

A MASTER PLAN FOR CARROLL PARK IN BALTIMORE, MARYLAND



City of Baltimore Department of Planning

February 2001

A MASTER PLAN FOR CARROLL PARK IN BALTIMORE, MARYLAND

Prepared in collaboration with

**City of Baltimore
Department of Planning,
Department of Recreation and Parks,
Carroll Park Master Plan Advisory Committee**

by

**LANDSCAPES
Landscape Architecture • Planning • Historic Preservation**

with

**Lampl Associates, Historian
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February 2001

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A MASTER PLAN FOR CARROLL PARK IN BALTIMORE, MARYLAND

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OFFICE OF THE MAYOR

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February 16, 2001

Dear Park Lover:

Baltimore's park system is one of the things that makes Baltimore great. Another is our wealth of caring, committed residents working with government every day to make our city even better. The citizens in southwest Baltimore came together with their government to draft this plan for the future of Carroll Park. Now, with a common vision, we can begin to move forward to reclaim this treasure as both a center for community life and to help tell the story of Baltimore's diverse legacy.

As we explore together how to make our vision a reality, let's set our sights high to care for Carroll Park so that our children can play in it's shade while learning the lessons of our ancestry. I thank the many citizens who gave their time and interest to the service of one of Baltimore's great parks.

Sincerely,

A handwritten signature in black ink, appearing to read "Martin O'Malley".

Mayor

MO'M/mb

CITY OF BALTIMORE

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February 16, 2001

Dear Reader:

Carroll Park is our flagship park in Southwest Baltimore and a remarkable city landmark. In 1916 Baltimore Park Commissioners claimed it as "the finest public or private area of its kind in Maryland". Mount Clare Mansion still stands sentinel over the recreation facilities and bucolic setting of this historic country landscape park, but over the years the park has lost some of its glory. Many of Baltimore's parks suffer from deferred maintenance - similar to the plight of urban parks across the country.

This plan is a blueprint for re-investing in Carroll Park. Drafted in a spirit of community partnership, the plan reflects a vision for us to seek together. To move forward, we will need to think creatively, and work in partnership to invest in and take care of this great park. I look forward to working with the entire civic community to reclaim Carroll Park as a showcase public space for Southwest Baltimore.

Sincerely,

Marvin F. Billups, Jr.
Director

MFB:GS:bjm

Acknowledgements

Over 200 citizens have contributed some amount of personal time, commitment, and consideration to this planning effort. We thank you for showing your interest in Carroll Park and contributing your thoughts.

Over twenty community organizations and institutions, listed on page *xxi*, were represented on the Carroll Park Master Plan Advisory Committee. These individuals endured many evening meetings over a period of two years, faithfully sharing their views in order to sustain this planning project and create a blueprint for the future of Carroll Park.

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EXECUTIVE SUMMARY

Carroll Park is Baltimore's third oldest country landscape park (after Druid Hill and Patterson Parks). By 1916, the Public Park Commission claimed it as "the finest public or private area of its kind in Maryland." While Carroll Park now suffers from the results of years of deferred maintenance, its major attributes as a country landscape park—the 18th century Mt. Clare mansion prominently overlooking recreational facilities in a country park setting—remain intact. Carroll Park provides a welcome oasis in this densely built neighborhood and is a center for community life.

The master plan is a guidance document for rehabilitating and managing part of Carroll Park—the 70 acres northeast of Monroe Street.¹ The goal is to provide for the functional needs of park users in a safe, enjoyable, and beautiful manner, provide a setting for spiritual replenishment, and opportunities for interpreting the park's heritage, while preserving the historic integrity and natural resources of this important cultural landscape. When approved, this master plan will supercede any previous plan and future projects must be reviewed for consistency.

The Carroll Park Master Plan is part of a larger citywide planning context. The plan is the third part of an initiative begun in 1992 by the Department of Recreation and Parks to provide master plans for the rehabilitation of Baltimore's large historic parks (Druid Hill Park and Patterson Park were subjects of previous plans) and recommendations also compliment the goals of the Baltimore *City Heritage Area Management Plan*.

PLANNING PROCESS

The planning process was collaborative and constituency-based. Coordinated by the Department of Planning, park constituents also worked with the Department of Recreation & Parks, the Commission for Historical and Architectural Preservation, Maryland Historical Trust, and the consultant. Historic research was conducted and an inventory of the existing conditions was carried out in the Park. An analysis of the inventory was then done based on community goals and objectives, historic documentation and current conditions.

HISTORIC SIGNIFICANCE

The setting for Carroll Park is historically significant both locally and nationally, which influences the management of the park. The actions of both private and public occupants have shaped the property over the last 250 years beginning in 1750 when the Carroll family, influential in the politics of Maryland and the nation, began to develop a working plantation on 800 acres that they then managed for 70 years (170 of these acres eventually became Carroll Park). Later, the site was first an area for the railroad and brick yards industries, then a Civil War encampment, and later a private recreation club of the Schutzen Association. In 1890, 20 acres surrounding the mansion became a public park for Baltimore's citizens (by 1907 the acreage grew to 170). Designed over a period of 30 years by the Baltimore Park Commission and Olmsted Brothers, the park has been a place for citizens to relax, recreate, socialize, and enjoy the history of the Carroll Estate for over a century.

The Mount Clare mansion is a National Historic Landmark and a Baltimore City Landmark for its 18th century architectural sig-

nificance and association with the Carroll family. The entirety of Carroll Park is eligible for the National Register of Historic Places for its associations with both the development of the public park system in Baltimore and the Olmsted Brothers firm.²

MASTER PLAN COMPONENTS

The Master Plan presents a vision for the future and presents the basis for final recommendations in five chapters:

Chapter I: Landscape History and Character

Chapter II: Existing Conditions

Chapter III: Historic Integrity & Archaeological Sensitivity

Chapter IV: Preservation Treatment Philosophy

Chapter V: Recommendations

RECOMMENDATIONS

Carroll Park has the potential to be a showcase public space for southwest Baltimore—serving the recreational needs of the community while also supporting heritage tourism. The entire park, however, needs significant rehabilitation. Recommendations support the preservation of Mount Clare and its immediate surroundings as an interpretive area, emphasizing the 18th century while retaining elements from the Park Commission/Olmsted period, better-accommodating current park uses by relocating and upgrading facilities, and providing a new skateboard park. Furnishings, design, and materials shall complement the character of the country landscape park. Significantly more resources are needed for rehabilitation and on-going management and upkeep of the park. The plan addresses the programmatic issues of recreational use, the physical issues of preservation, and touches on

some management recommendations in the overall park as well. Seven zones were identified in the park as shown in Figure EC-1, and include:

- Playground
- Ballfields
- Parkland
- Mount Clare Plantation
- Railroad Right of Way
- Park Frontage
- Active Recreation Zone

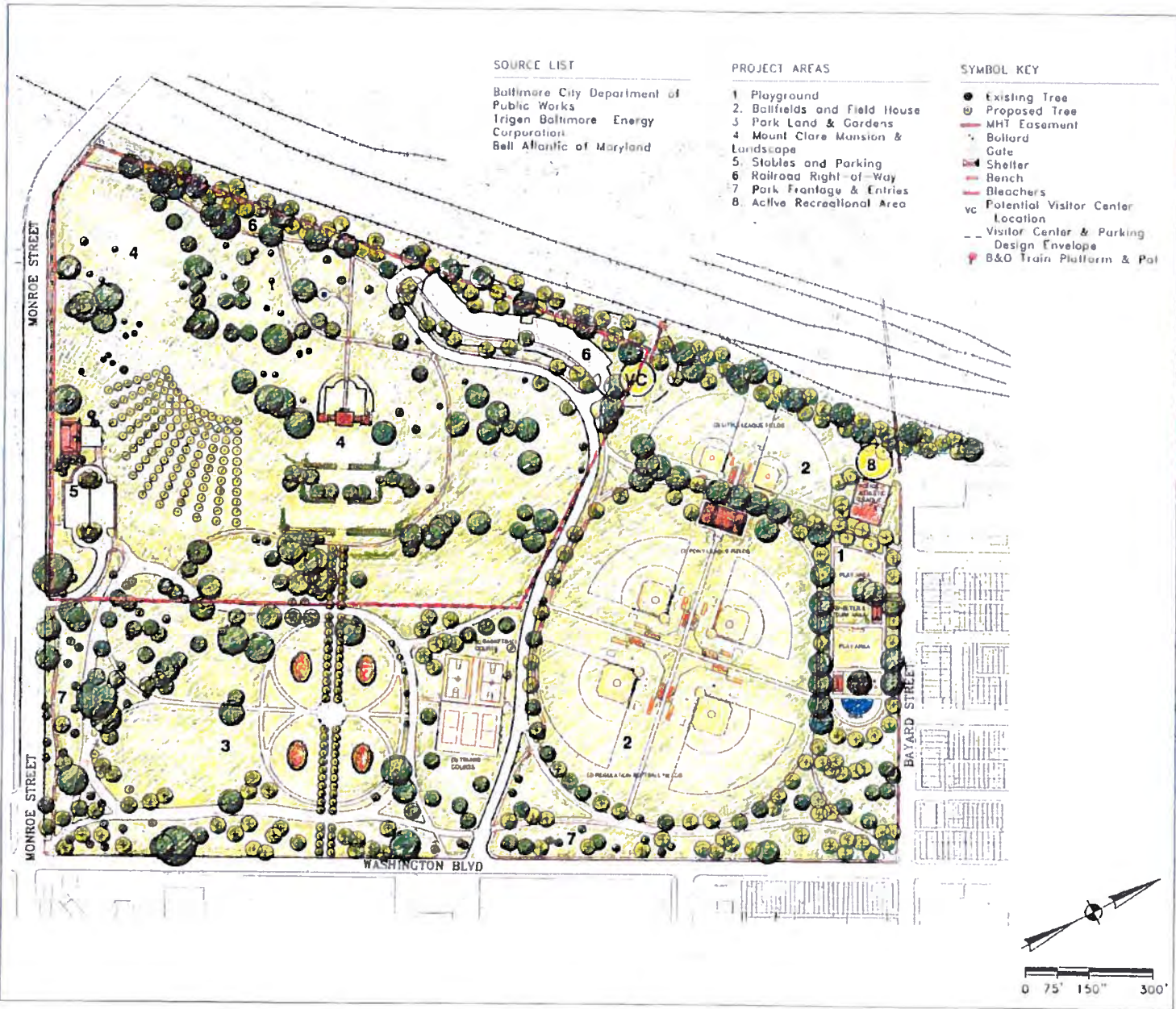
IMPLEMENTATION

Estimates for full implementation are approximately 5 million dollars. Priorities for phase I were determined through the advisory committee and approved in the final public meeting. The current funds available include 1 million dollars for Phase I to include upgrading the ballfields and field house with an additional \$140,000 for rehabilitating the playground. The Baltimore City Department of Recreation and Parks should consider additional priorities based on the needs of the community and user groups as well as the need to rehabilitate the infrastructure of the overall park.

EXECUTIVE SUMMARY NOTES

¹Total acreage for Carroll Park is 170 acres, however 102 acres to the southwest are a golf course and not the focus of this plan.

²As determined by Maryland's State Historic Preservation Officer, Maryland Historic Trust, November 3, 2000.



CARROLL PARK MASTER PLAN
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Drawing Title:
Recommended Master Plan

Date:
February 2001

Drawing Number:
Figure E-1

INTRODUCTION

Carroll Park has a fascinating development history that began over two and a half centuries ago. The current park is a fraction of what was once an 800-acre, 18th century, “plantation”, first developed by Dr. Charles Carroll¹. Directly across the Gwynns Falls, outside current park boundaries, Dr. Carroll and his partners established the Baltimore Company Ironworks—subdivided from the same original tract of land. The park is now a center of the community and has varied contemporary uses as a public park, an historic city landmark and active recreational area for the local neighborhood.

The property evolved from an industrial site and estate to a gathering place for the German Schutzen Society and eventually to a public park. As the uses of the site have changed, physical elements have changed to accommodate the needs of the users. This has created a layering of the varied residents of the site, each physically telling a story of the tenant and how they used the land. Changing programmatic needs and social lives of the varied users throughout the site’s history have added yet another layer of interpretation to the physical site.

In early 1980 Mayor William Donald Schaeffer’s office directed the Baltimore Center for Urban Archaeology (BCUA) to administer “restoring” the landscape of Carroll Park as an 18th century plantation. During this initiative, archaeological and capital projects were implemented towards the reconstruction and interpretation of the Bowling Green, forecourt and orchard and were pursued with financing from the Department of Recreation and Parks, State of Maryland, and the National Society of Colonial Dames. At this time the Maryland Historical Trust (MHT) ac-

quired an easement around the Mount Clare mansion in Carroll Park as a condition of Maryland State bond bill funding. Also in the 1980’s, Mount Clare and its immediate surrounds were first listed as a Baltimore City Landmark.

In 1988 the Baltimore Center for Urban Archaeology helped to organize a master planning effort and the National Park Service (NPS), Denver Service Center, served as consultant. In this process, the Department of Recreation and Parks collaborated with the National Society of the Colonial Dames of America in the State of Maryland to provide a comprehensive blueprint for future action. The plan was designed for consistency with the *Secretary of the Interior Standards for Historic Preservation Projects*. Since the 1988 effort, several plans have been sponsored by the Carroll Park Foundation who has a license to implement the NPS plan— a 1992 Master Plan by Land Design Research, a 1994 Archaeological Management Plan and a 1998 Development Plan for Carroll’s Hundred.

Since authorship of the 1988 NPS plan, the *Secretary of the Interior Standards for Historic Preservation Projects*, which were established to guide preservation efforts for buildings, was revised to the *Secretary of the Interior Standards for the Treatment of Historic Properties*, which included the treatment of landscapes. The publication of the *Guidelines for the Treatment of Cultural Landscapes* further clarified appropriate preservation treatments for landscapes. These guidelines have influenced the way that historic and cultural properties are interpreted and preserved, and are the current standards used to select appropriate treatments.

Recognizing the need to update management guidelines for Carroll Park consistent with new standards and be responsive to

current needs of constituents, Baltimore City Department of Planning, in collaboration with the Department of Recreation and Parks, initiated a new master planning process for Carroll Park that resulted in this plan. As envisioned, the planning process would involve the varied constituent groups, assess existing conditions, review other plans and integrate appropriate objectives into one cohesive plan. The new plan would be reviewed and approved by Baltimore City Department of Recreation and Parks, the Commission of Historical and Architectural Preservation, Maryland Historical Trust and accepted by the Planning Commission.

The master plan is a guidance document for the rehabilitation and management of Carroll Park. The goal is to provide for the functional needs of park users in a safe, enjoyable, and beautiful manner, provide a setting for spiritual renewal, and opportunities for historic interpretation of the park's heritage, while preserving the historic elements of this important landmark and cultural landscape. When approved, this master plan will supercede any previous plan and future projects must be reviewed for consistency.

VISION

In June 1998, the Department of Planning convened a public meeting to kick-off the process and begin to establish a vision for the park. By soliciting comments from the public, a working vision was established to provide a starting point for further direction. The vision was presented in July and a working group was established for the first phase—preliminary inventory, data gathering, and identifying issues. Now, two years later the original vision for Carroll Park remains consistent, after minor adaptations:

Carroll Park is a showcase public space for Southwest Baltimore, serving the recreational needs of the community while also realizing the unique potential for heritage tourism and education at this notable historic site. All decisions related to development and management of the park balance the needs of both managing and preserving a historic amenity as well as providing excellent recreational programming.

People enjoy using the park at many times of day, every day of the week and feel safe. The park landscaping is healthy and beautiful, providing a natural oasis for relaxation and rejuvenation. The park facilities, furnishings and infrastructure are maintained to a standard of excellence that makes the park inviting and pleasurable to use. Cars are managed so that pedestrians feel safe and the aesthetic integrity of the Country Park is maintained.

A diversity of active recreation facilities are well-maintained and programmed to provide activities for all ages. The community uses the park as a major community center.

The history of the site is interpreted for the visitor including the natural and cultural heritage from pre-Columbian time through the present century. Varying degrees of emphasis are applied to interpreting the landscape. The era of the Carroll Plantation serves as a major point of reference and historically significant layers of park development are also interpreted and

preserved. The park offers an engaging and educational experience for families and schools

Carroll Park is a major destination, linked through transportation, marketing, and programming to other surrounding cultural facilities, downtown Baltimore, and the region. The surrounding businesses are economically prosperous and residential neighborhoods are desirable places to live. The Park Citizens are skilled and effective advocates working in partnership with Baltimore City to sustain Carroll Park as a source of pride for us all.

THE ADVISORY COMMITTEE

One year after the initial public meeting, an advisory committee was established representing park constituents, the community, regulatory bodies, and surrounding institutions. At that point in time, LANDSCAPES Landscape Architecture•Planning•Historic Preservation, the consultant, was hired to provide their expertise in rehabilitation and management of historic parks. The advisory committee met monthly or bimonthly for the duration of the project and included representatives from the following organizations.

The B & O Railroad Museum
 Carroll Park Baseball
 Carroll Park Foundation
 Carroll Park Softball
 Commission for Historic and Architectural Preservation
 Communities Organized to Improve Life
 Friends of Maryland Olmsted Parks & Landscapes

Hearts of Pigtown
 Hollins Market Neighborhood Association
 Maryland Historic Trust
 Mass Transit Administration
 National Society of Colonial Dames (NSCD)
 New Southwest Community Association
 Parks & People Foundation
 Skaters from Pigtown
 Southwest Community Council
 The Junior League of Baltimore
 The Power House Church
 Tri-Churches Housing, Inc.
 Union Square Association
 Washington Village Improvement Association
 Washington Village/Pigtown Neighborhood Planning Council

Phase II—CONSULTANT SERVICES

Phase II was based on the following sequence of steps and follows the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* (1996).

- A study of the site's history to better understand the landscape and its uses through time. The Park's landscape history and character are described in Chapter I.
- An inventory and analysis of existing conditions, to gain an understanding of current day uses, needs and conditions. The Existing Conditions of the Park are described in Chapter II.

- An analysis of existing conditions and the nature of change over time, to establish the historic integrity of the site. The analysis discussion is found in Chapter III.
- A discussion of preservation treatment options is outlined in Chapter IV. This discussion includes alternative plans for the park and building consensus for a preferred alternative.
- Recommendations for the treatment of Carroll Park are presented in Chapter V.

In August 2000 a meeting of the general public was conducted to present the final master plan as recommended by the Advisory Committee. After discussion, the 70 individuals present, including 10 members of the advisory committee, voted unanimous approval based on the presentation. The Advisory committee then reviewed the entire document and comments were incorporated, where appropriate.

ENDNOTES

1 The entire park is a total of 170 acres, though only 65 acres is the subject for this planning effort. The remainder of the park is a golf course, which is separated from the 65 acre core spatially, visually and programmatically; The original property is described in Trostel's book, *Mount Clare Being an Account of the Seat Built by Charles Carroll, Barrister, Upon His Lands at Patapsco*. 1981, 120, Endnote 3. "Mount Clare was never a plantation house in the typical sense with the owner's residence surrounded by a village of outbuildings....as seen for example at Mount Vernon..."

CHAPTER I: LANDSCAPE HISTORY AND CHARACTER

INTRODUCTION AND METHODOLOGY

This chapter provides a summary of the history and landscape character of Carroll Park. First, is a brief description of the geologic characteristics of the site that strongly influenced its occupancy and development pattern. The chapter is then organized into historical periods, based upon the ownership/occupancy of the grounds. The land under discussion is the full park envelope that exists today, from the Baltimore & Ohio Railroad tracks on the northwest, Bayard Street on the northeast, Washington Boulevard on the southeast, and Gwynns Falls on the southwest. The historic periods associated with Carroll Park include:

Working Plantation	1750-1817
Industrialization	1818-1860
Civil War Era/Reconstruction	1861-1869
Schutzen Association	1870-1889
Public Park/Olmsted Era	1890-1926
Modern Era	1927-Present

Within these historic summaries is an analysis of landscape traits and a description of period conditions. The analysis follows the framework set forth in the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* (1996). These standards address the physical aspects of the landscape, using the character-defining features as a framework. They examine:

1. Spatial Organization and Land Patterns: land patterns, views, and visual relationships
2. Topography and Drainage: the shape of the land and swales, surface drainage, subsurface drainage
3. Vegetation: forests, woodlands, fields and agriculture, ornamental plantings
4. Circulation: footpaths, roads, drives, parking
5. Water Features: streams, creeks, springs, ponds, pools
6. Structures, Site Furnishings and Objects: buildings, walls, fences, and small scale objects

Research for this chapter included study of archival materials and reports by Lampl Associates at the following institutions: the City of Baltimore Planning Department (Olmsted plans, previous master plans, postcard collections, miscellaneous maps, and correspondence); City of Baltimore Department of Recreation and Parks (maps and plans); the Enoch Pratt Public Library (vertical files, photographic files, map files); Maryland Historical Society (Prints and Photographs Division, general reference); Mount Clare Mansion (records and materials in the possession of the National Society of the Colonial Dames, Maryland Chapter); Carroll Park Foundation Archaeology Lab at Mount Clare (plans); Maryland Historical Trust (archaeological reports); Maryland Mass Transit Administration (archaeological reports, cultural resources reports); Baltimore & Ohio Railroad Library (maps); Baltimore City Legislative Library (Park Commission Annual Reports); Smithsonian Institution Archives of American Gardens (Thomas Warren Sears Collection); Friends of Maryland Olmsted Parks and Landscapes (slide collection); Frederick Law Olmsted Papers, American University (slide and print collection); National Archives (cartographics division); and

Library of Congress (Geography and Maps Division). The materials referenced include primary sources in the form of correspondence, diary entries, and journal notations. All available historic photographs, aerial photographs, surveys, plats, maps and drawings were consulted. Numerous secondary sources were studied as well, including many archaeological reports, Michael Trostel's book *Mount Clare, Being an Account of the Seat built by Charles Carroll, Barrister, upon his Lands at Patapsco* (Baltimore: National Society of Colonial Dames of American in the State of Maryland, 1981), brochures, and other unpublished works. The field review was conducted by LANDSCAPES Landscape Architecture•Planning•Historic Preservation.

A. GEOLOGY

Carroll Park is located on the “fall line”—a geologic zone that runs from southwest to northeast across Baltimore— where the hard igneous rocks of the piedmont physiographic province meet the shallow slopes of soft sedimentary deposits of the Coastal Plain at the lower elevations surrounding the harbor. This geology strongly influenced the development patterns of the site and the social history that took place there. The “fall line” is so named because of the dramatic elevation changes typical at this juncture which, when located at streams, forms water falls that were often used as a source of water power. The Carroll family took advantage of this opportunity by locating plantation mills along the Gwynns Falls stream. Iron ore and clay deposits of the Coastal Plain supplied the materials for industry in the lower elevations¹. Mount Clare mansion sits atop an extrusion of the hard rocks of the Piedmont, and terraces fall to the lower elevations of the flat Coastal Plain, clearly defining this high point as a fitting place to build a country seat mansion. The level grounds

of the Coastal Plain below were appropriate sites for plantation agriculture (and later, in the 20th century, athletic facilities).

B. WORKING PLANTATION PERIOD CONDITIONS: 1732-1817

The Carroll family commenced shaping what is today Carroll Park in 1732 when Dr. Charles Carroll received a patent on 2,368 acres of land west of Baltimore City for an iron works. That same year, he sold 1,538 acres of the tract along Gwynns Falls to the Baltimore Company, an iron works he established with other Carroll family members, Daniel Dulaney, and Benjamin Tasker. At the time, the shoreline of the Middle Branch of the Patapsco River was approximately one mile from the hill that would become the family's house site. Dr. Carroll quickly established numerous businesses beyond the iron works to take advantage of proximity to the falls and harbor, setting up two mills and a shipping operation. See Figure I-1.

In 1750, while planning a second iron works independent of the Baltimore Company, Dr. Carroll built a one-and-one-half-story, clapboarded, two-room house on the hilltop of the property he called the Georgia Tract. The doctor was forced to abandon the iron works venture, however, since his business partners complained it competed with the Baltimore Company. Despite this setback, he indicated that his younger son, John Henry, use the house he built on the hill to oversee his various business operations. At the age of 22, John Henry died an unexpected death and the doctor himself succumbed the following year.

That left the doctor's estate to his eldest son, Charles Carroll, who had studied abroad and obtained the professional title,

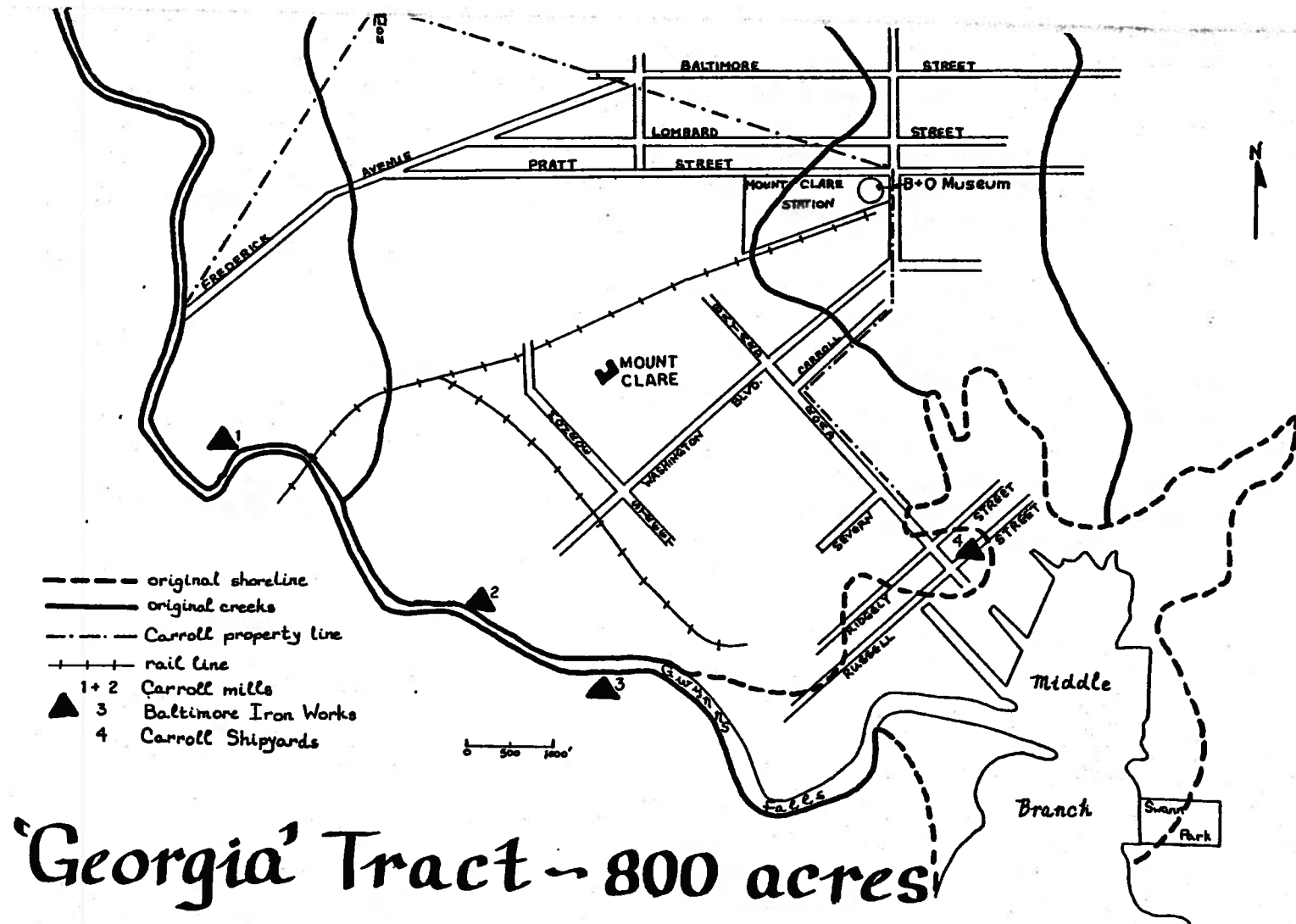


Figure I-1: Context map of the Georgia Tract showing a contemporary base with an overlay of ca. 1732 historic features by Norma Bumgartner Wagner, archaeologist. (Courtesy of Maryland Historical Trust *Archaeology at Mount Clare* abstract by Norma A. Baumgartner Wagner, Consulting archeologist, 13 May 1974). cpI-1GAtract

“Barrister” (similar to “Attorney at Law”, in modern-day usage). Charles Carroll, Barrister, thus returned from Europe to continue his father’s mercantile operations and decided to make “Georgia” a proper country seat. In 1756, the Barrister tore down his father’s primary house on the hill, and constructed over the foundation but he was not content to have a two-room house as his father had built. Instead, he created a significantly larger house in the Georgian style, which he completed around 1760. At that time, the house had only one adjacent dependency, which was a kitchen to the northeast, and probably stood from his father’s time. It was connected to the main part of the house by a low brick wall topped with wood palings. Walls of the same sort also extended from the house creating a rectangular forecourt on the carriage side, which was ornamented with gate piers topped with lions.² According to Trostel, the orangery was apparently constructed at this time as well, but was not connected to the main house by any built structure.³ Also detached from the house was a 27 square-foot laundry house. These outbuildings are shown in the second illustration from the top in Trostel’s diagram of Mount Clare titled “Outlines of Mount Clare showing its development and changes. See Figure I-2

In 1768, the Barrister expanded the house by changing the low brick wall to an actual hyphen between the kitchen and the main house and by constructing a symmetrical office dependency to the west. He filled in his composition by attaching outbuildings that were formerly detached. Specifically, he constructed an ice house to the east, between the kitchen and the existing wash house, and a shed of unknown use to the west, between the office dependency and the existing orangery. He also updated the image of the north facade by specifying that the office wing be

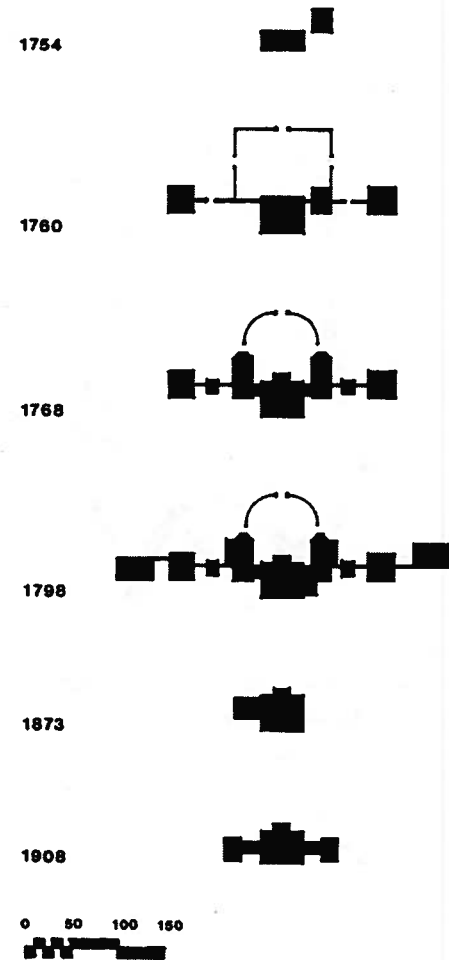


Figure I-2: Illustration showing outlines of Mount Clare mansion development and changes. (Drawing by Michael Trostel. Reproduced from M. Trostel’s *Mount Clare, Being an Account of the Seat built by Charles Carroll, Barrister, upon his Lands at Patapsco*). cp1-2outlin

semi-octagonal in footprint and by adding a matching polygonal bay to his father's rectangular kitchen. With the polygonal bays, it became necessary to change the forecourt design, which he transformed into an arched element, rather than rectangular. Finally, he created a Doric portico for the north façade with a Palladian window above and a boudoir within. When he had completed these alterations and additions, Carroll had successfully transformed the house into a Palladian villa stretching 240 feet in length.⁴ This is shown in the third illustration from the top in Figure I-2 and I-2a. The house plan provided symmetry and a formal axis with a view from the entrance through the house to the garden when the doors were opened. He had successfully transformed the house into a Palladian villa as seen in Figure I-3. Figure I-3 is a polychrome decoration attributed to Francis Guy and dated between 1804 and 1806 and shows the Mount Clare mansion and dependencies.⁵ As for the portion of the Georgia tract surrounding the house, he developed it into a working plantation to be matched by no other in the area. It would not only produce food the family needed, but it would have a pleasure ground, in the formal sense favored by the Chesapeake aristocracy. By 1770 the Barrister had taken up residence at this new country seat, which he began to refer to as Mount Clare, during the summer months. The plantation was named in honor of his sister Mary Clare Carroll Maccubbin and their grandmother Clare Dunn Carroll.⁶

The dependencies referred to at Mount Clare as documented by Michael F. Trostel in his book included the small buildings directly related to the workings of the main house, such as the kitchen wing and ice house.⁷ Although no direct reference is made to servants quarters or dwellings, the Carrolls would most likely have had slaves or servants who assisted in the running of

the mansion as well as the plantation fields and ironworks industry. This assumption is based on the history of similar sites in the Baltimore region where more specific records regarding the presence of slaves and the locations of their dwellings in relation to the main house have been preserved.

In 1986, the Baltimore Center for Urban Archaeology found a quartz crystal with other artifacts dated to 1760. Some researchers believe that slaves may have brought this crystal, like others found in the region, to North America from West Africa where such objects had a religious and spiritual significance.⁸ This finding has helped to fuel more questions about the African-American legacy of the site.

The Carroll Park Foundation has found limited documentation in reference to African-Americans associated with Mount Clare. An entry from the financial records of the Baltimore Company by Charles Carroll, February 1742, lists "70 pair of Negro shoes"⁹ and an advertisement to sell 1/5 share of the iron works notes "more that 200 Negroes"¹⁰, demonstrating that there were large numbers of African-Americans associated with the ironworks industry. From mapping and other sources, it appears that the ironworks industry was located to the southwest of the Gwynns Falls only (i.e. across the stream from the Mount Clare Plantation, refer to Figure I-1). Therefore, this evidence does not clarify the role of slaves, or the location of their domicile as associated with the mansion and plantation landscape.

Trostel notes that the 1798 Federal Direct Tax listed only the Mount Clare mansion with its connected dependencies and two outbuildings, each 20 by 20 feet, which were the smoke house and the dairy house. This indicates that if there were slave quar-

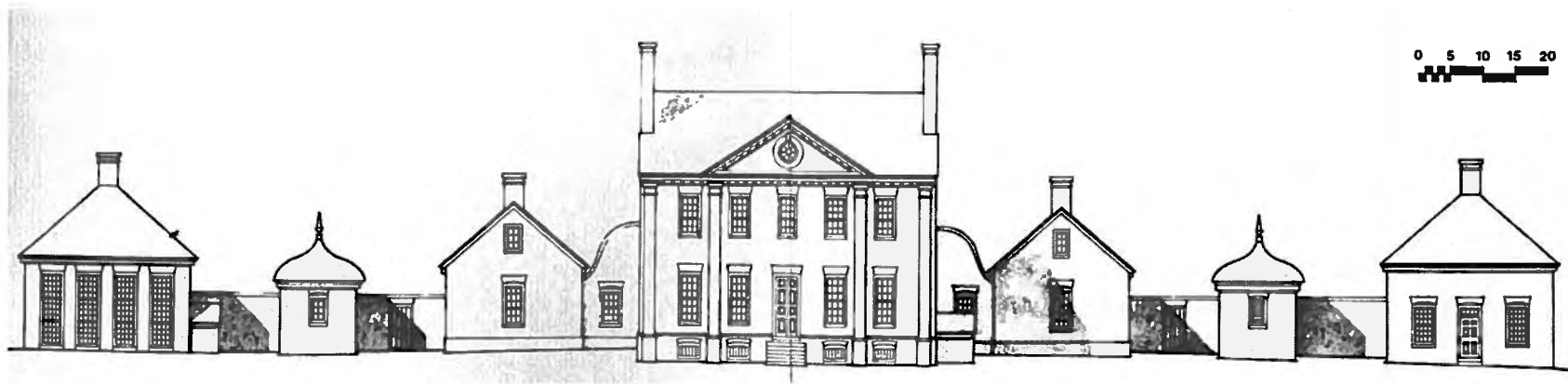


Figure 1-2a: Illustration of Mount Clare south elevation, as it appeared 1770. Including the orangery on the left and wash house on the right, the house extended 240 feet. (Drawing by Michael Trostel, reproduced from M. Trostel, *Mount Clare, Being an Account of the Seat built by Charles Carroll, Barrister, upon his Lands at Patapsco*, front end leaf). cp1-2aelev

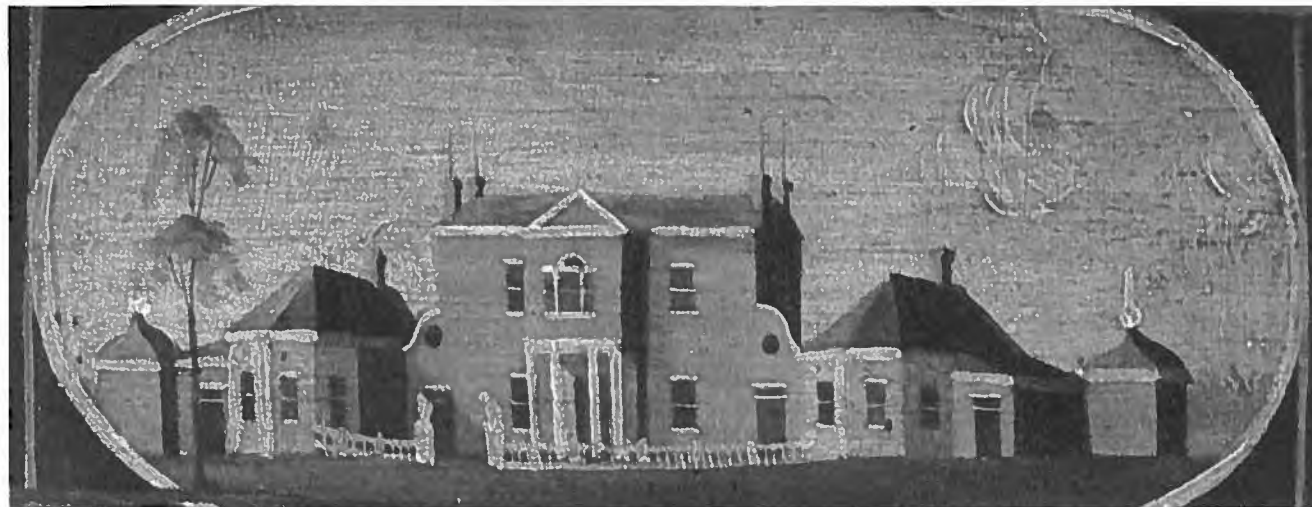


Figure I-3: Polychrome decoration on settee of Mount Clare Mansion ca. 1805, attributed to John and Hugh Finley. Image shows house before additions of the 1790s. (Collection of the Baltimore Museum of Art, photo from Trostel, Michael, p.49). cp1-3setee

ters on the property, they were not located near the mansion.¹¹ The research and field work conducted for the Carroll Park Master Plan focused on the physical development and evolution of landscape character of the site and did not conduct exhaustive research on the social and political aspects of the site. It is therefore suggested that further research be conducted to understand and interpret more accurately for the public the lives of slaves and other servants who were present at Mount Clare in the 18th century. There may also be additional information on earlier inhabitants of the site uncovered through archaeological investigations or other research efforts. Archaeologists have found evidence of a Native American presence on the site, which should be further investigated.

