

Suburban Baltimore

Roland Park's Beauties And Attractions—A Combination Of The Practical And Artistic—The Leading Residents.

By EMILY EMERSON LANTZ.
The "season-of mists" beloved of the poet Keats is round about us; the "happy autumn fields," immortalized by Tennyson, stretch in sunlit restfulness beyond the city gates, while from hummocks and heaped withered leaves rises the pungent incense of oak and maple and beech. The smoke of these altar fires ascends, delicately gray, against the blue November sky and bespeaks the silent passing of the summer months in a beautiful pageant, this procession of autumn days, but only those enjoy its beauty to the full who live apart from tower and town. Luckily, through the energy and progression of a few far-sighted men in developing the rolling, picturesque and richly wooded country surrounding Baltimore city, residents of the latter who love Nature in all her changing moods need no longer sigh for opportunity to enjoy her beauties. The opportunity stands at their very doors and knocks, and many wise ones have already followed gladly this happy summonsing.
Someone has truly said that once grown accustomed to the luxuries of life mankind can more easily dispense with the necessities of life than do without these luxuries. Hence the ideal country life is that which offers the beauty, freedom and healthfulness of rural life combined with the comforts of twentieth-century civilization. The intelligently developed suburb presents this admirable combination, and perhaps comparatively few Baltimoreans are aware that in Roland Park they possess what is generally recognized throughout the country as one of the most representative suburbs in the United States. The place possesses all the elements essential to the "suburban" development, and the practical and artistic have been so happily united as to have secured exceptional results. Newport, R. I., is noted for the beauty of its surroundings, and to these families with both places there is much in Roland Park to suggest the famous island colony. Newport is not exclusively the abode of kings of finance and queens of fashion; there are many cottage homes. Roland Park boasts of both stately residences and homelike and artistic cottages, and both places are maintained in a degree of order and perfection that makes their environment acceptable to the cultivated eye and life there truly worth the living.

The tract of land now known as Roland Park was formerly two estates—Woodland, owned by Mr. Richard J. Capron, and Oakland, possessed by Mrs. W. C. Pennington, formerly Miss Emily Harper. The first tract lay chiefly upon what is now the east side of Roland avenue, while the second extended west of the avenue and included a ridge of land that overlooks one of the finest bits of valley landscape in Baltimore country. To these tracts was added a few smaller sections of land, the most important of which was owned by the Misses Armat. The whole included about 550 acres, which has since increased about 200 acres through the purchase of the estate of Mr. Charles O'D. Lee and other smaller pieces of property. An additional 85 acres belonging to the John W. Garrett estate has just been purchased by the Roland Park Company, which lies between the improved portion of Roland Park and Baltimore city. It extends upon both sides of the boulevard now in course of construction, and will connect Roland Park directly with Homewood, the future site of the Johns Hopkins University, the Wyman estate and the picturesque drives that will be included in the much-talked-of chain of parks.

In 1891 several gentlemen who were making American investments for some English capitalists induced the latter to purchase a controlling interest in the Roland Park Company, then being formed and of which Mr. Edward H. Bouton was made manager and vice-president. About two and a half years ago a local syndicate was formed by Mr. Bouton which bought out the English interests, so that the affairs of Roland Park are now almost wholly controlled by Baltimore people. The officers are: Mr. Edward H. Bouton, president; Mr. George Miller, first vice-president; Mr. Robert J. W. Hamill, second vice-president, and Mr. Richard W. Marchant, Jr., secretary and treasurer. The plateau upon which Roland Park is located is nearly 400 feet above the City Hall of Baltimore, yet only four miles from the city's center. Its name was chosen from the chief avenue that divides it and which terminates at Lake Roland, a few miles beyond. At the date when the company was formed the only means of com-

munication with Baltimore was over what is now the Pennsylvania and Maryland railroad. Rapid and reasonable access to the city was the first essential to be secured and this was done by the building of the Lake Roland Electric railway, often spoken of as the "elevated road," which, without change of cars, conveyed the residents of Roland Park to the City Hall, where the line terminated. The railway was subsequently sold to the City and Suburban Lines, and now forms part of the United Railways and Electric Company system.

The excellent electric-car service maintained between the suburb and the business and shopping districts of the city has been manifestly influential in the rapid upbuilding of Roland Park. Whereas the residents of many fashionable suburbs in various parts of the country must content themselves with a 15-minute staidle, discontinued altogether after midnight, persons living at Roland Park pay but a single fare and have the benefit of a four-minute schedule throughout the day, with the great advantage of all-night car service.

