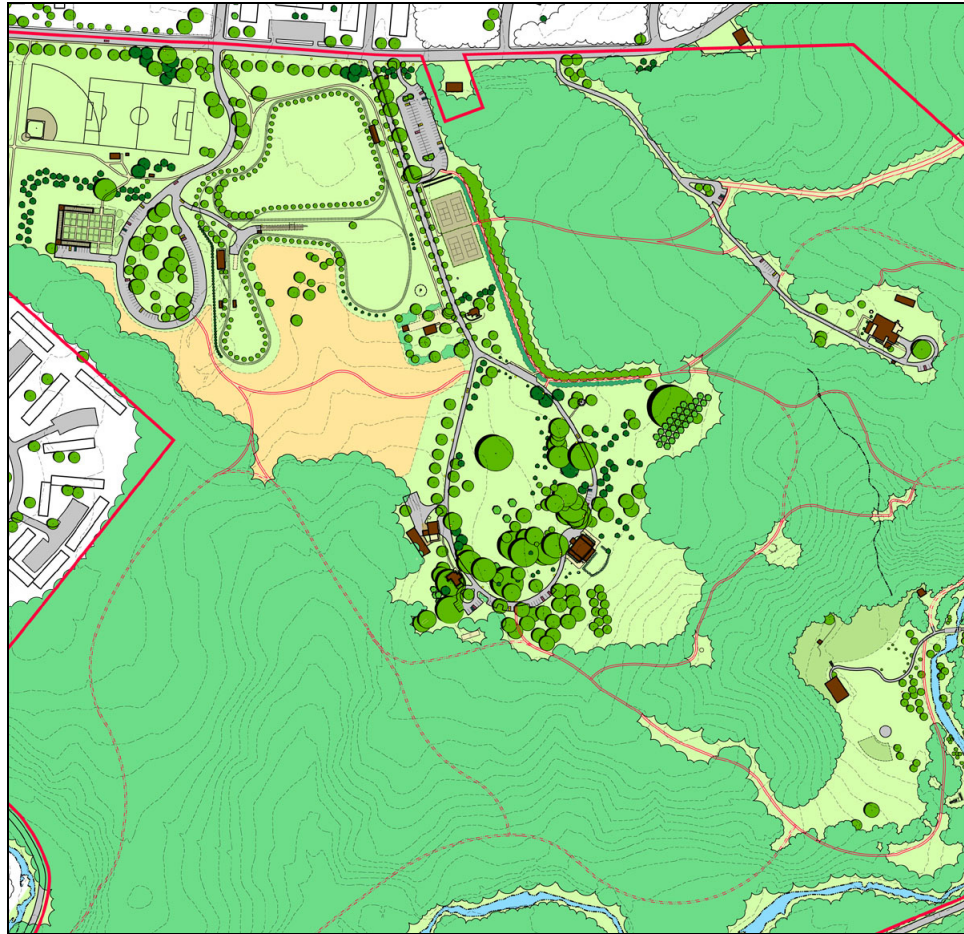


CRIMEA AREA MASTER PLAN
GWYNNS FALLS/LEAKIN PARK
Baltimore, Maryland



April 2006

Prepared for
Recreation & Parks, City of Baltimore

Prepared by
Heritage Landscapes
Preservation Landscape Architects & Planners
Charlotte, Vermont & Norwalk, Connecticut

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Cover Photograph: Detailed view of Crimea Area Master Plan. Heritage Landscapes, 2006.

Inside Cover Photograph: View of one of two decorative cast iron eagle sculptures located at the north entrance gate at Windsor Mill Road. Heritage Landscapes, 2003.

Logo Image on each Chapter: Circa 1901 view of the landscape around the Crimea Mansion. Maryland Historical Society.

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CRIMEA AREA MASTER PLAN, GWYNNS FALLS/LEAKIN PARK TABLE OF CONTENTS

LIST OF FIGURES

LIST OF PLANS & AERIAL PHOTOGRAPHS

CHAPTER I: CRIMEA AREA MASTER PLAN INTRODUCTION & METHODOLOGY

- A. INTRODUCTION
- B. CRIMEA AREA MASTER PLAN SCOPE & METHODOLOGY
- C. CONCLUSION

CHAPTER II: CRIMEA AREA SUMMARY HISTORY

- A. INTRODUCTION
- B. CRIMEA ESTATE & WINANS HISTORY, 1855 to 1948
- C. CRIMEA, BALTIMORE PARK

CHAPTER III: CRIMEA AREA EXISTING CONDITIONS

- A. INTRODUCTION TO EXISTING CONDITIONS
- B. LANDSCAPE AREA 1: EXISTING CONDITIONS PLAYING FIELDS & TRAIN SYSTEM
- C. LANDSCAPE AREA 2: EXISTING CONDITIONS HISTORIC MANSION DRIVE LOOP & ESTATE LANDSCAPE
- D. LANDSCAPE AREA 3: EXISTING CONDITIONS CARRIE MURRAY NATURE CENTER
- E. LANDSCAPE AREA 4: EXISTING CONDITIONS WOODLAND, STREAM, PICNIC SHELTER & MEADOW

CHAPTER IV: CRIMEA AREA CURRENT USES & ISSUES

- A. INTRODUCTION TO PARK USES & ISSUES
- B. USER SURVEY SUMMARY
- C. ISSUES, CONCERNS & SUGGESTED IMPROVEMENTS

CHAPTER V: INTRODUCTION TO TREATMENT RECOMMENDATIONS

- A. INTRODUCTION
- B. EXPLORATION OF LANDSCAPE PRESERVATION & USE TREATMENT ALTERNATIVES
- C. REHABILITATION TREATMENT

**CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
TABLE OF CONTENTS**

CHAPTER VI: MASTER PLAN RECOMMENDATIONS

- A. INTRODUCTION TO CRIMEA AREA MASTER PLAN
RECOMMENDATIONS
- B. LANDSCAPE AREA 1: PLAYING FIELDS & TRAIN SYSTEM
- C. LANDSCAPE AREA 2: HISTORIC MANSION LOOP & ESTATE
LANDSCAPE
- D. LANDSCAPE AREA 3: CARRIE MURRAY NATURE CENTER
- E. LANDSCAPE AREA 4: WOODLAND, STREAM, PICNIC SHELTER &
MEADOW
- F. CONCLUSION

BIBLIOGRAPHY

APPENDIX A: CHRONOLOGY

APPENDIX B: PARK USER SURVEY RESULTS SPREADSHEET



CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK LIST OF FIGURES

CHAPTER II: CRIMEA AREA SUMMARY HISTORY

- Figure II.1 Historic image of Crimea Mansion and grounds, circa 1901 with urns placed along a walk and vines covering the porches. Courtesy Maryland Historical Society, Crimea-R-Mansion-MHS-Z24-1177.
- Figure II.2 Historic image on the Crimea grounds of an ornamental Gazebo with louvered doors, while small openings in the cupola appear to indicate a pigeonaire function, circa 1875 photograph. Courtesy Maryland Historical Society, Crimea-R-Gazebo-MHS-Z24-1178.
- Figure II.3 Historic image of waterwheel constructed in the late 1850s on the Crimea grounds, circa 1875 image. Courtesy Maryland Historical Society, Crimea-R-Gazebo-MHS-Z24-1181.
- Figure II.4 1876 Hopkins map showing Thomas Winans' "Crimea" and surrounding properties. Courtesy National Register Nomination, Kurtze. CRI-Hopkins.1876-Map.
- Figure II.5 Landscape around the Crimea Mansion, circa 1901, showing sloping lawns, individual trees around the house and detailed elements near it. Courtesy Maryland Historical Society, Crimea-R-MansionLandscape-MHS-Z24-1176.
- Figure II.6 An interesting view credited as the Crimea property, circa 1901, showing a mown hill and valley and clusters of trees around structures. Courtesy Maryland Historical Society, Crimea-R-Valley-bldgs-MHS-Z26-22.
- Figure II.7 The Winans cast-iron eagle atop the entry stone wall pier. Courtesy Heritage Landscapes, 2004, CRI-Eagle-Gate.
- Figure II.8 A reconstructed bridge over Dead Run using the Winans era railings. Courtesy National Register Nomination, Kurtze, CRI-R-Bridge.

**CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
LIST OF FIGURES**



CRIMEA AREA MASTER PLAN, GWYNNS FALLS/LEAKIN PARK LIST OF PLANS & AERIAL PHOTOGRAPHS

CHAPTER I: CRIMEA AREA MASTER PLAN INTRODUCTION & METHODOLOGY

USGS Crimea, USGS Quad 1974

CHAPTER II: CRIMEA AREA SUMMARY HISTORY

AP-1927 1927 Aerial Photograph

CHAPTER III: CRIMEA AREA EXISTING CONDITIONS

ECA-2000 Summer 2000 Existing Conditions Aerial
ECP-1 Existing Conditions Photographs Areas 1 & 2
ECP-2 Existing Conditions Photographs Areas 3 & 4
EC Existing Conditions Plan
LA Landscape Areas 1 To 4
ECI-1 Existing Conditions Issues Playing Fields & Train System Area 1
ECI-2 Existing Conditions Issues Historic Mansion Drive Loop Area 2
ECI-3 Existing Conditions Issues Nature Center Area 3
ECI-4 Existing Conditions Issues Woodland, Stream, Picnic Shelter & Meadow Area 4

CHAPTER VI: MASTER PLAN RECOMMENDATIONS

MP Master Plan
MP-1 Master Plan Area 1
MP-2 Master Plan Area 2
MP-3 Master Plan Area 3
MP-4 Master Plan Area 4

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
LIST OF PLANS & AERIAL PHOTOGRAPHS



CRIMEA AREA MASTER PLAN, GWYNNS FALLS/LEAKIN PARK CHAPTER I: CRIMEA AREA MASTER PLAN INTRODUCTION & METHODOLOGY

A. INTRODUCTION

The Crimea Area is a definable portion of Gwynns Falls/Leakin Park within the City of Baltimore, Maryland. The historic Crimea Estate, first developed by Thomas DeKay Winans for a summerhouse in 1855, was purchased from the Winans family for use and development as a Baltimore city park in two parcels in 1941 and 1948. At the time of purchase, the acreage along Windsor Mill Road and Forest Park Avenue noted above was generally open and in agricultural use. As the land was adapted for park use, these open areas became sports fields, community gardens and a site for a model railroad installation. The estate grounds and historic structures from the Winans family years remained, in varying degrees of use and condition. In the 1980s and 1990s, the Carrie Murray Nature Center and trail system were added in the woodlands to the east of the open recreation areas. The Baltimore Outward Bound program presently uses the historic Crimea Mansion, Stable and Honeymoon Cottage as headquarters for their program. The park area from Windsor Mill Road to Wetheredsville Road to Franklinton Road is 270 acres and includes the Crimea Area, Carrie Murray Nature Center, Cardin grove and Winans meadow. This acreage of the former Crimea estate is the focus of this planning effort with an emphasis on upgrading the sports fields, gardens, and connections within the park.

The 1974 United States Geological Survey topographic map, shown as plan *Crimea USGS Quad 1974, USGS*, shows topography, roads, buildings and the boundary of Gwynns Falls/Leakin Park. Roads that bound the property include Windsor Mill Road, Wetheredsville Road, and Forest Park Avenue. Franklinton Road runs through the park along Dead Run, which is the stream on the southern edge of the park.

B. CRIMEA AREA MASTER PLAN SCOPE & METHODOLOGY

B1. Crimea Area Master Plan Scope

The Crimea Area, part of the larger Gwynns Falls/Leakin Park that encompasses 998 acres, was developed and used as a group of separate areas with limited connection and integration. As a result, some park facilities need upgrading. Both park facilities and the connections between areas require considerations in order to more effectively meet the current and future needs of the community.