In Charles Carroll's will of 1783, he directed that his estate be inherited by his nephews, Nicholas and James Mccubbin, with the proviso that they change their surname to Carroll. His wife, Margaret Tilghman Carroll, adopted the home as her year-round residence. Mrs. Carroll updated the house by adding eight-foot wide service passages to the far side of each wing prior to 1798, presumably when the Federal Direct Tax recorded improvements to the house. A larder was also added to the hyphen between the dining room and the kitchen wing on the east at this time. These improvements extended the house to 350-feet in length.¹² This change is indicated in the fourth illustration from the top in Figure I-2. Her nephew, James Carroll, added acreage to the site in 1812, bringing it to over 1,000 acres, but did not share his uncle's passion for agriculture or landscape gardening. Margaret Carroll, however, enjoyed landscape gardening, and her efforts would be seen throughout the landscape in the years to come, most notably in the renowned workings of the orangery. It was to Mrs. Carroll, in fact, that George Washington addressed his in-

quiries on how to build and heat an orangery for Mount Vernon. Archaeological investigations have uncovered the foundations of the five-room orangery/pinery complex and artifacts within dating from prehistoric through modern times.

With the War of 1812 and the British infiltration into the city, the inhabitants of Mount Clare were forced out of their lifestyle of relative seclusion, as they watched the bombing of Fort McHenry and realized their nearness to the heart of the city. When Margaret Tilghman Carroll died in 1817, at the age of 75, "the first great era of Mount Clare ended".¹³ Certainly, its landscape character as a working plantation/estate, designed, cherished and attended to with such vigor, would never again be the same. Charles Wilson Peale painted a pair of portraits of Margaret Tilghman Carroll and Charles Carroll, Barrister as shown in Figures I-4 and I-5. The portrait of Mrs. Carroll shows her holding a spray of orange leaves and the garden side of the mansion in the background.¹⁴

1. *Spatial Organization and Land Patterns of the Working Plantation*

The Carroll Park property took advantage of a high hill, a natural stream bed imbued with water power, and proximity to a major river and rapidly expanding city. In the 18th century, the hill upon which the house sat was only one mile north of the Middle Branch of the Patapsco River. Throughout the 18th century, the Mount Clare landscape was an oasis, a place near to but set apart from the city and was self-contained. The house was a landmark known to all in the area, situated as it was at the crest of the area's highest hill and visible from the Middle Branch of the Patapsco. Likewise, the view from the house would have been down to the commerce of the Middle Branch and to the



Figure I-4: 1770-1771 portrait by Charles Willson Peale of Margaret Tilghman Carroll holding a spray of orange leaves (1741-1827). (Image from Mount Clare Collection -Reproduced from M. Trostel *Mount Clare, Being an Account of the Seat built by Charles Carroll, Barrister, upon his Lands at Patapsco*). cpI-4mag



Figure I-5: 1770-1771 portrait of Charles Carroll, Barrister (1723-1783) by Charles Willson Peale (1741-1827) Image from Mount Clare Collection. (Reproduced from M. Trostel *Mount Clare, Being an Account of the Seat built by Charles Carroll, Barrister, upon his Lands at Patapsco*). cpI-5Chas

shipyards and harbor of the city to the east. Mount Clare was at once, supremely functional and beautiful to look at - a working plantation elevated to include the principles of a pleasure garden as well. The plantation produced all of the food necessary to feed the Carroll family members, their slave population, and a share of the Baltimore Iron Company workers.

The spatial organization of the property was defined by the location of the mansion into three distinct zones; two that were close to the mansion and a third encompassing the outlying areas and Gwynns Falls. These zones could be described as: the northern forecourt; the southern formal garden and orchard; and the surrounding land consisting of cultivated fields, woodlands, low marshy areas, and the Gwynns Falls streambed. See Figure I-6 showing the context and location of the Carroll's property in 1816.

The northern zone was defined by the small, enclosed forecourt consisting of a low brick wall topped by wooden palings and guarded by stone gateposts. Mrs. Mary Ambler recorded in her diary entry in October 1770: "...there is also a Handsome Court Yard on the other Side of the House."¹⁵ Archaeologists have pinned down the exact appearance of the forecourt, assisted by a Charles Wilson Peale portrait of the Barrister from the 1770s, which reveals the formal landscape in the background. Refer to Figure I-5.

The second zone lay directly southeast of the house's 240-foot long expanse of buildings (this being the length of the house under the Barrister's lifetime). This land was made to roll down to the Middle Branch of the Patapsco River in an extremely controlled environment influenced by the idea of the English plea-

sure garden. It came in the form of a terraced, or "falling" garden in the center, with sections for the orchard/orangery and kitchen garden to either side of the falls. The landscape is depicted in a Charles Wilson Peale painting of circa 1775. See Figure I-7. Mary Ambler's diary of 1770 provides wonderfully descriptive information to accompany this painting: "took a great deal of Pleasure in looking at the Bowling Green & also at the Garden, which is a very large Falling Garden, there is a Green House with a good many Orange & Lemon Trees." . . . "the House where this Gentn & his Lady reside in the Summer stands on a very High Hill & has a fine View of Petapsico River You Step out of the Door into the Bowlg Green from which the Garden Falls & when You stand on the Top of it there is such an Uniformity of Each side that the whole Plantn seems to be laid out like a garden. ..." ¹⁶ [sic] John Adams, a follower of landscape design, also commented on the grounds: "there is a most beautiful walk from the house down to the water; there is a descent not far from the house; you have a fine garden then you descent a few steps and have another fine garden; you to down a few more and have another".¹⁷

The first terrace adjacent to the mansion was outfitted as a bowling green, and was a "plain parterre," a grassy area for lawn bowling. The terrace was neither standard in size nor had the typical floral or shrubbery border, but was of a size that conformed proportionally to the width of his house. This is supported by archaeological evidence discovered by the Baltimore Center for Urban Archaeology (BCUA) in its 1987 report. A detail from the Peale painting, Figure I-8, indicates that there were three terraces connected by grass ramps. The top two terraces may have had half terraces, although archaeologists claim they date to the Late Victorian period (BCUA).

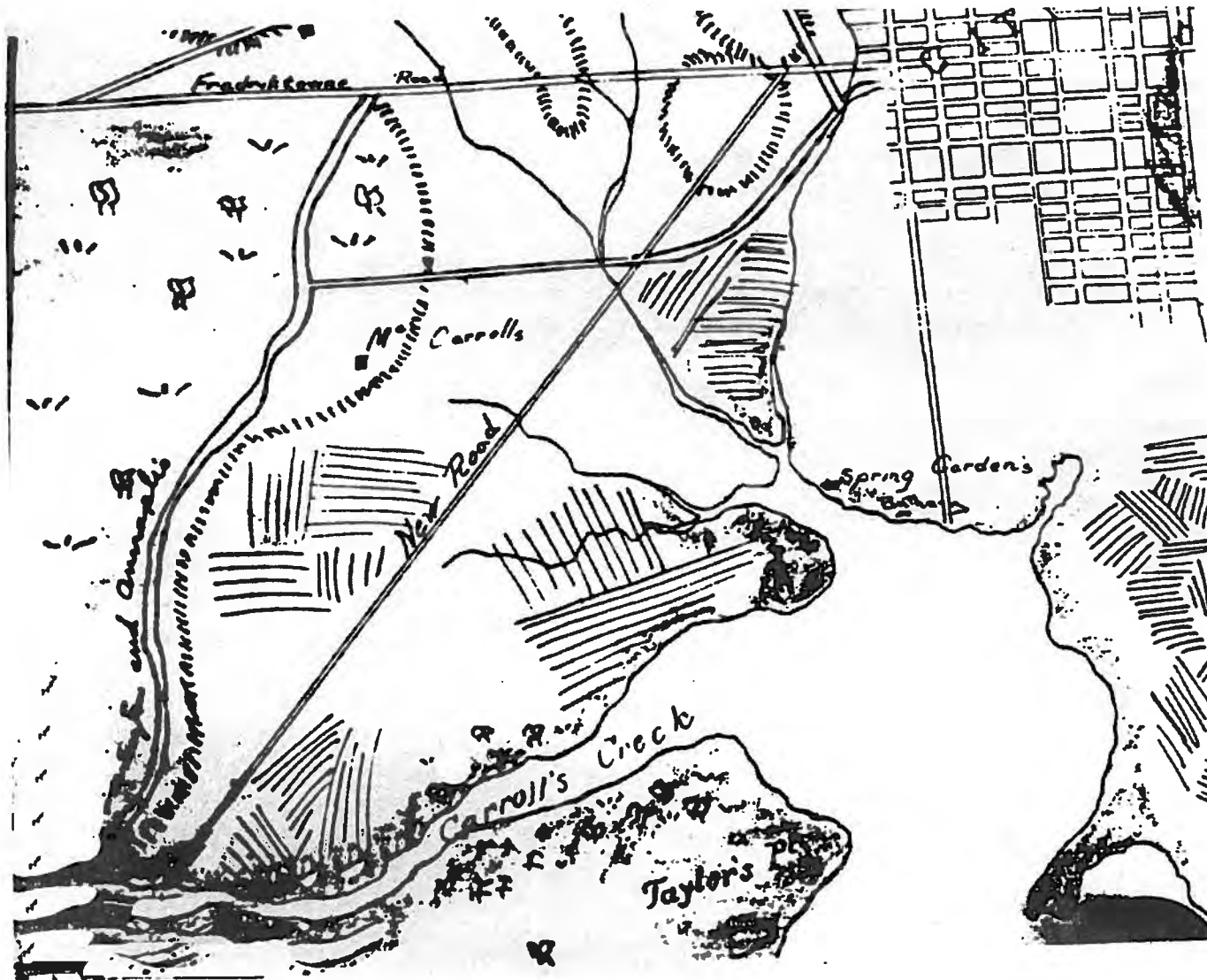


Figure I-6: C. 1816 sketch of military topography, Baltimore and its vicinity and of Patapsco Neck and North Point, by order of Brig. Gen. Winder. Note location of Carroll estate. (Courtesy of University of Maryland, College Park, McKeldin Library, Maryland Room). cp1-6-1816topo

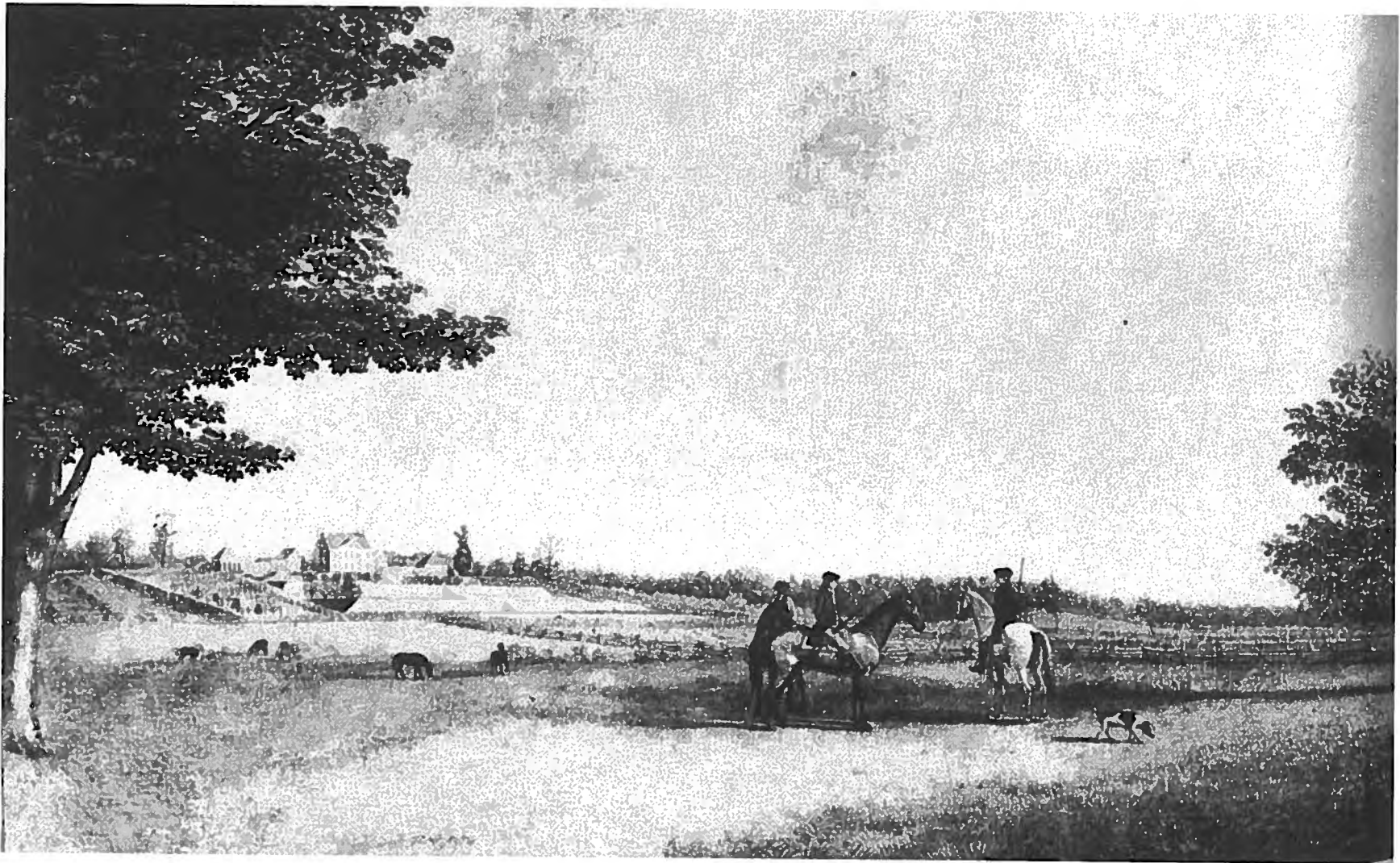


Figure I-7: Landscape painting of Mount Clare by Charles Wilson Peale, 1775. (From a private collection, reproduced from M. Trostel, *Mount Clare, Being an Account of the Seat built by Charles Carroll, Barrister, upon his Lands at Patapsco*). cp1-7peale1

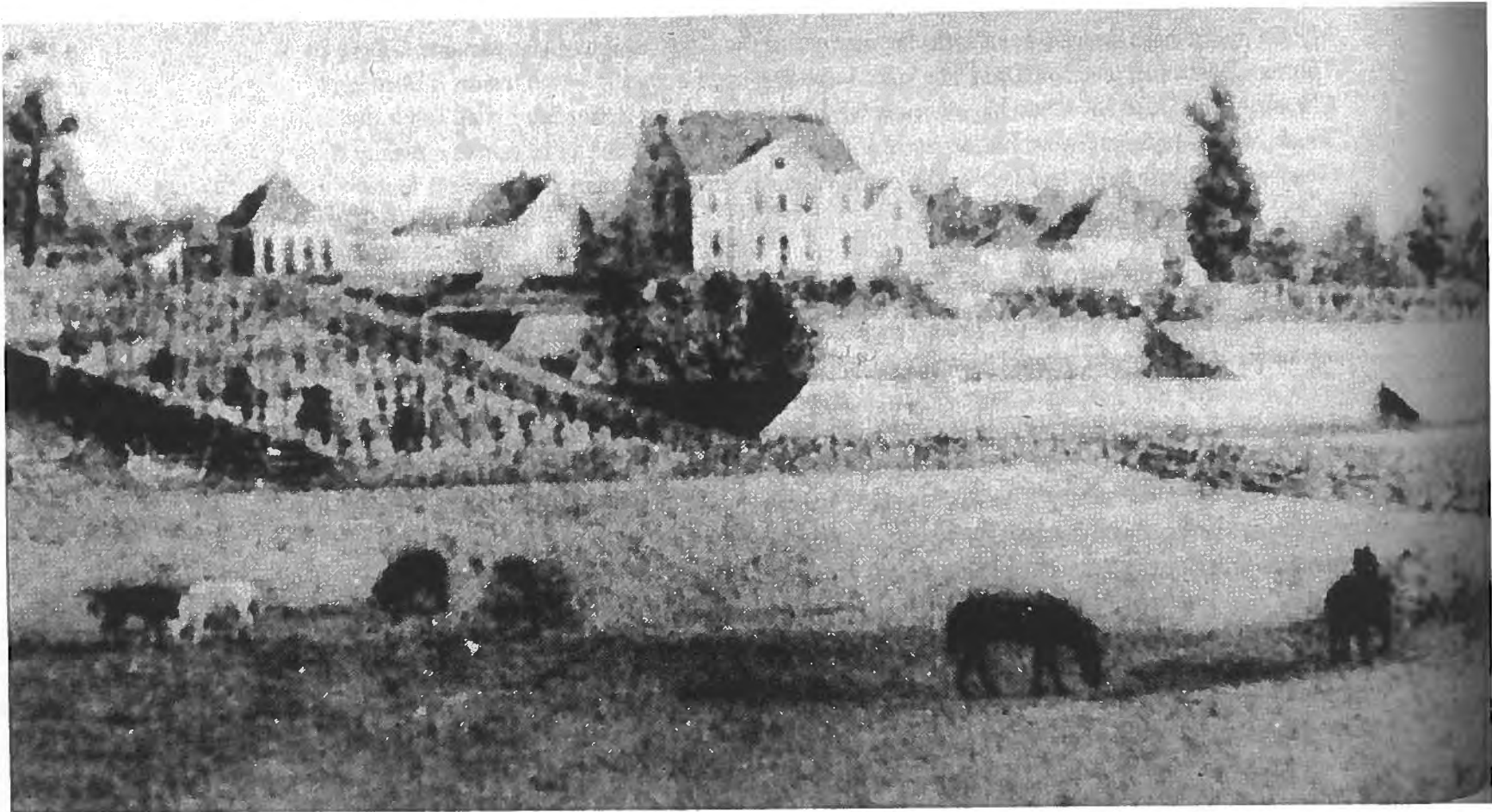


Figure I-8: Detail from landscape painting of Mount Clare by Charles Willson Peale, 1775 showing falls on east side of mansion. (From a Private collection, reproduced from M. Trostel, *Mount Clare, Being an Account of the Seat built by Charles Carroll, Barrister, upon his Lands at Patapsco*). cp1-08peale2

The third zone, the outlying area of the tract, consisted of the cultivated fields of the plantation, woodlands to the west approaching Gwynns Falls, and natural clay deposits to the south and west, which would soon be exploited for brick-making.

In 1814, the construction of the Washington Turnpike across the base of the hill to the southeast was the first addition of public roads that began to define the edges of the Mount Clare landscape. The road passed over Gwynns Falls and connected Baltimore to the nation's capital. This route also changed the relationship to the property to the waterfront by separating it from the mouth of the Middle Branch River with a more defined edge. See Figure I-9.

2. Topography of the Working Plantation Period

The property that was chosen by Charles Carroll was set upon a hill that overlooked the Patapsco River. Gwynns Falls ran through the southwest corner of the Georgia tract. The topography of the site was naturally quite varied, beginning at the river shoreline and moving up the hillside, providing magnificent views of the Baltimore harbor.

The creation of the falls or terraced garden designed for the southeast side of the mansion was a major undertaking at the time. It consisted of moving significant amounts of earth in order to achieve a regulated appearance to a great sloping hillside. While it was a great venture, it was by no means an isolated artistic statement. By 1798, there were over seventy working plantations with pleasure gardens in and near Baltimore with others located in Annapolis as well. Formal grounds were the preferred landscape style for the Baltimore aristocracy of the 18th-century and "falling gardens" were prevalent throughout the Chesapeake. As one scholar of 18th-century Chesapeake gardens observed

about falling terrace gardens: "Such designs elevated the wealthy owner above the common audience who passed by or strolled through. One look at nature as well ordered, and the garden watcher could have no doubt this man was a man destined to be in charge."¹⁸ The accentuation of the natural topography of the site not only created stylized gardens but also further elevated the mansion on the property as well as the status of the property owner.

3. Vegetation of the Working Plantation Period

When Mount Clare was first settled, the original tract of land was mostly forested.¹⁹ The oldest trees on the property include a pair of elms located just northeast of the house ("champion" trees) that appear to be over 200 years old. A mill was established on the site very early, presumably to take advantage of the local wood source.

The Georgia/Mount Clare property was by all means a working plantation and much of the property was placed under cultivation. As with all working plantations, a large kitchen garden on the east side of the property produced foods for the family, its staff and the workers at the Baltimore Iron Works, a number of whom Dr. Carroll and his heirs were responsible for feeding.²⁰ Vegetation under the Barrister's ownership included not only cash crops, such as tobacco and wheat, and the operation of the mills, but vegetation for the art of cultivation as well. Trostel notes that after 1763 the gardens were increased and consisted of the bowling green and flower gardens on the series of falls on the southeast side of the mansion. Grass ramps were placed on center with the mansion and connected the 300-foot long falls. On each side of the falls were vegetable gardens and orchards. The Peale landscape painting of the plantations depicts open

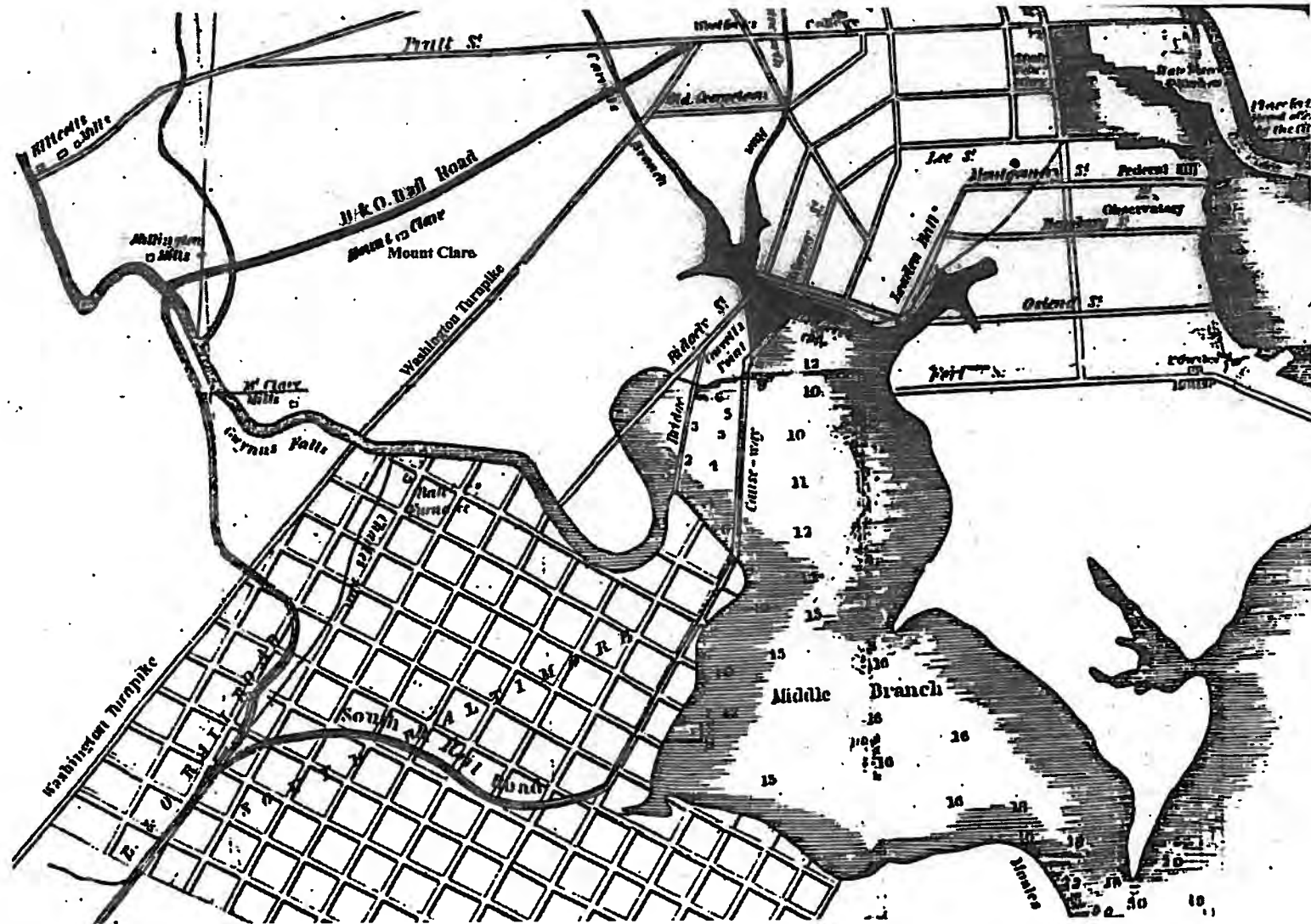


Figure I-9: Map showing the context of Mount Clare in 1814 with the addition of Washington Turnpike to the southeast. (Courtesy of Mount Clare Collection). cp1-09-1814

fields and pasture beyond the falls, gardens and orchard.²¹ The Barrister was known to have been interested in the science of experimental agriculture and horticulture, owning several of the best British texts on the subject. In addition to wheat fields, there was an orchard to produce cherries, plums and pears, a vineyard, and the orangery.

When the Barrister died in 1783, his nephews inherited the estate, but his wife Margaret Tilghman Carroll remained as mistress of the property until her death. She took special pride in her garden, becoming an expert in the workings of the orangery, the heated dependency that produced lemons and oranges. She also ordered the construction of a pinery and "stove" (greenhouse) to the west of the orangery that supported more exotic types of vegetation and a shed to the east of the wash house on the property.

The exact character of the falls with regard to its vegetation is subject to debate. Some of the falling gardens around Baltimore contained parterres, or formal geometric beds, such as those at Hampton, completed by Charles Ridgely in 1783. Others, like the grounds at Mount Deposit, built by David Harris between 1791-93, were planted with grass and shrubs but no herbaceous plants such as flowers. Floral remains were found through archaeological investigation in the forecourt and bowling green areas immediately adjacent to both faces of the Mount Clare house. Over the course of several years of excavations on the other terraces other herbaceous plants were not found, due to the amount of disturbance that has occurred in these areas. The Charles Wilson Peale painting shows some shrubbery close to the house, perhaps in the area of the bowling green or second terrace, but the lower falls are turf.

While today we often assume the word "garden" means flowers, words in the 18th-century in England and the colonies often had alternate meanings. Carl Lounsbury, architectural historian for Colonial Williamsburg, tells us that the word "garden," means "a piece of ground, often enclosed by a paled fence or wall, devoted to the cultivation of vegetables, herbs, flowers, fruits, shrubs, or grasses" and that "the pleasure grounds surrounding a dwelling were also referred to as the "garden" in the 18th-century." He also writes that the term "garden" referred to "ornamental planned spaces planted with grass, trees, and shrubs surrounding a dwelling."²²

Documentation available for the 18th-century plantation of Mount Clare indicates that there were several types of vegetation present on the site. This included natural woodland, cropland, orchard and pleasure grounds that included cultivated, ornamental plantings and manicured turf. Exotic vegetation was also cultivated in protected shelters, the orangery and pinery.

4. Circulation of the Working Plantation Period

The manner in which carriages would have been brought to Mount Clare during the plantation era is of much interest, and open to debate. Mapped records of roadways dating to 1750's are limited. Some conclusions were drawn after reviewing maps and other records about Baltimore transportation systems of the late 18th and early 19th centuries.

The major roadway connecting Washington and Baltimore at the time was the "Great Eastern Highway", dating from 1757. Later known as "the Old Post Road" and "Philadelphia Road" this historic highway serviced most of the overland travel between Washington, Annapolis, Baltimore, Philadelphia and New

York. The route was originally an Indian trail and George Washington was a frequent traveler.²³ Apparently, the Great Eastern Highway crossed the Mount Clare estate.

In 1822, Poppleton mapped a plan of Baltimore that showed both existing streets and streets plotted for the future. See Figure I-10. Around the area of Mount Clare, is a grid of proposed streets that were never constructed. On the northwest side of Mount Clare, Poppleton's map shows a dashed symbol where a road existed in 1822. This roadway continues to the northeast into Baltimore City as "Columbia Street" and may have provided the first access to Mount Clare. From this roadway, to the northeast of Mount Clare and parallel to the mansion and its dependencies is a driveway directly to Mount Clare—the best information we found documenting an approachway. The Washington Turnpike, now Washington Boulevard, was constructed in 1812, over fifty years later than the establishment of Mount Clare and so would not have provided the original access.

Trostel sketched his interpretation about the original approachway to Mount Clare showing an axial drive, perpendicular and on-center with the mansion approaching its northwest side between the front pillars of the forecourt and intersecting the main roadway that is shown on Poppleton's map of 1822. See Figure I-11. Trostel notes that after the revisions made to the mansion resulting in the Palladian Villa (c. 1770), "One now came up the quarter-mile long lane from the public road and, passing between gate piers surmounted with the lead heraldic beasts, entered the redesigned forecourt".²⁴ Trostel also states that, "the entrance doors [were] the ultimate focal point of the axial composition that began as one came up the long driveway and passed between the gate piers into the forecourt."²⁵

However, Trostel did not reference his research findings and research for this master plan was unable to find a basis for the axial driveway that Trostel sketched. Trostel may have speculated that an axial roadway followed the design conventions of the time. However, a driveway from the northeast, as shown in Poppleton's plan, would have provided a more direct pathway to Baltimore City.

In 1829, James Carroll donated land to the B&O for a train depot and right-of-way on his property. When constructed, the rail line would have obliterated the road to the northwest and the access to Mount Clare. Poppleton's revised map of 1852, after the construction of the railroad, shows a drive to Mount Clare, intersecting Washington Turnpike (present-day Washington Blvd.), at Gunpowder Street, which is now extinct but was once located within the present-day MTA facility.

What is clear is that, once near the house itself, there was an axial route from the lion-headed gateposts to the front door on the northwest side. Archaeologists have noted that there was a path that led westward to the office dependency, but not one that led east to the kitchen. On the southeast side of the house, the circulation system between the falls was accomplished via grass ramps. This also created a visual axis from the mansion down to the river.

5. Water Features for the Working Plantation Period

There were no known decorative water features during the earliest period of mansion occupancy. There is archaeological evidence of a sump pump and possibly a cistern, but the dates have not been confirmed.



Figure I-10: Adapted from a reduction of official plot of Baltimore City prepared under the direction of Thomas Poppleton, February 1818 showing proposed alignment of roads. The dashed road to the right of the mansion was an entrance constructed to the Carroll property. (Courtesy of Enoch Pratt Library, map files, Baltimore, Maryland). cp1-10-1818pop

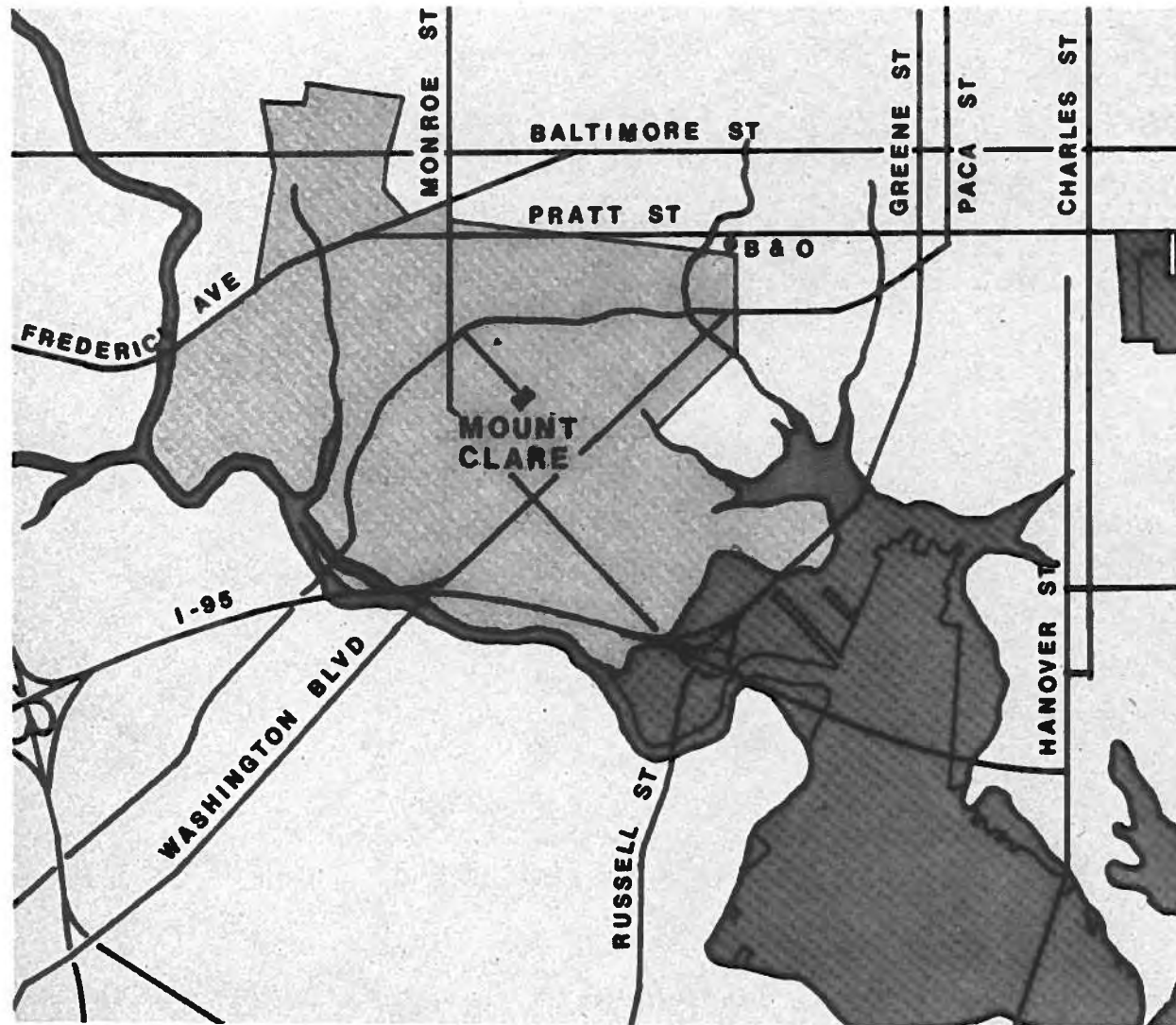


Figure I-11: A map showing Trostel's interpretation of the original approach way to Mount Clare. Note axial drive from the northwest. Sketch by Michael Trostel. (Reproduced from M. Trostel, *Mount Clare, Being an Account of the Seat built by Charles Carroll, Barrister, upon his Lands at Patapsco*). cp1-11-trosdrive

6. Structures, Site Furnishings and Objects of the Working Plantation Period

In addition to the main house, the Barrister built other structures on his property to support the functioning of an estate. Archaeological investigations have yet to pinpoint the location of out-buildings that were detached from the main house, but have successfully located the foundations of several of the former attached dependencies, as mentioned above in the discussion of the forecourt. Befitting the time, it may be assumed that these structures would have included a dairy, stables, and slaves quarters, amongst others. The original stables may have been northeast of the house, as that is where the original drive may have come onto the property. A dairy would have been located atop a spring, possibly near a branch of the river that moved through the property. Slaves may have been located on lower grounds closer to the river. Further research and archaeological investigations are suggested to better understand and more accurately interpret the additional structures that may have been present during the Carroll family occupation. This is very important for the interpretation of slaves quarters that were most likely present on the property, based on the trends of the day and the documentation of similar sites that occupied by African-Americans.