The promoters of Roland Park organized with a capital of \$1,000,000, and fully \$2,000,000 has been spent in improvements. From the beginning the management kept two vital truths constantly in mind—first, that what was worth doing at all was worth doing well; and, second, that the practical and beautiful can be made to harmonize perfectly in all things, provided sufficient knowledge and thought be brought to bear upon the subject.

The suburb was laid off after designs prepared by Mr. Olmsted, who is identified with the plans for the chain of parks, and its healthfulness was secured by a sanitary sewage system designed and supervised by the late Col. George B. Waring, Jr., formerly street commissioner of New York city. All houses are connected with this system, the lines of which are flushed automatically twice within every 24 hours.

The water supply for the park is drawn from eight artesian wells and various springs and the plant is a gravity system, insuring continuous and uniform pressure from a centrally located water tower 70 feet in height. This is supplemented by several reservoirs.

It is said that the latest and in luxurious living is a multiplicity of bathrooms. Whereas the man of wealth used to excite the envy of his associates by lavishing jewels upon his household, he now spends his money in fitting his home with

lavatories, and the extent of his wealth is estimated by the number of doors he can fling open disclosing tiled floors, porcelain tubs and shining spigots. In Roland Park the bathroom proclivities of house owners is limited only by their incomes, since there is a daily water capacity of 320,000 gallons with a consumption of but 125,000 gallons.

Saloons and shops are effectually barred from this community, and in order to maintain the strictly suburban character of the park the few stores necessary to the comfort of the residents are confined to one block, where picturesque Flemish architecture has been employed in the erection of

these places of business. The group of buildings is set back on a line with the residences and looks upon a well-kept lawn surrounded by a high hedge. Here is the headquarters for telegraph, postal delivery, a drug store, the offices of the com-

pany and such other lines of trade as are necessary.

A "special tax for maintenance" is paid to the land company in lieu of a general municipal tax. It cannot exceed 25 cents for each front foot of property during any single year, and its disposition is entirely at the expense of all items properly amenable to classification under maintenance. This embraces repairs to sidewalks

and roads, lighting of avenues and roads, collection of garbage, ashes and rubbish and the disposition of sewage. No part of this administration fund is used for improvements or new construction. Roland Park is that private stables are permitted only under exceptional circumstances, and when such buildings cannot prove an annoyance to property holders in the vicin-

ity. As a substitute for the individual stable the company has erected at a cost of \$14,000 an apartment stable conveniently located. Each section of this building provides accommodations for two horses and carriages, with quarters for a coachman.

In addition to its universally well-kept lawns and decorative shrubbery one of the features of Roland Park is its charming gardens. Mr. and Mrs. William M. Elliott have transformed an acre or more of ground that overhangs the ridge and commands a westward view of several miles into a formal garden that produces a truly picturesque setting for their handsome and artistic residence. The grounds of the Baltimore Country Club, at Roland Park, are also terraced and beautified so as to render the hours spent in them a delight, and there are the most alluring English gardens encircling several of the homes. These are grouped about the Country Club and Club road and are protected from inquisitive eyes by high brick walls surmounted with paling fences overrun by riotous vines. The homes of Mr. and Mrs. Allan MacSherry, of Mr. and Mrs. Ralph Robinson and others on Club road are delightful examples of these gardens, and the roadway itself, thus screened from neighborhood view, is restful and secluded—a pleasant thoroughfare that carries the mind back to days of Continental travel. And then there are the flower gardens where flowers riot in a veritable wealth of beauty and color. Scarce a house exists in Roland Park whose doorway in June is not wreathed in roses or honeysuckle, but there are other gardens where flowers bloom from March until December. The perennial garden spot of the park, perhaps, is that surrounding the home of Mr. and Mrs. John Morrow Adams, whose grounds of 165 in 82 feet, corner of Woodlawn road and Cold Spring lane, were supervised in the planting of flowers by Beatrice Jones, of Boston and garden fame. A hedge of crimson rambler roses extends along the north side of the lawn, while sweetbrier roses entwine in a thick hedge along the terraced front. Honeysuckles bound the south and western sides and fling the sweetness of their blossoms to bee and passerby. Through the steel in an old-fashioned "hardy garden" but 140 feet long bloom those plants so dear to the heart—the pansy, algeronette and pinks. Purple flags herald the spring months and chrysanthemums crown with gold and sun-

house. Dinners are served until late in the autumn on the wide verandas of the building, with lighter refreshments served on the several terraces beneath the trees.