The Department of Recreation and Parks in Baltimore requested that Heritage Landscapes aid them in the development of an overall plan for the Crimea Area. The work scope for this comprehensive

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK

CHAPTER I: CRIMEA AREA MASTER PLAN INTRODUCTION & METHODOLOGY

plan began with historic research into the origins and evolution of this former estate. Heritage Landscapes has approached the Crimea Master Plan, Gwynns Falls/Leakin Park in a thorough manner addressing the required aspects of this important master-planning project. The undertaking is grounded in the review of historic documents, fieldwork, and project objectives. In this project Heritage Landscapes uses research, field observation skills, user surveys, and experience to identify, map and describe the current landscape, use, and programming of the Crimea landscape. An overall goal is to gain a thorough understanding of the landscape character and details. This understanding forms the basis of the master plan recommendations and serves to place the extant landscape features within the general evolution and development of the landscape.

The Crimea Area is a National Register listed historic property and the project scope follows National Park Service preservation standards and guidelines for historic landscape planning. The Baltimore Department of Recreation and Parks archives were searched for park plans of any era. The National Register nomination was reviewed and the sources noted in the bibliography of that document. The Maryland Historical Society local history collection was searched for the Winans family, their Crimea holdings, and historic photographs of the Crimea landscape. The reprinted 1904 and 1926 Olmsted Brothers reports on Baltimore's park and parkway system were reviewed. An illustrated landscape history narrative, found in Chapter II, and a chronology, found in Appendix A, was the product of this historical research.

Field review was undertaken to gain a thorough understanding of the existing park landscape and conditions. An existing conditions base map was created, and a landscape existing conditions narrative and woodland species assessment, found in Chapter III, were developed. Observation of park uses, discussions with user groups and tenants and a user survey were carried out to gain an understanding of current users and uses. A discussion of current park use and programming is contained in Chapter IV. These tasks provide a foundation for developing preliminary planning for community review. Community meetings were held at the adjacent Dickey Hill Elementary/Middle School to present findings and discuss options.

As the project progressed, the draft master plan was modified to reflect community input, with adjustments based on discussions with park staff and facility managers and refined to reflect approaches to phased implementation. Chapter V presents an introduction to the treatment options and recommendations. The final master plan recommendations, presented in Chapter VI, strive to respect the history and evolution of the Crimea Area while enhancing a range of contemporary park uses and programs.

B2. Crimea Area Master Plan Methodology

Heritage Landscapes explored the Crimea landscape seeking a pattern of organization that divides the landscape into components. It is useful to identify, organize and define the character of the property by delineating a logical series of landscape areas each with a distinct, identifiable character. Within the natural, constructed, and legal boundaries of the property, areas having particular character emerge, based on land use, spatial organization, views and visual relationships, topography, vegetation, circulation and structures. Boundaries of landscape areas may be loosely delineated by vegetation or slopes or clearly defined by physical features such as a wall, path or road. Some of these features remain constant while others change over time. The character of the area is part of the character of the property as a whole. Identifying and defining these areas or units clarifies the spatial

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK

CHAPTER I: CRIMEA AREA MASTER PLAN INTRODUCTION & METHODOLOGY

organization of the property and facilitates a clearer understanding of the historic evolution of the property.

Review of chronological mapping, aerial photographs, and site investigation of the property yielded four definable landscape areas or component landscapes that can be mapped for the Crimea landscape. These areas of the landscape are delineated on the *Landscape Areas 1-4, LA*, at 1" = 400' scale. The four areas are:

- *Landscape Area 1 Playing Fields & Train System.* This area is found to the northwest corner of the site, and includes the relatively level, open landscape of playing fields and the miniature train system, as well as two main entrances and exits.
- *Landscape Area 2 Historic Mansion Loop.* This area contains the core of the former Winans Family Estate. It includes the loop drive and the original plantings and features of the Estate, with a mix of open lawn areas and mature trees on land that slopes toward the river.
- *Landscape Area 3 Nature Center.* This area is found east of areas 1 and 2, and is largely wooded with an open space immediately surrounding the nature center and undulating sloping topography. This area contains an entrance from Windsor Mill Road and has trail connections with the other three areas.
- *Landscape Area 4 Woodland, Stream, Picnic Shelter & Meadow.* This is the largest of the Crimea landscape areas, and is predominately wooded and sloping down eastward to the Dead Run. This area contains roads, paths, a parking area, and user amenities such as a picnic shelter and amphitheater.

These landscape areas are used in Chapter III as a means of discussing the existing landscape of Crimea and subsequently for the master plan recommendations. These four areas have distinctive qualities and uses and a variety of features that give character to each landscape. These elements are referred to as the character-defining features of a landscape.¹ The character-defining features are identified and enumerated as a series of related unique aspects of the historic landscape. They include:

- *Spatial Organization, Views & Uses*—the three-dimensional organization and patterns of spaces in the landscape, land uses and visual relationships, shaped by both cultural and natural features. The uses of the land and the views and visual relationships that organize the landscape are defined by topography, vegetation, circulation, built elements, and often a combination of these character-defining features to create the overall patterns of the landscape. For Crimea, the site is organized with the heaviest use areas to the northwestern part of the site, in the open upland areas and historical core. Ball fields, tennis courts, and the miniature train system are found in this area. Distance and woodlands from Landscape Areas 1 and 2 on the northwest side visually and spatially separate other uses including the nature center and picnic shelters.
- *Topography & Drainage*—the shape of the ground plane and its height or depth; topography occurs naturally or as a result of human manipulation. The topography of Crimea is

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
CHAPTER I: CRIMEA AREA MASTER PLAN INTRODUCTION & METHODOLOGY

dramatic, and shaped largely by the Dead Run, which runs west to east across the site. The shape of the land is undulating and descends generally to the southeast to the river bottom, with ridges and valleys breaking the slope, and drainage running in these valleys down to the river.

- *Vegetation*—groups of plants, individual plants, agricultural fields, planting beds, formal or informal tree groves, woodland, meadow, or turf. A variety of vegetation types exist in the Crimea landscape. Historical plantings include holly trees, dogwoods, yews, azaleas, boxwood, Japanese maples, Osage oranges, and others. Open areas consist of lawn, meadow and gardens. The woodlands contain trees including oaks, American beech, tulip trees, maples, elms, Norway maples, black locust, as well as wetland vegetation.
- *Circulation, Drives & Walks*—may include roads, drives, trails, walks, paths, parking areas individually sited or linked to form a network or system. Alignment, width, surface and edge treatment and materials contribute to the character of circulation features. The three main entrances to the park are from Windsor Mill Road, including the historic loop drive. A number of pedestrian paths and trails extend throughout the park, which are asphalt, concrete, or unpaved. Parking lots are paved with asphalt or gravel.
- *Water Features*—may be aesthetic as well as functional components of the landscape. Water features may include fountains, pools, cascades, irrigation systems, ponds, lakes, streams, and aqueducts. The dominant water feature of the park is the Dead Run, which winds generally from west to east across the site.
- *Structures & Landscape Features*—these structures are non-habitable, constructed features such as walls, bridges, secondary buildings, arbors, gazebos, terraces, steps and fences. A number of structures and features are found throughout the park, including fences, storage buildings, the miniature train system, stone piers capped with bronze eagles, structures of the former Winans Family estate, a mock stone fortification, a picnic shelter, and others.

C. CONCLUSION

The Winans Family development of the Crimea property as an estate in the mid 19th century remains evident on the ground today. Serving diverse public park uses for the surrounding community, these parklands can become more useful, functional, and beautiful. This master-planning project addresses the history and current and future uses to provide a framework for park improvements and preservation.

CHAPTER I ENDNOTES

¹ Landscape character-defining features are enumerated in Federal guidance. This listing is drawn from the *Secretary of the Interior's Standards for Historic Preservation with Guidelines for the Treatment of Cultural Landscapes*, 1996.



CRIMEA AREA MASTER PLAN

Gwynns Falls / Leakin Park

Baltimore, Maryland

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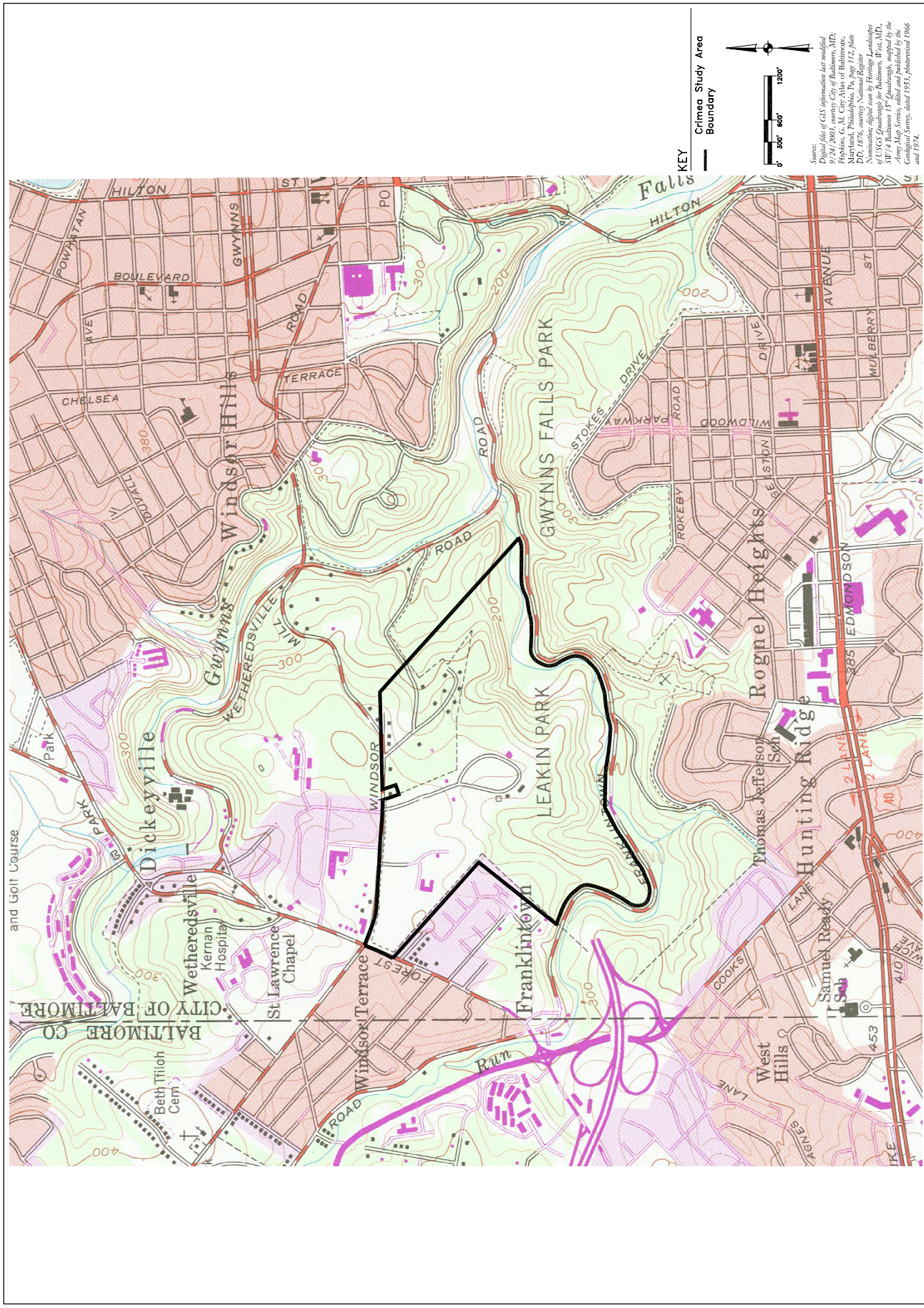
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Crimea, USGS Quad 1974

Date: **April 2006**

Drawing Number:
USGS





CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK CHAPTER II: CRIMEA AREA SUMMARY HISTORY

A. INTRODUCTION

The Crimea Estate of Gwynns Falls/Leakin Park is an important historic property that bears witness to the growth of the City of Baltimore and the development of the Upper Gwynns Falls area. The estate, first developed in the mid-nineteenth century, retains some of the original patterns and materials from its creation by Thomas DeKay Winans. First recommended for park use in 1904 by the Olmsted Brothers, Landscape Architects, it was eventually acquired by the City of Baltimore in 1941 and 1948. Today the area is a Baltimore public park, a definable component of the Gwynns Falls/Leakin Park. Detailed knowledge of the history of the estate and park development is limited as documentation is partial and fragmentary. In this chapter, the Winans family history and the initial park development are summarized.