Objects that were added to the landscape during this time period include the gate posts on the northwest side of the mansion, at the edge of the forecourt, and a fence that enclosed this area. Fences also appear in the Peale painting on the southeastern side of the property. These were used, presumably, to contain livestock on the plantation.

C. INDUSTRIALIZATION PERIOD CONDITIONS: 1818-1860

After Mrs. Carroll's death in 1817, the property was transformed rather quickly from a working plantation set within a pastoral setting to grounds feeling the immediate and noxious effects of the industrial revolution. Care-taking of the property changed at this time as well. Beginning in the industrial period, the Carroll Park property shifted from a working plantation dominated by a single family to a more diverse agricultural/industrial enterprise, the management of which was spread amongst different players.

Starting in the late 1810s, the Barrister's nephew James Carroll resided at the property. In 1828, the first section of the Baltimore & Ohio Railroad was laid out from West Baltimore to Ellicott's Mills. This part of the railroad passed along the western edge of the Mount Clare property. In 1829, James Carroll donated land to the B&O for a depot and a right of way on his Mount Clare property. The "Mount Clare Station," northeast of the Mansion, became the first railroad station in the country. A stone viaduct over Gwynns Falls, the oldest railroad bridge in the country, was named the Carrollton Viaduct in honor of James Carroll. In 1848, the Carrolls sold land for the right-of-way for the Locust Point Branch of the B&O railroad, a spur leading from the main line southward to the shipyards. The Mount Clare plantation thus assumed a new, hard edge to its north and its west, with the laying of the railroad. Refer to Figure I-9, I-11 and I-12.

Conditions also changed when James Carroll began leasing the Carroll family fields to others outside of the family for farming. When he died in 1832, his son, James Carroll, Jr., and his wife

moved into the house, staying there until 1851, and presumably continued this tradition. Beginning in 1851 and lasting 40 years, the main house, or "mansion" was rented out along with its immediate acreage. In 1858, proprietor George Sugden was known to operate the house as a hotel, a use that was maintained at the property throughout the Civil War.

1. Spatial Organization and Land Patterns of the Industrialization Period

During the 1820s and lasting until the Civil War, the land patterns of the Mount Clare tract began to change dramatically with the establishment of two rights of way for the Baltimore & Ohio railroad running across the Mount Clare property. The main branch crossed the property on the northwest side of the mansion and the Locust Point Branch moved down the southwest edge of the property, near what is today Monroe Street. These additions created more defined edges and divided the property into more distinct areas of use. The railroad also brought opportunity for new industries. The primary new mercantile interest on Mount Clare was the manufacturing of bricks. In 1827, aware of the many clay pits on his property, James Carroll leased the first of many parcels within Mount Clare to a brick-making concern. The brick-making industry would come to dominate the southern and western portions of the Mount Clare landscape for almost the next 100 years. This new industry also contributed to the change in spatial organization of the site. Mount Clare was no longer a plantation and gentleman's country seat, but now was defined by the additions of industrial endeavors. The Locust Point Branch spur divided the site, separating the mansion from the Gwynns Falls branch of the Patapsco River. The mansion still remained on the hilltop, the highest point of the site, but rather than cultivated fields on the lower portions of the

site, the brick-making industry now defined the southern and eastern edges of Mount Clare.

2. Topography of the Industrialization Period

The addition of the railroad on the northwestern side of the mansion changed the topography on this edge by creating an embankment where the tracks were laid. The topography adjacent to the mansion, including the falls, appears to have remained the same during this period. The topography of the remainder of the site appears to have changed very little during this period, continuing at a gradual descent to the flatter areas near the river edge.

3. Vegetation of the Industrialization Period

Research undertaken for this report did not yield any information about the vegetation present on the property during this period. It is known, however, that land use practices did change focus from crops to more industrial practices, which would have altered the vegetation patterns of the site. It is presumed that the care of the gardens declined since concentration was given more to the industries implemented on the site, but further research would be necessary to substantiate any changes that may have occurred during this time period.

4. Circulation of the Industrialization Period

In 1852, Poppleton's Plan for the City of Baltimore was revised from its 1823 original, see Figure I-12. On the revised map, one can see a new road, excavated around 1830, which led up to the mansion from the Washington Turnpike, current day Washington Boulevard, along Gunpowder Street. There is no indication that James Street, as shown on this plan, was ever built. It does not show up on later maps and no records were found that

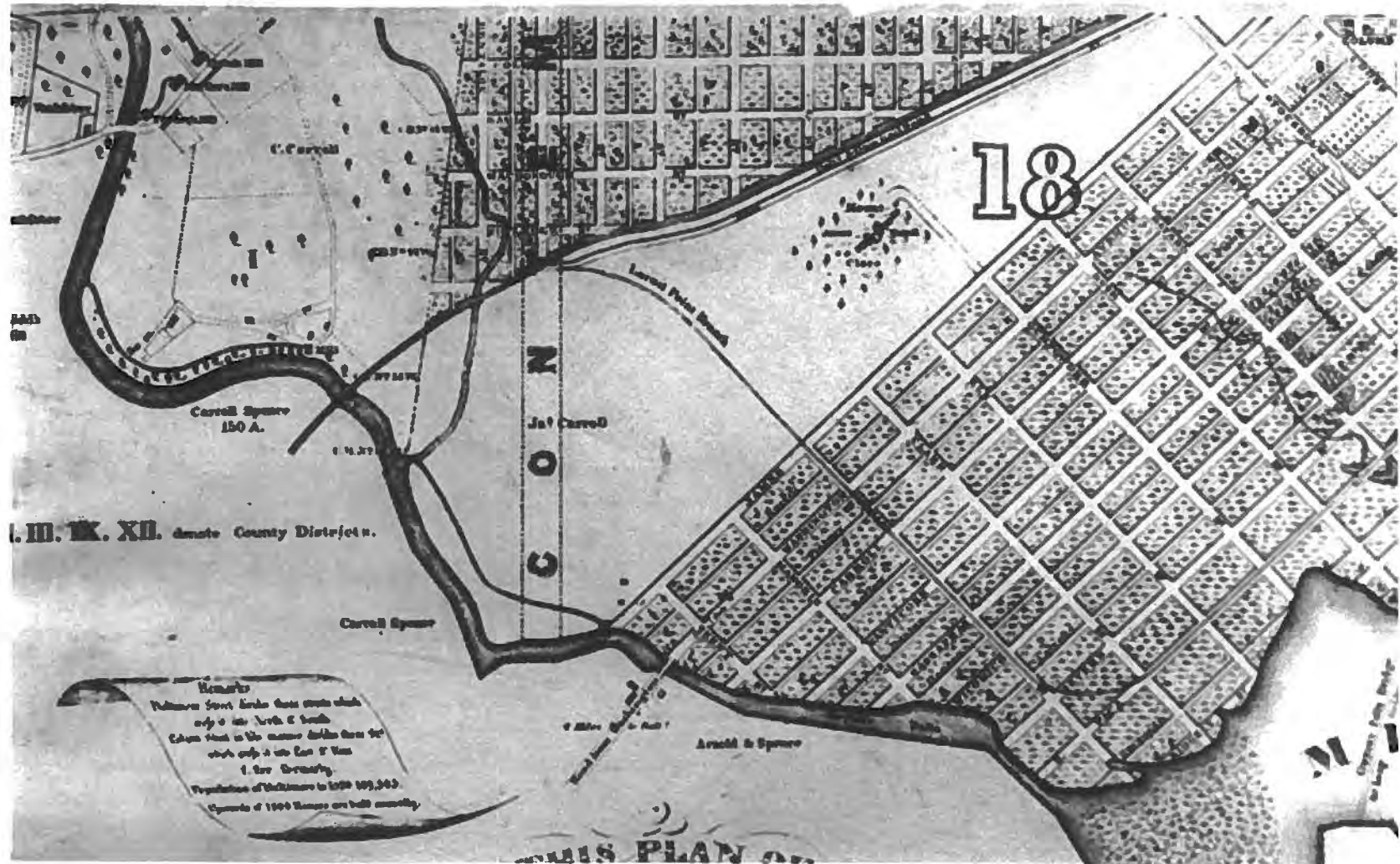


Figure I-12: Map prepared under the direction of Thomas Poppleton, revised to 1852, showing proposed roads for Baltimore City and entrance drive to Mount Clare from the northeast. (Courtesy of Enoch Pratt Library, Baltimore, Maryland). cp1-12-1852

indicate its construction or demolition. This southern route seems to have taken the place of the earlier northeastern access road. The addition of the railroad added a new circulation pattern to the site, making the northwestern and southeastern parts of the site accessible by this newer form of transportation. Documentation of other circulation paths within the site during this period is limited. It is assumed that circulation paths associated with the brick-making industry existed, but at this time their exact locations remains unclear.

5. *Water Features of the Industrialization Period*

Research conducted for this Master Plan did not reveal information on the existence of water features during this period. The edge of the Patapsco River, as indicated on the Poppleton Map, Figure I-12, appears to be in the same location as in previous eras, even though the city is being developed closer to the waters edge. The Locust Point Branch of the B&O Railroad also has separated the property from Gwynns Falls to the south.

6. *Structures, Site Furnishings, and Objects of the Industrialization Period*

The spread of residential structures under James Carroll's control reached beyond the 350-foot long expanse of buildings recorded in 1768. During the early 19th-century, the structures at Mount Clare grew to include newer detached dependencies on the southwest side of the mansion, and two new dependencies on the northeast side, one possibly attached to the laundry and the other detached, refer to Figure I-10. Other structures added during this period include the buildings associated with the brick-making industry on the southwestern portion of the site. Several buildings were erected to support this industry that thrived by using the clay deposits near the river. No other site furnishings or objects appear to have been added during this period.

D. CIVIL WAR/RECONSTRUCTION PERIOD: 1861-1869

With the outbreak of the Civil War, Union forces protected all possible entrances to the city and large open spaces were acquired for encampments. Mount Clare was an obvious spot for fortifications, given its prominent hilltop with commanding views and its proximity to the harbor and open surroundings. On the northeast side of Gwynns Falls, in 1861, the Union army established Camp Carroll, just southwest of the mansion. On the other side of the Falls, to the southwest, was Camp Millington, near the Carroll family mill. George Sugden had been operating a hotel within the mansion that was renamed Hotel Camp Carroll and remained in operation during the war.

By 1863, with the arrival of a new group of volunteers, Camp Carroll was renamed Camp Chesebrough. The grounds immediately southwest of the mansion were home to a complex fortified post. See Figure I-13.

1. *Spatial Organization and Land Patterns of the Civil War/ Reconstruction Period*

As the war bore down and even immediately following the war, the house at Mount Clare and its reduced setting remained a distinct entity. Its self-protective qualities are clear in images from the day, such as Sachse's s bird's-eye view of this section of the city dated 1868-69. Refer to Figure I-14. The lithograph shows that the property may have been enclosed at this time by a tall hedge, and apparently boasted a landscape rich in mature trees. The falls garden presumably had disintegrated somewhat by this time, lacking for maintenance. The organization of the site had shifted to accommodate the military encampment, yet the location and immediate surrounds of the mansion seem to have been protected. The mansion, however, became more sepa-

rated from the remainder of the property, as indicated by the “wall” of vegetation depicted in Figure I-15. The mansion and its immediate surroundings functioned as a hotel during this period, while the remainder of the site was organized to support military functions that were occurring. Therefore, Mount Clare, was no longer organized as one site, but rather several sites existing in close proximity.

2. Topography of the Civil War/Reconstruction Period

Research conducted for this Master Plan does not indicate that the topography of Mount Clare was altered during this period. It may be assumed that some changes occurred due to the activities associated with military operations. More extensive historical research and further archaeological research would be required, however, to determine whether the Civil War encampments altered the topography on the property.

3. Vegetation of the Civil War/Reconstruction Period

Research conducted for this Master Plan did not reveal specific changes that may have occurred to the vegetation on the Mount Clare property during this period. It is known that land use practices did shift somewhat, due to the presence of a military encampment, which would have had an impact on vegetation patterns. Although documentation is limited, the Sachse lithograph shows a variety of trees around the mansion. The trees appear to have been placed in an irregular pattern except for the rows along the southwest and eastern sides of the mansion. Refer to Figure I-15.

4. Circulation of the Civil War/Reconstruction Period

The information on the circulation of the property during this period is restricted to an 1863 Quartermaster General’s layout

plan of Camp Chesebrough, which shows a highly ordered environment with rows of buildings organized by function. Refer to Figure I-12. The circulation patterns of the remainder of the site presumably changed little during this period, due to the fact that the railroad remained in the same location and the access to the mansion was necessary for patrons to Hotel Camp Carroll.

5. Water Features of the Civil War/Reconstruction Period

Research conducted for this Master Plan did not reveal information on the existence of water features during this period. It is presumed that water sources for the military encampment existed, but it is not clear as to where these features may have been located.

6. Structures, Site Furnishings, and Objects of the Civil War/Reconstruction Period

As mentioned above, the 1863 plan of Camp Chesebrough shows that the formerly open grounds, or fields, to the southwest of the house were taken over by a uniform array of stables, barracks, and officers quarters. The National Archives also features these buildings in elevation. Refer to Figures I-13 and I-14. Documentation regarding additions or changes to other objects on the site, such as the gate posts and lion statues, fences, etc., is limited and does not reveal any specific changes.

E. THE SCHUTZEN PERIOD: 1870-1889

Following the War, in 1870, the Carroll heirs leased the house and 15 acres to the West Baltimore Schutzen Association for its use as a recreational park. The Schutzengesellschaft, or German shooting club, was founded in the middle of the century, but gained true popularity after the Civil War. At Mount Clare,



CAMP CHESEBROUGH, BALTIMORE, MD
1ST REGT CONNECTICUT CAVALRY

Figure I-13: Lithograph showing layout of the Civil War encampment, Camp Chesebrough, located on the Mount Clare property. (Courtesy of National Archives Records Administration). cp1-13-campchese

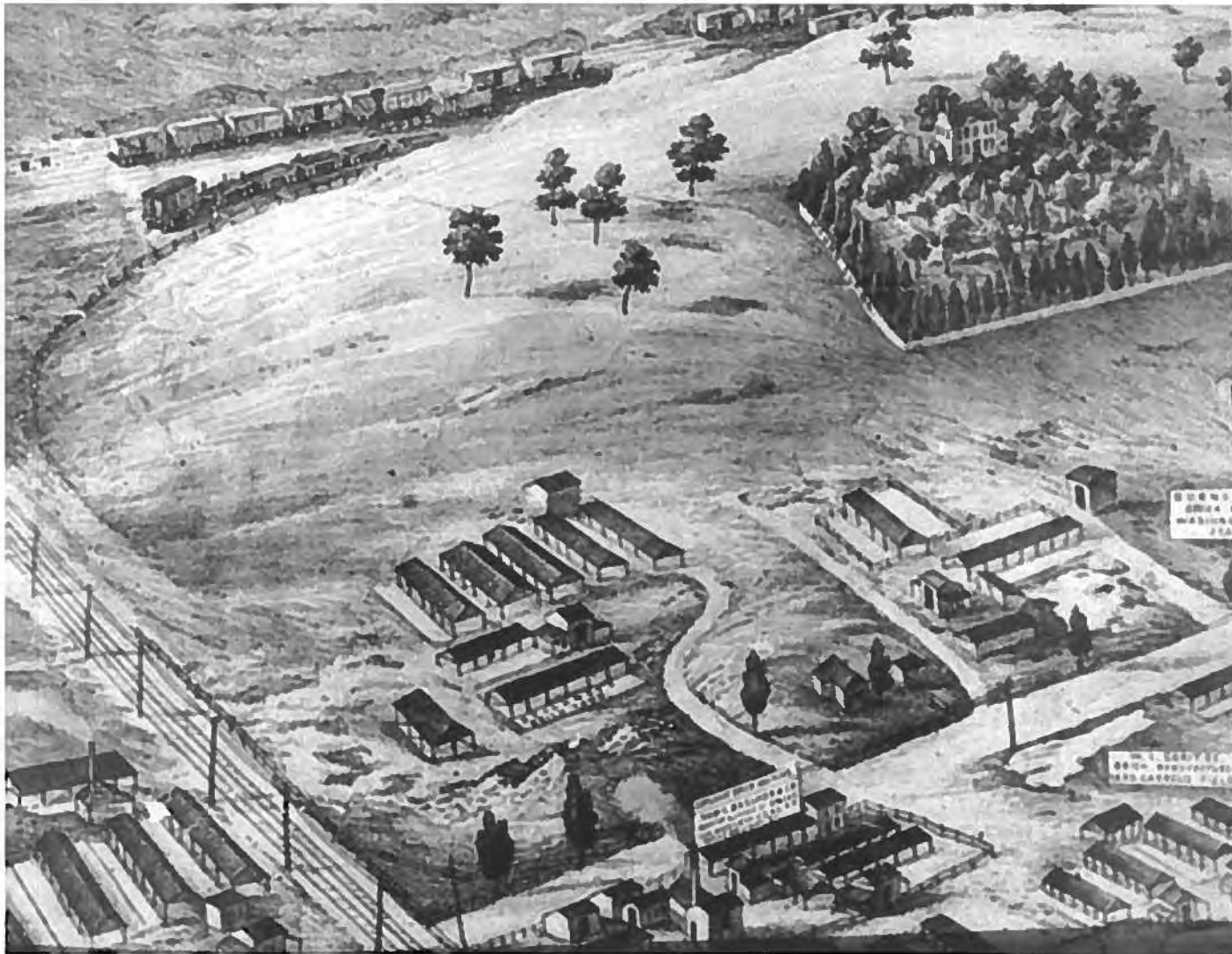


Figure I-14: Lithograph of Mount Clare property, 1868, by Sachse, showing railroad to the southwest and industrial buildings to the southeast. (By E. Saches & Co., Courtesy of National Society of Colonial Dames). cp1-14-1868Saches

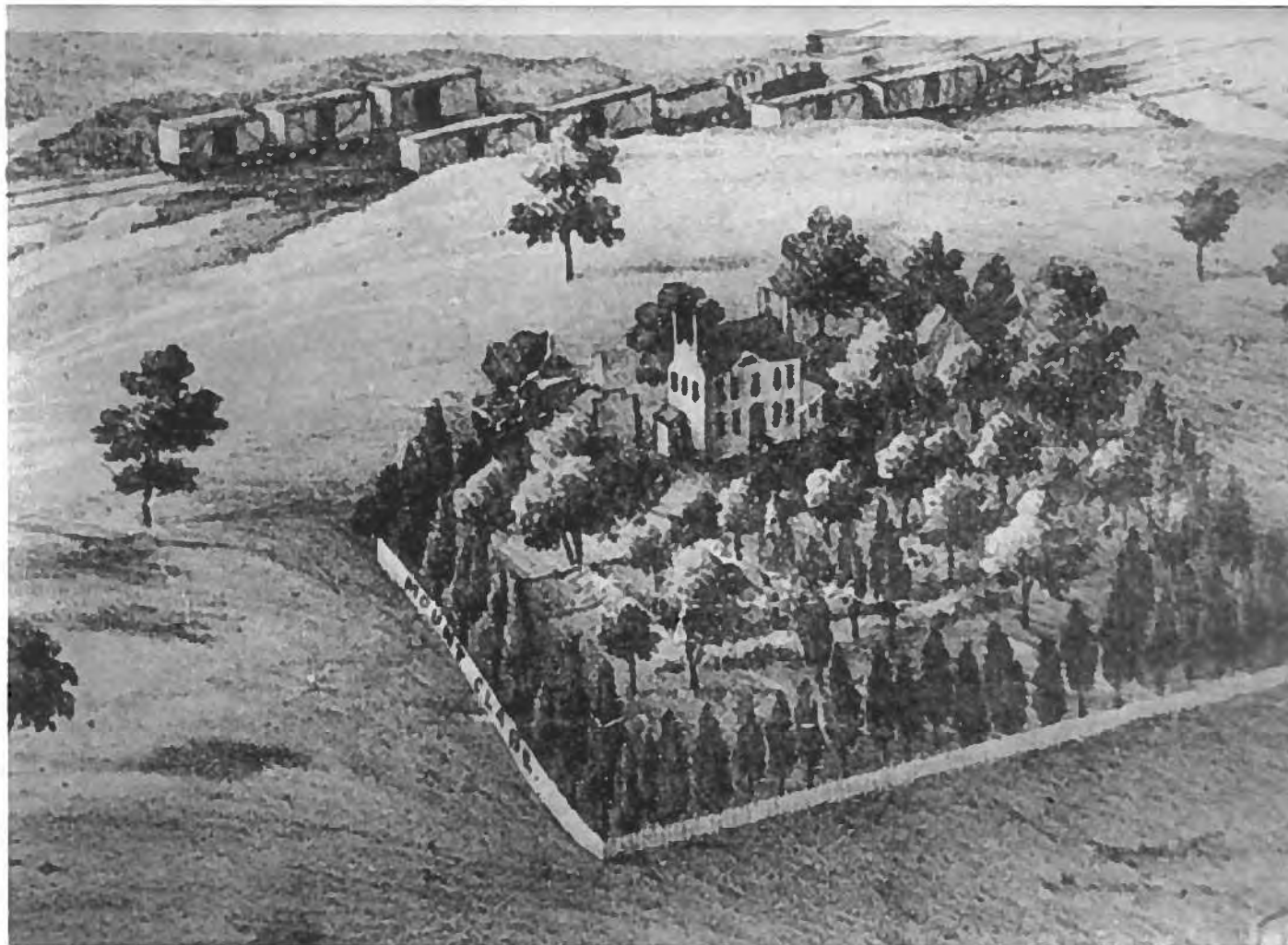


Figure I-15: A detail from the 1868 Sachse drawing showing the row of trees surrounding Mount Clare mansion and the variety and placement of vegetation near the house. (By E. Sachse & Co., Courtesy of National Society of Colonial Dames). cp1-15-1868detail

the Schutzens added improvements for recreational purposes, and altered the forecourt by raising it and removing the historic brick wall and wood paling fence.

By the 1880s, the Baltimore Schutzengesellschaft had 1500 families as members. Celebrations in Schutzen parks often drew crowds of 20,000 people. July 4th was an occasion for large fetes held at the park by the Grand Army of the Republic.

1. Spatial Organization and Land Patterns of the Schutzen Period

An 1875 lithograph provides the best impression of the spatial organization of Mount Clare during the Schutzens tenure. The image shows a view to the southwest, as if one were standing on the grounds just west of the mansion. In this area, the Club members constructed a large drinking hall and ten-pin alley, with a shooting range that was backed by a stone wall. See Figure I-16. The military encampment returned to open field on the southwest portion of the property, and the lower portions of the property to the east once again became open park land as well.

The 1876 Hopkins Atlas reveals that most of the construction and recreational activity during the Schutzens' tenancy occurred to the northwest of the mansion. See Figure I-17. In this area, the German club erected its large recreational facilities and beyond these, further west, a shooting range. Elk Street, is shown bisecting the property on the 1876 Atlas, but was in fact never constructed as is shown on this map.

2. Topography of the Schutzen Period

There is no indication in the documentation from this period that severe changes were made to the topography of the site.

Subtle changes were inevitably made with the construction of the bowling alley and shooting range to the southwest of the mansion, but no major shifts in grades appear to have occurred.

3. Vegetation of the Schutzen Period

A member of the Grand Army Of the Republic recalled that, in 1884, there was a double row of haw trees (*Aesculus hippocastanum*/Horse chestnut) that ran westward from the core Schutzen area almost to Gwynns Falls. This created an allee of trees that concentrated views to the shooting range wall to the southwest of the core. Very little change appears to have occurred to vegetation on the site during this period.

4. Circulation of the Schutzen Period

The Schutzens created an entrance gate just south of the railroad and slightly west of Gunpowder Street (now Fulton Avenue), suggesting that visitors perhaps came via train. From this gate, the Schutzens added an axial path to the front door of the house. Adjacent to the mansion the previous straight path was transformed into a series of curvilinear paths, or roads, one of which led to the bandstand. These picturesque paths were the first major divergence from the strict English Baroque planning of the Carroll days. See Figure I-17. By 1884, the Club had erected a ten-foot fence that enclosed the park and ran along the hillside just south of the railroad track.

5. Water Features of the Schutzen Period

Research conducted for this Master Plan did not reveal information on the existence of water features during this period.

6. Structures, Site Furnishings, and Objects of the Schutzen Period

The Schutzen structures were primarily north and west and southwest of the mansion and included a large and a small pavilion, a shooting range, and a bandstand. The bandstand stood apart from the other structures, located on the ridge just west of the mansion. The bandstand was built after 1876, as it did not appear on the Hopkins Atlas of that year but before 1890 when the City acquired it. See Figure I-18. The group also received permission from the Carroll family in 1873 to demolish the span of the dependencies that stretched to either side of the mansion that were then dilapidated. Upon demolition, the Schutzens erected a two-story kitchen wing on the west side of the house. On the interior, the Schutzens converted the Barrister's former office, a drawing room during Mrs. Carroll's occupation, into a bar. Site furnishings during this period included the shooting range wall on the southwestern edge of the property, which was constructed of stone and mortar. The lithograph depicting a Schutzen Association festival shows a fence just behind the shooting range wall and also along the northwest side of the drinking hall. Refer to Figure I-16.

F. PARK COMMISSION/OLMSTED ERA: 1890-1926

Two years after James Carroll III's widow died, in 1890, Carroll Park was initiated when his heirs sold 20 acres to the City of Baltimore for use as a park. In an era when the creation of municipal parks was considered a moral necessity, the Park Commission actively pursued the creation and expansion of Carroll Park as a locus for passive and active recreation in southwest Baltimore in the years between 1890 and 1907— making the

site the City's third country landscape park. See Figure I-19 for acquisitions of land parcels by the City.

As the Park Commission first developed the property, efforts were made to be respectful to the value of Mount Clare and its setting, as stated in the 1892 Park Commission Annual Report by General Superintendent and Engineer, Charles H. Latrobe: "..... the inherited attractions are great [and so] we are all more strongly impelled to develop the old improvements into harmonious conjunction with the new, so as not to spoil the ancient jewel with an incongruous setting..."²⁶ In 1899 Francis Waters, General Superintendent of the Park System wrote, "The Superintendent's house [Mount Clare] is one of the best examples of colonial architecture in the city, the north portico being an exquisite bit of art".

After the initial purchase of 20 acres immediately surrounding the house, the area southeast of the mansion grounds and south of Gunpowder Street down to Columbia Avenue (now Washington Boulevard) was acquired in 1893, expanding the park to 36 acres. Shown as part of Parcel B in Figure I-19, this addition was noted in the Annual Reports of the Park Commission as the "Extension".

The next property to be purchased lay east of Gunpowder to Bayard Street, and was acquired between the years 1897 and 1901 and referred to as the "New Extension" (Parcel C). A majority of the area between Monroe Street and Gwynns Falls (Parcel D), was purchased in 1906. The large parcel just west of the Locust Point railroad spur was never purchased by the city for the park. A portion of parcel D was returned to private enterprise in the early 1920s for the construction of the Montgomery Ward & Company facility.

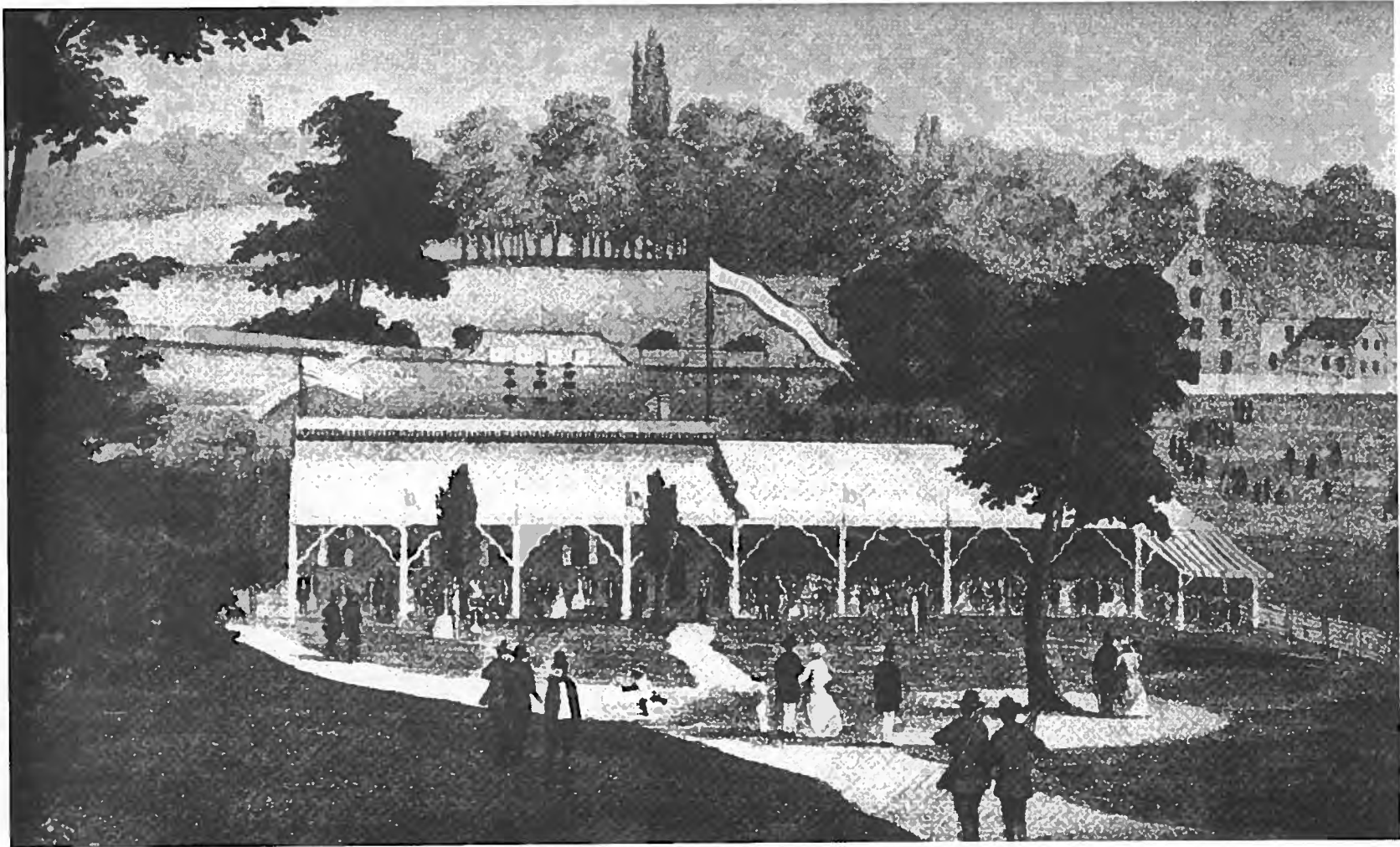


Figure I-16: Lithograph showing a festival of the West Baltimore Schutzen Association, c. 1875, which occupied the Mount Clare property 1870-1889. (Courtesy of Baltimore City Dept. of Planning). cp1-16Schut

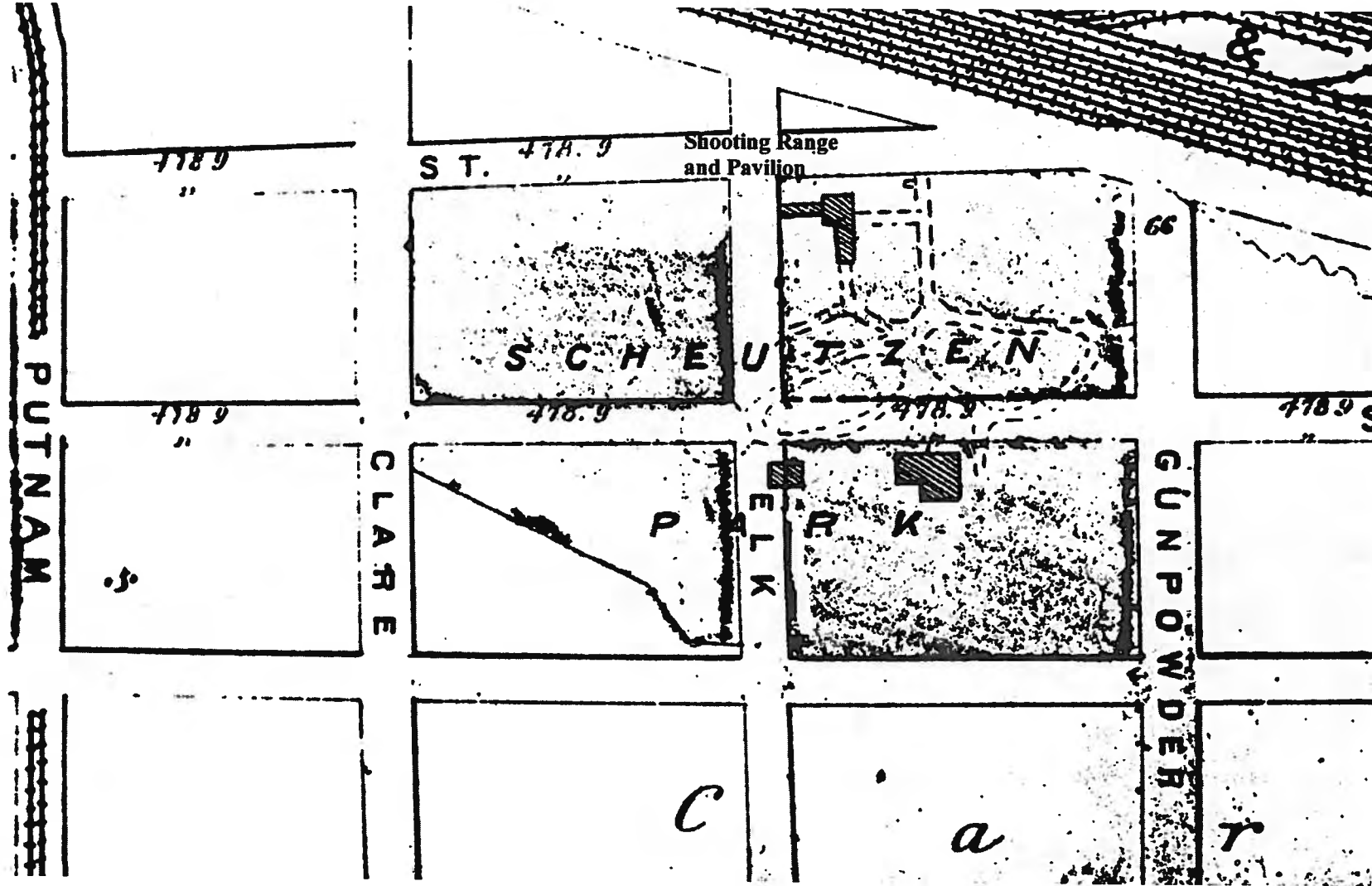


Figure I-17: Detail of Schutzen Park from *City Atlas of Baltimore and Environs, (1876/1877)* G.M. Hopkins, Chief Engineer. (Courtesy of University of Maryland, College Park, McClain Library, Maryland Room Stacks). cp1-17-1876atlas



Figure I-18: Schutzen era bandstand located to the southwest of Mount Clare mansion c. 1880. (Courtesy of Maryland Historical Society). cp1-18pavil

According to detailed accounts in the Park Commission Annual Reports, after acquiring the original parcel, the Park Commission immediately tore down the drinking hall, ten-pin alley, shooting gallery, and small booths that had housed Schutzen recreation. They retained and renovated the Schutzen era pavilion and immediately provided extensive repairs to renovate the Mansion "in sympathy with the colonial character of this venerable house". They also worked to "fix" the ice house, and clean the wells. They moved the "propagating house" to its permanent location, apparently at the base of the terraces. After purchasing the extension, they filled-in open cess pools.

In 1898, the Park Commission identified its grand scheme for the main portion of the land then under its control, which was rooted in the 19th century concept of passive recreation: "The plan upon which this (Carroll Park) was developed is that the spectators standing on the edge of the upper terrace on the Mansion plateau shall have before and below them the four terraces and the great garden plat beyond stretching to Columbia Avenue all symmetrically laid out and divided into two by the straight footway from the Mansion to the entrance gate. The terraces have been some time planted and are in a flourishing condition; the extension garden beyond has been entirely outlined and is in part planted but will require some years to reach maturity." ²⁷ The early park development included extensive grading, and/or filling over the entire site, even though the basic landform of the terraces was retained.

Within one year, a shift in philosophy is noticeable. The Park Commission Annual Report of 1899 discusses provisions for athletic sports in the park. The Commission considers devoting half of the new extension to the northeast, along Bayard Street,

for an athletic field, which ultimately comes to fruition.

While athletics were a source of much discussion at the turn of the 20th century, the gardening and Victorian tradition was still central to the ideas governing Carroll Park. Four greenhouses were constructed in 1901 along with an octagonal-shaped conservatory 65 feet high and forty feet in width. These facilities were planned to grow 150,000 plants annually to supply parks throughout the Carroll district (i.e. parks throughout southwest Baltimore).

