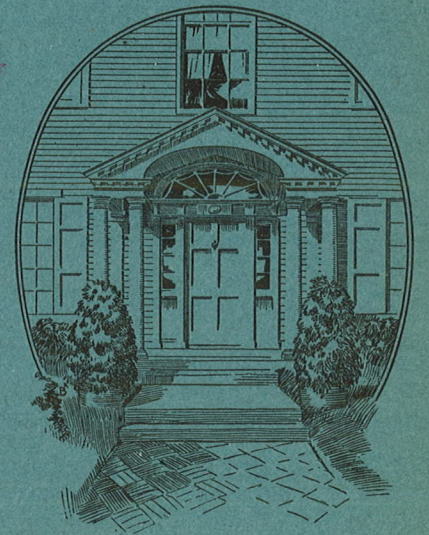


Towson Estates

The Ideal Suburb





Towson Estates

The Ideal Suburb

*Located on North Side of Joppa Road
One Mile East of York Road, Towson*



TOWSON ESTATES ORGANIZATION

410-414 Morris Building
Baltimore, - Maryland



Entrance to Towson Estates

Towson Estates

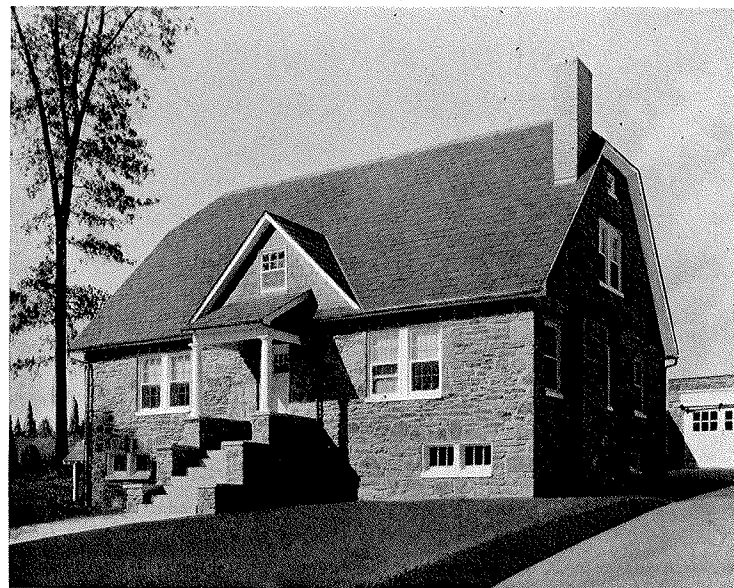


Origin and History

WHEN it became fully established by decision of the highest Court of this State—the Court of Appeals of Maryland—that the developer of high-class real estate, could not convey lots therein, without at the same time thereby relinquishing that measure of control over the character and desirability of future owners thereof, which alone could guarantee and insure its continued maintenance as a desirable residential neighborhood, lot and house owners of properties in the suburban vicinity of Baltimore felt that ownership of their residences involved a hazard, economic as well as moral, which, for the most part, they felt powerless to prevent. In certain developments mass-meetings were held, attorneys were consulted to devise new methods of protection, and yet, after everything was

said and done, the layman's fear, that he was powerless to protect his home and family against moral as well as economic hazard due to an ancient rule of law, evolved under entirely different conditions from the present, persisted to such an extent as to be impossible to allay. The developers of Towson Estates, recognizing this condition, incident to all developments, where lots and homes are sold, rather than rented, conceived the idea of establishing and financing a development, where the policy of the developers would be, Rental, rather than Sale. Especially did this seem advisable, in the light of the seeming inability of ZONING LAWS to reach the evil complained of. For ZONING did not and could not undertake to determine the desirability of the occupants; it did, but even here, very badly, regulate the kinds of houses, but necessarily, only in the vaguest, most general manner; with the result that in certain sections of Baltimore City, zoned for the highest class of properties—cheap monstrosities have appeared, which the Zoning Ordinances were powerless to prevent, for such monstrosities complied with the law. And thus, the conception of the

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816 East Joppa Road

developers of Towson Estates, took form, and now is manifested by a development, the most unique as well as ideal in the vicinity of Baltimore City.

Location and Extent

TOWSON ESTATES is located on the North side of Joppa Road, about one mile East of York Road, Towson, Baltimore County, Maryland, having a large frontage of about three-fourths mile on Joppa Road, and nearly one mile