Thomas DeKay Winans developed the partially wooded hills between the Gwynns Falls and the Dead Run for a summer home in 1855. When acquired, the estate included over 1,000 acres of land. It was developed with an ornamental landscape of drives, lawns and trees, and several notable buildings. These include the stone Crimea mansion house, the Honeymoon Cottage, an ornamental pigeonaire, a mock fort with cannons, and a tenant farm among other structures. The City of Baltimore purchased 243 acres of the wooded property in 1941, belatedly acting upon the professional advice of the Olmsted Brothers, Landscape Architects who were consulted in 1904 and in 1933. The City acquired another 69 acres of the Crimea property including the Crimea mansion and its associated buildings in 1948. In the 1950s the tenant farm was removed in order to construct ball fields in the park. The Carrie Murray Nature Center was added in the 1980s and Gwynns Falls Greenway was constructed in the 1990s. The historic Crimea Mansion and its associated structures have been used for a variety of park functions and are currently leased to the Outward Bound program. In 1922, the City renamed the park Gwynns Falls/Leakin Park in honor of Mr. J. Wilson Leakin who bequeathed funds to the city in support of public parks.

The following illustrated narrative presents a summary history of the Crimea property within Gwynns Falls/Leakin Park with some focus on the Crimea cultural landscape. Historic documents from primary and secondary sources located in the limited research phase of this park master plan project are presented. Noteworthy historical events relating to the owners are included to place landscape changes in the context of social history.

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
CHAPTER II: CRIMEA AREA SUMMARY HISTORY

B. CRIMEA ESTATE & WINANS HISTORY, 1855 to 1948

Relatively few archival documents capture the early evolution of the property despite substantial historical records addressing the Winans family, owners of the Crimea property. A few precious views of the estate grounds capture the character of the estate landscape. An important early document is G.M. Hopkins' *City Atlas of Baltimore* (1876)¹. Another later, but informative, archival document for the Crimea property is a 1927 aerial photograph². These graphic documents as well as some secondary sources create the basis for this historical narrative of the Crimea property focusing on the landscape.

Born in Sussex County, New Jersey on October 17, 1796, Ross Winans became an important, early railroad inventor and served as an engineer in charge of improving machinery for the Baltimore & Ohio Railroad Company. Throughout his career Winans achieved engineering accolades for contributing to numerous inventions such as the Tom Thumb engine, the Camel Back freight engine, the first eight-wheeled passenger car, and two four-wheeled truck-mounted cars. He also served as an elected member of the Maryland State Legislature. In 1820 Ross Winans married Julia DeKay and later that year Julia gave birth to Thomas DeKay Winans. A second child, William Lewis Winans, was born in 1823. The Winans moved to Baltimore in 1828 to work with the Baltimore and Ohio Railroad Company. In 1835 Ross Winans entered into a partnership with George Gillingham to manufacture machinery for his parent company. Ross Winans' growing reputation eventually drew attention from contacts that would introduce him and his sons to Russia and the Black Sea region of Crimea. Ross Winans' connections with Russia and their joint business enterprises in that country influenced his son, Thomas DeKay Winans, in the later development of the property that would become the Crimea Estate.

In 1840, Czar of Russia, Nicholas I, commissioned Ross Winans to maintain railways and manage buildings in the Empire of Russia. During the five years it took for Winans to expand his work to Eastern Europe, he sent his sons to Russia to assist George W. Whistler in construction of the Russian Railroad. William and Thomas, already with ten years of experience as a machinist and railroad engineer, took charge of the mechanical department of the railroad from St. Petersburg to Moscow. Ross and Thomas Winans established their workshops for the Russian Railroad shops at Alexandrovsky. While in Russia, Thomas DeKay Winans married Celeste Revillon on August 23, 1847. The Winans family's success with the construction of the rail system for the Czar developed into the partnership of Winans, Harrison & Winans and led to additional contracts within the Russian Empire³. Thomas and Celeste returned to America in 1851 after the successful completion of this work.

Thomas DeKay Winans' association with the property known as Crimea began shortly after his return to the United States. Winans' ownership and control of the area spanned over 90 years beginning in 1855 and ending in 1948. During that time Winans' activities and interests shaped the character and features of the Crimea landscape. The National Register nomination for the Crimea cites that "The Crimea property is distinguished by features which reflect the Picturesque landscape aesthetic of the mid-19th century, including the processional entry from the south."⁴ Many of these features survived the transition from private estate to public parkland now associated with Gwynns Falls/Leakin Park.

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
CHAPTER II: CRIMEA AREA SUMMARY HISTORY

Thomas Winans' financial success in Russia provided the capital to purchase the first portion of the Crimea Estate Property in 1855. The Crimea property eventually served the family as a country retreat away from the confines of city living.⁵ By the late 1850s, the lands owned encompassed over 1,000 acres.⁶



Figure II.1 Historic image of Crimea Mansion and grounds, circa 1901 with urns placed along a walk and vines covering the porches. Courtesy Maryland Historical Society, Crimea-R-Mansion-MHS-Z24-1177.

Starting in 1855, the following years marked the first period of property development into the Crimea Estate. Around 1857, Thomas Winans obtained the services of architects John Rudolf Niernsee and J. Crawford Nielsen to design the Crimea Mansion in an Italianate style⁷ (see Figure II.1). Secondary structures constructed circa 1857 included the Gothic Chapel, the Crimea Stable and Carriage House, and the Honeymoon Cottage or servants' quarters. All these structures are constructed of stone and have some distinctive detailing of roof, trim, windows and doors as designed by the architects and influenced by Russian architectural elements. The development of these structures was followed by construction of the Gazebo located to the east of the Crimea Mansion (see Figure II.2). The waterwheel that carried spring water to the Mansion was also installed in this period (see Figure II.3). The south driveway, lined with stone and bordered by a stone curb or gutter, is noted in early views. One of two decorative cast iron eagle sculptures, brought from Alexandrovsky, was erected in the mid-nineteenth century on a large pier to mark the north entrance gate.⁸ The stone wall along the drive may also date to the early development of the property.

CRIMEA AREA MASTER PLAN, GWYNNS FALLS/LEAKIN PARK
CHAPTER II: CRIMEA AREA SUMMARY HISTORY



Figure II.2 Historic image on the Crimea grounds of an ornamental Gazebo with louvered doors, while small openings in the cupola appear to indicate a pigeonaire function, circa 1875 photograph. Courtesy Maryland Historical Society, Crimea-R-Gazebo-MHS-Z24-1178.

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
CHAPTER II: CRIMEA AREA SUMMARY HISTORY

The Civil War, beginning in 1861, fueled the occupational diversification for the Winans family and influenced the development of the Crimea Estate. Despite the closure of Ross Winans' Locomotive Works in 1857, the father and sons trio that had amassed a railroad fortune did not retire to become gentleman farmers.⁹ Immediately aligned with the Confederacy, Ross, Thomas, and William Winans applied their engineering expertise to develop weapons. In addition to pikes and ammunition, Ross Winans constructed a prototypical steam-powered gun for the Confederacy. The Winans also designed and built cigar boats between 1858 and 1878. Thomas Winans expressed his charitable concerns by founding a soup kitchen for Civil War troops near his Baltimore residence between 1861 and 1862.¹⁰

As a direct result of Confederate sympathies and the presence of Union Army troops within the City of Baltimore, Thomas Winans constructed an earthwork and masonry fort along the hillside southeast of the Mansion circa 1865. Complete with nonfunctional cannons, the fort was apparently Thomas Winans' attempt to intimidate the Union forces from attacking the Crimea¹¹. A vaulted root cellar, or dungeon, was built in association with the fort. On the hillside above the cellar, retaining walls with blue stone capstones and a small stone house were constructed. The retaining walls crossed shallow ravines and directed water to small ponds or pools behind the walls. A circular brick pool with water pipes was built near the Mansion and possibly functioned as a fountain.¹²



Figure II.3 Historic image of waterwheel constructed in the late 1850s on the Crimea grounds, circa 1875 image. Courtesy Maryland Historical Society, Crimea-R-Gazebo-MHS-Z24-1181.

CRIMEA AREA MASTER PLAN, GWYNNS FALLS/LEAKIN PARK
CHAPTER II: CRIMEA AREA SUMMARY HISTORY

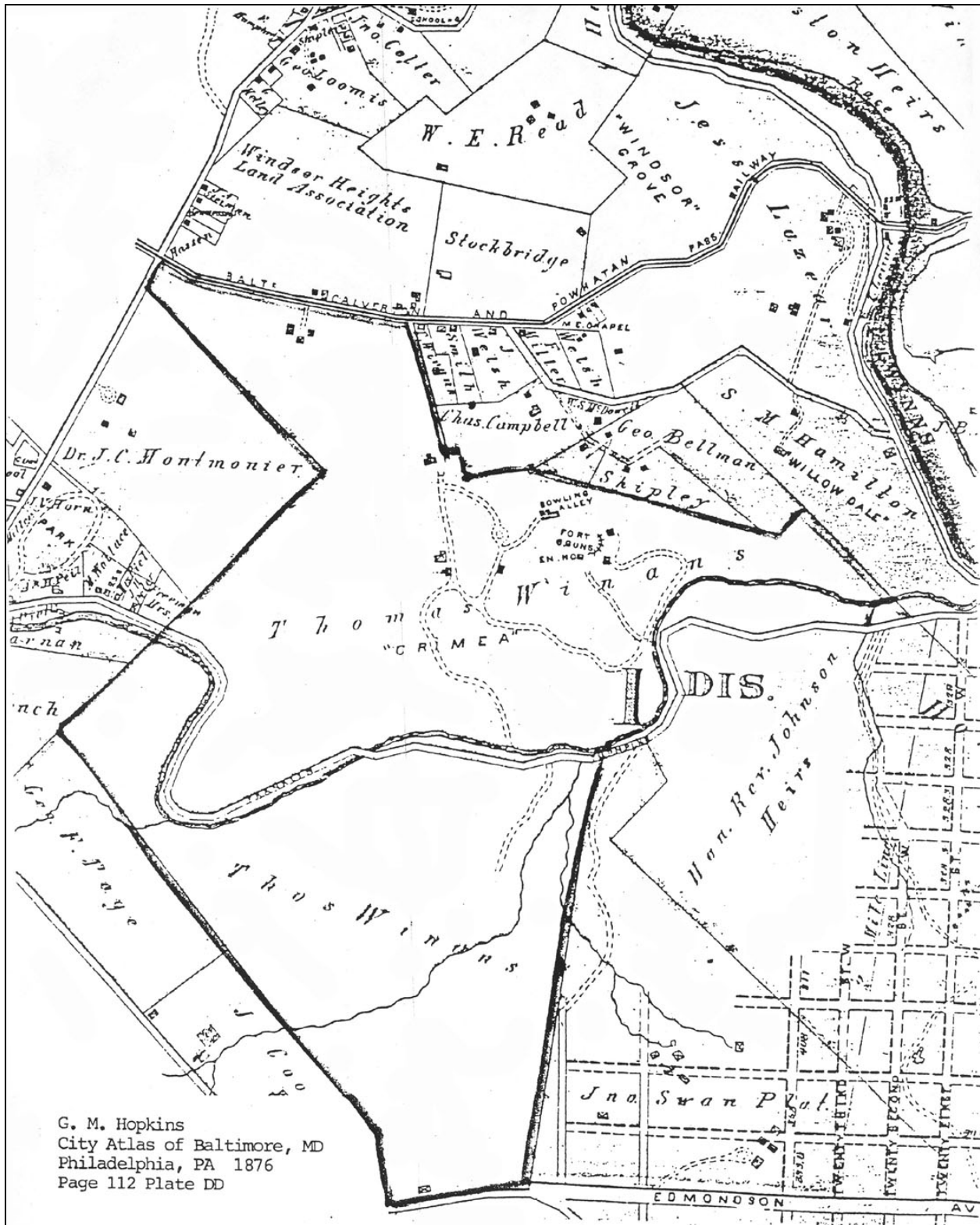


Figure II.4 1876 Hopkins map showing Thomas Winans' "Crimea" and surrounding properties. Courtesy National Register Nomination, Kurtze. CRI-Hopkins.1876-Map.