The Park Commission always held Mount Clare in high regard. In the early 20th century, they removed the Schutzen era wing on the mansion—"a modern affair and entirely incongruous [with the mansion]." In 1901, Carl K. Mengel, an official of the Board of Park Commissioners, wrote about the historic significance of Mount Clare:

"This mansion, which is at present used as the superintendent's residence, is historically famous. It is of the colonial style of architecture, built of brick, with a coating of plaster on the outside of a grayish color to represent stone, and was the family home of the Carroll family during, and for many years after, the Revolutionary War. There is a brick taken from this house, in the possession of Miss Sallie H. Carroll... which has upon it the date 1756 The Carroll estate at this time, was a typical Maryland plantation consisting of thousands of acres of land, the house being surrounded by the stable, green house, servants' quarters and other outhouses, which comprised the estate of Charles Carroll, Barrister.... The house as it now stands has one wing; it formerly had two, as is shown by an old painting in the possession of the Carroll family, one of which having fallen into decay

after its sale, was, unfortunately, not repaired, but torn down, against the desire of the Carroll family, who have always wished to have it renewed so as to preserve its original shape. The Carroll mansion has a room known as 'Washington Room,' which George Washington, as a visitor to the family, occupied in passing through Baltimore in his journeys from Virginia to the North. The house as it now stands is in good condition, and has practically been preserved intact. It was suggested some years ago that it be remodeled and some modern improvements made in its interior, but this suggestion met with so much public disfavor that it was abandoned."

In 1903, the firm of Olmsted Brothers Landscape Architects was hired to work on the improvement of the Baltimore City Parks. This venture implemented a new policy of the Park Commission that, as stated in their annual report of 1903/04, "Every park belonging to the city which is improved should only be changed on the advice of a landscape architect, [and]... only on plans prepared by such a specialist."

The Olmsted Brothers began work at Carroll Park in 1904 and continued developing plans for the park's improvement until 1915. Under the Olmsteds' guidance, the park continued to be developed for both active recreation and for passive leisure.

1. Spatial Organization and Land Patterns of the Park Commission/Olmsted Period

Over the course of this period of ownership, Carroll Park would develop further as it became a zoned public recreation area, with discrete areas for golf (the far southwest), tennis and baseball (central), open-air athletics and children's facilities (northeast), and an open parkland area with formal gardens (central) that

were also punctuated with a Victorian style greenhouse at the base of the terraces. The park design was a result of a series of plans developed for small sections of the park as they were acquired and developed, not as one master plan. The overall layout of the park, as acquired by the City, can be seen in the 1896 map of Carroll Park, shown as Figure I-20. During that same era, this manner of incremental park improvements was also conducted in Patterson Park.

In 1897, the first baseball field was laid out in the northwestern corner of the southern extension, Parcel B, near the current day little league fields. By 1901, the baseball field at Carroll Park would be described as one of the finest in the city. With the active assistance of the Children's Playground Association, a philanthropic organization of sorts, a playground was first installed in Carroll Park in 1900, the exact location of which is unknown.

In 1904, the Olmsted firm undertook its first commission at Carroll Park that included a design for the northeasterly portion of the park. See Figures I-21 and I-22. When hired, and for subsequent years, the Olmsted Brothers advocated for an overall plan for the entire park. However, this plan shows their first commissioned design for the new extension only which included: a large open area labeled as a ballfield; an open-air gymnasium for men within a running track just southeast of the railroad; and, to the southeast of Bayard, a smaller area devoted to athletics for women, basketball courts, a lawn for small children, and a semi-elliptical wading pool. This scheme would not be implemented for several years, however, as the Commission debated whether or not the northeast corner was the right location for athletics.

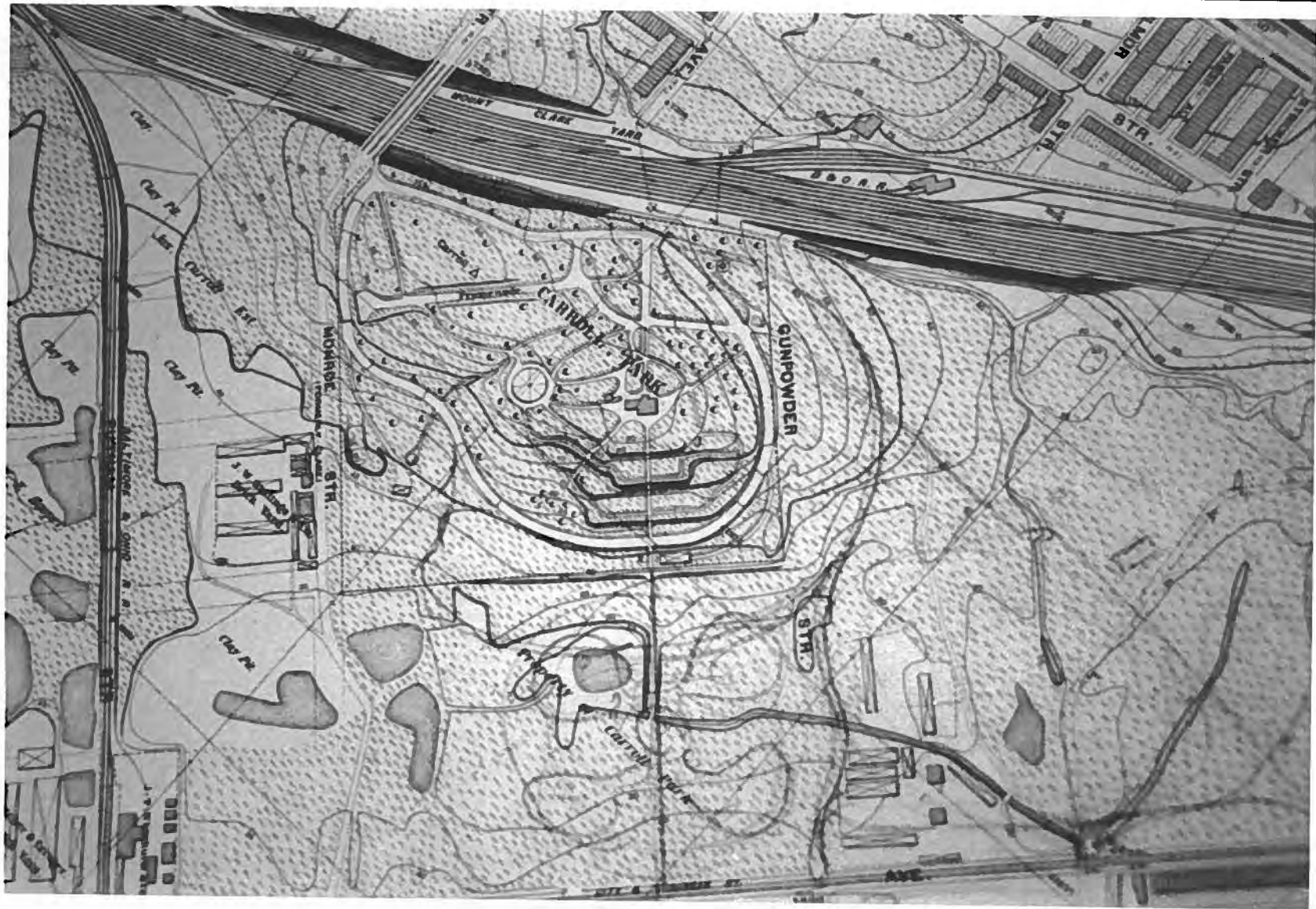


Figure I-20: 1896 map of Carroll Park showing the topography and circulation of the property and the locations of clay pits used for brick making, along the eastern edge. (Courtesy of National Archives, Cartographics Division). cp1-24-1896topo

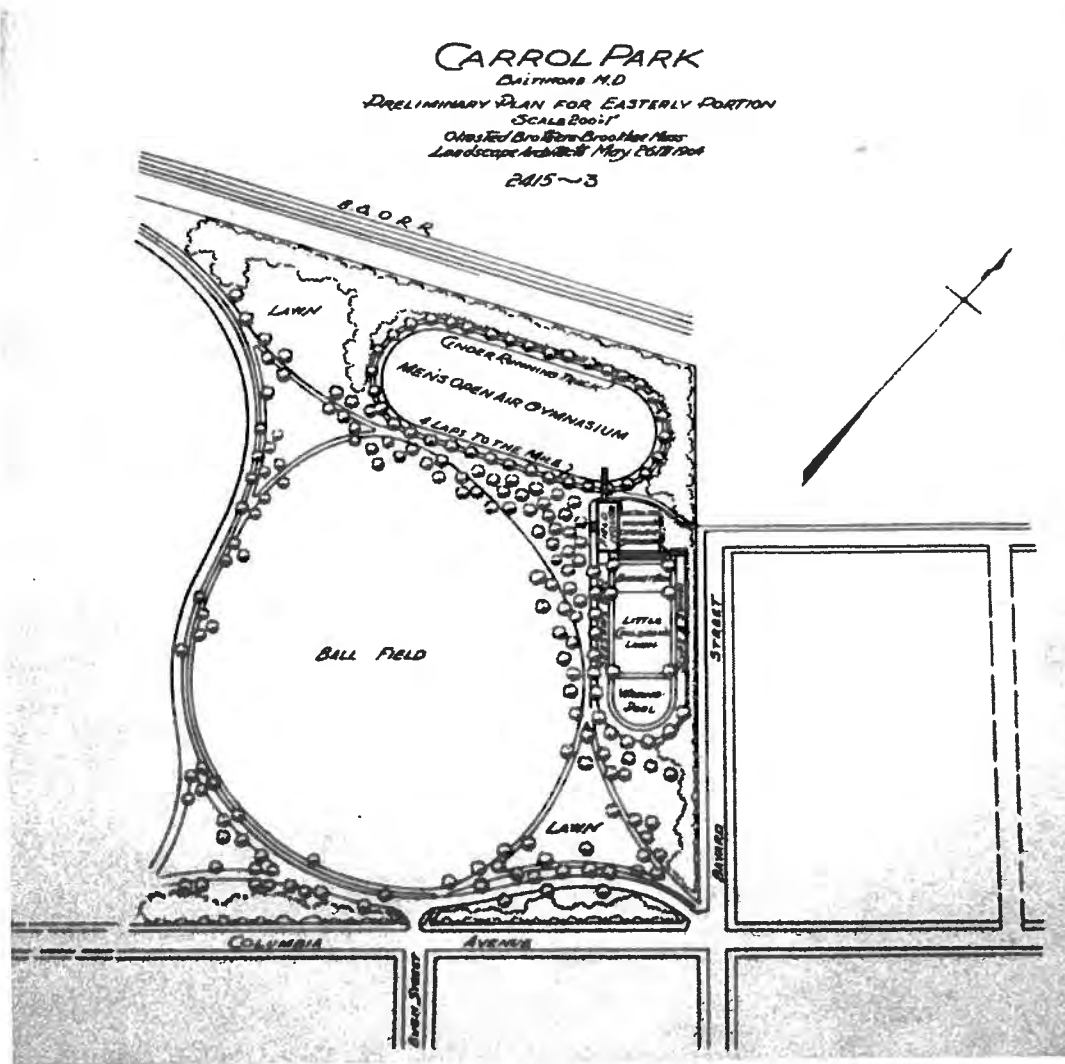


Figure I-21: 1904 plan by the Olmsted Brothers Landscape Architecture firm for the northeast section of Carroll Park. (Courtesy of Fredrick Law Olmsted Papers, American University, Washington DC. Photo by Charles Beveridge). cp1-21-1904OB

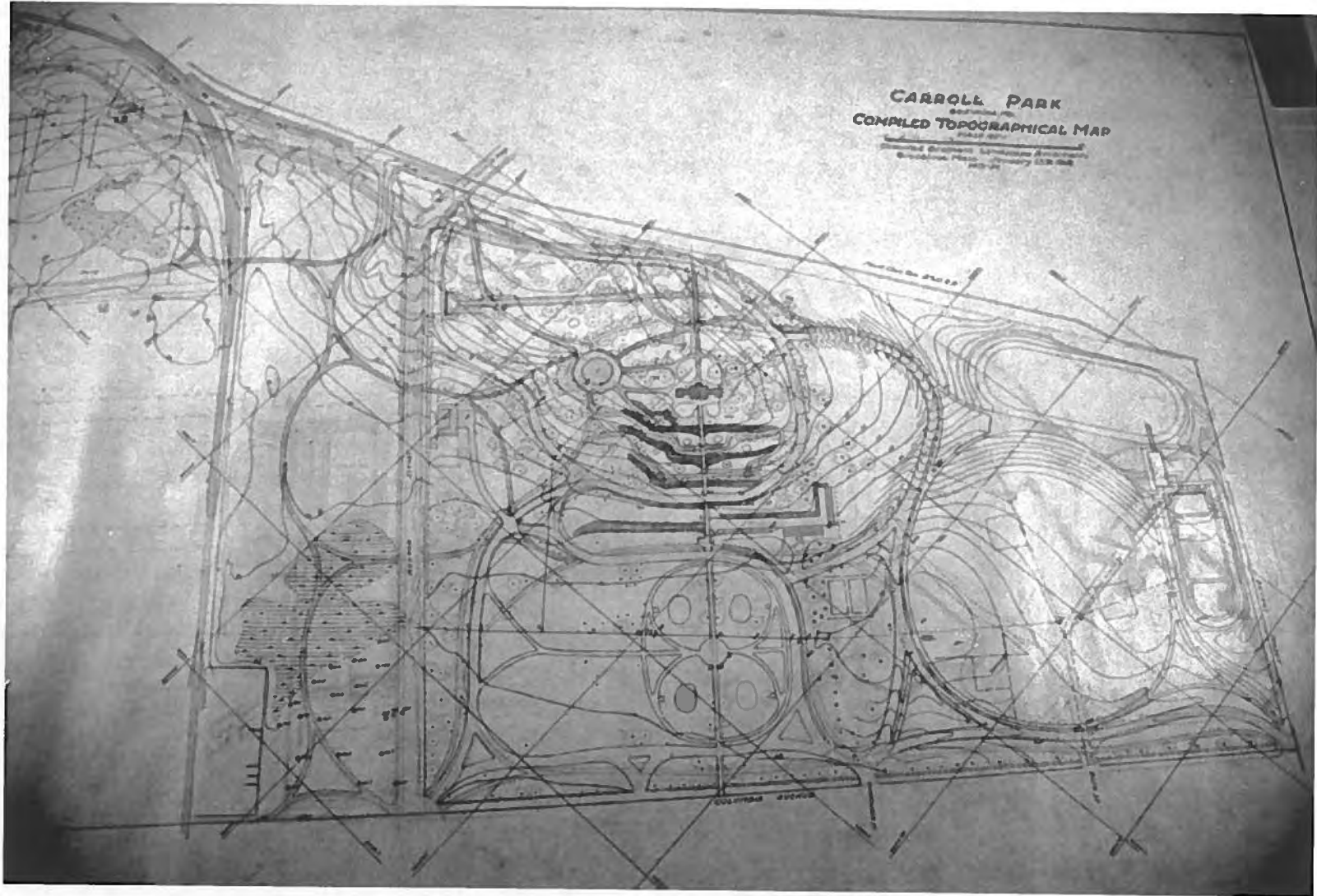


Figure I-22: 1908 plan by the Olmsted Brothers Landscape Architecture firm showing proposed circulation, areas for gardens and areas for athletics. (Courtesy of Fredrick Law Olmsted Papers, American University, Washington DC. Photo by Charles Beveridge). cp1-20-OB1908

In May 1907, the Olmsteds were asked to prepare a plan for the improvement of the recent addition to Carroll Park southwest of Monroe towards Gwynns Falls. The Commission asked the Olmsteds to consider whether it made sense to fill in some of the brick pits as lakes, which the Olmsteds disagreed with. They did, however, recommend the thinning of massive thickets, the clearing of areas for grassy openings, the building up of the embankment between the railroad and the park, improvements for proper site drainage and a pedestrian tunnel underneath the railroad.

By 1916, the Park Commission would assert the following about Carroll Park: "With its athletic grounds (running tracks, infield and apparatus), its ten-acre parade ground (with three baseball grounds), its well equipped children's playground, its music pavilion (the largest and best in Baltimore), its formal terrace gardens and the finely kept surroundings of the historic 1758 Mansion, Carroll Park constitutes the finest public or private area of its kind in Maryland."²⁸ This description indicates that the spatial organization of the park was being more clearly defined by distinct zones that were emerging to serve different purposes. Although the mansion retained its location on the hilltop, the remainder of the park was undergoing a reorganization to define it more clearly as a city park.

With the decision to install the athletic field in the northeast section of the park, rather than in the southwestern extension, the fate of Carroll Park's far southwestern section was left open once again. A solution came in 1923, when Carroll Park's nine-hole golf course was laid out by Charles "Gus" Hook, Director of Parks and Recreation for the City of Baltimore. Hook also designed the Clifton, Forest Park, Mount Pleasant, and Pine Ridge

municipal courses. In an era of segregation, Carroll Park was designated as a "white" golf course.

In 1924, the Park Board sold 10 acres of land in the Carroll Park southwestern extension to Montgomery Ward & Co. for construction of its East Coast plant. The Art Deco eight-story structure opened in 1925 and was enlarged the following year. This building served to separate the northern and southern sections of the property, defining even further the distinct zones of use.

2. Topography of the Park Commission/Olmsted Period

In 1891, the Commissioner "regulated and extended" the old terraces to the southeast of the mansion "to a natural junction with the hillside to the westward."²⁹ By 1895, the soft grass ramps connecting the terraces had disappeared and the steep footway southeast from the Mansion was paved with brick. See Figures I-23 and I-24. Also refer to Figure I-20.

In 1893, with the City's acquisition of land to the south of the mansion, the Park Commission set about filling in old clay pits and grading the site. The 1896 map reveals the location of these clay pits and the resulting pools of water that developed in the areas south and west of the Mansion. Refer to Figure I-20.

In 1901 grading was done along the railroad bank in the extension (present day golf course), and included the addition of 150,000 loads of dirt from outside the park. Other changes to the topography of the site during this period included minor grading that occurred with the installation of ball fields, a cinder running track and playground area as designed by the Olmsted Brothers Landscape Architecture firm, 1903-4. Refer to Figures I-21 and I-22.



Figure I-23: Image showing brick walk leading up to the east side of the Mount Clare mansion from Washington Blvd. c. 1895. (Courtesy of Mount Clare Mansion Collection). cp1-22axissteps

Figure I-24: Ca 1895 image showing brick walk leading from the east side of the Mount Clare mansion to Washington Blvd. (Courtesy of Mount Clare Mansion Collection). cp-1-23axistrees



THE ENTRANCE WALK TO COLUMBIA AVENUE, FORMERLY THE INDIAN TRAIL NORTH AND SOUTH

3. *Vegetation of the Park Commission/Olmsted Period*

Planting the park with a profusion of flowers, trees, and shrubs was a mission for the Park Commission staff in the 1890s and the start of the new century. The period from the 1890s through the 1910s saw Carroll Park transformed from a deteriorated plantation and recreational grounds into a Late Victorian/Edwardian garden, with all its profusion of bedded flowers, exotic trees and plants, and formal planting arrangements. See Figures I-25 and I-26. A full 2100 feet of Hawthorn hedge was also planted on the southern extension along Columbia Avenue and Monroe Street. To the northeast of the mansion, flower beds were laid out immediately surrounding the house. By 1893, the Commission had planted 22 flower beds in all and filled 13 vases with vines and plants. A nursery that had been started was extended and four hot beds constructed.

In 1895, plants were obtained from the government nurseries in Washington and the edge of the park along the B&O was hedged with California privet. By 1895, 31,000 bedding plants had been set out. Several plant houses were constructed in the park in the 1890s and 1900s, most likely located near the greenhouse southeast of the mansion at the base of the terraces. Their exact location is not clear.

A rockery bed was built in the northeast front of the park in 1894. By 1898, it was described as "covered with a profusion of bloom."³⁰ In an odd juxtaposition with a Georgian manor house, 800 cactus were loaned to the park in the summer of 1895 and placed in the forecourt and by 1897, there were 900 in number. See Figure I-27.

The Park Commission noted that the southern exposure and the rapid fall in the ground southeast of the mansion gave all the

protection needed for "shy growers." Records indicate that evergreens especially flourished on the site given this southern exposure. Rare varieties in the park included the Deodar, or Indian Cedar (*Cedrus deodara*) and the Cedar of Lebanon (*Cedrus libani*). Starting in 1897, Lombardy Poplars (*Populus nigra L. 'Italica'*) lined the new 10-foot-by-600-foot long brick path running from Columbia Avenue north to the mansion. See Figure I-28. In 1901, the construction of greenhouses and hotbeds continued, including a prominently sited octagonal conservatory. These structures supplied plants for squares and parks throughout the city. By 1902, 20,000 bedding plants were being propagated at Carroll Park. The bedding system of the park was also reconstructed, including the addition, enlarging and reshaping of beds. Other vegetative improvements included the planting of a hedge of *Pieris Japonica* along Columbia Avenue.

In 1915, the Olmsted firm was asked to study the floral display on the terraces, which apparently had then appeared as a Colonial Revival gesture, and to delete all greenhouses on the grounds except for one small show house.

4. *Circulation of the Park Commission/Olmsted Period*

In the late 19th century, the Park Commission converted the former Schutzen shooting range into a promenade, or Mall, a stock feature of the Baltimore City parks planned by the Park Commission, such as Druid Hill Park and Patterson Park and influenced undoubtedly by Frederick Law Olmsted's work in Central Park.

The main carriage road, also a standard Baltimore Park Commission feature, was constructed in 1892, surfaced with gravel and guttered with brick (by 1914, half of the park roads had



Figure I-25: C. 1910 image of Carroll Park showing the profusion of plantings by the Park Commission. (Courtesy of Mount Clare Collection). cpI-25-1910post



Figure I-26: C. 1910 image of Carroll Park showing planting beds by the Park Commission on the west side of the mansion. (Courtesy of Mount Clare Collection). cpI-26-1910east



Figure I-27: Postcard image showing an unusual cactus garden at Mount Clare, 1895. (Courtesy of Mount Clare Collection). cpI-27-1895cacti



Figure I-28: C. 1900 image of the Lombardy poplar allee lined with benches leading from Washington Blvd to Mount Clare mansion. (Courtesy of Baltimore City Dept. of Planning). cpI-28-1900axisbench

been resurfaced with macadam, in response to the needs of the automobile). It made a gently winding circuit of the park and fed into the original Monroe Street bridge from the eastern side of the park.

Despite these simple changes in the parks paths, the Commission came to feel that the circulation system surrounding the Mansion was not well conceived. In November 1907, the Olmsteds were asked to come up with a plan for revision of the "formal part" of the park between Columbia Road and the mansion. This area consisted of about 300 feet "between the existing pair of arbors." The firm was directed to open and simplify the area "to the west of these." Again, in October, 1909, the Commission asked the Olmsteds to study the paths around the mansion, now that the wings had been added, and to propose a connection between the Bayard street athletic facilities and the new wings of the mansion that served as locker rooms. See Figure I-29. Of the area surrounding the Mansion, the Olmsteds noted: "There seems to be a great need for a comprehensive general plan for this park, especially in the central portion between the Mansion House and Columbia Road. There are unnecessary drives and walks, too much planting and too many trees." ³¹

The Olmsted revision of the central area can be seen in a compiled topographical map of 1915, produced by the firm, including a broader network of curvilinear paths, which extended beyond Monroe Street to the southwest and connected all sections of the park. See Figure I-30. The Olmsteds also envisioned straightening and widening Monroe Street at the end closer to Columbia Avenue. In the Olmsted tradition, curvilinear paths were created to direct traffic through the park at the same time

creating edges that define the zones of the park. Adding to the circulation system of the park, the Olmsteds provided separate paths for vehicles and pedestrians for the safety of all park users, as was their tradition.

5. *Water Features of the Park Commission/Olmsted Period*

A stone fresh-water fountain or grotto, to the northeast of the mansion, was most likely added in the late 19th-century and matches the general character of Park Commission water features in other Baltimore parks, especially those in Druid Hill Park, although Carroll Park's was more rustic in style. See Figure I-31.

Another major water feature added during this period was the wading pool that was installed in the playground area near Bayard Street. This was a semi-elliptical shaped pool located at the eastern end of the playground in a very open area. See Figure I-32. A deeper, 5-foot, pool replaced the original pool in 1925.

6. *Structures, Site Furnishings, and Objects of the Park Commission/Olmsted Period*

During the Park Commission's early tenure at Carroll Park, many changes were undertaken to create a park that was useable and inviting for the public. This included changes to existing structures, the addition of structures to accommodate park users, the use of objects for aesthetics as well as commemoration and the addition of site furnishings for the comfort and safety of the public.

Beginning in 1891 and lasting until 1901, the mansion became home to the Superintendent of the park and the house was com-

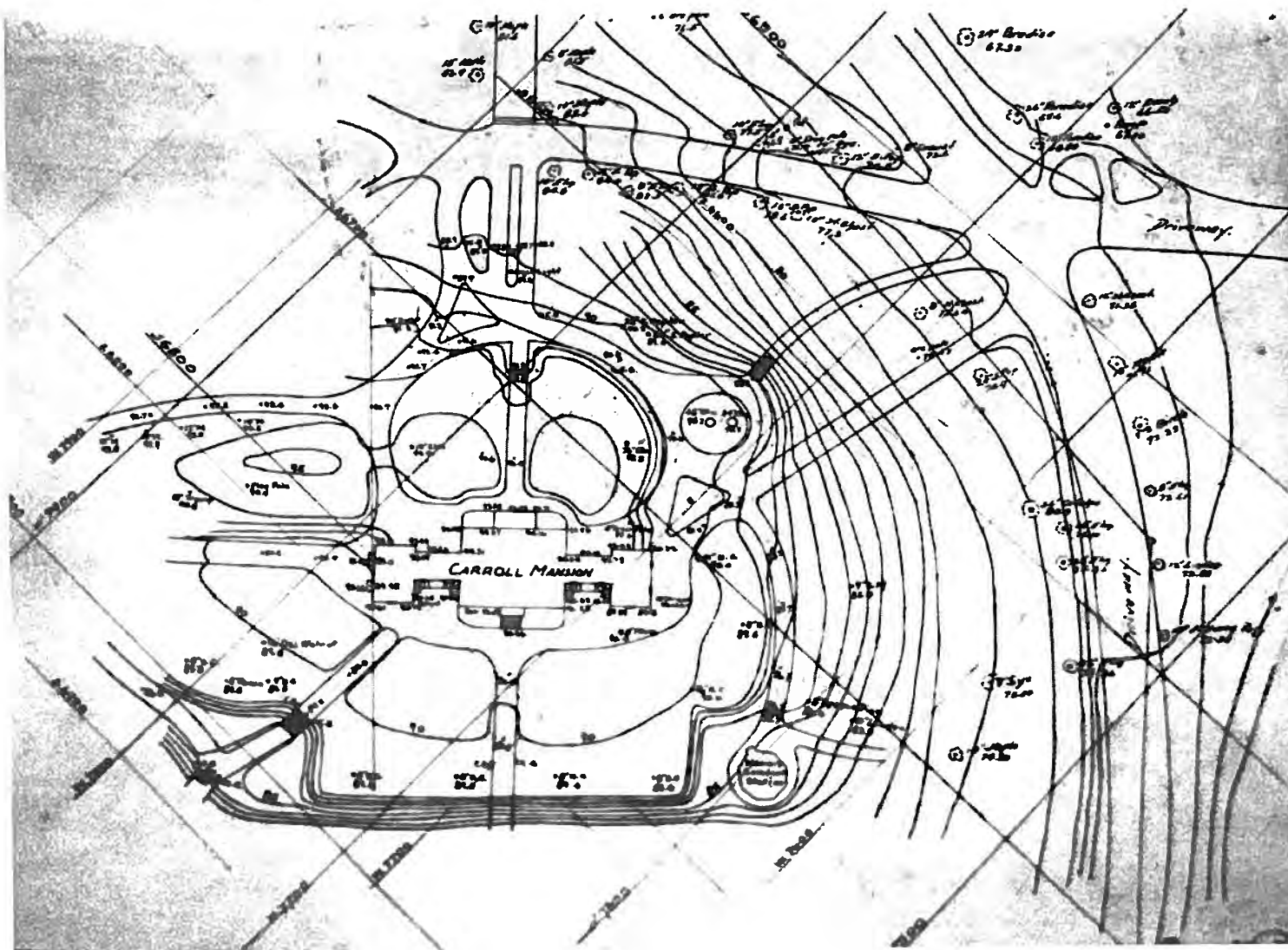


Figure I-29: 1909 plan by the Olmsted Brothers Landscape Architecture firm showing study of paths near Mount Clare mansion and wings that were added for restrooms. (Courtesy of Frederick Law Olmsted Papers, American University, Washington DC. Photo by Charles Beveridge). cpl-29-OB1909

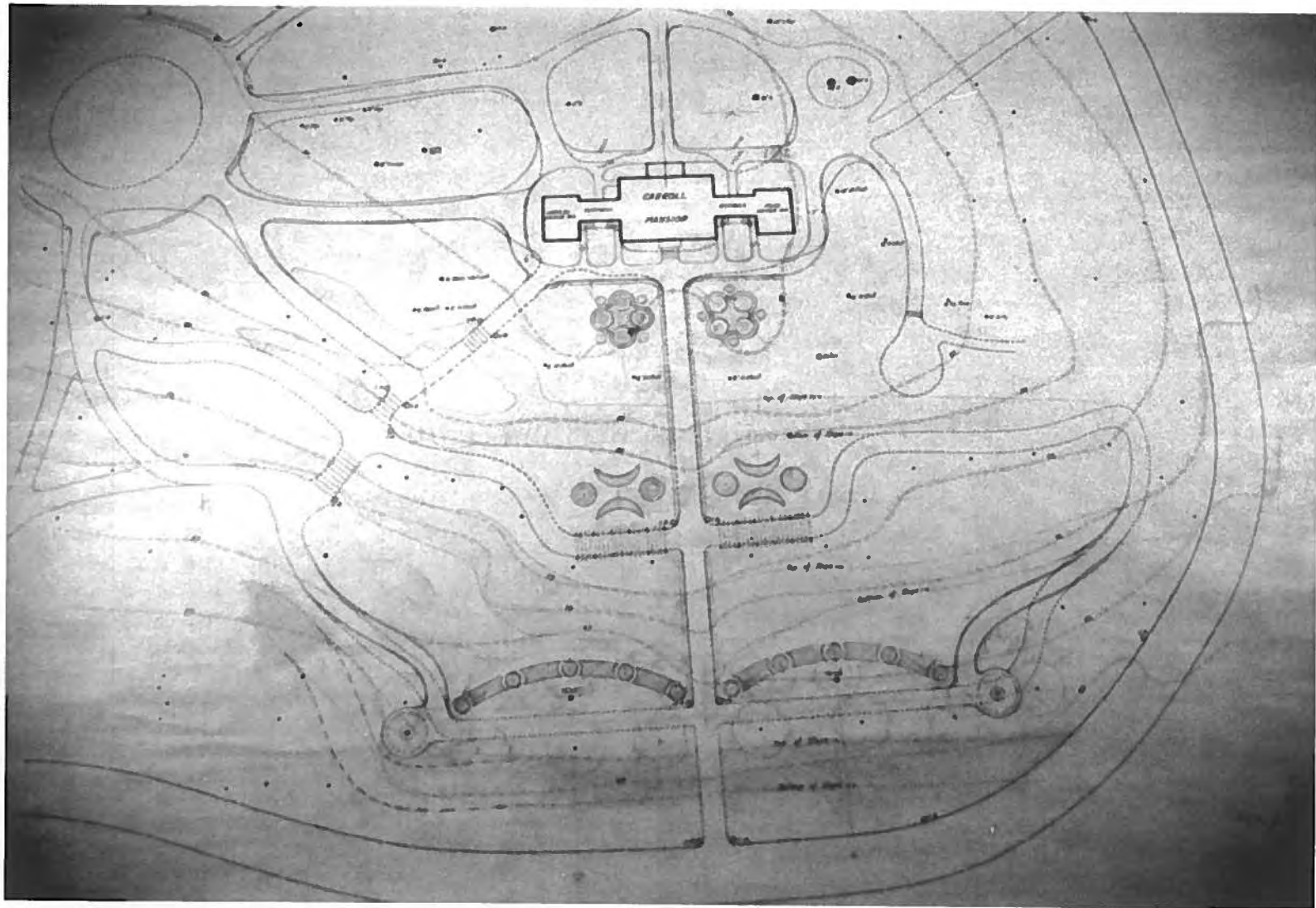


Figure I-30: 1915 plan by Olmsted Brothers Landscape Architecture firm for Carroll Park showing proposed planting patterns on the falls and circulation patterns near the mansion. (Courtesy of Frederick Law Olmsted Papers, American University, Washington DC. Photo by Charles Beveridge). cpI-30-OB1915



Figure I-31: Fresh-water fountain installed by the Park Commission to the west of the mansion, c. 1895. (Courtesy of Maryland Historical Society). cpI-31grotto



Figure I-32: Wading pool in the northeast section of the park surrounded by a skating rink, 1927. (Courtesy of Maryland Historical Society). cpI-32-1927pool

pletely renovated. In 1901 four new greenhouses, 360' x 35' were built along with an octagonal conservatory, 65' high by 40' wide. This complex supplied most of the City's plant materials used throughout the park system. See Figures I-33 and I-34. A Colonial Revival addition to the mansion in 1909 included symmetrical hyphens and wings comprising restrooms - men on the east; women on the west.

In January, 1909, the Park Commission wrote to the Olmsteds of their decision to locate a field house for the Bayard Street end of the park, noting that the park was used by "two classes, those interested in athletics and those seeking a quiet, restful place and these two uses are quite separated."³² The Commission decided to provide for quiet park users at the Carroll Mansion above the terraces and for athletic users down on the general level of the Bayard Street playing field. With this philosophy, the Baltimore architectural firm of Wyatt and Nolting was hired in 1908 to design locker rooms and public restrooms in the northwest section of the park for the "quiet" users with a separate Bayard Street field house to be designed the following year. It would, however, take another 17 years for this building to be built.

Since the money for the Bayard Street field house was not in the budget, William S. Manning, General Superintendent of the Baltimore Parks, suggested that lockers for the athletic park users could be put into the rooms of the new wings at the Carroll Mansion. The Olmsted firm recommended that if the field house was erected, it should go on the high ground south of the embankment along the railroad, overlooking the playground, rather than on the low ground immediately in vicinity of Bayard Street. Refer to Figures I-22 and I-23.

Other structures that were retained in the park included the Schutzens' music pavilion, which was rebuilt with 32 brick piers in 1891.

In 1911, a shelter for the children's playground was constructed at the northeastern end of the park, and was designed and sited according to an Olmsted plan.

Following a fire in the stable, which had been built in 1903, a new stable with an enclosed courtyard was constructed southwest of the house in 1912. The architect of the 1912 stable, which stands today, is not known but it was designed according to Olmsted directives.

In 1925, a series of five greenhouses with a potting shed were constructed in the golf course area and the first golf course clubhouse was in place. The heating plant for these greenhouses, and the maintenance facility in place today just east of the parking lot, appear to date from this time. Also, in 1925, in the first loss of an Olmsted feature, the semi-elliptical wading pool was demolished along with its lawn for little children. In its place, a new, five-foot deep, elliptical wading pool that ran the length of James to Sargent Streets, was constructed, bordered by a skating rink. Refer to Figure I-32.

In 1926, the field house, first planned in 1909, was finally constructed to the design of Park Engineer Winfield Courts. See Figure I-35. Although this structure was located near the ball fields, it was not placed in the exact location as shown on the Olmsted Brothers Plan. Refer to Figure I-21.



Figure I-33: Postcard image of the conservatory in Carroll Park, c. 1927. (Courtesy of Baltimore City Dept. of Planning). cpI-33cons

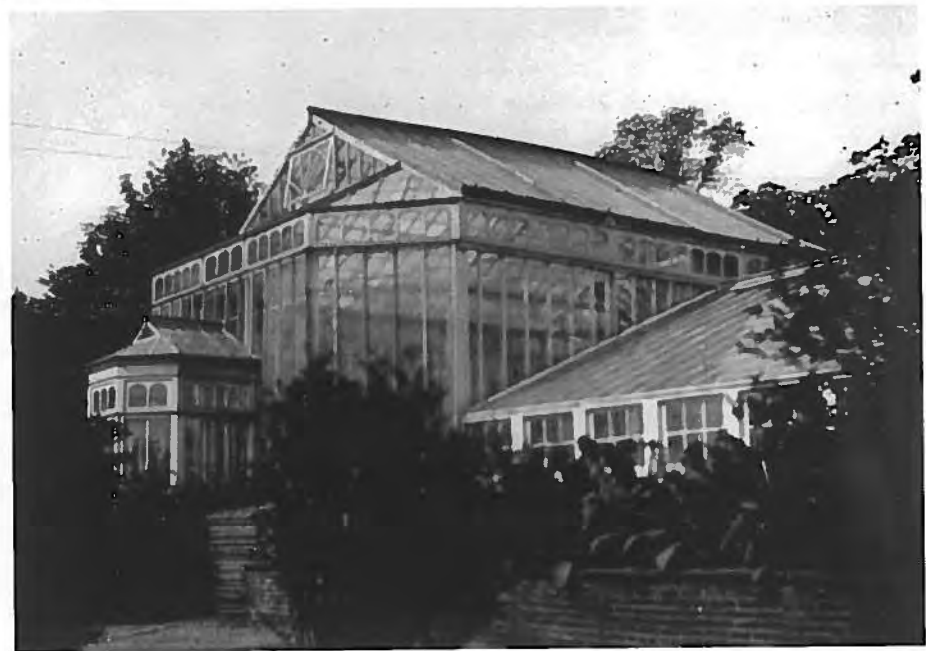


Figure I-34: Carroll Park conservatory, c. 1927. (Courtesy of Baltimore City Dept. of Planning). cpI-34cons1926

Objects placed in Baltimore City and other urban parks were often as commemorations. Following World War I, a veteran's memorial was installed on the slope just northeast of the mansion. The Park Commission placed a sundial on the east side of the upper terraces, although the exact date of installation is unknown. See Figure I-36.

