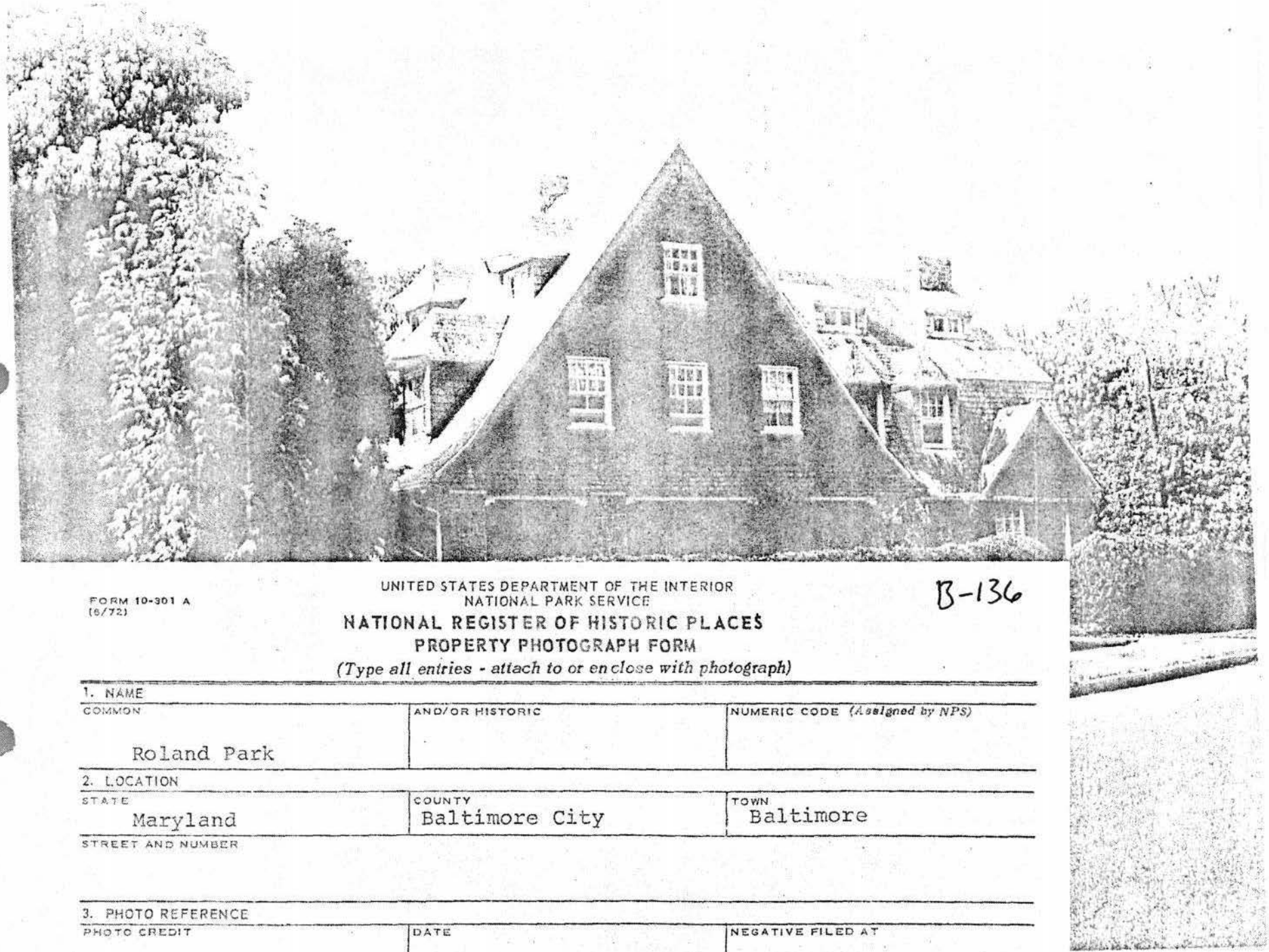
PHOTO CREDIT	DATE	NEGATIVE FILED AT
...acy Miller	June 1974	Maryland Historical Trust

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

Deepdene at Springhouse Path

B-136



FORM 10-301 A
(6/72)

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B-136

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PROPERTY PHOTOGRAPH FORM

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Roland Park		

2. LOCATION

STATE	COUNTY	TOWN
Maryland	Baltimore City	Baltimore

STREET AND NUMBER

3. PHOTO REFERENCE

PHOTO CREDIT	DATE	NEGATIVE FILED AT
Nancy Miller	June 1974	Maryland Historical Trust

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

Corner of Oakdale (E) and Hawthorne

B-136
ROLAND PARK HISTORIC DISTRICT
4707 ROLAND AVENUE
Baltimore City

B-136
ROLAND PARK HISTORIC DISTRICT
10 CLUB ROAD
Baltimore City

B-136

402 Hawthorn Road, Roland Park
From the east

Eleanor Meeker
May. 1972

L. to R. B-136 ROWLAND PARK HISTORIC DISTRICT
831-845 W. University Parkway

University Pkwy (Concrete gap)

Roland Park

B-136

SCHOOL

B-136 ROWLAND PARK HISTORIC DISTRICT