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
CHAPTER II: CRIMEA AREA SUMMARY HISTORY

The earliest graphic record located that captures the entire Crimea Estate is an 1876 map (see Figure II.4).¹³ This image shows Thomas Winans' "Crimea" and the copy included here highlights the property boundaries with a darker line. The irregular boundary of the property is evident, as are some aspects of the internal circulation system. While the entry drive is not shown extending northward, the circuit drive around which the structures are clustered does appear, as do several driveways to the south extending toward the creek and public road. The Franklin Turnpike crosses the property from east to west paralleling Dead Run, a large creek. Clusters of structures likely to be the fort, Chapel, Barn, Honeymoon Cottage, and Crimea Mansion are shown. There are also a few labels included that identify the Bowling Alley, Fort and Guns, the abbreviation "En Hos", possibly indicating an Engine House. At this time smaller neighboring farms and house lots abutted the Crimea along Baltimore Calvary & Powhatan Pass, now Windsor Mill Road. The surrounding parcels are of varying sizes but none appear to be as large as the Crimea acreage.



Figure II.5 Landscape around the Crimea Mansion, circa 1901, showing sloping lawns, individual trees around the house and detailed elements near it. Courtesy Maryland Historical Society, Crimea-R-MansionLandscape-MHS-Z24-1176.

In 1877 Ross Winans died and the following year, 1878, marks the death of his son Thomas Winans.¹⁴ At the time of Thomas Winans' death, the Crimea property included the "western half of Leakin Park, encompassing approximately 312 acres, (which) roughly represents Thomas DeKay Winans' holdings at the end of his life in 1878."¹⁵ The fragmentation of the Crimea Estate began eighteen years later in 1896 when the Winans family sold 80 acres of the estate for the development of the Windsor Hills Community. Windsor Hills is located on the east bank of Gwynns Falls north of Windsor Mills Road.

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
CHAPTER II: CRIMEA AREA SUMMARY HISTORY

The historic character of the Crimea landscape is revealed in a few additional historic views. The first circa 1901 image depicts an open lawn with individual trees located near the structure. Also notable are the planting urns, some ornamental plantings near the house and a vine-covered porch at the Crimea Mansion (see Figures II.1 and II.5). The second image, also credited to the Crimea property, appears to show a valley, hill and farmstead cluster (see Figure II.6).

As the 20th century progressed, the appearance of the Crimea property was captured in an aerial photograph, shown on *1927 Aerial Photograph, AP-1927*. The image provides insight into the condition and character of the property while under the care of Thomas Winans' heirs and reveals the varied cover of the property with two clusters of structures at the farmstead and along the entry drive and Mansion loop. This historic aerial view in *AP-1927* shows a large, open area at the top of the image for the acreage along Windsor Mill Road. Woodland covers much of the property to the east and south while development is noted in all directions. Within the woodland, trails or roads are visible. For example, one trail appears to extend from the Mansion loop near the Honeymoon Cottage to the southwest crossing over the Franklin Turnpike.

Surrounding the Crimea property to the north, east and west are smaller parcels and development. The long rectangular lots to the west extending off Forest Park Avenue are partially developed with houses along the road frontages. Those to the east show agricultural uses with tree rows noted and some housing and other structures. To the north a scatter of eight structures is apparent along the road frontage. Overall, the area is not densely developed at this time.



Figure II.6 An interesting view credited as the Crimea property, circa 1901, showing a mown hill and valley and clusters of trees around structures. Courtesy Maryland Historical Society, Crimea-R-Valley-bldgs-MHS-Z26-22.

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
CHAPTER II: CRIMEA AREA SUMMARY HISTORY

Within the Crimea parcel, a large tenant farm south of Windsor Mill Road is easily seen with surrounding fields and planted areas. The farm complex of buildings and the surrounding cultivated areas are clearer. There are plantings of various types and sizes that include two rows of small trees that could be fruit trees and six rows of a small plantings tightly spaced that may be grape vines, fruits or shrubs of some type. The entry drive is to the east of the open area and shows a relatively straight alignment angled to the southeast that bends westward as it enters the Mansion loop. The Caretakers Cottage, now used as the Gwynns Falls Trail headquarters, is visible in this air photograph just west of the bend in the entry drive. The shape of a racetrack is discernable in the northwestern corner of the property at this time. The Winans were purported to own racehorses¹⁶, so this oval-shaped track was likely a racehorse track.

Historic records indicate that in 1928 the Entry Piers of the North Gate to the Crimea Estate along Windsor Mills Road featured two stone gate piers with two cast iron eagle sculptures atop; one of the eagles is reportedly moved from Alexandroffsky, the Winans' city home, to its new location atop the second pier (see Figure II.7).¹⁷ The Mansion loop is also relatively open. Trees are placed in an informal, sporadic row along the entry drive. Individual trees, clusters and a row of small trees are observed within the Mansion loop. There are other small clearings near the Mansion core while the remainder of this irregularly shaped property has a relatively dense woodland cover.



Figure II.7 The Winans cast-iron eagle atop the entry stone wall pier. Courtesy Heritage Landscapes, 2004, CRI-Eagle-Gate.

C. CRIMEA, BALTIMORE PARK

In 1904 the City of Baltimore pursued planning for the formation of a system of parks and parkways for its urban residents. In this early planning effort, the Olmsted Brothers, Landscape Architects

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
CHAPTER II: CRIMEA AREA SUMMARY HISTORY

were commissioned to study the park and parkway system and present recommendations for an enlarged, connected system throughout the city. The Olmsted Brothers presented their recommendations in a document entitled *Report Upon the Development of Public Grounds for Greater Baltimore*, which included a detailed map. Among the recommendations set forth was the proposed creation of a park within the Upper Gwynns Falls area although no action was taken.¹⁸

The 1926 *Report and Recommendations on Park Extension for Baltimore*, also by the Olmsted Brothers as consultants to the City Plan Committee and the Department of Public Works, addressed the conservation of stream valleys to include the Dead Run Project; for the area west of Gwynns Falls along Franklinton Road, the report included a map showing the southern portion of the Crimea property.¹⁹

In 1933 further professional advice on a location for a new city park was sought by the Municipal Arts Society from the Olmsted Brothers firm. The Olmsted Brothers in turn recommend the adaptation of a site within the Gwynns Falls area, specifically the purchase of the Crimea Estate.²⁰ The City of Baltimore postponed this purchase again.



Figure II.8 A reconstructed bridge over Dead Run using the Winans era railings. Courtesy National Register Nomination, Kurtze, CRI-R-Bridge.

The recommendations to purchase and set aside the Crimea as a park finally moved forward in 1941 when the City of Baltimore bought 243 acres of the lower Crimea Estate from the Winans' family for \$109,431.²¹ The city purchased the remaining 69 acres of the former estate including the

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
CHAPTER II: CRIMEA AREA SUMMARY HISTORY

Crimea mansion and its associated outbuildings in 1948 for \$40,000.²² As the park was developed, the tenant farm house and out buildings located in the open north portion of the 69-acre parcel were removed.²³ The stone walls from the former stable are the only remaining elements from the farm. They are just west of the present day model railroad tracks.

Subsequent improvements were made at the former Crimea estate by the City of Baltimore throughout the 1950s including ball park development and tennis courts in place of the tenant farm. A restroom was constructed on the east side of the former mansion entrance along Franklinton Road.²⁴ The Chesapeake and Allegheny Steam Preservation Society installed a model train track in the mid 1970s.²⁵ In 1960, the cast iron lions that enhanced the entryway to the Crimea Mansion were removed from the park to a new location at the Baltimore Zoo.²⁶ During this period, it is also indicated that the bridge spanning Dead Run within the lands of the Crimea Estate was rebuilt in its original location possibly reusing iron railings and chamfered piers from the 19th century bridge that was damaged in a flood in October of 1966.²⁷ The Carrie Murray Nature Center was built in the woods east of the Crimea Mansion during the late 1980s with funding provided by the well-known baseball player Eddie Murray in honor of his mother. The most recent additions within the study area are related to development of the Gwynns Falls Greenway. The Winan's Meadow trail head of the greenway is located in the vicinity of the former mansion entrance on Franklinton Road. The existing conditions are summarized and illustrated in the following chapter.

**CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
CHAPTER II: CRIMEA AREA SUMMARY HISTORY**

CHAPTER II ENDNOTES

- ¹ Hopkins, G. M., *City Atlas of Baltimore, Maryland*, Philadelphia, PA, 1876, page 112, plate DD.
- ² Chesapeake Aircraft Company, *Aerial Photographic Map of Baltimore & Metropolitan District of Baltimore County*, Map No. 39, 19 October 1926, 24 February 1927.
- ³ *Leakin Park*, National Register of Historic Places Nomination Form, United States Department of the Interior National Park Service, May 1997. Compiled by Peter E. Kurtze.
- ⁴ *Ibid.*, section 7 page 7.
- ⁵ *Ibid.*
- ⁶ *Ibid.*
- ⁷ *Ibid.*, section 8 page 4.
- ⁸ LeFurgy, William G., *Biographical Summary: Winans Papers 1828-1963*, Maryland Historical Society, (www.mdhs.org/library/mss/ms000916.html)
- ⁹ *Ibid.*
- ¹⁰ *Ibid.*
- ¹¹ *Leakin Park*, NR Form, section 7 page 17.
- ¹² *Ibid.*
- ¹³ Plate from G.M. Hopkins *City Atlas of Baltimore, Maryland*, 1876.
- ¹⁴ *Leakin Park*, NR Form, section 8 page 22.
- ¹⁵ *Ibid.*
- ¹⁶ Mary Porter, Baltimore Recreation & Parks, written communication, 27 March 2006.
- ¹⁷ *Leakin Park*, NR Form, section 8 page 20.
- ¹⁸ Olmsted Brothers, *Development for the Public Grounds of Greater Baltimore*, 1904, pgs. 76-79.
- ¹⁹ Olmsted Brothers, *Report and Recommendations on Park extension for Baltimore*, 1926, pgs. 46-47.
- ²⁰ *Leakin Park*, NR Form, section 8 page 23.
- ²¹ *Ibid.*, section 8 page 24.
- ²² *Ibid.*, section 8 page 24.
- ²³ *Ibid.*, section 7 page 17.
- ²⁴ *Ibid.*, section 7 page 16.
- ²⁵ *Ibid.*, section 7 page 18.
- ²⁶ *Ibid.*, section 7 page 10.
- ²⁷ *Ibid.*, section 7 page 8.



CRIMEA AREA MASTER PLAN

Gwynns Falls / Leakin Park

Baltimore, Maryland

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Drawing Title:

1927 Aerial
 Photograph

Date: April 2006

Drawing Number:
 AP-1927



KEY

— Crimea Study Area
 — Boundary

Source:
 Chesapeake-Allegany Company, Baltimore
 Map #139
 October 15, 1926 to February 24, 1927.



CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK CHAPTER III: CRIMEA AREA EXISTING CONDITIONS

A. INTRODUCTION TO EXISTING CONDITIONS

The Crimea Area of the park contains both historical and contemporary landscape spaces and facilities today. Historic Crimea estate landscape patterns, elements and features remain in the landscape, while more contemporary features (a model railroad, ball fields, tennis courts, restrooms, a nature center), paths, drives, woodlands and open lawns are also present. The Crimea Area is bordered on the north by Windsor Mill Road and on the west by North Forest Park Avenue. The study area extends south past the Crimea Mansion to Franklinton Road and east to include the Carrie Murray Nature Center. Beyond these physical boundaries lies additional acreage of Gwynns Falls and Leakin parks that is beyond the project scope.