Other furnishings noted in the park during this period include a 35-foot long stone seat, numerous benches throughout the park and reflecting lamps. The stone seat was part of the Schutzen target wall at the southwest end of the Promenade. The wall was rebuilt with a parapet three feet high to protect the seat. There were initially 98 park benches in 1894 and this number was increased to 140 benches, 20 chairs, 2 iron shoe scrapers, 28 reflecting lamps and lanterns and 1 U.S. flag by 1896.³³

A park lighting plan of 1914 shows the locations of electrical arc lamps throughout the park that were installed in an improvement effort in 1895. See Figure I-37.

G. THE MODERN ERA: 1927-PRESENT

A series of aerial photographs that begin in the 1930s reveals the changes that have occurred during this period. From these, one can discern the progression of changes to landscape features such as circulation, vegetation, topography and spatial organization as the site evolved into a public park. The written record for the early part of this period is limited since the Park Commission's Annual Reports for the 1920s and 1930s are missing. The state of the buildings, however, is known through the City Buildings Survey of 1926. It can be assumed that minimal activity occurred during the Depression and World War II years,

except for federal government-assisted projects. One such example was the improvement of the golf course, which took place in the 1930s up through 1945, under the auspices of the Works Progress Administration. Beginning in 1934, black golf patrons in Baltimore City were directed to use Carroll Park's golf course on Mondays, Wednesdays, and Fridays, as well as on alternate Sundays, as opposed to the courses at Clifton and other parks. African-Americans complained bitterly of these exclusionary policies and that Carroll Park's course was inferior - being only a nine-hole course. In 1954, with the Supreme Court's outlawing of segregation in public recreational facilities, the Carroll Park facilities were integrated.

Mount Clare was designated a National Historic Landmark by the National Park Service in 1970, as an "excellent example of a Southern brick plantation house with superior Georgian architectural qualities, [and because] it is also the oldest and finest extant colonial structure in the city of Baltimore."³⁴ The mansion has been leased by the National Society of the Colonial Dames of America in the State of Maryland (NSCD) since 1917 who adopted the mansion to commemorate Margaret Tilghman Carroll and her contributions to the state of Maryland.

For over 80 years the National Society of Colonial Dames has worked with Baltimore City to restore and furnish Mount Clare mansion and conserve its collection (furnishings are in the ownership of the NSCDA). The Mansion with the Carroll furnishings ranks nationally as an 18th century house museum and receives about 5,000 visitors a year through the staffing and volunteer efforts of NSCDA. It has continually been maintained and open to the public by the NSCDA since that time and is the state's first house Museum.



Figure I-35: Image of the Field House being completed, 1926. (Courtesy of Maryland Historical Society). cpI-33-1926fldhse

SUN-DIAL AT MOUNT CLARE, CARROLL PARK, BALTIMORE, MD.



Figure I-36: Sundial that was placed on the east side of the upper terrace. (Courtesy of Mount Clare Collection). cpI-34sundial

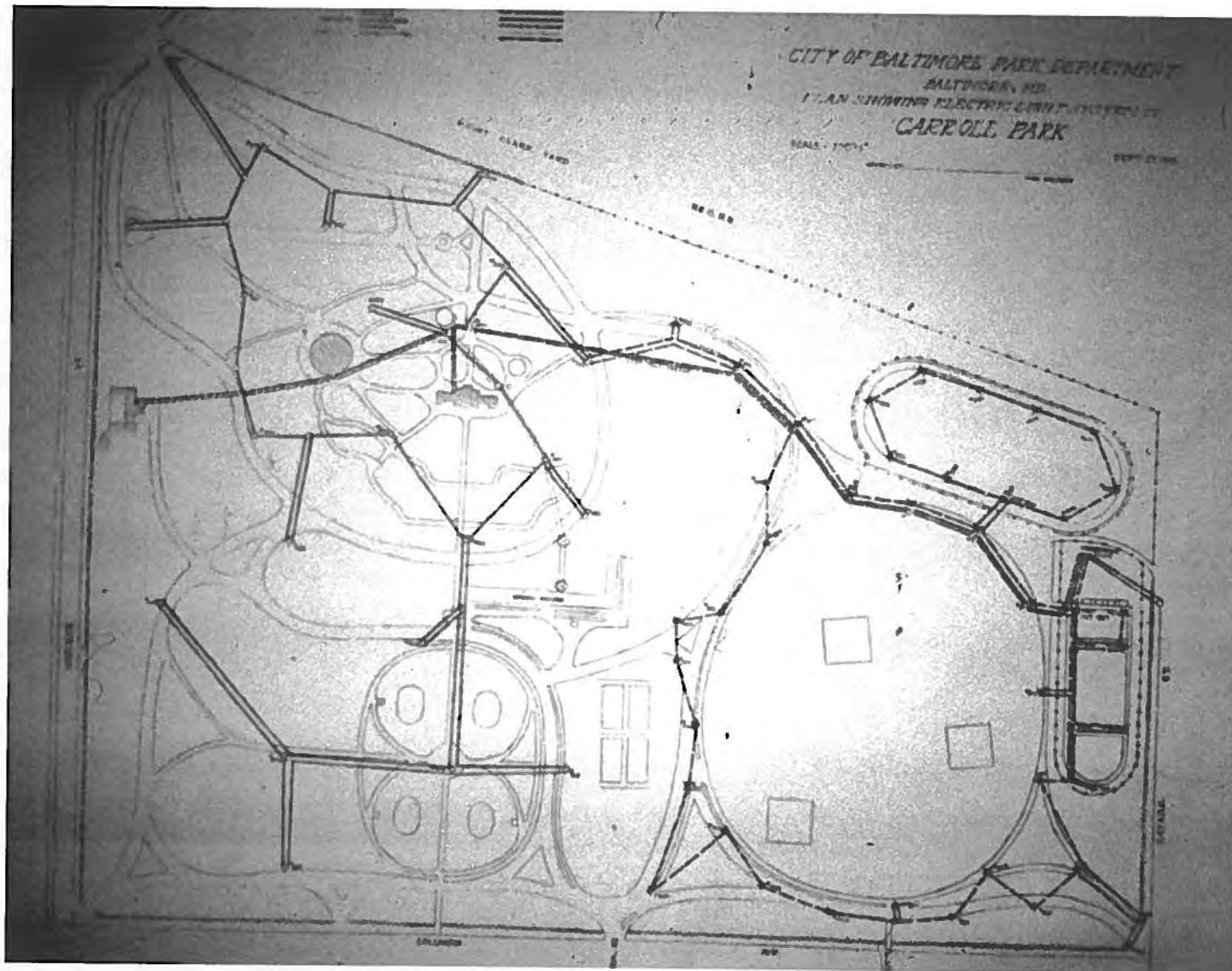


Figure I-37: 1915 lighting plan for Carroll Park showing locations of light installed by the Park Commission in 1895. (Courtesy of Baltimore City Dept. of Planning). cpI-33-1915lite

The Carroll Park Foundation (CPF) was formed in 1990 in order to assist in the long-range development of a living history park that would serve to interpret the site and the legacy of the Carroll family. They have contributed to the understanding of the site's history by sponsoring studies, master plans, an archaeological management plan and an archaeological investigation of the orangery (on-going at the time of this report). In 1991, CPF was granted a license to use the historic easement area around the mansion in order to "restore the Historic Zone" in keeping with the spirit and intent of the National Park Service master plan of 1988. By license, the site is to remain open to the public, except for designated project areas approved in advance by the Department of Recreation and Parks.

The park has truly become a neighborhood park and is heavily used by those who live and work nearby. It not only serves as an important link to Baltimore's rich history, but also provides a place for recreational activities and the enjoyment of nature.

Aerial photographs, Figures I-38 through I-43, show the changes in the landscape of Carroll Park from the mid 1930s up to the early 1990s. The following discussion will cover this time period and lead into the discussion of chapter II, which covers the existing conditions of the park today.

1. Spatial Organization and Land Patterns of the Modern Era Period

The overall organization of the park changes very little during this period. The mansion remains on the hilltop, at the highest point on the site and the surrounding landscape still serves as recreational areas and open parkland. The park remains separated by Monroe Street and the Montgomery Ward building,

which was recently purchased by Sam Himmelrich, Inc. for re-development.

The circulation paths delineate the zones within the park that continue to be defined by use. The recreational zone remains in the northeast section of the park and includes facilities for baseball and little league, a playground and the fieldhouse throughout this period. The open parkland remains on the southeastern edge of the park adjacent to Washington Boulevard and the Mount Clare mansion and adjacent landscape still dominates the site from the hilltop in the western part of the park at the beginning of the modern era. However, the southwest corner defined by Monroe Street and Washington Boulevard is increasingly developed with ballfields up until the present day, while remnants of the promenade gardens are continually subdued. The Carroll Park golf course remains to the southeast, and as noted before is somewhat separated from the core of the park by Monroe Street, the Montgomery Ward building and the old B & O railroad spur.

2. Topography of the Modern Era Period

The most significant changes to the topography of the site have been near Mount Clare mansion and the falls or terraces located just to the southeast. The first three falls were originally connected by grass ramps, which were replaced with steps during the Park Commission period. The grass ramps were reconstructed in 1987, again connecting the first three terraces. Some manipulation was also done to the topography just southwest of the mansion where an orchard was replanted in the spirit of an 18th century layout. This was accomplished by using results of archaeological investigations that found traces of the orchard trees and study of the Peale landscape image that indicated a fan shaped

layout. Fill material was brought from off-site to reconstruct the orchard.

3. *Vegetation of the Modern Era Period*

Over the years, park styles changed and funding took on different priorities. The once embellished landscape returned to a combination of parkland trees and turf rather than the elaborate plantings of the earlier period. The trees that once lined the axial path to the Mount Clare mansion from Washington Boulevard no longer exist. The other formal planting of trees that line the promenade to the Schutzen shooting range has experienced some loss leaving gaps in this alley. In the 1980's, under the direction of the Baltimore Center for Urban Archaeology, some of the mature trees and shrubs were removed from areas around Mount Clare.

4. *Circulation of the Modern Era Period*

Many of the circulation paths of the previous period remain intact. Two significant changes occur during this period, however, that do affect circulation within the park. In 1957 the City undertook the reconstruction of the Monroe Street bridge. This widening of the road created an even more defined barrier between the two sectors of the park, the mansion side and the golf course, while also removing the historical entrance point in the southeast corner. Within the park, the other significant change to circulation involved the loss of a portion of the Park Commission period carriage road that encircled the Mount Clare mansion. This road previously led from the northeast corner of the mansion around the base of the falls eventually sweeping back up the southern side of the site to connect to the Monroe Street entrance in the southeast corner. This road was partially removed with the construction of the orchard to the southwest of the mansion.

As seen in the sequence of aerial photographs, Figures I-38 through I-43, the pedestrian paths also undergo several changes during this time period. The paths associated with the axial walk and garden in the southeast section of the park, adjacent to Washington Boulevard, begin to decline up through the 1970s. Although they are still discernable up through the 1992 aerial photograph, they no longer exist on the ground.

Photogrametric maps of 1978 and 1981 photographs document park era pathways that traversed the park commission grading due south of the mansion and throughout the southeast terraces. These pathways, some of which were located in the now-reconstructed orchard no longer exist.

The National Park Service Plan of 1988 documented now extinct pathways associated with the alley and promenade to the Schutzen period shooting wall/bench and the paths that led to the Shutzen period pavilion. (The pavilion was lost in the early 1960s).

The playground area in the northwest section of the park also undergoes circulation changes by 1971. The layout of the area changes with the loss of the wading pool and the addition of basketball courts. Paths that led directly through this area become curvilinear and reshape this space.

5. *Water Features of the Modern Era Period*

As a result of the Supreme Courts 1954 ruling for the integration of public places, the Carroll Park pool suffered a setback. Whites abandoned swimming there by 47% following the court order. By 1957, due to declining usage, the wading pool (or "swimming pool") was removed from Carroll Park.

Although the fountain or grotto to the northwest of the mansion is still standing it no longer is functioning as a water feature.

There are several drinking water fountains throughout the park, but they are no longer functioning.

The stormwater drainage system in the Park consists of a series of curbside inlets and underground catch basins. Records of the precise date of installation of this system were not found during this research effort. Inlets are located throughout the Park along the curbs of the roads and also within the open park land area in the southeast corner.

6. *Structures, Site Furnishings, and Objects of the Modern Era Period*

The Mount Clare Mansion underwent several changes during this period. In the 1940s, paint that had covered the exterior of the mansion since the 1870s was removed and in 1960 the wings were altered to represent a kitchen in the east wing and a library in the west wing. The kitchen was built in the style representative of an 18th-century kitchen but was not a reconstruction of the original Carroll kitchen. It was built within the footprint of the original Carroll kitchen. It was built within the footprint of the 20th-century bathhouse. The office wing was also added in the footprint of the bathhouse and incorporated woodwork from another structure off site. This wing is not part of the mansion's interpretive exhibit.

The early 1960s park retained a significant number of athletic facilities, including: 6 tennis courts, 1 volleyball court, 3 baseball diamonds, 1 little league diamond, 6 softball diamonds, 1 playground, 2 football fields, 1 soccer field, 1 running track, 4 quoit ranges, and 1 nine-hole golf course.

The conservatory building, the remnant of the Park Commission's planting exuberance, was demolished in 1961. Four tennis courts were renovated, and the Olmsted Bros. playground shelter was removed due to vandalism. When a fire struck the music pavilion in 1962, it was damaged beyond repair and razed. That same year, the golf course received a parking lot and the field house was renovated.

In 1967-68, the present golf clubhouse was constructed. In 1968, the stable was renovated into a meeting room for the Colonial Dames. In the early 1970s, the Police Athletic Club Building was constructed.

The tennis courts have remained in the same location and still number six, but between 1971 and 1981 were rebuilt in a different configuration as two sets of three courts rather than three sets of two courts. Refer to aerial photographs in Figures I-38 through I-42. In 1965, the playground that exists today was constructed on the site of the former wading pool along Bayard Street and dedicated to Mayor McKeldin. More athletic fields were also added in the mid-1960s.

The forecourt that exists on the northwest side of the mansion today is the result of a 1990 restoration, which included the construction of a low brick wall outlining the footprints of both the office and kitchen wing dependencies of the Carroll period. These locations were based on archaeological findings.

Many fences in the park are modern additions. It is not clear as to the date of the existing fence around the playground, although a railing is noted in the photograph of the wading pool that was

in this location, refer to Figure I-32. A chain link fence was placed around the orchard after its installation in 1986. In the 1990's, two additional temporary fence enclosures were installed: one protecting the on-going archaeology project at the former orangery, and another restricting public access to the southeast side of Mount Clare and the top three terraces. This is a temporary condition, however, as fences separate areas of the park that should be accessible to all park users and are an objectionable visible obstruction.

CONCLUSION

Carroll Park has evolved over many years and generations of use. Each character-defining feature of the Park tells a story not only about the landscape's evolution into a community park, but also how past occupants lived and worked. By interpreting these features as they have developed, a comprehensive overview of the site can be provided for visitors and users alike.

As seen in the above discussion, Carroll Park is associated with important figures and organizations, including the Carroll family, the African-Americans who were associated with the plantation and other industries on the site, the German Schutzen Society, the Park Commission and the Olmsted Brothers Landscape Architects. The landscape features of the site evolved to meet the needs of each of these important users and continue to serve the community today. In the following chapter, the existing conditions of these features will be further explored in order to provide a basis for the future direction of the park.



Figure I-38: 1938 aerial photograph of entire Carroll Park. The network of paths in the core area of the Park is seen in the right section of the image. (Courtesy of Baltimore City Dept. of Planning). cpI-36-1938air



Figure I-39: 1953 aerial of entire Carroll Park including golf course area on the left. Note patterns of circulation and plantings in the core area on the right. (Courtesy of Baltimore City Dept. of Planning). cpI-37-1953air

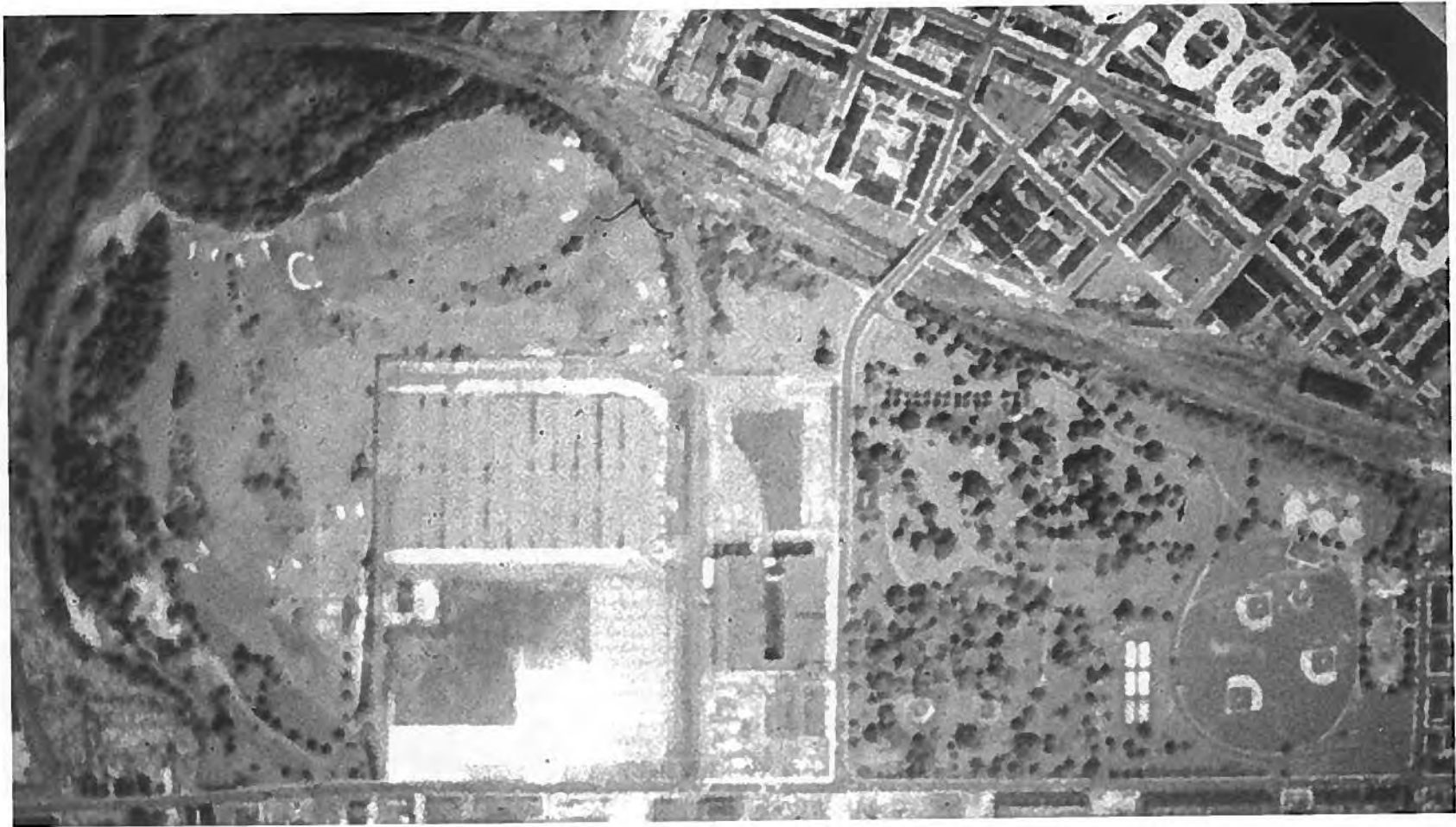


Figure I-40: 1964 aerial photograph of entire Carroll Park including golf course on the left. Some paths are less visible in this photograph, but planting patterns remain consistent. (Courtesy of Baltimore City Dept. of Planning). cpI-38-1964air



Figure I-41: 1971 aerial photograph of entire Carroll Park including golf course on the left. The network of vehicular paths in the core area of the Park are still in place as seen to the right. (Courtesy of Baltimore City Dept. of Planning). cpI-39-1971air

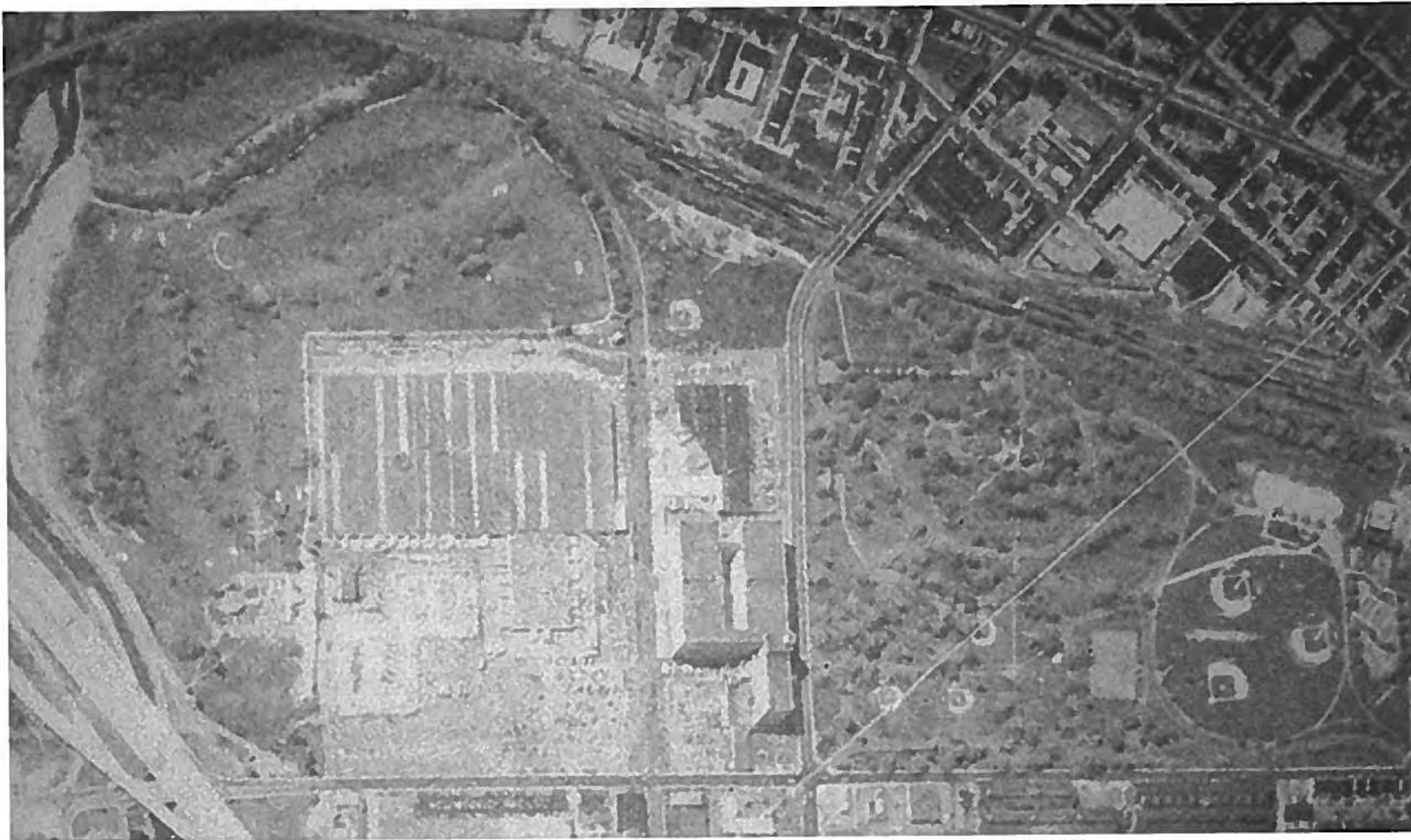


Figure I-42: 1981 aerial photograph of entire Carroll Park including golf course to the left. Note the number of circulation paths still visible in the core area of the Park to the right. (Courtesy of Baltimore City Dept. of Planning). cpl-40-1981air

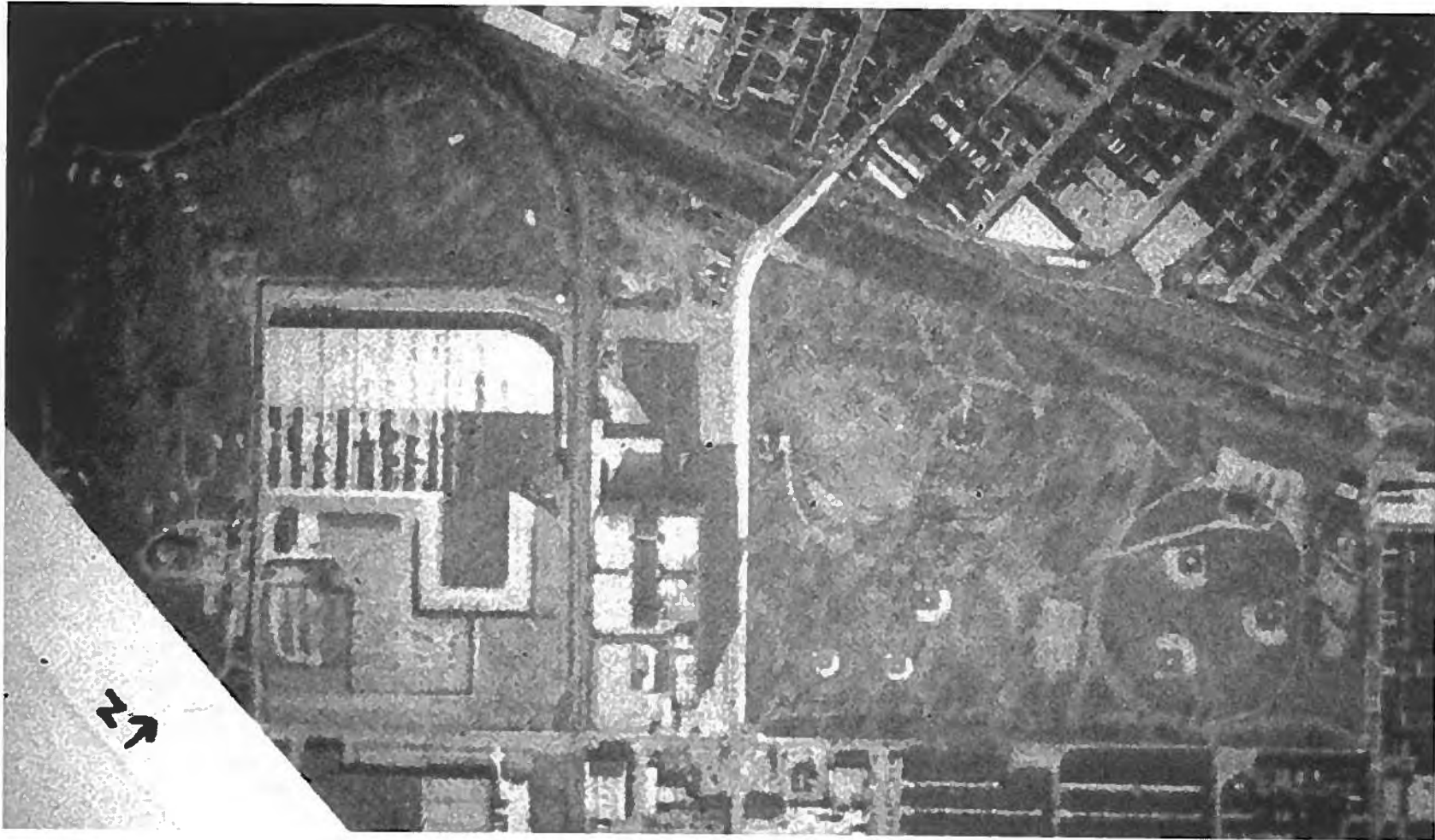


Figure I-43: 1992 aerial photograph of entire Carroll Park property. Vegetation patterns are less clear in this image, but the circulation paths and areas of use in the core are very distinct and have remained consistent. (Courtesy of Baltimore City Dept. of Planning). cpi-41-1992air

ENDNOTES

¹ The original tract owned by Dr. Carroll was 2,400 acres and 1,500 acres on the other side of the Gwynns Falls was sold for Baltimore Iron Works, an industry founded in partnership with other Carroll family members. The industry does not appear to have been located on the present-day Carroll Park.

² Trostel, Michael, F. A.I.A., *Mount Clare Being an Account of the Seat Built by Charles Carroll, Barrister, Upon His Lands at Patapsco*. (Baltimore: National Society of Colonial Dames of America in the State of Maryland, 1981), 20.

³ We know from Mary Ambler's diary of 1770 that the orangery was standing by that time, but the exact source of the dating of the orangery to 1760 is not called out in Trostel's book.

⁴ Trostel, *Mount Clare Being an Account of the Seat Built by Charles Carroll, Barrister, Upon His Lands at Patapsco*. Ibid., 21,35,43,47-48, 101. A painting of Mount Clare in 1805 by Francis Guy does not show the orangery, which at that time was attached to the shed only by a brick wall. This wall is vaguely visible at the painting's far right edge (refer to Figure I-4). Trostel indicates this condition on his inside cover, which shows the building as it appeared in 1770. The orangery on the west, wash house on the east and later passageway additions, made ca. 1798, would be beyond the edges of the miniature pointing. In addition, Trostel notes on the page 79 that there may be indications that cold frames were built between the orangery and the ogee-roofed shed to its east.

⁵ Trostel, *Mount Clare Being an Account of the Seat Built by Charles Carroll, Barrister, Upon His Lands at Patapsco*. Ibid., 49.

The caption of this image is: *North, or entrance, front of Mount Clare, circa 1805*. It is noted as a polychrome decoration, 2 ¾ by 6 ½ inches on a settee attributed to John and Hugh Finley (w.1803-1819). Trostel also notes that the painting of the house is believed to be by Francis Guy (1760-1820) who was employed by the Finleys from 1804-1806.

⁶ Trostel, *Mount Clare Being an Account of the Seat Built by Charles Carroll, Barrister, Upon His Lands at Patapsco*. Ibid., 13.

⁷ Trostel, *Mount Clare Being an Account of the Seat Built by Charles Carroll, Barrister, Upon His Lands at Patapsco*. Ibid., 21, 25.

⁸ Website: Carroll's Hundred The Carroll Park Foundation Rediscovering a Colonial World in Carroll Park in Baltimore, Maryland, www.carrolls100.org

⁹ Financial Records of the Baltimore Company, February - December 1742, entry from November 20. Manuscript 219, #8, Maryland Historical Society.

¹⁰ Annapolis Intendants [sic] Office February 28, 1785, listing the value of 1/5 share of the iron works that was to be sold. Maryland Journal and Baltimore Advertiser, March 18, 1795, Number 22, Volume 2, No. 707.

¹¹ Trostel, *Mount Clare Being an Account of the Seat Built by Charles Carroll, Barrister, Upon His Lands at Patapsco*. Ibid., 120, Endnote 3:

"Mount Clare was never a plantation house in the typical sense with the owner's residence surrounded by a village of outbuildings. This type of site plan, as seen for example at Mount Vernon, with its service lanes of buildings, including a spinning and weaving house and cobbler's shop and quarters for the plantation workers, did not exist at Mount Clare. The 1798 Federal Direct Tax, which listed each house and its outbuildings within a two-acre area around the house for each property in the country, has only the mansion with its connected dependencies and two outbuildings for Mount Clare. The two one story stone outbuildings, each 20 by 20 feet, were the smoke house and the dairy house. An early twentieth century photograph shows the old pump, located on the site of the kitchen yard, within its octagonal wood housing. The handsome wood housing was about 18 inches in diameter and almost seven feet tall, topped by a wood acorn, Thomas H. Poppleton's map of Baltimore, published in 1823, indicates what were probably the stables and coach house to the northeast of the house. The farm buildings were well away from the main house, perhaps clustered near the overseer's house, the location of which is unknown".

¹² Trostel, *Mount Clare Being an Account of the Seat Built by Charles Carroll, Barrister, Upon His Lands at Patapsco*. Ibid., 79-80, 101.

¹³ Trostel, *Mount Clare Being an Account of the Seat Built by Charles Carroll, Barrister, Upon His Lands at Patapsco*. Ibid.

¹⁴ Trostel, *Mount Clare Being an Account of the Seat Built by Charles Carroll, Barrister, Upon His Lands at Patapsco*. Ibid., 52.

The caption for this image notes this as one of the portraits of the Barrister and his wife after Peale's return from London. Peale's daybook records his working on the portrait from Sept. 1770 to March 1771. Mrs. Carroll is shown with a spray of orange leaves in her hand. In the background is the garden elevation of Mount Clare. In June 1788, Peale recorded that he altered Mrs. Carroll's portrait. X-rays reveal changes in the arrangement of the hair and that the oranges on the spray were painted over. Also, the gable of the house was changed to show the lunette window installed by Mrs. Carroll. Mount Clare Collection. Photograph by the Hughes Co.

¹⁵ Trostel, *Mount Clare Being an Account of the Seat Built by Charles Carroll, Barrister, Upon His Lands at Patapsco*. Ibid., 47.

¹⁶ Trostel, *Mount Clare Being an Account of the Seat Built by Charles Carroll, Barrister, Upon His Lands at Patapsco*. Ibid., 47.

¹⁷ Trostel, *Mount Clare Being an Account of the Seat Built by Charles Carroll, Barrister, Upon His Lands at Patapsco*. Ibid., 48.

¹⁸ Sarudy, Barbara Wells. "Eighteenth-Century Gardens of the Chesapeake," in the *Journal of Garden History*, Vol. 9, Number 3, July-September 1989.

¹⁹ Trostel, *Mount Clare Being an Account of the Seat Built by Charles Carroll, Barrister, Upon His Lands at Patapsco*. Ibid., XIII.

²⁰ Trostel, *Mount Clare Being an Account of the Seat Built by Charles Carroll, Barrister, Upon His Lands at Patapsco*. Ibid., 59.

²¹ Trostel, *Mount Clare Being an Account of the Seat Built by Charles Carroll, Barrister, Upon His Lands at Patapsco*. Ibid., 47, 48, 59.

²² Lounsbury, Carl. *An Illustrated Glossary of Early Southern Architecture & Landscape*, Oxford U. Press, 1994, 155-156.

²³ The Baltimore Philadelphia Road Improvement Association, *The Historical Baltimore Philadelphia Road*. 1926. Available at Baltimore Commission for Historic and Architectural Preservation.

²⁴ Trostel, *Mount Clare Being an Account of the Seat Built by Charles Carroll, Barrister, Upon His Lands at Patapsco*. Ibid., 35.

²⁵ Trostel, *Mount Clare Being an Account of the Seat Built by Charles Carroll, Barrister, Upon His Lands at Patapsco*. Ibid., 38.

²⁶ Annual report of the Park Commission, 1892. Courtesy of the Baltimore City Department of Planning.

²⁷ Annual Report of the Park Commission, 1898. Courtesy of the Baltimore City Legislative Library.

²⁸ Annual Report of the Park Commission, 1916. Courtesy of the Baltimore City Legislative Library.

²⁹ Annual Report of the Park Commission, 1891. Courtesy of Baltimore City Legislative Library.

³⁰ Annual Report of the Park Commission 1898. Courtesy of Baltimore City Legislative Library.

³¹ Annual Report of the Park Commission, 1909. Courtesy of the Baltimore City Legislative Library.

Master Plan for Carroll Park in Baltimore City

³² Annual Report of the Park Commission, 1909. Courtesy of Baltimore City Legislative Library.

³³ As recorded in the park Commission Annual Report for 1896-'97.

³⁴ National Park Service Historic American Building Survey. National Landmark nomination. Statement of significance. 1970.

CHAPTER II:

EXISTING USES & CONDITIONS

INTRODUCTION

Chapter I reviewed the history of the Park to give readers a broader understanding of how the Park has evolved, from plantation through Civil War, brick works and German society to public park, through a period of about two hundred and seventy years. This chapter focuses on the park today, its condition, current uses and future desires. Refer to the Existing Conditions Plan that accompanies this text, Figure II-1.

It is important to understand both the history and the contemporary uses of the Park when developing a master plan that will meet the needs of the varied park users into the future. Understanding the history will help direct management decisions concerning preservation and also help and define the sense of the park's character—that is, what we value when we say we care for Carroll Park and are attached to it as a landscape. By understanding the current uses, conditions and desires of park users this community-based planning process can direct future improvements to areas of deterioration and areas where use could be enhanced.