The Woman's Club of Roland Park has also been an important element in the social life of the neighborhood. This was or-

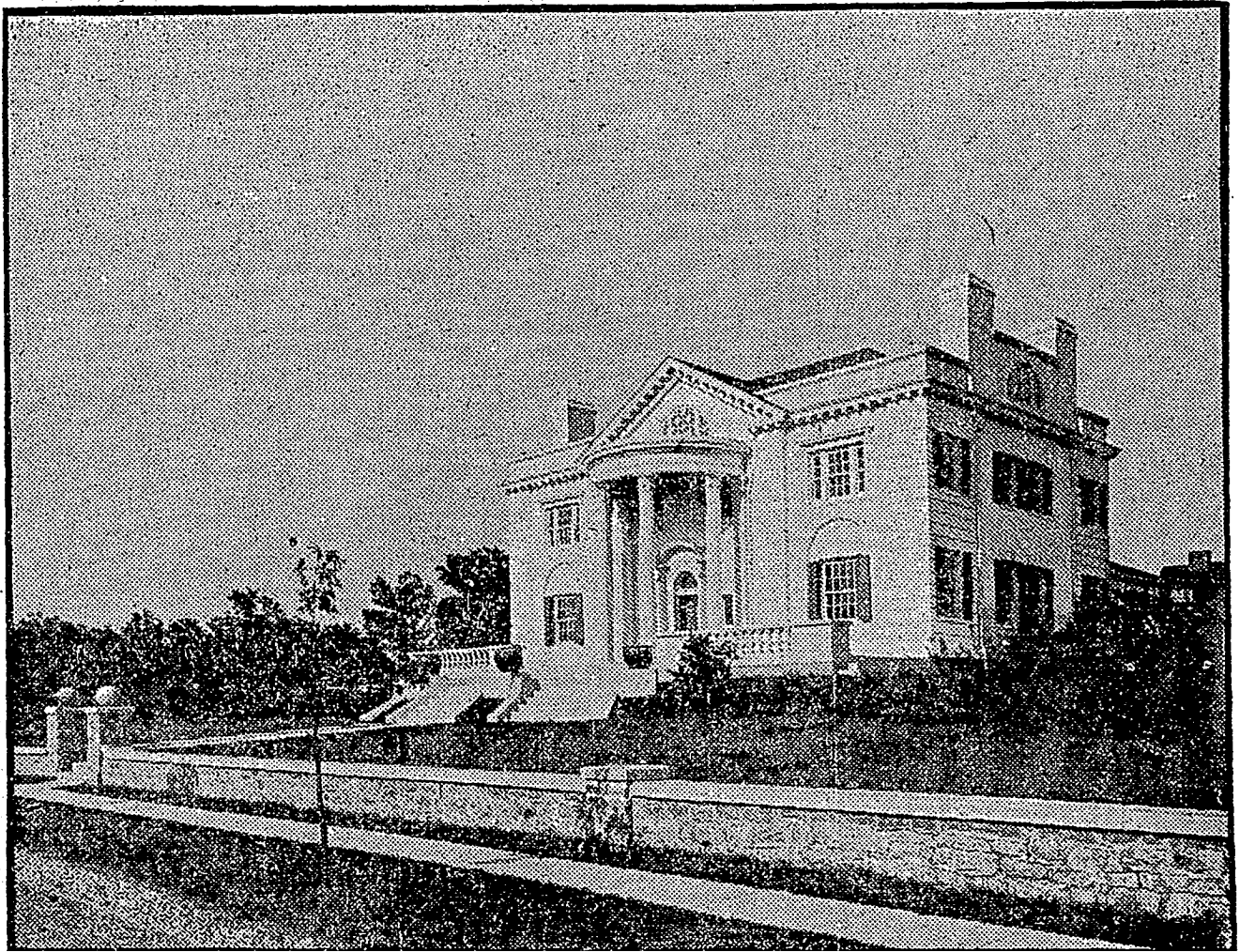
ganized by 50 ladies, residents of Roland Park, during the winter of 1890. The first meeting was held at the home of Mrs. Isabelle Parlett and Mrs. Charles Chapin Heath was elected first president of the club. Mrs. Edward H. Bouton, who is still on the board of governors, was one of the first vice-presidents. The club prospered as everything else associated with this successful suburb seems to have done, and in 1903