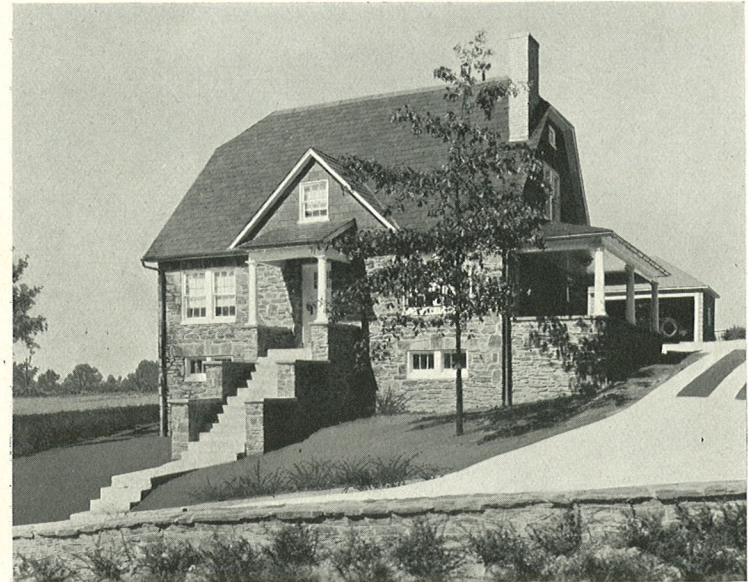
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frontage on the Valley Road; containing within its boundaries, exclusive of the area of the right of way of the Maryland and Pennsylvania Railroad, which passes through the lands, more than 107 acres of land. Within easy walking distance of the Baltimore-Towson electric cars, this area furnished the only large tract of land available, whereon a high-class development, made up of charming homes, and of great beauty, might be established.

Public Utilities

AS the first step in translating the idea or conception of TOWSON ESTATES into reality, measures were taken to insure proper Public Utilities. The Consolidated Gas Electric Light and Power Company was consulted, and agreements made with that progressive Public Service Company, which resulted in that Company extending its gas mains and electric lines, so as to provide ample service to the territory now known as Towson Estates. So to-day, Towson Estates is amply and satisfactorily supplied with GAS and ELECTRICITY,

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820 East Joppa Road

available for all household uses. Next, the question of proper water supply received the attention of the Organization. It was seriously debated by the developers, whether to have the Towson mains extended at their private cost and expense, or whether to provide entirely new and independent water supply. The cost was practically the same in either case. It was finally decided that a better water supply could be provided than that which an extension of the

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Towson water mains could provide. The land is well equipped with fine pure springs. Excellent water was also known to be available by drilling artesian wells. The question presented itself, which would be the better supply. It was decided to inaugurate the water system by adopting artesian well supply. A contract was let for the drilling—and there is now in daily use an artesian well, of depth of about 375 feet, with a capacity of 16½ gallons per minute, serviced by a large pump of capacity of 16½ gallons per minute. This supply is being augmented by an additional artesian well now being drilled, whereby an ample and surplus supply of pure water is assured.

Roads and Private Parks

WHEN the development had so far progressed as to insure the necessary PUBLIC UTILITIES, thought was had of accessible roads and Private Parks. To this end, one of the leading nursery-

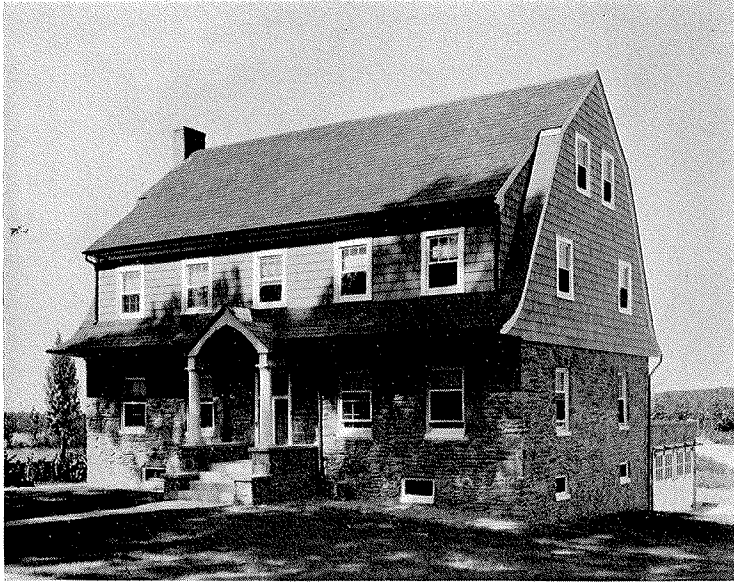
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826 East Joppa Road

men in the State of Maryland, Mr. J. E. Soner, the proprietor of the Westminster Nurseries, was consulted, and today there is planted more than 3,500 barberry bushes and other shrubberies, with more to follow. And the private roads, which have thus far been constructed, have been substantially built of macadam, and furnish all residents in this development assurance of easy accessibility to their homes.

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830 East Joppa Road

A Community of Charming Homes

AFTER consultation with prominent architects of Baltimore City, it was decided that throughout the development, stone, either rustic or white, would furnish the best basic scheme of the development. This has resulted in the homes so far built, or in course of construction, having an air of beauty and substantiality, which, it is submitted, is nowhere

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surpassed in any other development. And the harmony of the homes, all similar, and yet vastly dissimilar, is one of the most pleasing aspects of the development.

Occupants

THE supreme appeal and desirability of Towson Estates is best illustrated by the kind of occupants or lessees that it attracts. University Professors, Managers of large businesses, and Owners of large businesses, all here find a common meeting ground:— IDEAL HOMES IDEALLY LOCATED.

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BALTIMORE