A. EXISTING CONDITIONS & USES

Carroll Park consists of park-wide systems such as views, spatial organization, topography, vegetation, circulation and utility infrastructure. In addition, the park has discrete zones, as shown on the Existing Conditions Plan, including:

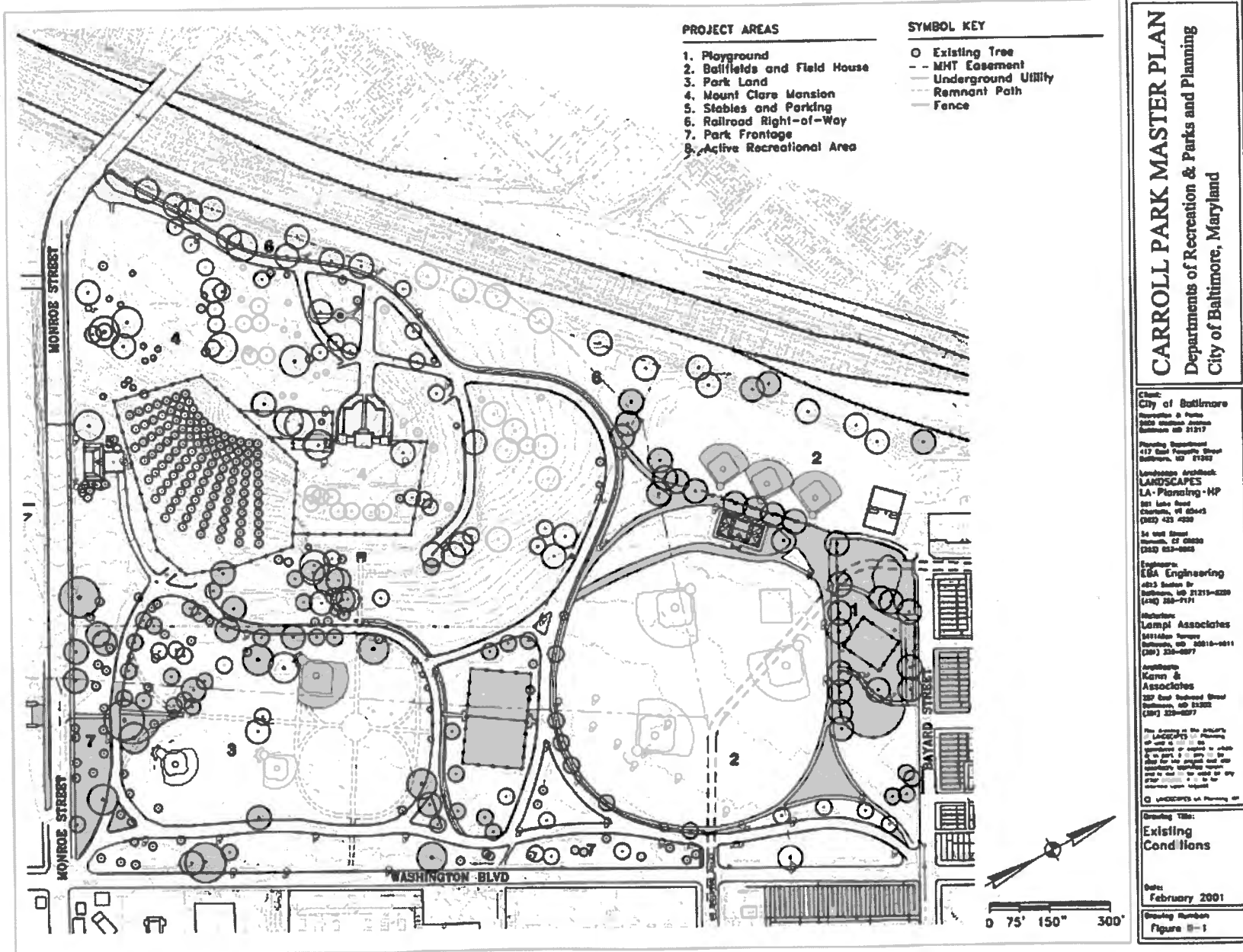
- Playground (Zone 1)
- Ballfields and Field House (Zone 2)
- Park Land (Zone 3)
- Mount Clare Mansion and Grounds (Zone 4)
- Stable (Zone 5)
- Railroad Right-of-Way (Zone 6)
- Park Frontage (Zone 7)
- Active Recreational Zone (Zone 8)

Our extensive work in public parks has yielded a clear understanding of four types of recreation most commonly present in parks. Each of the following types of recreation is present in Carroll Park within the various zones noted above. Through the master planning process, a desire was expressed that most of these activities be enhanced to better serve contemporary uses. *Active or exertive recreation*- which can be equipment, field or court based games, or a path to run or walk along or a trail to hike;

Passive recreation- casual and informal uses of parks and open spaces to walk, sit, read, walk a dog, converse with friends, have a picnic, enjoy being outdoors, enjoy scenery;

Social or gregarious recreation- joining with friends, family or groups in park and open space settings for a celebration, picnic, performance, dance, fair, festival, or as spectators viewing sports and enjoying the company of others who are also spectating;

Interpretive or educational recreation- casual or structured learning about local history, ecology, geology, etc. by providing guided or self-guided tours, informational signs, programs, lectures, exhibits, interactive education on computers, etc.



The following text addresses overall systems, as they exist today, first noting the condition of elements in these systems as appropriate. The use zones descriptions address existing conditions, providing a summary of current uses as well.

1. Spatial Organization & Views

The Existing Conditions plan, Figure II-1, illustrates the park use zones. Park frontage and edges, points of entry, and circulation patterns help to define the area that is Carroll Park and the areas of different uses within it. The Park is bordered by the B & O Railroad on the northwest side, Monroe Street to the southwest, Washington Boulevard on the eastern side, and Bayard Street on the northeast side. Entry drives to the Park are currently on Washington Boulevard, across from Bush Street, and at the corner of Washington Boulevard and Monroe Street.

The views and visual relationships relate to the level of openness and enclosure within the park. In general, views across the entire park to the surrounding frontage streets and buildings are available from many vantage points due to the open, rolling topography. The ridge and hilltop surrounding the Mount Clare Mansion also provides long distance views over the city and toward the harbor and river to the east.

Views of the city can be seen from the highest point of the site, near the Mount Clare mansion, with a visible skyline over the trees near the ballfields as well. The Mount Clare mansion can also be viewed from Washington Boulevard looking over the park land zones. See Figures II-2, II-3 and II-4.

The basic spatial organization of the park is composed of the Mount Clare Mansion and grounds zone (4) in the west section

of the park, the stable (5) and open park land zone (3) in the southern section of the park, active recreational area (2, 8) and playground zones (1) in the northeast section of the park with the B & O Railroad right-of-way (6) to the northwest and park frontage (7) to the east and southeast. These zones are defined by curvilinear circulation patterns within the park as well as the zone's use.

2. Topography & Drainage

The topography of the park is varied. The highest point is in the southeast corner of the park, adjacent to Monroe Street and the B & O Railroad. The hill side is graded into a series of 4 regularly space falls or terraces on the eastern side. Refer to Figure II-5. There is a grade change of approximately fifty feet between the top of the upper terrace to the bottom of the lower terrace. The terraces were originally constructed during the Carroll era, but have had changes made to them at different points in time. During the Park Commission/Olmsted era, the grass ramps were replaced with a brick path and steps that extended from Washington Boulevard to the Mount Clare Mansion. This walk was subsequently removed and the grass ramps were reconstructed in the 1980s. This reconstruction still exists today.

From the mansion moving to the stable, the topography continues to fall at a steep grade to the base of the orchard area where the ground begins to level out to meet Monroe Street at the stable. See Figure II - 5. On the northwest side of the Mansion, the grade is much more gradual until it eventually levels out to accommodate the athletic fields, field house and playground in the northeastern part of the Park.



Figure II-2: View of Baltimore City from the high point of Carroll Park, near Mount Clare mansion. (LANDSCAPES LA•Planning•HP). cpII-01view1



Figure II-3: View of Baltimore skyline overlooking the ball fields and field house. (Courtesy of Charles Beveridge). cpII-02view2



Figure II-4: View of Mount Clare from Washington Boulevard across the parkland zone. (LANDSCAPES LA•Planning•HP). cpII03view3



Figure II-5: View of Mount Clare mansion showing falls (terraces) on the eastern side leading down to the open park land zone (LANDSCAPES LA•Planning•HP). cpII-04falls

Stormwater drainage on the site is managed with a series of drainage inlets along the park roads. There are also two inlets located in the parkland zone in the southern corner of the park. The condition of the individual inlets varies, some being clogged with leaves and debris and others having structural failures. A full assessment of this system was not part of this master plan.

3. Vegetation

The vegetation of Carroll Park is varied. When originally purchased by Dr. Carroll in 1732 the site was described as 'mostly forested'¹, but many changes have occurred on the site that have affected the original vegetative patterns. Today, there are trees from several eras including the Carroll era, the Schutzen era and the Park Commission era. Vegetation patterns in the Park today not only provide an important aesthetic quality, but also help to define areas of use.

Tree species, rate of growth and size provide clues as to the age of many of the mature trees and indicate the era in which they may have been added to the Park. A general assessment of tree conditions was conducted for this master plan and used the following codes as to the general health of the tree:

A = Good Condition

B = Minor Care Needed

C = Major Care Needed, Potential Hazard

D = Poor Condition, Dying

The largest percentage of trees is in fair condition, rated B to C. Some of the younger trees, along the central park drive on the northeast edge of the Park Land zone, and along Washington Boulevard in the park frontage zone, have been damaged by

mowers and/or weed eaters that will compromise the health of these trees. Many of the more mature trees, located near the Mount Clare Mansion and in the Park Land zones, may be remaining from the Carroll era, Schutzen era, or are documented from the Park Commission/Olmsted era and are rated between B and D. As trees age the level of care that is required will often increase due to degeneration and damage caused by inclement weather or other natural forces. A core test should be conducted to determine the age and overall condition of the most mature trees.

As noted in the previous chapter, the Olmsted Brothers contributed to the design of Carroll Park in the early 20th-century and influenced many of the planting patterns that still exist today. Refer to Figure I-21 in Chapter I. In the early 20th-century, the Park Commission was intent on planting the park with a variety of flowers, trees and shrubs. Today, there are no remains of planting beds or other herbaceous plantings in the Park, however, there are several varieties of mature trees. Trees were used to enhance the landscape as well as to define spaces within the park for particular uses. As seen in Figures II-7 and II-8, some of the park drives are still lined with mature oaks and maples, and the playground is still surrounded by mature *Tilia Americana*/American Linden. Along the central park drive, adjacent to the athletic fields, are mature *Quercus phellos*/Willow Oak that shade this section of the drive.

The grove of trees in the parkland zone in the southern section of the park is composed of a variety of species including *Platanus occidentalis*/London Planetree, *Quercus rubra*/Red Oak, *Acer saccharum*/Sugar Maple, *Acer saccharinum*/Silver Maple, *Tilia americana*/American Linden, *Tilia cordata*/Littleleaf Linden,

Phellodendron amurense/Amur Corktree, and *Ginkgo biloba*/Ginkgo. They are placed in the pastoral design style, which was popular at the beginning of the century and were most likely planted by the Park Commission.

Several rare varieties of plants were propagated and used on the site by the Park Commission as documented in the annual reports. These were planted on the southeast side of the mansion where they were protected by the falls. They include: *Deodor Cedar*/*Cedrus deodara* and *Cedrus libani*/Cedar of Lebanon. Also on the terraces are *Ginkgo biloba*/Ginkgo, *Fagus grandiflora*/American Beech, *Morus Alba*/Mulberry, *Fraxinus pennsylvanica*/Green Ash, *Aesculus hippocastanum*/Common Horsechestnut, and a *Magnolia grandiflora*/Southern Magnolia.

The alley of trees along the Shutzen era shooting range was planted during the Shutzen Park period, 1870-1889. Today there are only remnants of this alley of *Aesculus hippocastanum*/Common Horsechestnut. The health ratings of the remaining trees ranges from B to D.

A variety of large trees are widely spaced along Monroe Street on the southeast side of the park and appear to have been planted during the Park Commission Period, 1890-1926 or may possibly remain from before that period. These include *Metasequoia glyptostroboides*/Dawn Redwood, *Quercus robur*/English Oak, *Pinus nigra*/Austrain Pine, *Prunus serotina sp.*/Black Cherry variety, and *Paulownia tomentosa*/Empress Tree. The health of these trees ranges from A to C.

An arborist care day was donated to Carroll Park for many of the trees in the Mount Clare Mansion zone. Pruning on major trees was done in order to extend the life of the older trees.

4. Circulation, Drives & Walks

There are distinct circulation paths for both vehicular and pedestrian traffic within the Park. While original roads were gravel, by 1914 half of the park roads had been resurfaced with macadam, in response to the needs of the automobile and today, the vehicular paths are asphalt with concrete mountable curbing and pedestrian paths are both concrete and asphalt. See Figure II-9.

Vehicular entrances to the Park are currently located on Washington Boulevard at Bush Street and at the corner of Washington Boulevard and Monroe Street. Both entrances are joined by a slightly curvilinear drive that runs parallel to Washington Boulevard. Refer to the Existing Conditions Plan. The Monroe Street entrance drive also runs parallel to Monroe Street for approximately 600 feet where it then curves to the north creating a loop around the open parkland area. At the northern corner of this loop the drive diverts in two directions, to the northwest leading up toward Mount Clare Mansion and to the southeast connecting back to the main entrance drive that is parallel to Washington Boulevard. The central park drive, which enters from Washington Boulevard and Bush Street, follows a curvilinear path up to the Mount Clare Mansion, eventually running parallel to the B & O Railroad until connecting at Monroe Street. This road historically connected to the Monroe Street entrance on the west side of the mansion but this entrance has been closed since 1957. A carriage path that historically encircled the Mansion is only partially extant today and is located to the northeast of the Mansion. Vehicular circulation at the Mansion is limited to a circular drive area on the west side. A wide drive leads directly to the gate of the mansion, but is blocked with bollards to prevent close vehicular access. See Figure II-10 and the Existing Conditions Plan. Vehicular parking within the park is limited to the edges of the drives.



Figure II-6: Looking toward Monroe Street to the Stable showing the steep slope as it levels out along the street. (LANDSCAPES LA•Planning•HP). cpII-05stable



Figure II-7: View of park drive lined with mature shade trees. (Courtesy Charles Beveridge). cpII-06drive2



Figure II-8: Typical arrangement of *Tilia americana*/American Linden around the playground with benches underneath. (LANDSCAPES LA•Planning•HP). cpII-07bench



Figure II-9: Typical drive and walk configuration and materials used in the park (Courtesy of Charles Beveridge). cpII-08typdr

The drives vary in condition from fair to poor. There is apparent cracking and some breakdown of the top course of asphalt on a large portion of the drives. The curb is a concrete curb and in fair to good condition. Some curb has been damaged, along the southern edge of the ballfields, but most is still intact. The general aging of this infrastructure will naturally require maintenance and repair, such as resurfacing or complete repaving.

The pedestrian path system enters the park at the corner of Washington Boulevard and Bayard Street and the corner of Washington Boulevard and Monroe Street. The Bayard Street path is made of asphalt and diverts to the north and the south encircling the athletic fields and continuing parallel to the central park drive that leads to the Mansion. This path continues along the central park drive to Monroe Street. It is in fair condition. There are two concrete sidewalks that cut through the playground, creating three somewhat separate areas. These paths are in fair to poor condition. Another concrete walk enters the park from Bayard Street near the Police Athletic League building, runs behind the field house, and connects to the asphalt walk that runs parallel to the drive leading to the Mansion and connecting at Monroe Street. This section of the path is in poor condition. There is an asphalt path, in very poor condition, on the southeastern side of the field house leading from the playground area to the central park drive. Park Commission documentation records the installation of a garden and paths in the park land zone, remnants of which can be seen in aerial photographs. Refer to Figures I-38 through I-43 in Chapter I. These paths are also somewhat apparent on the ground today.

5. *Utility Infrastructure*

There are light fixtures throughout the park, some of which are not functioning. A lighting plan from 1915 shows the original layout of light fixtures in the Park. Refer to Figure I-37 in Chapter I. As seen in Figures II-11, II-12, lights are located near the athletic fields as well as along park drives. The utility poles in the ballfield area interfere with the play area and could cause conflicts with players in the field. There are also light fixtures along the walks in the playground area and at the basketball court. See Figure II-13. The styles of the lights vary and include wooden pole with attached aluminum arms, aluminum pole and attached aluminum arm, a painted aluminum pole with attached aluminum arm and aluminum pole with spotlights.

Stormwater runoff is handled through an underground system that was only evaluated from the surface for this master plan. The drain inlets are generally located along the curb with additional inlets located in the Park Land zone. These vary in condition from good to poor. Almost all of the inlets are clogged with various types of debris including leaves and litter. The inlets located in the Park Land zone also have considerable structural damage and should be considered a hazard.

Water features in Carroll Park today are limited. There are a few water fountains, and these are no longer functioning. One water fountain is located just to the northeast of the field house, a second in the playground area, and another is located at the base of the lower falls east of the Mansion. The grotto, located on the west side of the mansion is still standing, but no longer functions as a water feature. See Figure II-14.



Figure II-10: Drive leading to Mount Clare mansion, now blocked with bollards. (Courtesy of Charles Beveridge). cpII-19mansdr



Figure II-11: Lights located in playing fields can create conflict with players. (LANDSCAPES LA•Planning•HP). cpII-10fldlt



Figure II-12: Lights located along park drives. (LANDSCAPES LA•Planning•HP). cpII-11drlt



Figure II-13: Light fixtures throughout the park vary in style and size. (LANDSCAPES LA•Planning•HP). cpII-12plalt

6. Park Use Zones

This discussion will elaborate on the facilities, structures, furnishings, connections to circulation, and conflicts, for each of the park use zones as applicable. This will add to the understanding of the overall organization of the Park and how each of these zones, though discrete and separate, also function as part of the whole Park.

- *Playground*

The playground is located in the northwest section of the Park and is circumscribed by a wrought iron fence in an oval configuration. This location was defined during the park Commission/Olmsted era as noted in the 1908 drawing by the Olmsted Brothers firm. The picket detail of the fence is typical of fences installed by the Park Commission in other parks, such as Patterson Park. Refer to Figure I-19 in Chapter I.

Today, much of the surface throughout the playground is concrete and inappropriate for safe play. There is a basketball court in the central part of the playground area separated by a chain link fence that is in poor condition. Neighbors object to the noise generated from the basketball activity, which is not compatible with play areas for younger children. See Figure II-15. There are several pieces of playground equipment that ranges in style, age and appropriateness. Climbing structures and swings on the east end of the playground are dated and are less appropriate for children's use than newer, more age appropriate structures. The play equipment on the west end of the playground is somewhat more appropriate for use, but limited in variety of structures. See Figure II – 16.

The benches in the playground are modern, with metal pole supports and wooden slats for seats and backs. They range in condition from good to very poor. Some have been maintained to some degree while others are completely missing the back or seat slats. There are lights located along the walks and at the basketball court. They are in fair to poor condition.

The circulation within the playground connects across the play areas from the sidewalk adjacent to Bayard Street to the walk on the southwest side adjacent to the ballfields.

The Police Athletic League (PAL) center was added to the park in the early 1970s and is located in the northwest corner of the Park, adjacent to Bayard Street and at the northwest end of the playground. See Figure II-17. It was not evaluated as part of this project.

- *Ballfields and Field House*

This zone of the park was formally defined during the Park Commission/Olmsted era as shown in the Olmsted drawing from 1908. Refer to Figure I-22 in Chapter I. The ballfields and field house zone is circumscribed by a pedestrian path and is adjacent to the central park drive on the southwestern edge and playground on the northwest edge. The pedestrian path circles the entire ballfield area and connects to the playground to the northwest. It continues behind the Field House and connects to the path that runs adjacent to the central park drive. There is an asphalt path running diagonally in front of the Field House that connects the northeast path to the central park drive and is in very poor condition.



Figure II-14: Stone grotto to the west of Mount Clare Mansion is no longer functioning as a fountain. (Courtesy of Charles Beveridge). cpII-13groto



Figure II-16: Carroll Park playground, located in the northeastern section of the park, showing variety and age of play equipment. (LANDSCAPES LA•Planning•HP). cpII-15plagrnd



Figure II-15: Image showing basketball activity in the playground zone causing conflict with adjacent neighborhoods due to noise. (Baltimore City Department of Planning). cpII-14bball



Figure II-17: Police Athletic league building located near playground zone. (LANDSCAPES LA•Planning•HP). cpII-16pals

The ballfields that are laid out in this area are in fair condition. There are a total of three fields that are placed with the infields facing toward the center of this area. The configuration of the fields creates a conflict between the outfields that face one another.

There are a few benches in this zone that serve as dugouts for the ball players. They are in fair to poor condition. The backstops are also in fair to poor condition.

The Field House is located in the northeast section of the Park, between the athletic fields and a former track site off Bayard Street. The building is closed to the public, and used for storage of some grounds maintenance equipment. The building, while generally structurally sound, needs total reconstruction on the interior in order for it to be serviceable as a field house and/or community space.

Constructed c.1926, the Field House is a simplified Prairie style masonry bearing structure, one and a half stories tall, coated for the most part in Portland cement stucco with exposed brick detailing. It has a broad, shallow hipped roof covered with asphalt shingles, and punctuated by seven hipped dormers and a single brick chimney. The Field House measures 100'-0" by 44'-0" according to the original plans, with its broader front facade and entrance facing south-southeast toward Washington Boulevard. See Figures II-18, II-19.

The interior of the Field House, which actually consists of only a first floor and partial basement, is divided into two distinctive halves leading off of the central front entrance vestibule. The left (west) half was originally the "Girl's Locker Room", while

the right (east) half was the "Boy's Locker Room". The first floor layout is virtually symmetrical, with the locker areas to the rear and sides of the building's interior, surrounding the original bathrooms and support spaces to the front. The entrance vestibule is dominated by a wooden booth opposite the entry doors, which remains in place today.

- *Park Land & Gardens*

This zone has a long history as open space on the site. The Peale painting from the Carroll era shows this area as open pastureland. Records from the Shutzen era note that festivals were often held in this area and the Park Commission/Olmsted era designed this space as pastoral and gardenesque parkland with clustered trees and lawn as well as the addition of a garden. Refer to Figure I-19 in Chapter I. As seen in Figures II-20 and II-21, the German Society still uses large tents and booths in order to accommodate thousands of visitors during their annual festival. Traces of the garden paths are visible in the aerial photographs presented in Chapter I, and are somewhat discernable on the ground today. Refer to Figures I-38 through I-43 in Chapter I. There are currently no formal pedestrian paths in this zone except along the north end. This path leads from Washington Boulevard, moves adjacent to the vehicular drive and curves to the southwest where it intersects the Park Commission/Olmsted promenade path leading up to the Mount Clare Mansion. The promenade path no longer exists.

There are a few benches within this zone, near the tennis courts, and near the ballfields. They are in fair to poor condition. The fencing around the tennis courts and the backstops for the ballfields are in fair to poor condition.



Figure II-18: Carroll Park Field House, located near the ball fields. (LANDSCAPES LA•Planning•HP). cpII-17fldhse



Figure II-19: Carroll Park Field House east facade. (Courtesy of SHPO, photograph by Peter E. Kurtze). cpII-18fldhse2



Figure II-20: German Society Festival activities in the park land zone. (City of Baltimore Department of Planning). cpII-21sch1



Figure II-21: German Society Festival activities in park land zone. (City of Baltimore Department of Planning). cpII-22sch2

The tennis courts are located at the northern edge of the Park Land zone and are separated by a portion of the park vehicular drive. See Figure II-22. There are two ballfields in the central part of this zone and are in conflict with passive recreational activities that occur in this area. They are in fair to poor condition. Refer to Figure II-23.

- *Mount Clare Mansion and Landscape*

The most prominent area of the Park is the southwest corner that is the high point with a series of falls or terraces dating back to the Carroll era. Although having undergone modifications over several different periods of time, the terraces are still intact and provide a dramatic view both into and out of the Park.

There have been several modifications to the landscape directly associated with the Mount Clare Mansion. Significant changes were made during the Shutzen period with the addition of outbuildings and reconfiguration of drives and walks. None of the outbuildings exist today, but circulation patterns from this period are still apparent on the west side of the Mansion. Subsequent changes were made during the park Commission/Olmsted period with the addition of elaborate plantings and further modifications to circulation paths. Some trees from this era still exist but there are no planting beds or other herbaceous materials remaining. The paths near the Mount Clare Mansion now directly connect to the central park drive on the west. There are pedestrian paths leading directly to the west side of the mansion from the drive, which are asphalt and in good to fair condition. Nearer the mansion the paths are crushed stone and in good condition. The Park Commission/Olmsted era carriage road that originally circled the Mount Clare Mansion, is only partially intact, with

the northern section extending from the central park drive and moving down the hill toward the Park Land.

Some regrading has occurred in this area with the installation of an orchard on the southwest side of the Mount Clare Mansion. Soils were brought from off-site to elevate the grade of the orchard. Although not a precise reconstruction the orchard installation was based on archaeological findings and supported by records kept by Charles Carroll.

The Mount Clare Mansion is the most prominent building on the site. The central part of the house is a fine example of English Baroque architecture, however the wings with matching hyphens and dependencies on either side were later additions, designed to be sympathetic to the architectural style, but not a reconstruction of the original house. The building, whose original central portion was constructed c.1760, is flanked by adjoining colonial-revival hyphens and wings added in 1909 as restrooms for the general public. These later features replicated in spirit if not style earlier demolished versions. The cross-gabled central bay of the mansion is 2 ½ stories tall, while the flanking elements are one story in height. The exterior facades are exposed brick laid in Flemish bond, with highly stylized wood cornices and a gray slate roof. A projecting pediment-topped bay featuring a tri-partite window atop an entry colonnade graces the center of the mansion's west side, while four prominent pilasters featuring inlaid glazed bricks punctuates the mansion's east side. Four stylized brick chimneys punctuate the roof line, two on each side wall. See Figures II-24 and II-25.



Figure II-22: Tennis courts located near the parkland zone. (LANDSCAPES LA•Planning•HP). cpII-19tenis



Figure II-23: Ball fields located in the parkland zone are in conflict with passive recreation. (LANDSCAPES LA•Planning•HP). cpII-20pklnfld



Figure II-24: West facade and forecourt of Mount Clare mansion. (Courtesy of SHPO, photo by Peter E. Kurtze). cpII-23mansw



Figure II-25: East facade and Bowling lawn of Mount Clare mansion. (Courtesy of SHPO, photo by Peter E. Kurtze). cpII-24manse

The interior of the mansion has been painstakingly restored over the years for its current use as a house museum, under the care and auspices of the National Society of Colonial Dames, which leases the structure from the City of Baltimore.

Through visual examination, the building was found to be in structurally very good condition, while the materials and finishes both inside and out were in good to very good condition. The NSCD have been good stewards to the building, with assistance from the City of Baltimore. Some moisture related problems, most notably some roof leaks and dampness in the foundation, are currently being investigated by the City of Baltimore and the NSCD's architect.

- *Stable*

The Stable is located toward the southern edge of the Park, adjacent to Monroe Street approximately halfway between its intersection with Washington Boulevard and the B&O railroad bridge. The building, which was constructed c.1912, is a colonial-revival era masonry bearing structure, composed of three parts. The first is a central one and a half story head house, with the other two parts consisting of one-story wings, which contained the original stalls. The exterior facades are exposed brick laid in Flemish bond, with stylized metal cornices and a gray slate roof. A small but handsome octagonal cupola graces the center of the head house, while a row of round metal ventilators punctuate each wing. Facing away from Monroe Street, the head house and receding wings form a courtyard in the rear, which is enclosed by an approximately 10' high brick wall. This wall appears to have been added, as the quality of the brick differs from that of the remaining structure. See Figure II-26.

The interior of the stable has been retrofitted over the years for use as offices and meeting space for the National Society of Colonial Dames (NSCD), which leases the structure from the City of Baltimore. While some of the original features of the stable exist, others have been removed or covered over by subsequent renovations. The bathrooms do not comply with the American Disabilities Act for accessibility.

A vehicular drive provides access to a brick courtyard on the northern side of the Stable, which is currently used for parking. There are no formal pedestrian paths around the stable.

- *Railroad Right-of-Way*

This area of the Park is used very casually and mostly by pedestrians coming from neighborhoods to the north and west. This area is accessible also by train and is part of the tourist route from the B&O Railroad Museum. The B&O currently uses buses as a means of transportation for some of their tour route that includes Carroll Park. There is an interest to continue development of programming for the Park, which would enrich visitor experiences between the B&O and the Park. See Figure II-27.

The slope along the railroad varies from quite steep, more than 50%, on the northwest end to relatively flat on the southwest end. Where pedestrian traffic is heaviest, to the northwest, there is a significant amount of erosion of the slope.

There are some very healthy mature trees along this edge of the Park with some invasive species growing in the understory. The plantings in this area are not maintained and therefore have the naturalized appearance of a young urban forest edge

with exotic invasive species throughout. Trash and contributes to a general unkempt appearance that is generally a liability to this side of the park. In addition, neighbors report undesirable and threatening behavior in these woods along the railroad tracks. .See Figures II-28 and II-29.

- *Park Frontage*

This zone is defined by plantings of large trees in lawn, designed in a pastoral layout. This area was open fields during the Carroll and Schutzen eras but defined most clearly during the Park Commission/Olmsted era. Refer to Figure I-19 in Chapter I. There are several mature trees ranging in health from good to poor. There are also some very young trees in this zone, some of which have been damaged by mowers or weed eaters. See Figures II-30 and II-31.

The existing Park entries are at Washington Boulevard and Bush Street, and at the corner of Washington Boulevard and Monroe Street. These entries were defined during the Park Commission/Olmsted era as seen in Figure I-19. Previous entries into the Park, from the Carroll era and Schutzen era are not longer apparent. The present entries are not clearly marked. The entry at the corner of Washington Boulevard and Monroe Street is located at a very awkward angle and makes this intersection unsafe.

Pedestrian paths enter from Washington Boulevard and Monroe Street and at the corner of Bayard Street and Washington Boulevard. There is also a pedestrian path coming into the park from the middle of Washington Boulevard, near Bush Street. The corner pedestrian entry at Monroe Street is in conflict with this existing vehicular entry.

There is a wooden sign at the corner of Washington Boulevard and Monroe Street but it is not very prominent and its style does not reflect the desired more-refined image appropriate for Baltimore's third oldest historic country landscape park.

- *Active Recreational Zone*

This area, designated to be developed for more active recreation including skateboarding, is located to the northwest of the Police Athletic League (PAL) center in the northwest corner of the Park.

It is currently a partially paved area that is in very poor condition. Although near the pedestrian paths coming across the railroad in the northwest corner, this area is quite derelict with a very un-kept appearance and the dominant feature is the badly eroding hillside. Refer to Figure II-28.

- *Golf Course*

The golf course is located in the far southwest section of the Park, on the southwest side of Monroe Street and the Montgomery Ward building. This location physically separates the golf course from the main part of the Park.

City maintenance buildings are located near the entrance of the golf course and are in conflict with public access and parking for the golf course. The aesthetic quality of this area is also very poor. See Figure II-32.

Within site of the golf course, crossing the Gwynns Falls is the Carrollton Viaduct—named for the Carrolls and the oldest railroad bridge in the state of Maryland. This bridge could be used as an important interpretive tool for Carroll Park and its association with the B & O Railroad.



Figure II-26: Carroll Park stable, north facade. (LANDSCAPES LA•Planning•HP). cpII-5stbl



Figure II-27: Baltimore and Ohio Museum has an interest in including Carroll Park on its tours. (City of Baltimore Dept. of Planning). cpII-26b-obus



Figure II-28: The Railroad right of way at the northern end of the park has a steep and overgrown slope. (LANDSCAPES LA•Planning•HP). cpII-27row1



Figure II-29: Railroad right of way at south end of the park showing under story vegetation that should be cleared. (LANDSCAPES LA•Planning•HP). cpII-28row2



Figure II-30: Park frontage along Washington Blvd. showing trees in lawn and conditions of sidewalk. (LANDSCAPES LA•Planning•HP)



Figure II-31: Park frontage along Washington Blvd. showing trees in lawn and mowing practices. (LANDSCAPES LA•Planning•HP). cpII-30mow



Figure II-32: Golf course and city maintenance buildings in conflict with parking and visitors. (LANDSCAPES LA•Planning•HP). cpII-31golfpkg

B. SUMMARY OF FUTURE USES & FACILITIES

A series of meetings and discussions with community group representatives over more than a year yielded an understanding of the value that Carroll Park provides as a historic landmark, open space, recreation ground, community space and place of celebration. These discussions also provided detailed guidance for the future based on a clear understanding of community desires for Carroll Park and the current conditions in the Park. These issues and concerns include the need and desire for:

- Accessible, adequately sized restrooms for daily uses, especially for youth playing baseball, and accommodation of restroom facilities needed for special event activities, such as festivals or group gatherings.

- Safer, more creative and interesting playground space, potentially incorporating historic themes, also addressing different age groups with appropriate structures for both older and younger ages.
- Better baseball field layouts, regulation sizes, appropriate for little league, baseball, and adult softball.
- Resolution of conflicts between activities and separation of uses, for example the basketball court inside the playground sets up use conflicts, and throughout the park there are many points of conflict between cars and pedestrians.
- A new skateboard facility for neighborhood youths.
- Interpretation of the varied history and evolution of the park lands, as well as the history of Mount Clare Mansion and grounds, for visitors.
- Greater unity and harmony between Carroll Park and Mount Clare Mansion and Grounds.
- Improved system of paths and walks for walkers, runners, skateboarders and bicyclists.
- Upgraded infrastructure of path systems and furnishings for park enjoyment and passive recreation. Many park users come to walk, walk their dog, sit, jog, relax or picnic, all of which require a pleasant open space and upgraded paths.
- Upgraded access to and parking for Mount Clare Mansion and Grounds including access from the railroad tracks.
- Better parking near baseball fields, and for other park uses by larger groups as well as for visitors to Mount Clare Mansion and Grounds.
- Less parking in the park by non-park users and fewer conflicts between cars and recreational users.
- Enrichment of the Mount Clare Mansion and Grounds visit experience, siting of a proposed visitor center, repairs to the mansion, stabilization of archeological sites, circulation and

parking improvements, enhanced interpretation to include presentation of the landscape

- Consideration of enhanced park security and methods to deter abuse and vandalism.
- Accommodation of a few large events each year, such as the German festival, which uses tents, booths and other event elements, without compromising daily uses.
- General improvement of facilities that are deteriorated, for example, the path system, the playground, the ball fields and the surfaces and nets at the tennis courts.
- Improved function of park drainage infrastructure.
- Improved function of water and sewerage at Mount Clare Mansion.

These needs and desires for better park use opportunities and expanded park uses and programs, were determined through collaborative efforts between the City of Baltimore Planning Department, Department of Recreation and Parks, the Commission for Historical and Architectural Preservation, park master plan advisory committees, park users, and the consultant.

C. CURRENT PARK MANAGEMENT & LEASE HOLDERS

The Park Commission first purchased the core section of the park in 1890, and added acreage in 1894 and 1906 for a total of approximately 70 acres. The City of Baltimore currently owns and manages the entire park.

The core of the Park is currently managed as two parts; a twenty-acre easement around Mount Clare Mansion and the remaining fifty acres including recreational facilities. The golf course is

owned by the City, but is managed by Baltimore Municipal Golf Corporation, a separate entity who leases this part of the Park.

There are several groups involved with the management of the twenty-acres and the Mount Clare mansion. The Maryland Historical Trust holds a deed of easement for these twenty acres, the Carroll Park Foundation holds a license from the Mayor and City Council through the Department of Recreation and Parks for the implementation of the 1988 plan by the National Park Service. The National Society of Colonial Dames of America in the State of Maryland has a license to operate the Mount Clare mansion and owns its collections.

Mount Clare is a Baltimore City Landmark and therefore is under the jurisdiction of the Commission for Historical and Architectural Preservation (CHAP). Figure II-33 shows the designated landmark boundary. CHAP is working with the Department of Planning to develop the Baltimore City Heritage Area Plan, of which Carroll Park is included.

The Friends of Maryland Olmsted Parks and Landscapes have an interest in the features of the park designed by the Olmsted Brothers landscape architecture firm in the early 20th-century as well as other historic features for their contribution to Baltimore's public landscapes.