set tints the closing year. For these latter flowers Mrs. Adams, the general of the garden, has taken pride in the annual exhibit in Baltimore of the Gardeners' Club, while almost until snowfalls roses blossom in profusion. Mr. Luther Jackson, of Hawthorn road, is noted for the beauty of his chrysanthemum beds, and the garden of Mr. J. H. Straw, corner of Hawthorn and Wyndhurst roads, is equally picturesque. Several roads of the park pass through what was once the orchard of the Woodlawn estate, and in early spring cherry trees in exquisite bloom shower their delicately tinted petals over lawns and cottage roofs.

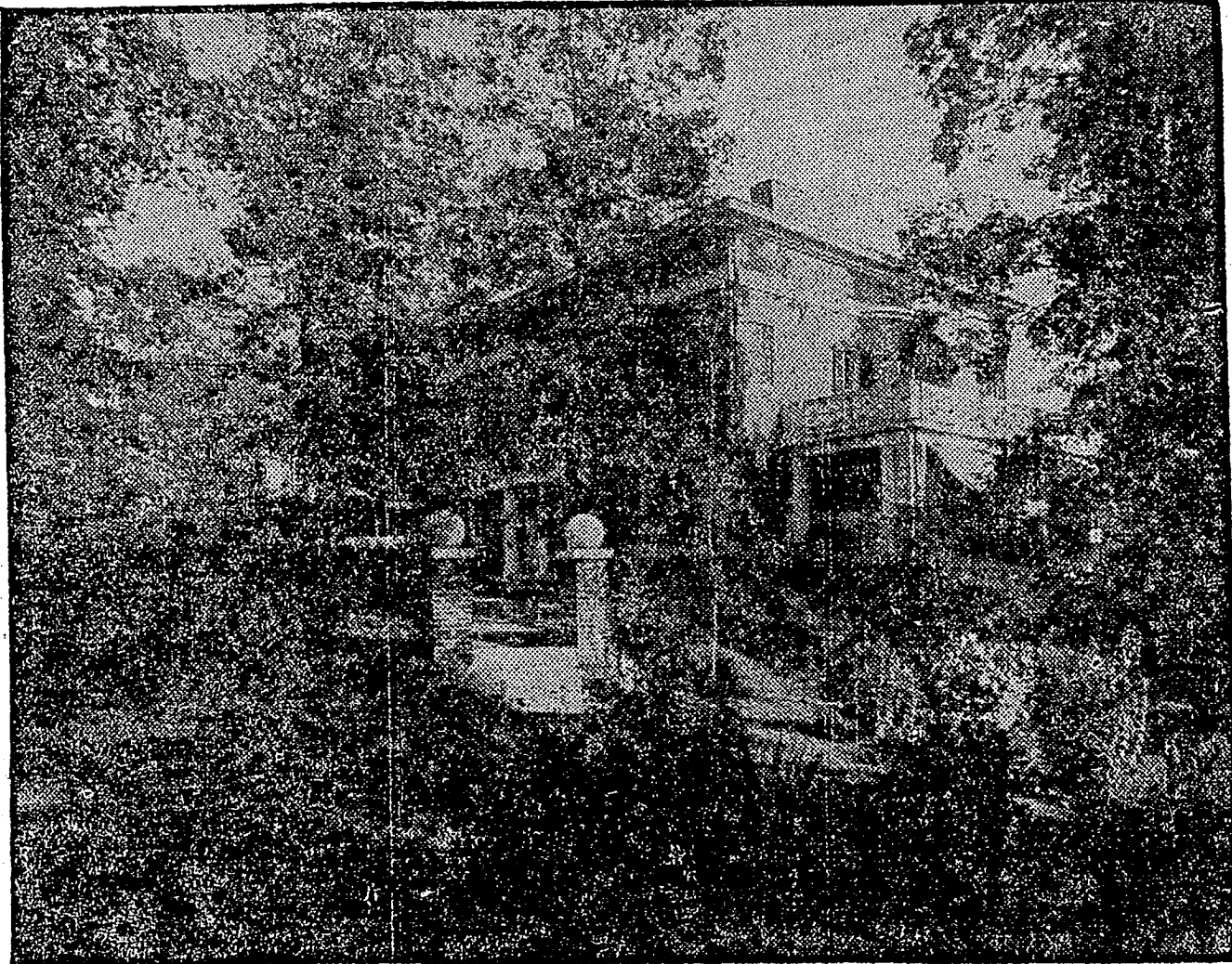
In the matter of education Roland Park has exceptional advantages. The public school is an artistic building of brick and stucco, planned in conformity to the most scientific designs for light, ventilation, etc., and the laying out of the grounds along landscape gardening lines has been undertaken by members of the Woman's Club of Roland Park, who will begin their labor of love for the children of the community as soon as certain vexed questions of boundaries are adjusted. Notre Dame College, on Charles-street avenue, is but a brisk 10 minutes' walk from Roland Park, and coaches daily carry groups of laughing children to and fro between the suburb and the school. There is also the Country School for Girls, conducted by Miss Bertha Chapman, on Roland avenue, and St. Mary's Female Orphan Asylum on Cold Spring lane, which, under the care of the Sisters of Charity, is an educational institution as well. St. Mary's embraces a group of imposing buildings surrounded by extensive grounds and lends dignity to the vicinity.