While the physical conditions of the park provide basis for analysis it is also important to understand how the park features support the interests and activities of these individuals and groups in order to make appropriate recommendations on treatments. Park use data is presented in Chapter IV to follow. In summary for consideration here, the Crimea Area of Gwynns Falls/Leakin Park is used by various groups of people. Many visitors come from the surrounding neighborhoods, while others from farther away participate in passive recreation walking or relaxing in the park, educational programs at the Carrie Murray Nature Center, play on the sports fields, operate and ride the miniature train and access the adjacent Gwynns Falls trail system.

There are several graphic elements, an aerial photograph, ground photographs, an overall plan and four specific Landscape Areas plans that accompany and provide graphic reference for this chapter. The aerial photograph, *Summer 2000 Existing Conditions Aerial, ECA-2000* is provided to offer an overview of the Crimea Area landscape. Existing park landscape photographs for this chapter are shown on two image sheets, *Existing Conditions Photographs Areas 1 & 2, ECP-1*, and *Existing Conditions Photographs Areas 3 & 4, ECP-2*. The overall Crimea Area park landscape is shown on the *Existing Conditions Plan, EC*. The Crimea landscape is comprised of four distinct component landscapes or Landscape Areas based upon both history and existing conditions. Landscape Area is a term used to describe a distinct zone with differing character and use than that of adjacent areas. For example, the Carrie Murray Environmental Center area located in a woodland surround has a distinct landscape character, as does the landscape surrounding the Crimea Mansion making both of these distinct Landscape Areas. Heritage Landscapes determined four Landscape Areas that have different landscape character and uses within the study landscape. The four Landscape Areas are depicted on the plan, *Landscape Areas 1-4, LA*. These four areas are:

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
CHAPTER III: CRIMEA AREA EXISTING CONDITIONS

- **Landscape Area 1: Playing Fields & Train System**
 - Windsor Mill Road Entrance drive with eagle piers and parking lot
 - Tennis Courts
 - Athletic Fields
 - Miniature Train System
 - Community Gardens
 - Windsor Mill Road Entrance to Athletic Fields & Train
 - Ruins of stone stable
 - Windsor Mill Road frontage
 - Park corner with Sloman Monument

- **Landscape Area 2: Historic Mansion Drive Loop & Estate Landscape**
 - Narrow Historic Drive
 - Grand Old Trees
 - East, North & South Lawns
 - Landscape in the vicinity of historic structures to include Crimea Mansion, Honeymoon Cottage & Carriage House/Stable, Caretakers Cottage and Chapel

- **Landscape Area 3: Carrie Murray Nature Center**
 - Nature Center and surrounding landscape
 - Gwynns Falls Trail Head, at Ridgetop Road & Hutton Avenue
 - Woodland Trails
 - Ridgetop Road intersection with Windsor Mill Road and Volunteer Parking

- **Landscape Area 4: Woodland, Stream, Picnic Shelter & Meadow**
 - Historic Features of water wheel and former spring house
 - Gwynns Falls Greenway and woodland trails
 - Woodland, meadow, wetland and stream landscape
 - Ben Cardin Picnic Shelter and Winans Meadow

Each of the four areas is also shown in more detail on the four accompanying plans, which also identify the issues within each area with text annotation. The plans are titled *Existing Conditions Issues Playing Fields & Train System Area 1, ECI-1, Existing Conditions Issues Historic Mansion Drive Loop Area 2, ECI-2, Existing Conditions Issues Carrie Murray Nature Center Area 3, ECI-3, and Existing Conditions Issues Woodland, Stream, Picnic Shelter & Meadow Area 4, ECI-4.*

The following narrative addresses the existing conditions by landscape area and character-defining features, as outlined in Chapter I. Character-defining features are generally referred to in a sequence of landscape spatial organization and visual relationships, topography, vegetation, circulation, water features, and structures and small-scale landscape features.

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
CHAPTER III: CRIMEA AREA EXISTING CONDITIONS

B. LANDSCAPE AREA 1: EXISTING CONDITIONS PLAYING FIELDS & TRAIN SYSTEM

The Playing Fields & Train System area contains Eagle Drive, a parking lot, tennis courts, miniature railroad system, an access drive, ball fields, community gardens, the stone stable ruins, and Sloman Monument as seen on *ECI-1*. The various uses and spatial arrangements in the Playing Fields and Train System, Landscape Area 1, have been organized over a period of time by utilizing pre-existing circulation patterns as seen in the 1927 aerial photograph shown in *AP-1927*.

Eagle Drive is located along the east side of the landscape area and provides access to the Crimea mansion. Aligned with the entrance drive to the east is a parking area and tennis courts. The Eagle Drive entry landscape is formal with trees planted along both sides and a parallel historic masonry wall to the east. This spatial arrangement focuses views down the length of the drive to the former Caretaker's Cottage (now the Gwynns Falls Greenway Headquarters) and the Chapel, located in Landscape Area 2.

West of Eagle Drive, is the Chesapeake and Allegheny Live Steamers (CALs) miniature train system, depot viewing shelter, and station as seen in image, "Area 1: CALs Model Railroad Station" on image sheet *ECP-1*. From this location the train system circuit continues farther west for about .63 miles, and encompasses approximately 7.79 acres on a relatively flat area of the park that was formerly an open field/orchard.

To the west of the CALs railroad are 4 baseball diamonds sited within a relatively level acreage. Currently the ball fields are separated by a park entry drive that bisects the area in two halves. South of the ball fields is a community vegetable garden. The landscape to the north and west of the garden is open, but to the east a row of mature Eastern white pines screens a chain link fence and the stable ruins. Along the south edge of the garden space is a wooded area that separates the park from an adjacent apartment complex.

The stable ruins are surrounded by mounds of vegetation debris and leaf compost, shown in image, "Area 1: Stable Ruins" on image sheet *ECP-1*. The stable ruins are visually screened from the playing fields and Windsor Mill Road by rows of mature Eastern white pines/*Pinus strobus* to the west and north. To the east of the stable and west of the miniature railroad is an area of meadow/regenerating woodlands. A line of mature Leyland cypress/*Cupressocyparis leylandii* planted west of the railroad storage building screens the railroad operations from the stable.

Contextually, the Landscape Area 1 at the northwestern edge of the park borders private property and is best characterized by a change in vegetation types from open field to canopy trees. To the north of Windsor Mill Road are single-family homes, garden style apartment complexes and multi-story apartment buildings. Dickey Hill Elementary/Middle School completes the line of adjacent properties to the north. At the intersection of North Forest Park Avenue and Windsor Mill Road are several small neighborhood stores and a gas station. The Sloman Memorial is also located at the intersection of North Forest Park Avenue and Windsor Mill Road in the northwest corner of Landscape Area 1.

CRIMEA AREA MASTER PLAN, GWYNNS FALLS/LEAKIN PARK
CHAPTER III: CRIMEA AREA EXISTING CONDITIONS

While more than 60 percent of the Crimea area can be characterized by steeply sloping topography, Landscape Area 1 is the most level, thereby making it the most suitable for organized sports playing fields. Image “Area 1: Ball Field” on image sheet *ECP-1* shows the level topography of the western portion of this landscape area. Grades gently slope south and east from Windsor Mill Road and North Forest Park Avenue before dropping into a hollow to the southeast. Drainage patterns generally follow the surface topography. Ponding of water is evident near the stable ruins due to low-lying profile and level grades following minor rain showers and early spring snow melts. In the eastern portion of the landscape area, the northern portion of Eagle Drive is elevated slightly, causing drainage water to flow east and west. Drainage flows east from the drive into the wooded area and eventually into the eastern upland supply of the Gwynns Falls water drainage system.

Vegetative cover in Landscape Area 1 reflects the organization of adjacent streets and park uses. A row of Chinese chestnuts/*Castanea mollissima* lines the frontage of Windsor Mill Road while the frontage along North Forest Park Avenue contains evergreen vegetation. A planting of several mature eastern white pines/*Pinus strobus* and spruce/*Picea species* with flowering crab apples and yews, make up the immediate landscape of the Sloman Monument.

Farther east along Windsor Mill Road, a stand of mature white pines marks the entry drive to the playing fields. The eastern edge of the drive is lined with Chinese chestnuts/*Castanea mollissima* spaced in three groups of two or three. A group of mature eastern white pines marks the park entry at Eagle Drive, which is lined with several mature deciduous trees on both sides. Spacing of the trees along Eagle Drive is not consistent and several may remain from earlier time periods as seen in *AP-1927*. All trees east of Eagle Drive are located behind the stone retaining wall, paralleling the drive alignment with the exception of a weeping cherry tree located in a niche at the southern end of the wall.

Vegetation within the interior of Landscape Area 1 varies. A stand of mature Eastern white pines surrounds the stable ruins to the west and north. Two large ash trees interrupt this informal double row of pines along the north side. A relatively new planting of silver maple/*Acer saccharinum* and honeylocust/*Gleditsia triacanthos* lines the miniature train track to create a striking geometric form in the open area of the park landscape. The line of trees parallels the railroad tracks with the minor deviations. The southern park edge is defined by a mature grove of canopy trees whose dominant species is black locust. The eastern edge of Landscape Area 1 is a mixture of Osage orange/*Maclura pomifera* and successional regeneration along the eastern side of the parking lot and tennis courts. An Osage orange hedgerow runs from the northern end of the tennis court to the Loop Drive south of Eagle Drive. A common privet/*Ligustrum vulgare* hedge parallels the trail. Another privet hedge along the northern edge of the tennis court separates the gravel parking area from the tennis courts.

Vehicular circulation routes in this area of the park have developed using the historic patterns evident in *AP-1927*. The north-south entry drive that provides access from Windsor Mill Road to the ball fields is aligned with the former farm house drive as seen in *AP-1927*. The drive is located approximately .21 mile east of the intersection of Windsor Mill Road and North Forest Park Avenue. This drive is shown in image “Area 1: Access Road View of Ball Field” on the image sheet *ECP-1*. About 175 yards into the park, the drive branches to the west to the stable ruins and east to the CALS miniature railroad unloading and storage building.

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
CHAPTER III: CRIMEA AREA EXISTING CONDITIONS

Eagle Drive, located .14 miles east of the ball field entry drive on Windsor Mill Road and marked by a pair of Crimean eagles atop stone piers, maintains its historic alignment as evidenced in both *AP-1927* and earlier “Map of Thomas Winans ‘Crimea’ by G.M. Hopkins from the City Atlas of Baltimore 1876,” (Figure II.4) This drive is a primary entry to the Crimea Area of Gwynns Falls/Leakin Park and is the sole source of access to the Crimea Mansion and other historic buildings. Directly east of Eagle Drive is a large gravel/blacktop parking area with an access drive that directly links the lot to Windsor Mill Road. Entry and exiting movements throughout the Crimea Area of the park are slightly confusing due to the narrow width of Eagle Drive, 14’-0” wide, and the existence of a second access road to the parking area. Four tennis courts are located east of Eagle Drive, and just south of the parking area.

Pedestrian movements in this area of the park are limited to perimeter sidewalks along North Forest Park Avenue and Windsor Mill Road. The ball fields and miniature rail system appear to be accessed by unorganized overland pedestrian movements. One desire line created by repeat usage is visible in the landscape today leading from the apartment complexes on Oaklawn Road and Clifton Avenue to the adjacent Dickey Hill Elementary/Middle School. On the east side of the landscape area, two narrow walks connect the gravel parking lot to the tennis courts: one through the privet hedge, and one along Eagle Drive.