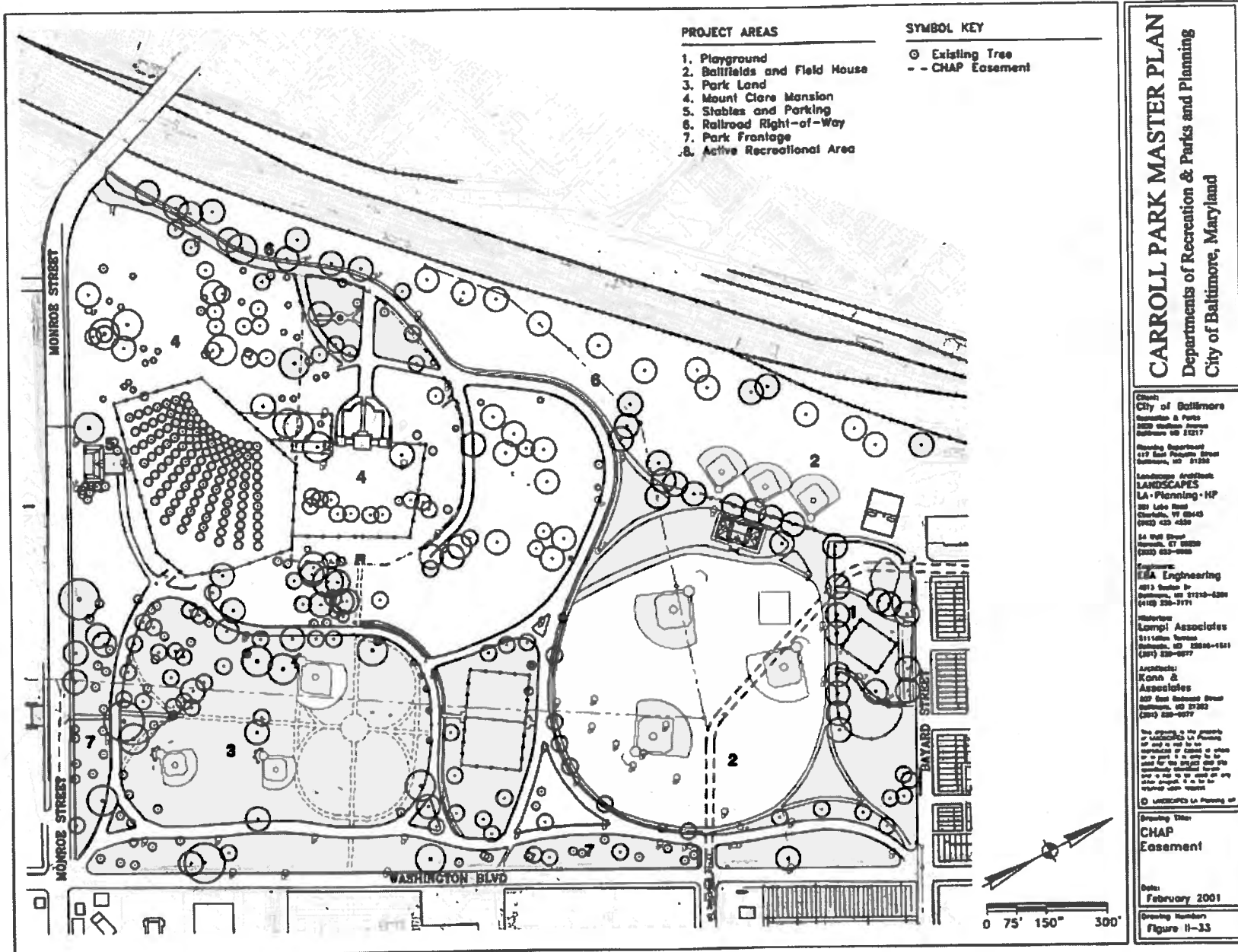
The Baltimore & Ohio (B&O) Railroad Museum has a physical and programmatic link to the Park and takes an interest in its management. They participate in programming that directs visitors to the Park from their facility via train or bus.

Members of the Community who hold an interest in the open and recreational space of the park also influence the management of the Park. This includes those who use the playground, basketball and tennis courts, and passive recreation areas for walking, picnicking, etc. Carroll Park Baseball have used used the active recreation areas of the park for many years.

When working together to manage the site, several factors come into play due to the diversity of Carroll Park as an active and passive recreational space, an historic house museum and potential heritage tourism site. Carroll Park is a rich cultural landscape revealing treasures from the past with potential to provide important educational, historic and recreational space into the future.

ENDNOTES

¹ Trostel, Michael F. *Mount Clare Being an Account of the Seat built by Charles Carroll, Barrister, upon his Lands at Patapsco*. National Society of Colonial Dames, Baltimore MD. XIII.



CHAPTER III: HISTORIC INTEGRITY & ARCHAEOLOGICAL SENSITIVITY

INTRODUCTION

The site that we now know as Carroll Park has evolved over a period of two hundred and fifty years of history, beginning with changes made by European immigrants. Prior to that time, evidence suggests that indigenous people also likely made adaptations to this now-public landscape. The historical record includes a series of eras influenced by important individuals, owners, design professionals and users. Because of this rich and diverse history it is useful and informative to understand the sequence of users and site uses, and to fully recognize what remains intact from each of these periods today. By understanding the historical evolution, and what remains from each period, a context for the contemporary park as it has evolved can be developed.

Chapter I presented the overall history of the Park by discussing each of the owners, users and site uses during the identifiable historic time periods. These include:

Working Plantation (Carroll Period)	1750 – 1817
Industrialization	1818 – 1860
Civil War Era, Reconstruction	1861 – 1869
Schutzen Association	1870 – 1889
Public Park/ Olmsted Era	1890 – 1926
Modern Era	1927 – present

Chapter II presented the existing conditions of the Park and how it is used today, noting the chronology of development for the remaining Park's features.

This chapter will discuss the character-defining features as outlined in previous chapters and also in context of the historic periods. This discussion includes identification of which of these features remains from these eras and, therefore, what needs to be safeguarded into the future. Integrity is the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. The character-defining qualities and features remaining are direct evidence of the level of integrity in Carroll Park. The seven qualities of integrity defined by the National Register of Historic Places are location, setting, feeling, association, design, workmanship and materials.

Many of the previous park uses have left imprints that remain both above and below ground. Each feature is an important tool in communicating the property history and how each era and subsequent use has shaped Carroll Park.

A. ARCHAEOLOGICAL SENSITIVITY

There are several areas of the park that are likely to hold archaeological evidence of past uses that, in the future, may reveal additional information about the property's history. Figure III-1 shows the areas of the park that have already revealed or are likely to reveal archaeological evidence from several historical periods. There have been a number of archaeological studies conducted at Carroll Park and include the following:

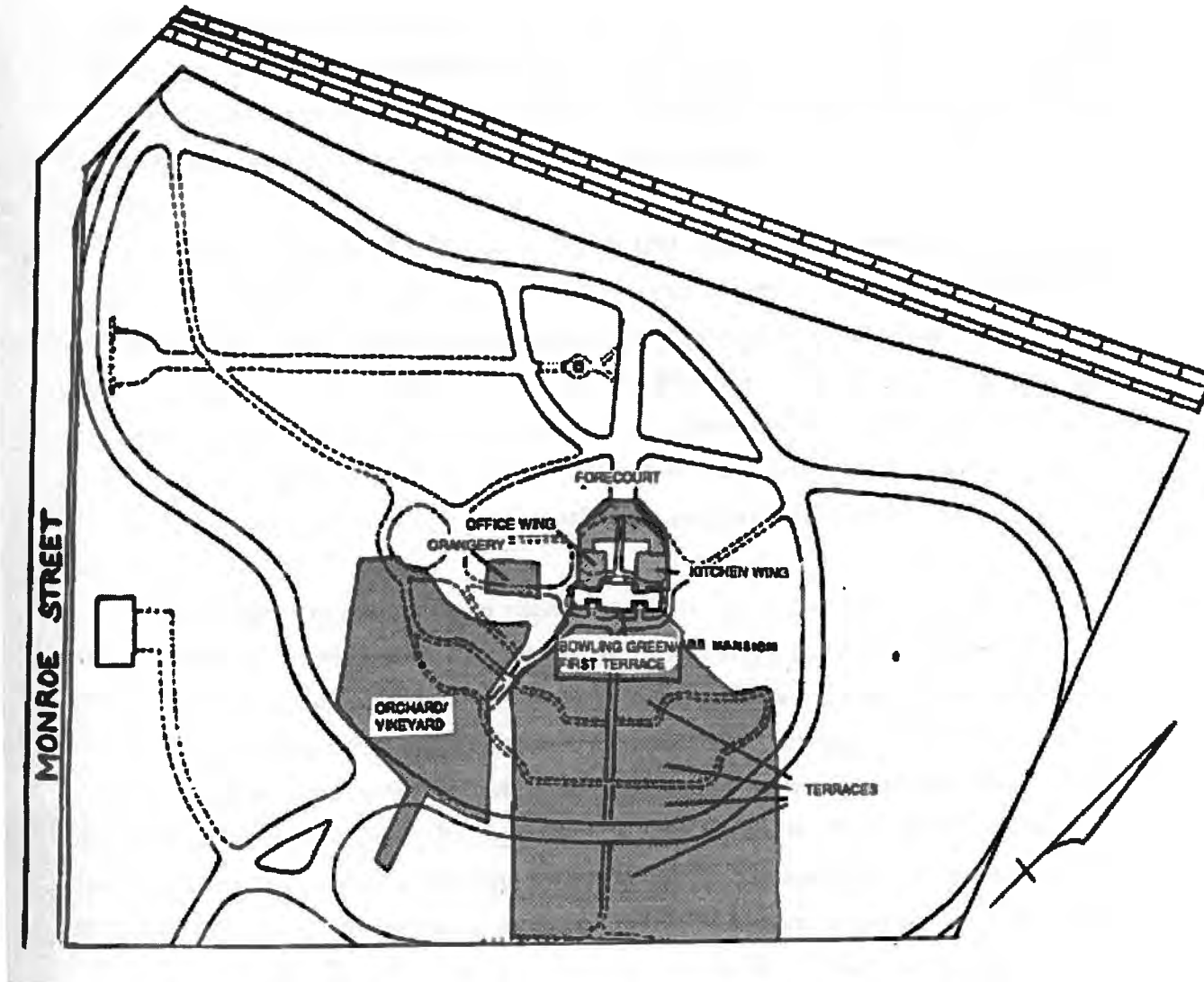


Figure III-1: Plan showing areas of intensive archaeological investigations 1977-1990. Reduced from "Plat showing easement area for the Mount Clare Mansion". (Reproduced from George C. Logan's Review and Assessment of Archaeology at Carroll Park - 18BC10). cpIII-01arch

- 1977-78: study undertaken by the National Society of Colonial Dames and Nina Zouck to locate the orangery; no artifact processing has been carried out and final reporting is not complete;
- 1979-81: study conducted at the office wing and north of the west wing by Norma Baumgartner-Wagner but no analysis, artifact or feature data has been completed to date;
- 1984: shovel test pit survey conducted by Dr. Charles Cheek, resulted in good field records full reporting is still required;
- 1984-90: Baltimore Center for Urban Archaeology (BCUA) included the excavation of the orangery in 1984 and 1989, investigation of terraces 1984-'85, and 1987-'89, and excavation of the kitchen wing 1986. These investigation findings were used as a basis for the reconstruction of the mansion forecourt, bowling green, orchard/vineyard and foundation outlines of the Carroll office and kitchen wings associated with the mansion.

A useful exhibit from these previous studies is the Figure showing the Areas of Intensive Archaeological Investigation, 1977-1990 which is included here as Figure III-1. This figure shows several areas extending from the Mansion to the northwest, east and south, which were the subjects of intensive investigations. Also included is a figure showing the summary of shovel test pits survey work that identified areas of sensitivity throughout the park property. It is included as Figure III-2. This project team developed a further plan after a review of historical maps and illustrations. Figure III-3 shows potential archaeological sensitivity by historical era to include the five periods cited previously. For example, the area defined for the 19th century brick-yards, along the Washington Boulevard frontage, could potentially yield evidence of the brick making industry. Likewise, the

18th century Mount Clare plantation era extends beyond the hill-top to include a potential entry drive to the north. Copies of the archaeological reports for these investigations are available for review at the City of Baltimore Department of Planning and the Maryland Historical Trust Library.

Most of the archaeological studies were focused on the landscape surrounding the Mount Clare mansion and have revealed information from the Carroll era. While artifacts from these investigations have been stored, including those found from eras after the Carroll's occupation, any analysis and interpretation has focused only on the Carroll era. Although much of the site has subsequently been disturbed, there is potential for finding additional artifacts from both previous and subsequent periods of use.

An Archaeological Management Plan has been developed by the Carroll Park Foundation and recommends that previous investigations are to be concluded with detailed reporting, artifacts are to be accessioned and curated, and communication between the CPF, MHT and Baltimore City should be frequent and consistent. It is also likely that documentary research and field excavations will continue into the future and that they will be used to investigate remaining questions as well as to provide for historic interpretation.

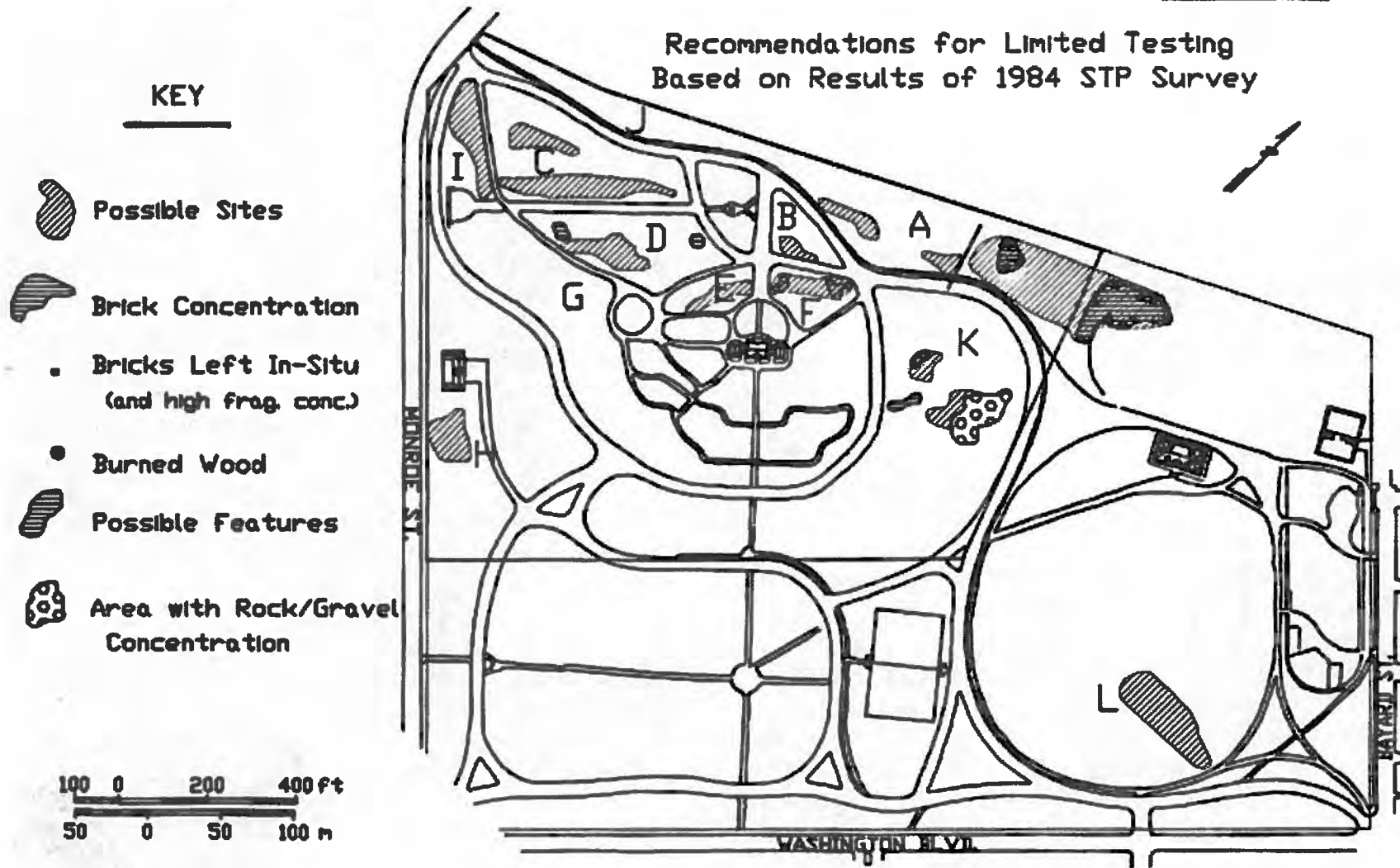
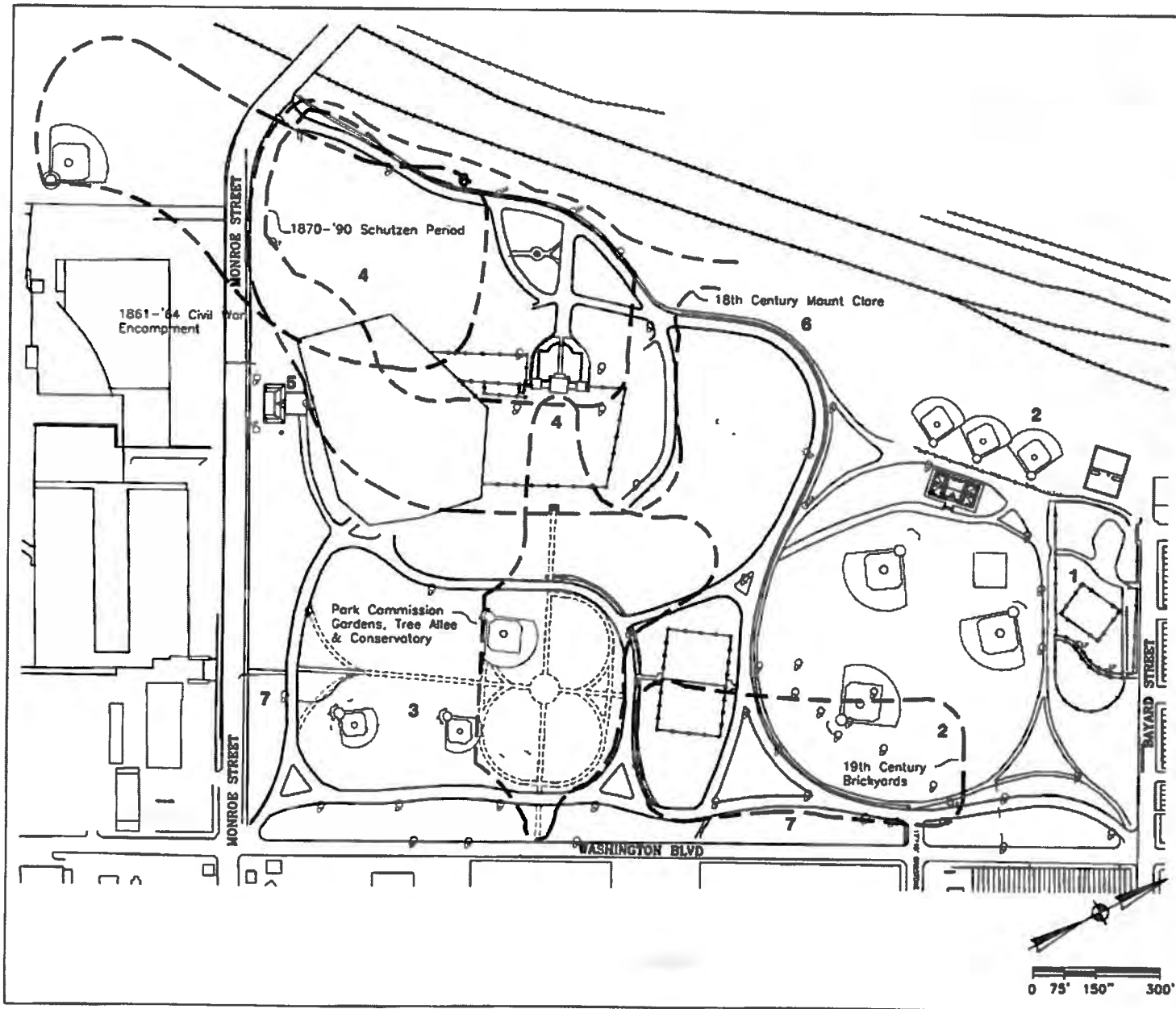


Figure III-2: Summary plan of archaeologically sensitive areas from a 1984 shovel test pit survey. (Reproduced from the Maryland Historical Trust 1985 survey report of a 1984 shovel test pit). cpIII-02archpit



CARROLL PARK MASTER PLAN
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Drawing Title:
 Archaeological Sensitivity

Date:
 February 2001

Drawing Numbers:
 Figure 01-3

B. SPATIAL ORGANIZATION

The spatial organization of the Park as seen today remains from the Carroll era, Shutzen era, and the Park Commission/Olmsted era. The Carrolls sited the Mount Clare Mansion on the high point of the property with open land at the base of the terraces on the southeast side. The Schutzen club continued uses that retained this organization with a concentration of use on the high ground west of the mansion and occasional use of the southeastern area of the property for larger events. The overall organization of the contemporary Park, however, was laid out during the Park Commission/Olmsted era and Mount Clare mansion was always an integral part of the park design and a valued historic asset.

The topography and areas of use served to define "zones" as revealed in the Olmsted Brothers plan for the Park in 1908. Refer to Figure I-22 in Chapter I. This plan shows the mansion on the hill and falls from the Carroll era still in place while extending the estate grounds into open parkland and promenade gardens below. The athletics were clustered to the north and east with a running track, ballfields and playground each being located in this relatively level area. Circulation routes for driving and walking, defined during the Park Commission and Olmsted Brothers design era, still generally organize the Park into use zones. However, some segments of drives and paths are lost today. The remaining system provides for ease of movement within the Park today.

The open parkland remains open in the southeast section of the Park although baseball fields overlay the parkland spaces. The Mount Clare Mansion, dating from the 1750 to 1817 period, continues to hold its place of prominence upon the hill in the

southwest corner although some of its landscape definition has been lost over time. In summary, the general spatial organization of the Park remains from the Park Commission/ Olmsted era and is important in defining the character of the Park today. This organization should be preserved to the extent possible and rehabilitated where necessary to retain the zones of use and enhance the unity of the Park.

C. TOPOGRAPHY & DRAINAGE

The topography of the property was appealing to Dr. Carroll and has helped to shape the uses of the property through each historic period. Originally the property was bordered much more closely by the Patapsco River where there was a level area used for crop production and later for brick making. This flat area evolved into open park land for the Schutzen society and their festivals and later the Park Commission/Olmsted designs featuring pastoral arrangements of trees and lawn. The falls have been in place since the Carroll era when Charles and Margaret Carroll had these features built as falling gardens, though archaeological evidence, the Peale painting and Park Commission reports suggest that the bottom two falls were constructed by the Park Commission.

There have been limited changes to the topography since the 1930s. The falls or terraces that lead up to the Mansion on the east side were subject to a series of archeological investigations 1984-1989. The steps that were added during the Park Commission period were removed and the grass ramps that originally connected the first three terraces were reinstalled. The archaeological investigations revealed that the fourth and fifth terraces were most likely an addition of the Park Commission in

the early 20th century. In 1984 an archaeological investigation was conducted in the area directly to the southeast of the mansion, which indicated that this was the location of the Carroll period orchard. Significant grading in the mid-1980s removed this section of the park Commission period carriage road, and an orchard using historic trees was installed with reference to the Peale painting of the area.

The topography along Monroe Street has been altered as this city street has been widened.

The natural drainage patterns of the property bring stormwater runoff from the highest point to the lowest. Historically, this would have drained into the Patapsco River or one of its smaller branches to the south or east edges of the property. The subsurface drainage system currently in place was installed during the Park Commission/Olmsted era with the construction of drives and paths within the Park. The current drainage system is a functional element of the landscape receiving stormwater runoff.

The park topography generally remains from the Carroll era and Park Commission/Olmsted era, therefore, has moderate integrity. Original topography should be preserved to the extent possible and rehabilitated where necessary, retaining the historic grades to the greatest extent possible while current uses are served and disabled access is afforded.

D. VEGETATION

The vegetation patterns of Carroll Park have seen various changes over its evolution. Described as 'mostly forested'¹ land upon

its purchase by Dr. Charles Carroll, the property became a plantation with cultivated cropland, a sawmill and other industrial undertakings such as mining of clay deposits for brick making. The landscape continued to undergo changes as a military encampment, a private park and eventually a public park during the late 19th and early 20th centuries when the pastoral and gardenesque landscape styles were in vogue. This evolution has led to dramatic changes in vegetation over time.

Written records of the Carroll Family occupation indicates that a significant portion of the property was dedicated to commercial crops or food cultivation to supply the family, staff and slaves. The painting by Peale, Figure I-7 in Chapter I, indicates that the property was forested at the perimeter, but it is impossible to know how much artistic license was used by the artist in his depiction. Small sample cores of the largest, canopy trees could be taken in order to determine their age and era.

During the Park Commission years a variety of plantings, including trees and garden beds with herbaceous plant materials were in place. See Figures I-25, I-26 and I-28. The design followed an ornamental, gardenesque style in prolific flower bedding while the pastoral style was represented by the broad sweeping lawns and gracious, shade trees. Formal, symmetrical features also appeared in the park with the long, double row of trees framing the axial path that extended several hundred feet from Washington Boulevard to the Mount Clare Mansion east façade. The Park Commission also used this site for the propagation of plants used in the park and elsewhere in the city, and therefore, the park became an informal arboretum with a variety of trees during this time.

The plant materials remaining in the Park today consist of vegetation from each period of occupation to include recent additions such as the orchard and young park trees that are located randomly throughout. Although many trees have been lost, including the allee that lined the axial walk, a variety of large, old shade trees remain. Some existing trees date from the Olmsted Brothers plans, such as those around the playground, while others potentially date to the Carroll or Schuetzen eras.

Vegetation is not a static material and continues to change over time, however, it still serves as a character-defining feature by giving a space a specific quality and definition based on how it is used. There have been many changes to the overall vegetation patterns of Carroll Park. A review of the sequence of aerial photographs shows an overall loss of tree canopy. Mature trees lend a patina of age to the park and the grand trees that remain should be preserved and cared for as new trees are added to the park landscape. The considerable number of remaining trees and the loss of the gardens and allee trees indicates a low level of integrity of vegetation overall. Because vegetation is dynamic, changing throughout its life cycle, the historic patterns of vegetation should be retained when trees and gardens are replaced. It is possible to replace in-kind missing vegetative features when supported by documentary and archeological evidence.

E. CIRCULATION

The evolution of circulation patterns is observable within the park today. The system of drives and paths includes elements from the Schuetzen period and the Park Commission/Olmsted Brothers era.

The main vehicular and pedestrian paths, as designed during the Park Commission/Olmsted era, remain intact with a few notable exceptions of drives and paths removed in recent years. These systems were laid out to accommodate public park use as well as to define park use zones. There are significant changes that have occurred to the circulation patterns of the Park:

- Reconstruction of the Monroe Street Bridge required the closing of the west entrance of the Park after 1957;
- The paved surface of walk framed by the Schuetzen allee of horse chestnut trees was removed in recent years;
- Part of the Park Commission carriage road surrounding the Mount Clare Mansion was removed prior to the installation of the orchard in 1985;
- One of the Olmsted designed entries was removed from the Washington Boulevard frontage; and
- The entry drive at Washington Boulevard and Bayard Street has been closed and blocked with a railing for several years.

Because the basic structure of the circulation systems that were implemented for use as a public park are still in place, the integrity of this character-defining feature is moderately high. This feature of the Park should be preserved due to its importance in the definition of use zones and providing movement throughout the Park.

F. WATER FEATURES

As noted in the previous chapter, the water features of the park have changed dramatically. These features include the fountain on the west side of the Mount Clare Mansion, the wading pool that was part of the Playground area and drinking fountains that were located throughout the Park. Each of these features was

installed as an amenity for public use during the Park Commission/Olmsted era. There is no longer a wading/swimming pool associated with the playground and the grotto/fountain to the west of the mansion no longer functions as a water feature. In the past, water features were considered an important amenity, but have been omitted from the park for various reasons.

These water features evolved as part of the Park Commission/Olmsted era site improvements in the development of a public park. These features are either missing or currently in disrepair. Therefore, the integrity of those features still existing is moderately low. The grotto, a remaining historic water feature should be restored as an amenity for park users, supported by photographic or written documentation. A water feature should be provided again at the playground for water play, though reconstructing the original wading pool may no longer be appropriate because of maintenance, programming, and health requirements. Water fountains should be provided to support park activities.

G. STRUCTURES, SITE FEATURES, OBJECTS

The Mount Clare Mansion has undergone several renovations as noted in the previous chapters, but the central portion, and interior, is authentic to the Carroll family occupation. The extensive dependencies and out buildings developed in the Carroll years are gone. The wings were constructed in the early twentieth century and are an excellent example of Colonial Revival architecture. The Mansion is currently a museum house and contains a notable collection of furnishings and objects related to the Carroll family. The Mansion and landscape are important features in the interpretation of property history. Integrity of

the Mansion is high, including the central, Carroll era structure and Colonial Revival wings.

How we view the integrity of Mount Clare mansion, that is, the authenticity of the building's historic identity, is a smaller scale example of the consistent frame of reference that we maintain for the spatial organization of the entire park. That is, while the mansion's core dates to the 18th century, the modern structure, with 20th century wings, now holds a high level of integrity for its integration as a colonial mansion into a 20th century park landscape and function.

The stable, reconstructed in 1912 during the Park Commission/Olmsted era, is currently being used by the National Society of Colonial Dames as meeting space and for small events. The stable has been changed in an interior renovation. The integrity of this building is moderately high.

The Field House, constructed in the 1920s, during the Park Commission/Olmsted era, is extant although locked and unused. The facades and exterior details are relatively intact while many interior details may also date to the original construction. Therefore, the integrity of the Field House building is high.

Each of these structures is a contributing feature and an element in the interpretation of Carroll Park from working plantation to public park, as well as providing for current uses.

Objects that remain in the park include the Shutzen period shooting range wall and overlook, the grotto and the World War I memorial. The shooting range wall/seat is an important, relatively intact object remaining from this era although it is in a

somewhat deteriorated state. The stone grotto and related steps are also in this vicinity and date to the Park Commission years. Often memorials were used in public parks to acknowledge the contributions of citizens to various causes. The World War I memorial, located along the Park Commission drive downslide from the Mansion is an important feature in the evolution of public park use. These objects retain moderate to high integrity.

There are several types of fences in the Park. There is a wooden fence on a brick base at the Mount Clare forecourt, a wrought iron fence around the playground and chain link fences around the orchard and the archaeological sites adjacent to the east side of the mansion. There is also chain link fencing at the tennis courts and in portions of the playground. The wooden fence at the mansion forecourt is a reconstruction of the fence shown in the Peale portrait from the late 1980s. The wrought iron fence around the playground is from the Park Commission/Olmsted period. These are of high integrity. The chain link fences, bollards and gates are modern additions and are not contributing features.

Site furnishings were added during the Park Commission/Olmsted era or during subsequent eras as amenities for park users. They include playground equipment, benches and light fixtures. Although a playground was a feature of the Olmsted plan, the actual elements present today are deteriorated and are not original. Some of the benches are in original locations at the playground, but are modern replacements. In the remainder of the park, there is a fraction of what once were hundreds of benches in Carroll Park in the early part of the century. The current lighting is functional and modern. All the current park furnishings have low integrity.

The replacement in-kind of lost furnishings can be undertaken to enhance the historic park landscape. Reconstruction of lost structures should occur only when supported by thorough documentation, to include archaeological evidence, and photographic and written records.

SEVEN QUALITIES OF INTEGRITY

The integrity of a property is “the authenticity of a cultural landscape’s historic identity: it is the physical evidence of its significance”.² The seven qualities of integrity include location, setting, feeling, association, design, workmanship and materials. The following discussion assesses the seven qualities of integrity as they apply to Carroll Park.

H. LOCATION

The location of Carroll Park is the same as when Dr. Charles Carroll first settled the property. Although of a reduced acreage, the core area of the Carroll Plantation remains. The current boundary includes all the acreage designed as a public park during the Park Commission years and the Olmsted Brothers design. The integrity of location for Carroll Park is therefore high.

I. SETTING

The setting of Carroll Park has evolved over many years of existence and seen the growth and changes of Baltimore City as it became more populated. When the Carrolls first settled the property of Mount Clare it was a country home, with the banks of the Patapsco River much closer to the property than it is today. The elevation of the property offered views stretching down the river

to the Chesapeake Bay. Views today, are still an important feature of the property, but differ than historic views because of the density of development around the park.

The park always contained two distinct but linked parcels. In 1957 the construction of the Monroe Street Bridge separated the park into two distinct sections, the golf course to the southwest and the Mansion area to the northwest. Washington Boulevard and Monroe Street both carry high volumes of traffic and are lined with both commercial and residential dwellings, which did not exist historically. The integrity of setting for Carroll Park has evolved over time with the development of the city around it and is moderate.

J. FEELING

Carroll Park no longer retains the feeling of a country seat and plantation, but rather a combination of historic property and public park. The feeling of the park is varied today, due to obvious deterioration of the paths and trees and loss of the gardens. The park still retains the feeling of public recreation space and pastoral space for passive recreation, adapting and integrating the historic mansion as part of its setting. Therefore the feeling of the Park has moderately high integrity.

K. ASSOCIATION

Carroll Park is associated with several historical eras. The life and works of Dr. Charles Carroll, a prominent figure in early Baltimore shipping and industry as well as in the politics of the city, Maryland and the nation. The property is associated with the lives of African-Americans that were subject to enslavement during the Carroll family occupancy. The segregated use of the

parts of the park in the 20th century is also an aspect of African-American history. This use continued until the 1954 Supreme Court desegregation ruling making Carroll Park an integrated public space. The Schutzen club era has some importance in German American history in Baltimore. The Olmsted Brothers were important figures in the profession of landscape architecture and are associated with the design of many aspects of the property as it evolved into a public park under the leadership of the Park Commission. The Baltimore Park Commission oversaw the acquisition, planning and development of public parks throughout Baltimore during the late 19th and early 20th century. Carroll Park was the City's third large country, landscape park when it was acquired for public use. Because of the importance of each of the individuals and groups and influences listed above, association for Carroll Park is high.

L. DESIGN

The design of the landscape that is now Carroll Park was based originally on the practicality of a plantation and an ironworks and brick making yard, yet was also influenced by the more formal design styles of the day including falls or terraces that moved down the hillside from the mansion.

Once the property became a public park, in the 1890s, the design of the landscape came under the influence of the Park Commission who also consulted the Olmsted Brothers Landscape Architects. The Olmsted design of parks was influenced by the English and French landscape designs of the 19th century as adapted to the needs of the community and the size and character of the ground being developed for a park. The Olmsted firm, under various names, was active from the 1850s through 1948

and was responsible for the design of some 2,000 parks nationwide. The Carroll Park design, including the general layout, circulation and planting patterns were influenced by the pastoral and gardenesque design styles as applied to public parks of the era. While some features have been lost over time, many are still intact. The integrity of design is therefore moderately high.

M. WORKMANSHIP AND MATERIALS

The workmanship displayed at Carroll Park is seen in the built elements and structures including the Mount Clare mansion and its 20th century bathhouse additions, the Stables and the Field House. The workmanship is based on standard practices of the time in which each of the structures was constructed and therefore has high integrity. While the location of the circulation system is relatively intact, drives and paths have been reconstructed in newer materials. They retain a low level of integrity of materials, while their design integrity is quite high. Archaeological evidence indicates that the Park Commission era paths were early, bound macadam, while today the drives and paths are asphalt and concrete.

Materials that have been used throughout the park include brick, stucco, stone, concrete, asphalt, and metals. Other materials used throughout the property include vegetative materials that are placed to define areas of use or to create pastoral settings. The brick and stone materials are original, but several other materials are more modern additions. The types of plant materials vary, with some historic and others modern. Overall, the integrity of the materials is moderate.

SUMMARY

Carroll Park has evolved into a public park through many eras of use and change. This evolution has shaped the park landscape and its character-defining features. Elements of each era of landscape evolution remain, both below grade as archaeological evidence and above in the remaining features that have accreted over the decades of private and public use.

The preservation and rehabilitation treatment of historic features within Carroll Park is sound stewardship. The park will progress into the future with the evidence of its historic evolution in place. These elements and characteristics will not only serve current and future uses, they will also provide an opportunity for interpretation that will aid in public education about this important cultural resource in Baltimore City. As the rehabilitation of the park proceeds toward enhancing uses the treatment of the park should also engage park users in the history and evolution of the park through effective interpretation.

In addition, the spatial organization of the Park should also be preserved and enhanced through a renewed emphasis on views and vistas, and the redefinition of the circulation system and use zones. The topography of the property has also aided in defining use zones within the Park and should be preserved. The vegetation and vegetation patterns are an important aesthetic and space defining feature within the Park and should be preserved. Historic structures should be preserved and used as tools for interpretation and should be rehabilitated when necessary and feasible. Reconstruction of structures should occur only if supported by thorough documentation and archaeological evidence.

Preservation efforts should be undertaken for the historic features of the Park and where necessary, rehabilitation of these resources should be implemented. Any reconstruction efforts should be thoroughly supported through archaeological evidence, photographic and/or written documentation.

ENDNOTES

¹ Trostel, Michael F. *Mount Clare, Being an Account of the Seat Built by Charles Carroll, Barrister, Upon his Lands at Patapsco*. Baltimore: The National Society of the Colonial Dames of America in the State of Maryland. XIII.

² Birnbaum, Charles, with Christine C. Peters, editors, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*, United States Department of the Interior, National Park Service, Cultural Resource Stewardship and Partnerships, Heritage Preservation Services, Historic Landscape Initiative. 1996.

CHAPTER IV: PRESERVATION TREATMENT PHILOSOPHY

INTRODUCTION

The unique combination of historic public park and historic museum property found in Carroll Park directs toward rigorous application of national standards and guidelines in considering any future intervention. The basic goal of this master plan is to renew this park for optimal use and preservation. Carroll Park is fortunate to have two organizations that have regulatory authority over portions of the Park, including the Commission for Historical and Architectural Preservation (CHAP) and the Maryland Historic Trust (MHT). Where federal funds are involved, the Department of the Interior also has authority on National Register listed properties and those recognized as eligible by the state historic preservation office (i.e. Maryland Historic Trust) through Section 106 review. The Maryland Historic Trust recognizes the entire of Carroll Park as eligible for listing on the National Register.

CHAP administers Baltimore City's historic preservation program and has established guidelines that direct its review of proposed projects at historic sites within the City. Mount Clare Mansion was listed as a Baltimore City Landmark in 1983¹ and is also listed on the National Register of Historic Places. CHAP has approval authority over any proposed changes to the property, including temporary changes, such as fencing or excavation, within a defined zone around the mansion. Refer to Figure II-29 in Chapter II. Persons wishing to make changes to a property must apply for a permit and no work can take place without the issuance of either a "Certificate of Appropriateness" or a

"Notice to Proceed". The Commission may also require a public hearing.