An exceedingly beautiful stone church has been erected on Roland avenue by the Presbyterian congregation of which Rev. J. W. Douglas is pastor. There is also an attractive Methodist church, under the pastorate of Rev. W. V. Mallalieu. Many residents of the park worship at the quaint old Protestant Episcopal Church of St. Mary's, south of Roland Park, of which Rev. F. Ward Denys is rector, and for those who possess carriages the Church of the Redeemer, on Charles Street avenue, is a sport and pleasant drive. St. Thomas' Catholic Church at Woodberry, and the Catholic church near Notre Dame convent, are also accessible.

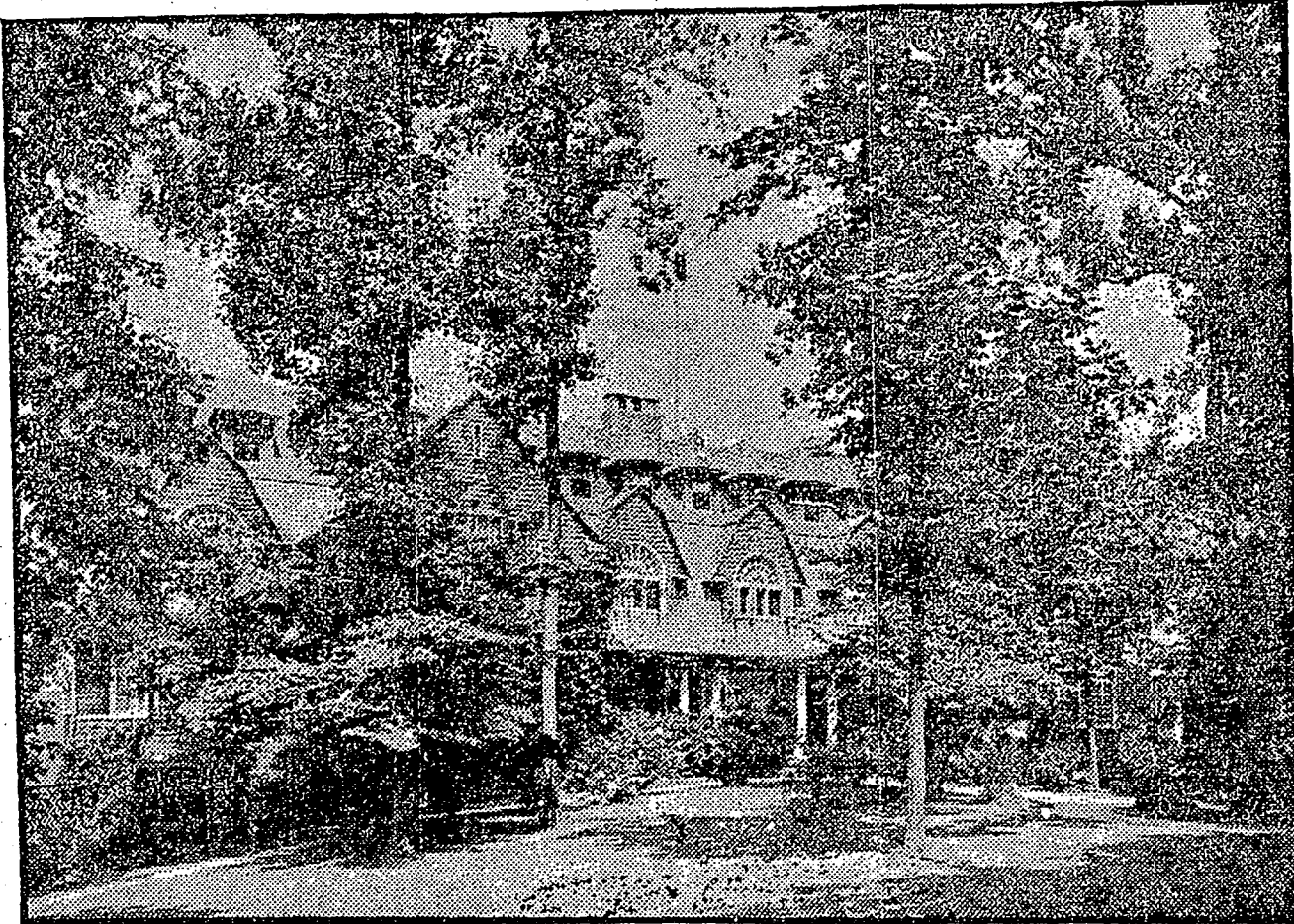
Socially the needs of Roland Park, and of many residents of Baltimore as well, have been met by the establishment of a country club, which has a perfectly appointed clubhouse, extensive athletic grounds, golf links, tennis courts and every facility for out and indoor amusements. While designed primarily for the enjoyment of residents of the place where it is located the membership of the club includes many fashionable residents of Baltimore, and debutantes' balls, formal receptions and the like are frequently held in the pleasant ballroom of the club-