Support buildings are associated with the ball fields and the CALS train system. Each of the four ball fields has a chain link backstop. Several of the fields have players’ benches but none have bleachers or structures for large amounts of seating. A stone comfort station with asphalt shingle hip roof and a small wooden open-air refreshment shelter are located west of the athletic fields entry drive. Low cobra head fixtures light the drive. The community garden is without any structures for storage of materials or tools and is enclosed on all sides by a 10’-0” chain link fence.

The CALS miniature rail line has several structures and features that pertain to its operations. The heart of the train operation is located along the western edge of the train system. The largest structure, the depot, is fully enclosed and is used for storing railcars and equipment. Additional storage is provided in two on-grade, metal ship cargo containers. Another small concrete block support building facilitates central loading and unloading operations, and a viewing shelter is sited between the rail line and Eagle Drive. The railroad junction yard and train depot are shown in image “Area 1: Railroad Junction Yard” on image sheet *ECP-1*. The metal rail lines are set in a gravel bed and run in a nearly single line that loops around the 7.79-acre landscape with several internal crossovers. Within the eastern portion of the loop is another elevated rail section loop. Lighting in this area consists of a single standard wood utility pole with two cobra head fixtures.

A small stone utility building with a flat roof is located in the northwest corner of the gravel parking lot next to Eagle Drive. The stones of the building match those of the historic stone wall that runs along Eagle Drive, indicating the two were constructed at the same time. The stone wall is approximately 552 feet long, 3 feet high and 18 inches wide. Stone piers terminate the ends of the wall. Atop the end pier at Windsor Mill Road is one Bronze Crimean Eagle; the other is opposite the drive on a matching stone pier. Figure II.7 shows one of the eagles atop the stone entry pier, with the stone wall.

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
CHAPTER III: CRIMEA AREA EXISTING CONDITIONS

Slovan Monument is located at the northwest corner of the park. Made of stone, the monument is visible in image “Area 1: Slovan Monument” on image sheet *ECP-1*. An asphalt walk and cast-in-place concrete stairs provide access to the monument from North Forest Park Avenue. Overall, the monument is in fair condition with limited evidence of exposed joints and moisture infiltration.

Signage varies greatly in the study area. Various sign stanchions range from the standard regulation style metal sign on u-channel, steel posts and top caps with metal text panels to carved wood slats on 4x4 wood posts similar to those of the National Park Service. Most fencing surrounding the ball fields and tennis courts is chain link. Some split rail wood fencing lines the eastern side of the tennis courts along the trail segments. Benches are located along the tennis court walkway, and low cobra head light fixtures run along the west edge of Eagle Drive.

C. LANDSCAPE AREA 2: EXISTING CONDITIONS HISTORIC MANSION DRIVE & ESTATE LANDSCAPE

The former Winans Family estate, located within Landscape Area 2, is central to the core Crimea landscape as seen on the Existing Conditions plan, *EC*. This area is comprised largely of the landscape surrounding the Mansion and support buildings of the former estate, spatially organized along the elliptical Loop Drive. These structures and associated landscapes are considered the most important historic features of Gwynns Falls/Leakin Park. The Caretaker’s Cottage was renovated in 2000 and is now the headquarters of the Gwynns Falls Greenway staff. The Chapel is open to the public for permitted events only. The Crimea Mansion, Stable and Honeymoon Cottage are all leased to Outward Bound, a non-profit organization that offers wilderness and leadership training experiences. The Honeymoon Cottage serves as the administration facility, and the Carriage House/Stable is storage for equipment and materials. The Mansion is used for staff and student boarding. The Honeymoon Cottage is currently undergoing expansion. The Mansion is also under consideration for renovation to provide better dormitory facilities.

Unlike the open landscape of Landscape Area 1, the character of this landscape is more enclosed, creating a sense of drama and mystery as views of the structures and their surrounds unfold as one progresses along the entry sequence of Loop Drive. Several old trees, dating to the estate period are evident within the interior loop of the drive and on the adjacent lawns. These trees, the gently sloping grades, and the narrow drive are components of this pastoral and picturesque landscape style, characteristic of the mid to late nineteenth century estate. The organization of this area is visible in *AP-1927* as well as the 1876 Hopkins Map from the City Atlas of Baltimore (Figure II.4). Organized into complementary spaces that associate structure with function, the landscape flows from the Carriage House/Stable, Honeymoon Cottage, Crimea Mansion, and Gazebo along the Loop Drive to the Caretaker’s Cottage and Chapel just north of the loop along Eagle Drive.

The Carriage House/Stable is found on the west side of the Loop Drive. At the front façade of the building, the drive branches and widens, providing a spur that accesses the lower rear elevation. A chain link fence runs from the building’s northeast corner to the southwest corner, encompassing a .29-acre working yard, which contains a variety of supplies and materials for Outward Bound’s programs. Several mature trees are within and along the yard’s perimeter fencing. The western yard abuts woodland, and the northern yard shifts to open lawn. A gate in the south perimeter fence leads

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
CHAPTER III: CRIMEA AREA EXISTING CONDITIONS

to a low stone retaining wall and a brick walk that are contemporaneous with the building. A more modern large wood deck is constructed at the south elevation of the Carriage House/Stable. The landscape to the south of the building is more characteristic of the adjacent Honeymoon Cottage landscape.

The Honeymoon Cottage is found on the southwest portion of the Loop Drive. The landscape surrounding the Honeymoon Cottage is a large, open, maintained lawn area with a mature tree canopy overhead. This lawn flows directly southward from the Carriage House/Stable and westward from the Loop Drive to mature woodland. The southern component of the Honeymoon Cottage landscape is a parking area. Both the Carriage House/Stable and Honeymoon Cottage are set at a lower elevation than the Crimea Mansion. Views from the Cottage are predominantly focused on the immediately adjacent landscape and the grand lawn across the drive.

The landscape of the Crimea Mansion is made up of several areas on the east side of the Loop Drive. The entry landscape at the northern facade contains evergreen plantings and mature trees directly adjacent to the drive and porte-cochere. The drive alignment and plantings create a space dominated by the porte-cochere for entry to the building that overshadows views of either the Carriage House/Stable or Honeymoon Cottage to the northwest. The Mansion sits south of the crown of the knoll that is the highest elevation on the Loop Drive. Grades quickly drop to the south of the Mansion providing a sweeping view toward the Gwynns Falls stream course and woodland beyond. Immediately south to the Mansion, an approximate 10-foot slope terminates at a plateau on which a small vegetable garden is surrounded by an antique boxwood hedge. The grades from this plateau drop nearly 100 feet toward Dead Run at the bottom of the valley landscape. The eastern façade of the Mansion, shown in image “Area 2: View of Crimea Mansion’s East Façade” on image sheet *ECP-1*, faces an open landscape of lawn that gently slopes away from the building. Views are carefully organized toward a grove of mature evergreens to the northwest and mature deciduous trees to the south through which an open lawn is visible. This view is captured in image “Area 2: Crimea Mansion’s East Lawn” on image sheet *ECP-1*.

The landscape beyond the grove of mature spruce/*Picea species* becomes increasingly dramatic with sloping topography and trees masses. The land slopes upward to the west, meeting the Loop Drive, and slopes sharply downward to the east. At the lower eastern border, three rows of magnolia/*Magnolia soulangiana* trees are located west of the woodland edge. The wooded border sweeps to the northwest encompassing the lawn area. The path along the north woodland edge is enclosed in a tunnel formed by a hedge of yews/*Taxus media* and Osage orange/*Maclura pomifera* trees. At the northwest corner where the wooded canopy meets the drive, a gazebo is nestled in a mature planting of oaks/*Quercus species* and tulip trees/*Liriodendron tulipifera*.

Mature trees and open lawn are the primary features of the landscape in the center of the Loop Drive. Densely planted at the southeastern corner atop the knoll, the tree cover gradually becomes less dense until it is nearly open lawn at the northwest corner. An informal planting of trees at the perimeter reinforces the geometry of the Loop Drive. The informal planting in the circular to oval space of this landscape is interrupted with a line of Leyland cypress/*Cupressocyparis leylandii* from the southwest to the northeast.

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK CHAPTER III: CRIMEA AREA EXISTING CONDITIONS

The landscapes around the Caretaker's Cottage and the Chapel are north of the Loop Drive along Eagle Drive but are considered part of Landscape Area 2 because they are part of the historic building complex. The Caretaker's Cottage is sited in a landscape of mature trees and fencing on a level area that extends westward into the adjacent hollow. The Caretaker's Cottage landscape with its adjacent parking area and signage is shown in image "Area 2: Gwynns Falls Trail Offices in Former Caretaker's House" on image sheet *ECP-1*. The Chapel is positioned opposite the Caretaker's Cottage, set back from Eagle Drive with a large tree stump to the northwest. The Chapel is located in a relatively open landscape with the adjacent woodland seventy feet to the east. To the south of the building is an herb garden contained by a rock wall, visible in image "Area 2: Historic Chapel" on image sheet *ECP-1*. The herb garden at the Chapel is maintained by the herb society. The view south from the Chapel is open to the center of the Loop Drive. The lawn to the north is open and is bordered by the 10'-0" high tennis court fencing approximately 155 feet away.

Topography is the determining factor in the historic development of this park area. The organization of the individual structures ensures optimal views to and from the Mansion. The Mansion is placed just south of the knoll, overlooking views of the steeply sloping landscape to the southeast. The north entrance of the Mansion is sited in a small hollow created by the knoll where views are contained and focused on the main building. It is an intimate space when compared to the larger surrounding landscape. The topography to the east and west of the main residence slopes more gently. The dense woodland area to the west of the entrance contrasts with the open lawn and individual trees near the east façade of the house.

In the center of the Loop Drive is a sloping landscape that rises and falls with its adjacent counterparts. To the northeast of the immediate Mansion grounds, the topography rises in the vicinity of the gazebo, and drops to the southwest in the vicinity of the Honeymoon Cottage. In this area opposite of the gazebo is a hollow where the landscape is open and a view of the miniature railroad track can be seen.

The topography northwest of the Carriage House/Stable slopes steeply to provide access to the lower level of the structure. Farther south is the Honeymoon Cottage, sited on a lower elevation than that of the Loop Drive. The adjoining access drive and parking lot are also sited on a lower elevation. The landscape of the Honeymoon Cottage gently negotiates a half story grade change between the drive and structure where it is nearly level at the main floor of the Honeymoon Cottage. Gently sloping, the lawn continues west toward a wooded border.

The Caretaker's Cottage is set on a plateau of land that is level with Eagle Drive to the east, maintaining a consistent elevation that drops off to the west and south. Nearly opposite the cottage is the Chapel, which is sited just above the drive elevation. The surrounding landscape is consistent with its adjacent topography, gently sloping from north to south.

Trees and plantings greatly contribute to the character and spatial organization of this historic core area of the park. The placement of vegetation, either by natural dispersion or design, is a key element remaining from the nineteenth century landscape. The Mansion is nestled in a grove of mature trees. Trees to the north of the Mansion, inside the historic Loop Drive, are arranged in a dramatic composition that creates the entry space of the Mansion and blocks views to other structures and landscapes from the Mansion. Oaks/*Quercus species* make up the majority of the large canopy tree

CRIMEA AREA MASTER PLAN, GWYNNS FALLS/LEAKIN PARK
CHAPTER III: CRIMEA AREA EXISTING CONDITIONS

species composition. This species mix includes both American beech/*Fagus grandifolia* trees and tulip trees/*Liriodendron tulipifera*. Beneath this canopy are understory plantings including holly/*Ilex species* trees and flowering dogwoods/*Cornus florida* arranged in groups of three to five, flanking either side of the drive just opposite the entry. In addition to the groups of evergreen holly/*Ilex opaca* and flowering dogwoods/*Cornus florida* are large massings of Japanese holly/*Ilex crenata* and yew/*Taxus media* and smaller masses of azalea that are possibly *Rhododendron maxima*. These seemingly random massings, complement the evergreen holly/*Ilex opaca* counterparts to restrict views beyond the immediate entry court of the Mansion. West of the Mansion is a wooded landscape, composed of mature oak/*Quercus alba and rubra*, tulip tree/*Liriodendron tulipifera* and beech/*Fagus species* trees. The trees about the historic Loop Drive and extend to the south and west.