In addition, since the remainder of the Park is City-owned property, plans for alterations of the property shall be referred to CHAP for a report to the Mayor. The CHAP guidelines are observed in the development of the Carroll Park Master plan and are presented below.

"For any property located within the boundaries of an historic district or for any landmark, CHAP must approve the following: any excavation, construction or erection of any building, fence, wall, or other structure of any kind; or for any removal of any external architectural feature, or for any reconstruction, alteration, change to exterior color by painting or other means, or for any demolition of any structure. CHAP's approval is based upon the appropriateness of the proposed work, taking into consideration the historic or architectural value and color of the exterior architectural features of other structures in the immediate neighborhood." For more specific information on the CHAP guidelines consult the publication "Historic Preservation Guidelines to Assist the Property Owner in Formulation of Preservation Plans" by the Baltimore City Commission for Historical and Architectural Preservation and available from CHAP, Room 1037, 417 E. Fayette Street, Baltimore MD 21202.

Due to the Easement Agreement between Baltimore City and the Maryland Historic Trust (Trust or MHT), the plan also complies with the guidelines of MHT. The Trust acquires and maintains properties of historic or architectural merit by grant, or purchase, through an easement program. It holds partial interest in such properties in order to monitor their condition and ap-

pearance without the necessity of public ownership. The rules of procedure for the Easement Committee are stated as follows: "The [easement] committee will apply Secretary of Interior Standards for the Treatment of Historic Properties in its review of requests....The committee will be strict in its judgment of plans for sites or structures of historic, archaeological, or architectural significance..."²

The *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* (1996) (*Standards and Guidelines*) have also been used as a guide in articulating the most appropriate treatment for Carroll Park. These guidelines have evolved over years of practice, research and study and are used widely in the profession as the guide for most appropriate treatment methods. The *Standards and Guidelines* are the regulatory tools of MHT and are consistent with the CHAP guidelines. If federal money is used in a project, the Department of the Interior, could also pursue a review and compliance process in regard to cultural resource preservation treatment, governed by the same *Standards and Guidelines*.

The selection of the most appropriate preservation treatment and its application to the cultural landscape are tailored to respect the unique historic resources and the current and future needs of the landscape, its stewards and its users. At the basis of any treatment intervention is identification and safeguarding of cultural resources while contemporary needs are met. The purposes of the selected treatment are to:

- preserve remaining historic character and features;
- mitigate negative changes and the influence of non-contributing elements;

- enhance historic character to the degree possible;
- comply with legislation, such as the American Disabilities Act to the greatest possible degree while practicing preservation;
- address the range of issues required by the contemporary uses of the property while achieving these purposes.

Achieving authenticity by preserving a real place is a goal in any treatment. Treatment decisions are supported by detailed documentation such as photographs, maps and plans for each of the historic periods associated with the Park.

A. TREATMENT OPTIONS

There are dynamic variables involved in the preservation of cultural landscapes that require comprehensive treatment and management planning as well as a preservation strategy that acknowledges and respects the evolution of a cultural landscape and the interrelationship of treatment, management and maintenance³.

The *Standards and Guidelines* are intended to promote preservation practices that protect valuable cultural resources for current and future generations. They provide a philosophical framework for a consistent, holistic approach to a complex, cultural landscape, such as Carroll Park, that contains many layers of history. Treatment cannot be considered in a vacuum. There are information sources that influence the selection of a treatment option. These variables include amount and detail of historical documentation, significance and integrity of the cultural resources, existing physical conditions, historic value, current and proposed uses, community support, long and short term objectives, operational and code requirements, and anticipated capital improvement, staffing and maintenance costs and budgets.

Park landscape treatment seeks to secure and emphasize continuity while acknowledging change.

The *Standards* outline four possible preservation treatments: Preservation, Restoration, Rehabilitation and Reconstruction. These are defined and discussed as they apply to Carroll Park.

1. Preservation

Defined as the act or process of applying measures necessary to sustain the existing form, integrity and material of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic material and features rather than extensive replacement and new construction. This is a low-impact approach with minimal changes occurring to the property. The goal of preservation is to retain and maintain the existing historic fabric of a site and the approach upon which the other three treatment options are based.

2. Rehabilitation

Defined as the act or process of making possible a compatible use for a property through repair, alteration, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. This treatment option sees the addition of new, compatible uses to the property, implemented in a manner that is sensitive to conditions of the historic period.

3. Restoration

Defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing feature from

the restoration period. This treatment approach is based on high levels of documentation in order to perform work that is based on a high level of authenticity. The goal of restoration is to first preserve, through stabilization and repair, all extant historic features and to replace and recreate missing features.

4. Reconstruction

Defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location. The most intensive preservation treatment, reconstruction, involves the complete recreation of a missing historic landscape or complete landscape unit within a landscape. This treatment method is rarely used because it requires such a high level of documentation to reconstruct an exact replica.

B. TREATMENT OPTIONS FOR THE CARROLL PARK LANDSCAPE

More than one treatment method may be appropriate for a particular landscape. By reviewing the definitions of each treatment option in comparison to the history and existing conditions and needs of a property it can be determined which treatment option best applies. Based on the analysis of the character-defining features of Carroll Park and the exploration of treatment method options the following treatment options are recommended.

1. Preservation

At Carroll Park, Preservation of the landscape would involve the ongoing stabilization of the existing conditions of the prop-

erty. This would be an appropriate treatment at Carroll Park because it is an evolved landscape that possesses many features, or portions of features, during its historic periods. For example, maintaining the topography of the falls on the east side of Mount Clare Mansion will ensure the retention of this landscape feature associated with the 17th century plantation period. Development of a consistent regime for the pruning and maintenance of existing and specimen trees should be a priority for the long term health of these trees that were part of both the 17th century plantation period as well as the park commission period. Preservation of the Park's spatial organization is important in retaining the definition of use zones within the Park. This can be accomplished by preserving the vehicular and pedestrian circulation patterns that offer boundaries between use zones such as ballfields/field house zone and park land zone.

2. Rehabilitation

One goal is to be able to present the story of Carroll Park to an increased number of visitors while also accommodating everyday park users. Rehabilitation can be applied to Carroll Park as a whole, in order to accommodate contemporary park uses while retaining the integrity of the historic landscape and landscape elements within the Park. The addition of amenities such as new entry drives, a visitor center, and parking lot can be accommodated with the application of the rehabilitation treatment option. The addition of an active recreational area and the repair of extant tennis courts can also occur with the application of the rehabilitation treatment option.

3. Reconstruction

Because of the many layers of history that Carroll Park possesses, the interpretation of the site may include the reconstruc-

tion of significant landscape features that communicate the character of a particular historic period. Depending on the extant remains and amount of recorded documentation, such as photographs, plans or written materials, some features may merit reconstruction in order to aid in a more complete interpretation for the visitor to Carroll Park. There are features still present on the ground as seen in the aerial photographs, Figures I-36 through I-41 that reveal the remnants of the promenade garden in the southeast corner of the Park. Photographs from the early 20th-century also reveal the existence of an allee of *Populus nigra* Lombardy Poplar on axis with Mount Clare Mansion on the east side. Refer to Figure I-24. A series of archeological studies have been conducted in Carroll Park with various levels of documentation. Additional studies would be required to establish further documentation available in supporting reconstruction efforts for plantings and the placement of additional structures in the Mount Clare Mansion and Grounds zone.

C. SUMMARY

Based on the character-defining features analysis and assessment of treatment options, the most applicable treatment methods for Carroll Park are Preservation, Rehabilitation, Restoration and Reconstruction. The treatment method statement for Carroll Park that was written and approved by the Master Plan Advisory Committee also supports this approach.

The treatment method for Carroll Park shall be the appropriate application of the Secretary of the Interior Standards/CHAP guidelines.

The treatment method for the park as a whole shall be rehabilitation.

The treatment method for the Mount Clare Mansion and Grounds zone a designated Baltimore City Landmark, shall be restoration and reconstruction, with an emphasis upon an 18th century interpretation. The Mount Clare Mansion and Grounds zone is delimited by the MHT conservation easement boundary, and is shown on the recommended master plan. New site work, restoration and reconstruction, to avoid conjecture, shall be guided by appropriate investigations and historic research to document the historic conditions of the property.

The next step in the development of recommendations for Carroll Park is to detail the actions desired for the landscape features within the zones of the Park. These actions can be outlined according to individual projects that can be prioritized according to purpose, funding and costs, staff support and urgency.

ENDNOTES

¹ Mayor and City Council of Baltimore (2000) *Historical and Architectural Preservation Laws of Baltimore City (Article 6 of the Baltimore City Code) Edition 2000.*

² Maryland Historic Trust, Rules of Procedure, Easement Committee. The date of the 'Rules' is not noted, however, these rules were provided to Baltimore City Department of Planning by MHT as those governing actions during the authorship of this master plan.

³ This general recommendation is noted in *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* as part of the approach to preservation planning for cultural landscapes. (U.S. Department of the Interior National Park service, 1996), 5.

CHAPTER V: SUMMARY OF FINDINGS & RECOMMENDATIONS

INTRODUCTION

The master plan is a guidance document for the rehabilitation and management of Carroll Park. The goal is to address the functional needs of park users in a safe, enjoyable, and beautiful manner, provide an environment for spiritual replenishment and opportunities for interpreting the park's heritage, while preserving the historic elements and natural resources of this important cultural landscape.

The plan supports the preservation of Mount Clare Mansion and its immediate surroundings as an interpretive area, retains elements from the Schutzen and Park Commission periods, accommodates current park uses and incorporates space for a new use—skateboarding, while addressing both programmatic issues and the physical issues. This chapter begins with a discussion of park uses and programmatic recommendations for the various aspects of the park. Each zone of the park, as defined in Chapter II, is then discussed individually with recommendations for changes to enhance the use and preservation of the park. These zones and areas of consideration are shown on the Recommended Master Plan, Figure V-I, and include:

1. Playground
2. Ballfields and Field House
3. Park Land
4. Mount Clare Mansion
5. Stable
6. Railroad Right-of Way
7. Park Frontage
8. Active Recreation Zone
9. Infrastructure

A. SUMMARY OF MAJOR FINDINGS

Due to the many constituency groups and varied uses of Carroll Park today, it was important to understand how park features should support individual interests, concerns and uses. Park uses and programs were determined through collaborative efforts with the City of Baltimore Planning Department, Department of Recreation and Parks, the Commission for Historical and Architectural Preservation, Carroll Park Advisory Committee, park users, and the consultant. The following list is a summary of initial findings, which is followed by a recommendation for the development of themes for the overall interpretation of the park.

- I. ***Existing Daily Park Active & Passive Recreation:***
 - a. Ballfields – upgraded fields appropriate for little league, baseball and adult softball are needed in the park.
 - b. Playground – an area for neighborhood children to play that has appropriate structures for both older and younger ages is needed. There is also a desire to link the playground to the history of the site.
 - c. Basketball – it is necessary to eliminate the conflict between the play areas of the playground, the surrounding residents and basketball activities, which are often noisy. Courts also need to be upgraded.
 - d. Tennis – the courts are used in the summer, but need to be upgraded.
 - e. Passive recreation – many park users are there for activities such as walking, jogging, or picnicking that require open space and upgraded pedestrian paths.

- f. Visitation – Increased visitation is anticipated as the interpretive exhibits are developed which will need support facilities such as adequate vehicular circulation, pedestrian circulation, parking and visitor center.
- 2. ***Demand for Active Recreation Facility:***
 - a. Skateboarding – the community wants to provide a skateboard facility in the park to support the local teens in this activity.
- 3. ***Social or gregarious recreation:***
 - a. Social Gatherings – space is desired for holding social events in an outdoor setting.
 - b. Festivals – space is desired for holding larger festival activities with the use of tents, booths and other event elements.
- 4. ***Public Restrooms:***
 - a. Daily uses – restroom facilities are needed for park users to accommodate activities such as ball games.
 - b. Special Events – restroom facilities are needed for special event activities, such as festivals or group gatherings.
- 5. ***Interpretive or Educational Recreation:***
 - a. Interpretation – The park holds unmet potential for presentation of the history and historic value of Carroll Park to enhance visitation by tourists and inform and interest local residents.

The following text presents recommendations for the rehabilitation, restoration and enjoyment of Carroll Park. These park improvements will respect history while accommodating a full range of contemporary uses. The concerns and desires of the community are addressed. This discussion is organized by park zone, as

defined previously. The proposed plan for the park is included as *Recommended Master Plan*. This plan serves as the reference for each discussion that follows.

B. PLAYGROUND

The playground is located in the northeast section of the park. The fence alignment marks the boundaries formed by the original Olmsted Brothers design, but nothing else remains from that era. A wading pool was once located at the crescent on the southeast end of the playground. The current infrastructure dates from the 1970's and the equipment is obsolete and poorly maintained. A basketball court has also been added to the center part of this area and is inappropriate in this location due to conflicts in age groups and adjoining neighbors on Bayard Street also object to the noise of the sport.

The Playground Subcommittee has worked extensively to develop a vision for a reconstructed playground. Phase I is envisioned as a large, "stock" play structure allowing a wide variety of play options. The community, under the direction of a landscape architect of the Department of Recreation and Parks will select individual components.

Phase II will be a more extensive play environment, consisting of a uniquely identifiable design, offering creative and imaginative play elements and water play with themes that reflect the history of the area. Phase II will be funded through the fundraising efforts of the Junior League, project PUNCH, (Partners United for a New Carroll's Hundred), in partnership with the community.

The master plan recommends that the overall spatial arrangement of the playground reflect the Olmsted Brothers' design configuration with several zones of play. The paths around and through the playground should be reconstructed on the historic pattern to allow for movement through the space as well as to visually define play areas, transition and rest areas and the water play area. The addition of a water feature should be considered for the enjoyment of neighborhood children. This may not be a reconstruction of the historic wading pool due to public health and water filtration needs. It could be developed as another type of water feature such as a spray pool that can be used during the summer. This water feature needs to be designed so that it is still attractive and useful when the water is not spraying.

Following the Olmsted Brothers interior circulation would be consistent with the effort to maintain the spatial patterns of that era throughout the park. However, since the original interior design of the playground was removed long ago, preservation standards allow some flexibility, as long as the exterior configuration of the playground is maintained. If a future design process for the play environment determines that a more positive play experience could be developed by diverging from the Olmsted Brother's internal pattern, this direction should be considered.

The play equipment could be developed to reflect an historic theme related to Mount Clare Plantation or other early park history. The playground design could encourage developing motor skills and appropriate physical play for each age group but could also encourage creativity and imagination. Since the Field house is nearby there is also an opportunity to develop playground pro-

grams that are provided by a teacher or facilitator using equipment or supplies stored in the Field house.

The playground should remain a relatively flat site with grade changes of no more than 5% between areas with play equipment and lawn, so that disabled access is provided. Current standards for safety surfaces and equipment design must also be met.

Community members have expressed concern about the safety of the existing metal fence because of the pointed pickets. Cutting the pointed tops and welding an iron cap on top of the picket would be an appropriate response to this concern, in order to retain the historic fence.¹

The playground redesign would include areas for play equipment appropriate for both younger and older children, open lawn areas that function as free play and transition zones, shelters for individual or group play activities, picnicking, and resting, benches from which children can be closely observed and a spray water feature.

The Linden trees (*Tilia Americana*) are to remain with new trees planted where some have been lost. These trees surround the playground, define this area visually and also provide shade for the playground space.

There are several light standards currently in the playground that vary in size and style. The current playground lights should be replaced with the selected historic fixture and should be wired underground (see lighting at the end of this chapter). Water fountains are an important amenity for this play area and two fountains are recommended. Existing fountains should be re-

paired or replaced so that drinking water is available for playground users.

Good drainage in this area is crucial in order to maintain safe, playable surfaces. Surface and subsurface control of stormwater should be incorporated into the playground design. Stormwater drains should be located away from play equipment and covers should be selected for surface safety to prevent tripping on them.

C. BALLFIELDS, COURTS AND FIELD HOUSE

Active recreation has been a part of Carroll Park since the Schutzen Period when a shooting range was built on the site. Other athletic fields and courts were constructed during the Park Commission Period and have served park users from the age of little leaguers to adults. Currently the ballfields are located in three areas with several fields having short outfields.

A total of six fields will be consolidated into a sports complex at the northeast side of the park, serviced by a renovated field house. The existing fields will be removed from the southeastern park at the base of the terraces. In this way, two Little League Fields will be relocated to the northwest of the field house. The four large fields are proposed in a pinwheel configuration surrounded by encircling paths that define the overall spatial organization. The 'pinwheel' configuration, allows for two Adult Softball Fields and two Pony League Fields.

Minor adjustments to topography in area of the four fields will be necessary to regrade the new fields. In order to address the issue of baseballs moving beyond the fields the outfield limit will be graded into a small ditch and mound that will serve to deflect rolling balls and therefore aid in keeping the ball in play.

This will be a minimal alteration, however, and the area will remain relatively flat.

Existing vegetation around the ballfields includes Pin Oaks (*Quercus phellos*) on the southern edge and American Lindens (*Tilia americana*) on the northern edge. These few large trees emphasize the field perimeter. The 1904 planting plan by the Olmsted Brothers Landscape Architecture firm shows single trees around the perimeter of the ballfields with a concentration of plantings in the northeast corner. Additional trees should be added around the southwest and southeast perimeter of the ballfields, in a pattern that replicates the Olmsted design, to more clearly define this area without interfering with play.

Proposed circulation paths associated with the ballfield area include a pedestrian path that circumscribes the entire area, and cross pattern path that provides access to the infields, a nearby path along the Washington Avenue frontage and a vehicular park drive that runs along the southern edge. The vehicular drive on the east side of the ballfields should be downgraded to a pedestrian path.

The field house associated with the ballfields has been part of Carroll Park since 1927. It is recommended that the field house be rehabilitated with restrooms and locker rooms for ball players and possibly a modest concession or vending canteen to be run during games. The interior could also provide space for a community center classroom space, or other recreational uses provided by the Department of Parks & Recreation or private organization. The interior building program should also include visual material with historic information about Carroll Park as well as community notices.

Currently there are light poles and wires near the southern edge of the ballfield area that should be removed to prevent interference with players. If new lighting is determined to be necessary for the ballfield area, consideration should be given to the concerns of neighborhood residents. Light spill to nearby residents and noise from late night games as well as the visual impact of large lights to the park should be considered. The Carroll Park Little League would prefer lighting in order to extend their game, but also recognize their responsibility to the entire park community.

Backstop and infield fences, fenced dugout areas and modest bleachers are proposed to accommodate the regular use of these fields. A central scoreboard system should also be designed for the four fields with scoreboards also included with the little league fields if desired.

Park users also voiced concerns about outfield fencing in order to prevent balls from straying too far. It was noted that because of the nature of the park and the varied uses, its open character and ease of movement throughout, the placement of fencing would create a visual and physical barrier. To meet the concerns of ballfield users, a modest amount of fencing may be used. Low fencing may be necessary along a section of the field perimeter where the potential for conflict between players and vehicular traffic is greatest.

Other amenities in this active recreation of the park include tennis and basketball courts, which have been a part of the park since the Park Commission period.

It is recommended that the basketball courts be moved next to the existing tennis courts. This would require that the three southernmost tennis courts be removed in order to accommodate the construction of two adjacent basketball courts. It is recommended that the remaining three tennis courts be upgraded since community members report that families use them in the summer. If in the future, users of the tennis courts find the basketball activity too distracting, a play wall should be considered between the courts.

D. PARK LAND, PROMENADE AND GARDENS LAWN RENEWAL, TREE PLANTINGS

Open parkland is an important amenity for Carroll Park and those who use the site for passive and social recreation, such as, walks, picnicking or community events that require an outdoor space. The area on the southeastern quadrant of the park was designed as open lawn with trees placed in the informal, pastoral style, adjoining a formal elliptical garden. This area should be retained as open parkland and the elliptical garden recaptured and tree maintenance occurring as needed to retain trees with new trees added to replace those that have declined.

The historic sunny, promenade path around oval gardens had a central cross-path system constructed on axis with Mount Clare mansion. Traces of the garden paths remain. It is recommended that the path, gardens and benches be renewed to enhance this use and enjoyment of this area and to recapture an important historic element in the park landscape. In the current economic climate, any floral beds established would need to be maintained in partnership with the community or other partner.

A narrow border of lawn and trees adjoins Washington Boulevard and Monroe Street. This is one of the first things visitors see upon entering the park and the broad, green landscape is inviting as a contrast with the surrounding city. This organization should be retained and enhanced with additional plantings and the lawn rehabilitated.

The southwest quadrant of the park is a relatively level area that easily accommodates walking and pick-up games as well as gatherings for large events. It is intended to serve as the principal event space with the wide walk surface providing vehicular access for set-up and places for vendors. This large space can easily accommodate crowds for festivals, concerts and other large group uses. No more than one large event per month should be scheduled. Guidelines for event use of the park should be provided for event vendors and performers to reduce impacts and damage to the park landscape. For event uses vehicular traffic should be limited to paved surfaces to prevent damage to lawns. In the summer when the ground is dry open lawn areas could be used for occasional overflow parking. Power and water supply are needed for events. As the paths are reconstructed, concealed, safe power outlets and water hydrants for hose hook-up should be provided with supply lines installed below grade.

The large trees placed in a pastoral style within the lawn should be maintained to keep them healthy and prevent them from becoming hazards. New trees should be added to enhance this space as needed. It is also recommended that the extinct formal row of trees be replanted along the proposed formal path on axis with the mansion.

The curvilinear vehicular path that encircles the open lawn and also provides access to the stable should be restricted from ve-

hicular access on a daily basis, using it as a multi-use path and opened to vehicles only for large event access. A gate system will allow permitted users, such as groups using the stable, limited vehicle access by bus or van. New pedestrian paths are noted on the proposed plan and would include a path around the proposed planting beds on the north side of the open lawn area. A series of paths would be constructed around the proposed gardens to define the planting areas and to provide circulation on this end of the lawn area. Benches should be placed in the proposed formal garden area to provide places for watching, rest and contemplation.

E. MOUNT CLARE MANSION & LANDSCAPE

The historic Mount Clare mansion is located at the highest point in the park. The mansion was once the hub of a very active plantation and industrial site that extended to Gwynns Falls and Middle Branch. Mount Clare mansion is a designated National and Baltimore City Landmark. The building contains an impressive collection of Carroll family and period furnishings. The plantation is included in the Baltimore City Heritage Management Plan as a tourism location.

The Mount Clare mansion area is on the highest point of the park, making it a prominent feature. The restored bowling green and expansive, and relic historic terraces remain on the east side of the mansion. The topography of this area is unique to the time period when the three upper falls garden or terraces were constructed in the late 18th century. Archaeological investigations suggest that the lowest two terraces were created in the early 20th-century during the Park Commission/Olmsted era and that the upper terraces were also regraded during that time as pedes-

trian ways were constructed throughout the terraces. A reconstructed orchard is located to the southeast of the mansion extending downhill.

Trostel speculated in his book *Mount Clare, Being an Account of the Seat built by Charles Carroll, Barrister, Upon his Lands at Patapsco*, that the 18th century approach drive would have been on axis perpendicular to the mansion. However, other evidence suggests that the approach may have come from the northeast (refer to Figures I-10, I-11 and I-12). Little has been discovered about the location of the domestic slave quarters and other aspects of the historic plantation.

Interpretation of the history of the site is proposed at the Mount Clare Mansion zone, with an emphasis on the 18th-century plantation era. This approach depends on partnering with a private organization skilled in the management of historic properties and who could sponsor the development and management costs. Any restoration or reconstruction associated with this work is to be done without conjecture and based on the findings of historical and archaeological research specific to Mount Clare. A portion of the former plantation property within the park is defined as an historic easement zone by the Maryland Historical Trust (MHT) and a Landmark by the Baltimore Commission for Historical and Architectural Preservation (CHAP). All proposed work will follow both the CHAP *Historic Preservation Guidelines* and the guidelines established by the National Park Service and set forth in *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*.

In the long term the intent is to restore the plantation landscape in this area to the extent documentation allows and to interpret it for the visitor. In an area where subsurface evidence is likely to be present, disturbance to soil should be avoided. Because of the extensive changes that have occurred to this site over time, current topography and other design features of later eras will be preserved unless evidence directs toward the recapture of authentic conditions to the plantation period. Grades directly around the Mount Clare mansion may require some alteration to improve surface drainage. Drainage issues that should be addressed include repair and replacement of gutters and downspouts on the house and minimal regrading as needed to direct surface water away from the perimeter of the building.

Vegetation in the Mount Clare mansion and landscape zone includes many of the valuable, mature tree specimens found in the park. These trees should receive proper care, including pruning and cabling as required to maintain their health as long as possible. As plantation era trees are lost they should be replaced in-kind in the same location. Extant design features of later eras, such as the double row or allee of horsechestnut trees (*Aesculus hippocastanum*) should be retained by proper tree care and replacement when necessary.

The circulation of this zone has been altered at several points in time since its Carroll era development. Some of these changes were part of contemporary efforts to restore the plantation era landscape—such as removing part of the carriage road during reconstruction of the orchard. As a result, the circulation pattern and road widths do not function well for the current use of the park. Recommendations to downgrade the width of some roadways and re-connect dead-end pathways are an effort to retain

the spatial integrity of the existing landscape, while providing a logical and functional circulation system for use by the visitor. In the mansion zone, historic carriageways that are shown to be reduced in width shall be a minimum of 10 feet wide to allow for maintenance vehicles. These guidelines follow the rehabilitation treatment method for the overall function and use of the park.

It is recommended that the Monroe Street entrance be downgraded to pedestrian or multi-use path only. The entry drives should be retained at a minimum of 15 feet wide to allow use by vehicles for emergencies, maintenance, and those events with a traffic management plan. Retain the "loop" in the southern quadrant at the current width, restricting daily use to recreationists and allowing vehicles access only as needed for events with a traffic management plan. Daily vehicular access is proposed from Washington Boulevard, along the central park drive to the proposed parking lot on the western edge of the park. Access to the Mount Clare mansion would be provided through a series of walks leading from the parking area. Pedestrian circulation is an important factor in this zone in order to allow easy movement throughout and to assure a quality experience for visitors. Most of the Park Commission era drive around the mansion is recommended for downgrading to a pedestrian path that will allow for ease of movement between the mansion, the stable and the parkland as shown. The drive that is currently on axis with the northwest side of the mansion should also be downgraded to a multi-use path with connections to a path leading visitors from the proposed parking area. The historic grotto/fountain located on the west side of the mansion should be restored and repaired.

1. Interpretation & Presentation to the Public

The Mount Clare mansion zone within Carroll Park is an important historic place in revealing the rich history of Baltimore including the Carroll family, early Baltimore, industries associated with the Carroll's, plantation life of the African-American slaves, and other 18th century plantation themes and the park era.

To date, most of the social history that has been recognized and documented involves the political and social status of the Carroll family. However, there is also significant community interest in the slave life and the African-American legacy of Mount Clare mansion. In 1986, the Baltimore Center for Urban Archaeology found a quartz crystal with other artifacts dated to 1760. Some researchers believe that slaves may have brought this crystal, like others found in the region, to North America from West Africa where such objects had a religious and spiritual significance.² This finding has helped to fuel more questions about the African-American legacy of the site.

To date no documentary evidence, such as plans or maps showing quarters locations, correspondence, or slave census records have been found for Mount Clare mansion and grounds. Also, to date, there is no specific archeological evidence that indicates where domestic slave quarters may have existed at Mount Clare. Based on the evidence of contemporaneous sites, such as Jefferson's Poplar Forest, Monticello, Sotterley Plantation, and Arlington House, it is probable that there were slaves that lived at Mount Clare who most likely served in a number of capacities, from domestic duties to plantation/field work or labor associated with industry.

Additional archaeological evidence may be discovered in the future, but there is some chance that traces of former occupants and land uses have been lost due to the site disturbances that have occurred. These include the Civil War encampment, Schutzen Society residence, Park Commission disturbances such as the addition of roads and buildings, and recent disturbances such as the removal of roads and buildings as well as changes to landscape features. There is also the likelihood that the quarters for slaves were not constructed to a degree that would reveal evidence of foundations or postholes that would have supported a structure. Therefore, an appropriate approach to take in interpreting the life of slaves at Mount Clare is to use examples from other contemporaneous sites that have found evidence of slave quarters or have remaining quarters. For example, at Jefferson's Poplar Forest, archeological evidence reveals patterns of slave quarters and at Sotterley plantation a mid-nineteenth century quarters is still standing revealing the location of domestic slave quarters at this plantation. The type of archaeological evidence found at other sites and what this evidence reveals, allows visitors and investigators to reflect on and form questions about this aspect of the site's social and physical history.

A book by Barbara J. Heath, *Hidden Lives The Archaeology of Slave Life at Thomas Jefferson's Poplar Forest* reveals the documentation of slave life at Poplar Forest and the archaeological approach and evidence discovered at the site. This type of information could be used as an interpretive tool through visual aids to reveal to visitors similar patterns of slave activities and dwellings in sites contemporaneous to Mount Clare.

Examples from similar properties, supported with literature and other methods of interpretation, can be applied to Mount Clare

in order to develop a theme for the interpretation of not only slave life, but also the evolution of Mount Clare. Trostel, in his book about Mount Clare, illustrates well the educational value of comparative examples when he discusses the design trends of other Colonial mansions, placing Mt. Clare in a cultural context.

For example, at Poplar Forest, soil patterns showing work yards, food storage pits and remnants of a wooden chimney and mud daub reveal slave quarter location and activities associated with these buildings. Interpreting the type of archaeological evidence that supports the existence of domestic slave quarters and the patterns of how these dwellings were placed on a typical plantation setting could be of interest to visitors at Mount Clare.

Using examples from other sites as a basis for constructing conjectured buildings at Mount Clare is not appropriate, however. Further archaeological surveys and studies at Mount Clare are necessary to more thoroughly investigate slave life at Mount Clare. Whether these investigations are advisable based on current knowledge, should be determined through an archaeological consultant.

The evolution of the Mount Clare property through to the present, and its interesting layers of history includes such uses as a Civil War encampment, a brick kiln and yard, the Schutzen society headquarters and the Park Commission. These layers present a secondary theme that may serve to aid the visitor in understanding the property they are experiencing. Tools and techniques for the interpretation of the property may include guided tours, self-guided brochures, on-going archaeological investigations, archaeological field schools, exhibits and other innovative meth-

ods of presenting history and preservation to tourist and park users.

An overall interpretation approach is an important aspect of the presentation of the historic landscapes of Carroll Park. There are today, many integrated uses of the site and much that is yet to be discovered about the Mount Clare Mansion zone. Recommended interpretive themes include:

1. Plantation Life in the 18th century from the perspective of the owners, workers, and slaves: This would include information from Mount Clare and other, similar sites that have clear evidence of plantation life and patterns including the placement of slave quarters and life associated with these buildings.
2. Importance of the Carroll Family politically and socially in Baltimore and beyond: This would include information about the Barrister and the social and political influence the Carroll Family had not only in MD, but also in the United States.
3. Discovery Process of Mount Clare wherein the visitor can become engaged in the archeological processes that are implemented to discover more about the site: This would be accomplished by allowing visitors access to viewing archaeological study sites or archaeological lab activities that are occurring on site.
4. Evolution of Carroll Plantation to City Park that includes the many aspects of the site and the influences on how the site is used today presented through the use of interpretive signs, photographs and restored features of the site.

These themes would be developed in concert with one another to create a complete experience for the visitor. This may be accomplished through interpretive materials such as signs, photographs, videos or other multi-media sources as well as physical site interpretation based on restoration efforts.

2. Development and Management Issues

Consensus of the Master Plan Advisory Committee was that a major goal for the Mount Clare mansion zone would be historic interpretation, emphasizing the 18th century. The plan does not specify many of the details of how this interpretation would be physically designed, but rather provides some options to consider in interpretive themes, and guidance on preservation criteria. Four major variables will affect the ultimate management of the site, which are discussed below:

- a. Continued commitment of the National Society of Colonial Dames in sustaining Mount Clare;
- b. Continued commitment from the Carroll Park Foundation and/or others in planning, implementation, and resources;
- c. Documentation about historical landscape features, and approval of future projects;
- d. Coordination among the City and private partners.

a. Continued commitment of the National Society of Colonial Dames in sustaining Mount Clare

For 81 years the National Society of Colonial Dames has worked with Baltimore City to restore and furnish Mount Clare mansion and conserve its collection (furnishings are in the ownership of the NSCDA and an impressive 80% of the collection belonged to the Carroll family). The Mansion with the Carroll furnishings ranks nationally as an 18th century house museum and receives

about 5,000 visitors a year through the staffing and volunteer efforts of NSCDA. The challenges of historic house museum administration are increasingly complex in a century where preservation and collections care, marketing, interpretation, public programming, management and stewardship issues are reaching new heights of professionalism in order to survive in a competitive marketplace.

Encourage NSCDA to continue supporting Mount Clare. The NSCDA should immediately seek the assistance of the American Association of Museums through A.A.M.'s MAP I (Museum Assistance Program) in evaluating their needs in all areas of administration and management. Recommendations received through this program could be used by the NSCDA to begin the formulation of a long range plan. Other programs are also available for support and assessment such as the Small Museums Program of the Maryland Association of History Museums, and the Museum Assistance Program of the Maryland Historical Trust.³

b. Continued commitment from the Carroll Park Foundation and/or others in planning, implementation, and resources

The Baltimore City Heritage Plan and The Carroll Park Foundation envision the Mount Clare mansion and landscape zone as a regional or national tourism site. An important question is, who are the targeted visitors? The social history of Carroll Park is important to understanding the story of Baltimore and Maryland. Interpreting this history on site will be a valuable educational and recreational tool for local families.

Whether this history can be interpreted in a fashion that will draw the visitation necessary to sustain a major tourist attraction

will depend on many variables. Private funding and revenues generated on-site, will be an essential component in both financing capital development and operating the facility. Under the present fiscal climate of the Department of Recreation and Parks, it is unlikely that this agency will be able to support the site to the standards necessary to maintain operate, and program a tourist facility. The feasibility of developing Carroll Park as a major tourist attraction is dependent on the success and skills of private fundraising and/or public funding that augments the budget of the Department of Recreation and Parks. The Carroll Park Foundation has secured some state money for the interpretation area and also has some private pledges.⁴

Support private efforts to invest in and manage the site in partnership with the City, in a manner consistent with the master plan. Carroll Park Foundation or other groups can seek the assistance of the Maryland Association of History Museums Museum Assistance Program for a professional assessment and guidance in establishing a program.

c. Documentation about historical landscape features, and approval of future projects

Authenticity is important in developing a heritage tourism site. In order not to conjecture and avoid creating an anachronistic landscape (i.e. a composition that never existed in time) documentation is essential—especially if an objective is the reconstruction of lost elements. CPF has a license to manage the zone, at the approval of the Department of Recreation and Parks. Investigations are on-going by the Carroll Park Foundation to serve as a basis for their plan to “restore the site to an 18th century appearance ... [and interpret] 18th century life.... by means of a living history program with costumed role-players.”⁵

Complete the current archaeological investigation at the Orangery. Stabilize the site (scheduled for fall of 2000⁶) in a manner consistent with the master plan and approved by all review parties— *Department of Recreation and Parks, the Commission for Historic and Architectural Preservation (CHAP), the Department of Planning and the Maryland Historical Trust.*

Require that any parties proposing changes to the landscape setting of Mount Clare, submit plans for approval by the review parties (above). Any short-term projects must be in compliance with a long-term plan, including an overall research design/plan of action to guide future decisions, consistent with the master plan and approved by all parties. The American Association of Museums through A.A.M.'s MAP I (Museum Assistance Program) can assist any group seeking to undertake management of historic resources in order to help evaluate their needs in all areas of administration and management.

The Standards for review include *CHAP Historic Preservation Guidelines* and *Secretary of Interior Standards for the Preservation of Historic Properties with Guidelines for Cultural Landscapes*. Any future archaeology on site should be limited to projects that clearly justify the disturbance they cause and only when sufficient resources are available.

d. Coordination among the City and private partners.

The success of a heritage tourism site will depend on the cooperative collaboration of public and private partners. Across the country such successful collaborations in park systems are becoming common place as local governments are asked to do more with less. However, many of the heritage tourism sites that are looked to as models by the Carroll Park Foundation—

Williamsburg, Sturbridge Village, Mount Vernon⁷— are private properties that were never significant designed public park landscapes in later eras. Consequently, these examples do not have the added challenge of meeting the public mandate governed by the Department of Recreation and Parks nor did they evolve to historically significant designed landscapes in later eras.

In cities across the country, parks conservancies, foundations, and alliances are forming as partners in managing public parks, investing millions of dollars of private funds. These organizations have many different types of legal arrangements, contracts, or memoranda of understanding.

Tensions between the two licensees in Carroll Park—NSCDA and CPF have considerably compromised the management of the Mount Clare mansion and landscape zone. Documents over a period of years comment on a need for the parties, Baltimore City, and Maryland Historical Trust, to work more cooperatively together.^{8/9} Despite the concerted effort of many private and public individuals, tensions remain among organizations, compromising the ability to realize the vision of a successful heritage tourism site. Countless hours of public staff time is also used in addressing on-site issues that require intervention between groups. The community has expressed interest in having the conflict among the parties resolved.

For the site to prosper as a heritage tourism amenity, these management issues will need to be addressed at a more workable level. One entity, a third party if necessary, must have an agreement with the city to manage the site and house. Other private partners could collaborate with the primary party, but the city must have the confidence that the overall management structure