GOOD-WOOD GARDENS, JUST COMPLETED [Wyatt & Nolting, Architects.]



RESIDENCE OF MR. J. B. NOEL WYATT [Wyatt & Nolting, Architects.]



BALTIMORE COUNTRY CLUB [Ellcott & Emmart, architects.]



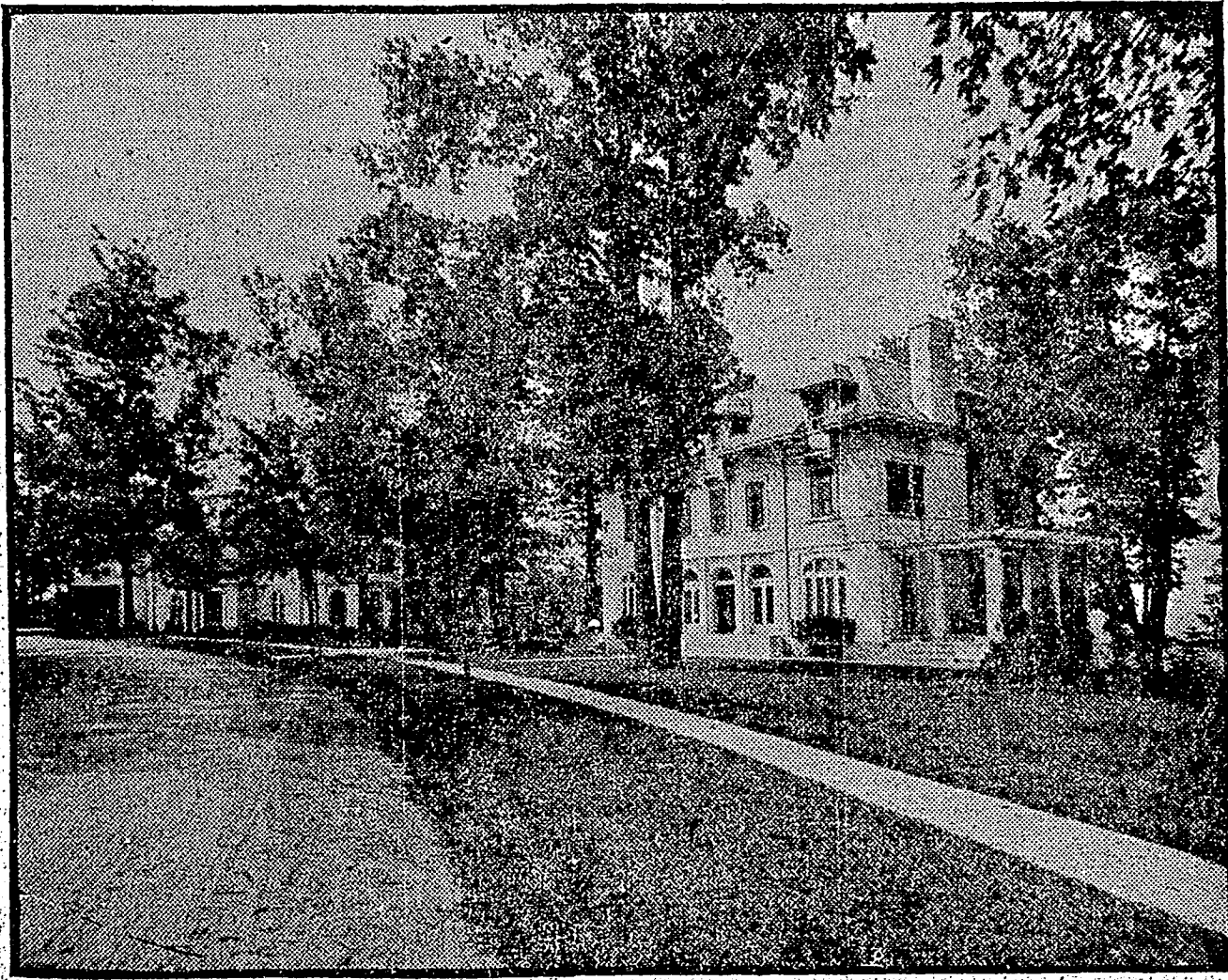
RESIDENCE OF MR. WM. H. APPOLD, ON RIDGEWOOD ROAD

the club members purchased grounds 125 by 20 feet at the corner of Roland avenue and Ridgewood road, where an ideal woman's clubhouse was erected. The building is Colonial in architecture, with a wide porch across the front, which has arched ends and is supported by Colonial columns. The assembly room, which is also a beautiful ballroom, has a seating capacity of 250 persons, and there are cozy committee and tea rooms on the same floor. The clubhouse is a center of social and educational activity and the building is open each afternoon for the informal serving of tea and to give club members opportunity for meeting for pleasant conversation.

The present officers of the club are: President, Mrs. B. W. Cockran; vice-presidents, Mrs. James M. Van Sickle and Mrs. Emory Morgan; recording secretary, Mrs. E. W. Davison; corresponding secretary, Mrs. Charles Reutlinger; treasurer, Mrs. W. C. Van Sant; governors, Mrs. William H. Appold, Mrs. E. A. Robbins, Mrs. Augustus Cameron, Mrs. David Clark, Mrs. E. H. Bouton, Mrs. Edwin Griffith, Mrs. John R. Cary and Mrs. George Cochran.