Plantings to the south and east of the main Mansion allude to the former grandeur of the estate landscape. Rows of mature boxwood/*Buxus sempervirens* flank the northeast and southwest facades of the building, with a small strip of lawn separating the shrubs from the Mansion access drive. Additional boxwood hedges partially enclose a vegetable garden to the southeast of the house in a rectangular and semi-circular form.

South of the boxwood/*Buxus sempervirens* hedges are three rows of Japanese maple/*Acer palmatum* trees. Twelve to fourteen trees planted at alternating intervals create a sweeping arc against the dropping grades. West of this arc is a row of tulip trees/*Liriodendron tulipifera*. A young elm/*Ulmus species* is located off of the southwest porch. Inside the boxwood hedge is a vegetable garden with un-mown grasses. To the south and east of the garden enclosed by boxwood, tall grasses and brambles extend down to the woodland edge.

The landscape northeast of the Mansion retains plantings that are part of the former historic landscape composition. There are two parts of this larger landscape separated by an informal planting of evergreens, an open lawn just east of the mansion structure and lawn covered hillside toward the north with a gazebo adjacent to the loop drive. The lawn in both areas is interspersed with individual mature deciduous trees and groupings of evergreen spruce/*Picea species*. The large deciduous trees include sugar maples/*Acer saccharum*, tulip trees/*Liriodendron tulipifera*, and oaks/*Quercus species*. The trunk of an historic Empress Tree/*Paulownia tomentosa* is positioned near the Loop Drive in the east lawn and is flanked by additional trees. The east lawn has an open view looking over the sloping hillside. Along the drive, a large, old eastern hemlock/*Tsuga Canadensis* was felled by a recent storm and is a candidate for replacement-in-kind. North of this, the gazebo is located under three tulip trees/*Liriodendron tulipifera*. In the lower, east corner of the east lawn is a large (60" diameter) tulip tree/*Liriodendron tulipifera* that is located among three rows of alternating saucer magnolia/*Magnolia x soulangiana* trees. The woodland beyond is predominately composed of eastern hardwoods: oak/*Quercus species*, maple/*Acer species*, tulip tree/*Liriodendron tulipifera* and beech/*Fagus species* trees. Bordering this landscape are hedges of Osage orange/*Maclura pomifera* and yew/*Taxus media* that run from east to the northwest along the eastern side of the Chapel landscape and tennis courts in a rough L-configuration. Within this configuration, the yew/*Taxus media* hedge changes to privet/*Ligustrum vulgare*.

Plantings within the Loop Drive are similar to those located in the east lawn. A grove of oak/*Quercus species*, tulip tree/*Liriodendron tulipifera*, and beech/*Fagus grandifolia* trees in the southwest corner blend with the adjacent wooded landscape across the drive. More ornamental trees are located in the

CRIMEA AREA MASTER PLAN, GWYNNS FALLS/LEAKIN PARK
CHAPTER III: CRIMEA AREA EXISTING CONDITIONS

northeast. These include apple/*Malus species*, cherry/*Prunus species*, linden/*Tilia species* and dogwood/*Cornus species*. Adjacent to this grove is a more formal ornamental planting at the north entry of the Mansion. Along the perimeter of the Loop Drive central lawn are several groupings of mature deciduous trees and spruce/*Picea species* and eastern white pines/*Pinus strobus*. Eastern white pines/*Pinus strobus* are planted at the Loop Drive and Eagle Drive intersection and opposite the Carriage House/Stable. East of the Eagle Drive intersection is a row of holly/*Ilex species* trees. In contrast to the informal tree planting is a linear feature of Leyland cypress/*Cupressocyparis leylandii*. These trees of 8” caliper can be seen in AP-1927 extending across the southeastern quadrant of the Drive Loop and intersecting the Osage orange/*Maclura pomifera* allée to the northeast.

Behind the Carriage House/Stable are mature Osage orange/*Maclura pomifera* and tulip trees/*Liriodendron tulipifera*, all of which are in decline. At the intersection of Eagle Drive and the Carriage House/Stable service drive are three Osage orange/*Maclura pomifera* trees. Two are to the south and one is to the north. The fenced landscape of the Carriage House/Stable leads to an open lawn and mature grove of oaks/*Quercus species* that surround the Honeymoon Cottage. In addition to the oaks/*Quercus species* are walnut/*Juglans species*, tulip trees/*Liriodendron tulipifera*, cherry/*Prunus species* and ash/*Fraxinus species* trees behind the Cottage. The north, east and south facades of the Cottage are planted with holly/*Ilex species* and yew/*Taxus species*. The Honeymoon Cottage parking lot contains a central island with small stone-lined garden beds with shrubs and ornamental grass species.

The oval Loop Drive is the main circulation element of this portion in the Crimea area of Gwynns Falls/Leakin Park. It can be seen in the 1927 aerial photograph (AP-1927) and on the 1876 Hopkins Map from the City Atlas of Baltimore (Figure II.4). The Loop Drive is also shown in the images “Area 2: Mansion Drive, View North Toward Carriage House” and “Area 2: Mansion Drive, View Toward Gazebo” on image sheet ECP-1.

The entrance to the Loop Drive was originally from Franklin Road to the southeast via a long access drive. A spur to the north accessed the Chapel and Caretaker’s Cottage. Currently, the Loop Drive is now accessed by Eagle Drive from Windsor Mill Road. The Loop Drive is currently composed of bituminous asphalt approximately 14’-0” wide and provides access to all buildings in Landscape Area 2. The drive widens at the Carriage House/Stable to provide an apron for entry and exiting movements and at the north entry of the Mansion to provide parking at the porte-cochere. To the north of the Mansion is a small lay-by loop that appears to have encompassed a tree that no longer exists.

The Carriage House/Stable service yard is accessed by a gravel drive segment to the north of the building. Also in this area is a narrow brick walk next to the southwest corner of the Carriage House/Stable. This walk runs a short distance alongside a stone retaining wall, providing access to the rear service yard. An area of brick paving is adjacent to the Carriage House/Stable rear entry and storage area.

At the Honeymoon Cottage, parking for Outward Bound programs is accommodated in a gravel parking lot south of the building. The lot is loosely arranged around existing oak and tulip trees and can accommodate ten cars. Canoe storage is also located in the northwest corner of the parking area. Beyond this to the southeast, another parking lot provides nose-in parking off the historic Loop. The

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
CHAPTER III: CRIMEA AREA EXISTING CONDITIONS

stone walk opens to a stone patio at this entrance. To the north next to the Carriage House/Stable, a stone walk rises from the lower cottage elevation to the drive. South of the entry walk is a narrow cobble stone walk to access the Carriage House/Stable.

The Crimea Mansion is located to the east side of the Loop Drive. Paving of the drive adjoins the stone foundation of the Mansion on the north elevation. Asphalt paving wide enough to accommodate vehicles flanks the east and west elevations, separated from the house by a boxwood hedge and stone retaining walls. The flanking drives connect to the south of the Mansion, below the southern porch, creating a looped drive around the Mansion. Areaways below the east and west porch are paved with concrete.

The Caretaker Cottage has a paved access drive centered on the front façade of the building that leads to a gravel drive to the north. The gravel drive provides access to a garage structure in the rear of the Cottage yard. Two parking spaces and one ADA parking space are provided in along the front façade of the building. The Chapel does not have vehicular access. A narrow concrete walk provides pedestrian access to the gazebo from the adjacent Loop Drive.

D. LANDSCAPE AREA 3: EXISTING CONDITIONS CARRIE MURRAY NATURE CENTER

Landscape Area 3 of the Crimea Area of Gwynns Falls/Leakin Park is located to the east of Landscape Areas 1 and 2 and is associated with the Carrie Murray Nature Center. The Nature Center is sited in a nearly open landscape of tall grasses. To the southeast of the facility, the edge of the woodland is approximately 150 to 200 feet away, whereas to the west, the woodland is within 50 feet of the drive. A tree grove north of the building is raised in elevation and contains several mature oaks/*Quercus species* and tulip trees/*Liriodendron tulipifera*. The grove is bordered to the east by woodland and to the west by the access drive. A split rail fence separates the grove from the drive.

The landscape along the Carrie Murray Nature Center access drive is segmented into several spaces that have little connection between them. These segments include the area immediately adjacent to the Nature Center, the drive segment from the Nature Center to the former Ridgetop Road, and the segment of Hutton Avenue to Windsor Mill Road. The area adjacent to the Nature Center contains a parking lot south of the building and north of the woodland. This parking area is shown in image “Area 3: Visitor Parking for Nature Center” on image sheet *ECP-2*. The drive segment from the Nature Center to the former Ridgetop Road also contains a pull-off area for parking. At the intersection of the Nature Center access drive and the former Hutton Avenue, a large, asphalt-paved turnaround dominates the area. Vegetation cover in this area adjoins the paving and drive surfaces, restricting views to open areas and along the drive corridor. From the turnaround to Windsor Mill Road, the corridor landscape is narrow and is bordered on both sides by vegetative cover including mature native trees and younger invasive species. The image “Area 3: View North on Nature Center Drive” on image sheet *ECP-2* shows the close proximity of the woodland to the road.

The area east of the segmented drive is almost completely forested. Views into this vegetative cover are also limited. Two trails that link the Nature Center to the parking lot in Landscape Area 1 and to

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
CHAPTER III: CRIMEA AREA EXISTING CONDITIONS

the Loop Drive in Landscape Area 2 are completely immersed under woodland canopy. Views along these trails are restricted to the immediate landscape with limited visibility.

The entry drive to the Carrie Murray Nature Center rises and falls with the undulating topography of the park landscape. From Windsor Mill Road the elevation of the drive drops steeply to the nearly level area of the turnaround. At this junction, the drive climbs upward to meet the higher elevation of the grove. The parking spaces in this area are set in the middle of the rising landscape on a landscape that juts out towards the eastern wood line. From the high elevation next to the grove, the drive slopes down toward the entry of the Carrie Murray Nature Center.

Site drainage is consistent with the rising and falling of the drive. Surface flows are seen across the drive in various locations where the drive is at a lower elevation. The lawn area at the turnaround area appears to be receiving surface flows and over land flows as well, most likely from paving surfaces and the woodland area to the west. This surface drainage is also apparent behind the Nature Center as erosion of the lawn areas directly off the end of the drive surface.

The vegetative cover in this area of the park ranges greatly. Woodland cover contains a successional species mix and mature forest species. The woodland to the south and east is composed of large oak/*Quercus* trees and tulip trees/*Liriodendron tulipifera* interspersed with limited maple/*Acer species*, beech/*Fagus species* and elm/*Ulmus species*. The grove seems to be an extension of this cover, having several large oaks/*Quercus* and tulip trees/*Liriodendron tulipifera* set in a lawn-covered landscape, shown in image “Area 3: Nature Center Grove” on image sheet *ECP-2*. Along the drive to the west, the tree mix is more representational of successional plant growth. Norway maples/*Acer platanoides* and black locust/*Robinia pseudoacacia* make up the majority of tree canopy with an occasional larger hardwood elm/*Ulmus species* and oak/*Quercus species* interspersed. Larger trees are especially noticeable along both sides of the drive segment from Windsor Mill Road to the turnaround.

Landscape plantings at the Carrie Murray Nature Center are composed of ornamental trees and shrubs. Tree species include American sweet gum/*Liquidambar styraciflua*, cherry/*Prunus species*, and red maple/*Acer rubrum* around which juniper/*Juniperus species*, forsythia/*Forsythia species*, and heavenly bamboo/*Nandina domestica* shrubs are planted. A single paper birch/*Betula papyrifera* is located at the southwest corner of the building separating the front façade from the rear service area. Behind the Nature Center in the northeast corner of the lawn, is a small garden highlighting native plant species, and several tests plots of native grasses appear to the south.