The most important advantage recently gained by Roland Park second only to the establishment of trolley services between that suburb and the city, is the opening of the boulevard from St. Paul street, through Merryman's lane, to Roland Park and the development of the Wyman estate in connection with the chain of parks. The boulevard will give Roland Park what it has always needed—a direct and splendid drive to Baltimore's leading thoroughfare—Charles street—while the drive through the Wyman estate is romantically beautiful, and the picturesque windings of the driveway a triumph of successful roadmaking.

Among the residents of Roland Park are: Dr. H. F. Cassidy, Harrison P. Beacham, John M. Palmer, Dr. J. B. Van Meter, Col. John C. Legg, Alton S. Miller, E. A. Capellen Smith, Arthur L. Lamb, Charles H. Grasty, Dr. G. W. Truitt, John W. Frick, F. P. Peard, J. P. Pleasants, Dr. W. W. Willoughby, John D. Reynolds, J. Herman Ireland, Dr. J. M. Vincent, Charles Minnigerode, William C. Seddon, Samuel D. Swann, Dr. George E. Hardy, E. E. Price, Clymer W. Wylie, Charles D. Penhagen, Charles O. Scull, Alex. Payson Knapp, John T. Hill, George A. Horner, Charles Nitze, Alex. B. Ruthertford, David B. Martin, Charles R. Lord, Dr. H. O. Reik, James



RESIDENCES OF MR. A. C. MEYER AND MR. WM. M. ELLIOTT [J. E. Sperry, architect.]