Vehicular movements in Landscape Area 3 utilize the asphalt drive, while pedestrian movements center around trails. The first segment of the access drive is the former Hutton Avenue, which connects Windsor Mill Road with Ridgetop Road to the southeast. This road is now closed to through vehicular traffic, and serves as the drive access to the Nature Center. A large turnaround area is located at the bend in the former Hutton Avenue. The image, “Area 3: Ridgetop Road & Hutton Avenue” on image sheet *ECP-2* shows this turnaround. At this point, the second drive segment begins and provides access to a parking area for ten cars approximately sixty-seven yards southeast of the turnaround. Beyond the parking area, the drive narrows to 14’-0” and passes a grove on the west before reaching the entrance of the Nature Center. The image “Area 3: Nature Center Drive” on image sheet *ECP-2* shows the drive near the turnaround.

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
CHAPTER III: CRIMEA AREA EXISTING CONDITIONS

The drive widens at the Carrie Murray Nature Center entry to accommodate six parked cars, one space of which is designated for ADA parking. An asphalt walk leads visitors to the front door. The parking area and asphalt walk are visible in image “Area 3: Carrie Murray Nature Center” on the image sheet, *ECP-2*. The access drive continues past the parking lot on a southeast course, and turns 180-degrees to provide access to the garage located in the lower level of the Nature Center. South of the garage are a dumpster and miscellaneous containers in an enlarged paving area. A concrete walk connects a first floor exit with the drive in this area.

Pedestrian trails in Landscape Area 3 are located to the north of the Nature Center and west of the access drive. Two trails west of the drive link the landscape area to the parking lot and tennis courts in Landscape Area 1, and another trail north of the Nature Center is a wetlands trail.

Landscape Area 3 contains one visible water feature located northwest of the entrance to the Carrie Murray Nature Center. A small concrete pool is situated amongst the ornamental tree and shrub plantings in this location. There is a spring feeding a small creek in the woodlands to the north, and while it is not visible from the center it is nearby and presents an opportunity for study and experience in the woodland. It runs to the east eventually feeding into the stream systems to east and south.

The Carrie Murray Nature Center facility and its associated outbuildings dominate Landscape Area 3. The Nature Center is a single building that appears as though it is several structures connected together. Exhibits are displayed on a single elevated level. The lower level is a storage area. Behind the building to the east is a long shed-like structure surrounded by chain link fencing. This structure is used to house various exhibit animals. An owl cage is located just outside the north door of the Nature Center. The metal cage is an octagonal chain link fence enclosure with an octagonal roof. Located to the south of the Nature Center front door across the drive is a metal (wood) storage shed, approximately 10’ by 12’.

E. LANDSCAPE AREA 4: EXISTING CONDITIONS WOODLAND, STREAM, PICNIC SHELTER & MEADOW

Landscape Area 4 is the largest area of the Crimea area of Gwynns Falls/Leakin Park. It is predominately wooded and slopes dramatically southeast to the Gwynns Falls River. The boundaries of this large landscape area are seen on the overall *Landscape Areas 1 To 4, LA*. To the north the area is bordered by a small privately owned parcel and Windsor Mill Road. To the west, a multi-building apartment complex and Franklinton Road bound the site. Franklinton Road also borders Landscape Area 4 to the south along with Dead Run.

The majority of Landscape Area 4 is wooded parkland, while the south portion of the area contains the Winans’ Meadow trail head area of the Gwynns Falls Greenway. The trailhead includes the Ben Cardin Picnic Shelter, Winans’ Meadow and amphitheater and a parking area for visitors. The picnic shelter and meadow are shown in images, “Area 4: Ben Cardin Picnic Shelter” and “Area 4: Winans Meadow” on image sheet *ECP-2*. Views to the open meadow area from adjacent trails are obscured by heavy vegetation. Views from the open meadow to Dead Run are also blocked by dense woodland vegetation.

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
CHAPTER III: CRIMEA AREA EXISTING CONDITIONS

Grade changes are dramatic in Landscape Area 4. Topography drops over forty feet from the northeast to the southeast at Dead Run. A small portion of the meadow can be considered gently sloping and useable for informal play activities associated with picnic shelter events. The natural topography provides surface drainage across this area of the park. A spring originates in the upper area in Landscape Area 3 and feeds a wetland to the south where grades are gently sloping to flat. This wetland area freely drains into Dead Run to the southeast.

The vegetative cover in Landscape Area 4 is a mix of oak/*Quercus species* and tulip trees/*Liriodendron tulipifera* with a limited number of American beech/*Fagus grandifolia*. At lower elevations along the river edges additional vegetation is found. To the northwest of the river is a group of lindens. The wetland areas have a variety of wetland plantings. Down slope of the pavilion is a wildflower garden contained within precast decorative concrete-edging stone.

Pedestrian access to this area of the park is provided by trails that link the meadow and picnic shelter to the Nature Center and Crimea Mansion. The trails reflect circulation patterns of the former Winans Family estate and are generally not paved, marked only by foot worn paths, as seen in image “Area 4: Trail Entry” on image sheet *ECP-2*. One trail follows the alignment of the former estate access drive, which is seen on the 1876 Hopkins Map from the City Atlas of Baltimore (Figure II.4). The path starts at the historic concrete and metal bridge runs along the northwestern edge of Dead Run past the water wheel, and bends sharply west. The image “Area 4: Historic Bridge at Picnic Shelter at Winans Meadow Trailhead” on image sheet *ECP-2* shows the trail and bridge. This trail connects to other trails in the wooded portions of the park to the west and east, linking Landscape Area 4 to Landscape areas 2 and 3. In addition to trails leading north and northeast into the study area, park visitors can take the Gwynns Falls Greenway east from Winans Meadow into the woodlands of Gwynns Falls/Leakin Park and continuing on to many other parks along the 14-mile route.

Vehicular access to Landscape Area 4 is available from Franklinton Road with a parking area just west of the intersection of Franklinton Road and Wetheredsville Road. Municipal vehicles for maintenance and scheduled events at the Ben Cardin Picnic Shelter may access the meadow area north of Dead Run by passing beyond the Visitor Center and comfort center and over the historic metal bridge. At the Visitor Center and comfort station, concrete-paved walks provide access from the parking area to the picnic area.

The Dead Run is the dominant feature of this area of the park. The presence of the fast-moving water course that helped form this dramatic park landscape is experienced best in Landscape Area 4. Another water feature in the area is a natural spring to the north.

Former water features are also apparent in the landscape. The historic iron Water Wheel shown in image “Area 4: Historic Water Wheel” was used to generate power for the former estate. This enormous metal wheel is positioned in a concrete foundation alongside the river. The water channel, which operated the wheel, is no longer apparent. A foundation of a springhouse located along the wooded trail northwest of the picnic shelter is less noticeable. The springhouse which once stood upon this brick foundation can be seen in Chapter I.

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
CHAPTER III: CRIMEA AREA EXISTING CONDITIONS

Landscape Area 4 has many structures ranging from the Winans family period to more contemporary times. A historic mock fortification complete with cannons is situated along the trail part way up the north-sloping wooded hillside. Originally constructed to deter Civil War troops from marching onto the property, the stone structure is in poor condition. The masonry is cracked and has been undermined by improper drainage.

Farther up the hillside are several additional historic structures. One is a stone bridge with what appears to be a metal wheel hub sidewall. The wood or metal spokes of the hub are not visible. The second is a large vaulted stone room at the top of the north sloping hillside. This structure is partially buried on three sides but is accessible from the front. The original wooden doors and shutters no longer exist. Historic descriptions of the Winans' property refer to this structure as a dungeon. To the west of the vaulted room is a small stone room and retaining wall. The function of this structure is not clear, although it may have served as storage as it was likely constructed during the Winans' ownership. East of the concrete and metal bridge is a stone comfort station. This function of this facility has been replaced by a new Visitor Center and comfort station on the opposite side of the river.

A more modern park structure within Landscape Area 4 is the recently constructed Ben Cardin Picnic Shelter, shown in image "Area 4: Ben Cardin Picnic Shelter" on image sheet *ECP-2*. This large shelter has a double-tiered shed style roof supported by a tubular steel structure. The roof underside is wood with a metal seam roof covering. Storm water from the roof is deposited in a wide gravel trench along the south elevation. Along the north edge of the structure is a cast-in-place concrete seat approximately 20 inches high and wide. The floor of the shelter is concrete. At the east edge of the shelter is an asphalt walk.

Adjacent to the access drive is a wooden footbridge that crosses an intermittent stream from the hillside to the northwest. Sculpted into the western hillside is a gently sloped lawn amphitheater. At the base of the amphitheater a large flagstone paved area functions as an impromptu stage. This paved area often has picnic benches randomly placed on it.

The Visitor Center and comfort station is a stone veneer, contemporary-style structure with a metal seam roof, shown in image "Area 4: Information and Comfort Station for Gwynns Falls Greenway at Winans Meadow Trailhead" on image sheet *ECP-2*. The structure is surrounded by concrete pavement and has a stone seat wall to the southwest opposite the structure wall. Informational signs are located between the structures and bridge over Dead Run.

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
CHAPTER III: CRIMEA AREA EXISTING CONDITIONS



CRIMEA AREA MASTER PLAN

Gwynns Falls / Leakin Park

Baltimore, Maryland

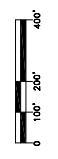
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 — Crimea Study Area Boundary

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 Gwynns Falls / Leakin Park
 Baltimore, Maryland

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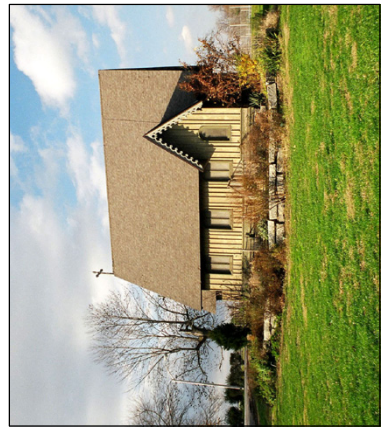
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 Areas 1 & 2**

Date: April 2006

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Area 2: Historic Chapel



Area 2: Gwynns Falls Trail Offices in Former
 Caretaker's House



Area 2: Crimea Mansion's East Lawn

Source:
 All photographs by Heritage Landscapes.



Area 2: Mansion Drive, View North Toward
 Carriage House



Area 2: Mansion Drive, View Toward Gazebo



Area 2: View of Crimea Mansion's East Facade



Area 1: Stable Ruins



Area 1: Ball Field



Area 1: Railroad Junction Yard



Area 1: CALS Model Railroad Station



Area 1: Sloman Monument



Area 1: Access Road View of Ball Field



Area 3: Rdgetop Road & Hutton Avenue



Area 3: Visitor Parking for Nature Center



Area 4: Historic Bridge at Picnic Shelter at Winans Meadow Trailhead



Area 4: Trail Entry



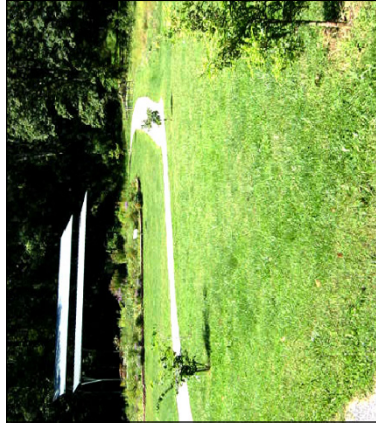
Area 3: Carrie Murray Nature Center



Area 3: View North on Nature Center Drive



Area 4: Historic Water Wheel



Area 4: Ben Cardin Picnic Shelter



Area 3: Nature Center Grove



Area 3: Nature Center Drive



Area 4: Winans Meadow



Area 4: Information & Comfort Station for Gwynns Falls Greenway at Winans Meadow Trailhead



CRIMEA AREA MASTER PLAN

Gwynns Falls / Leakin Park

Baltimore, Maryland

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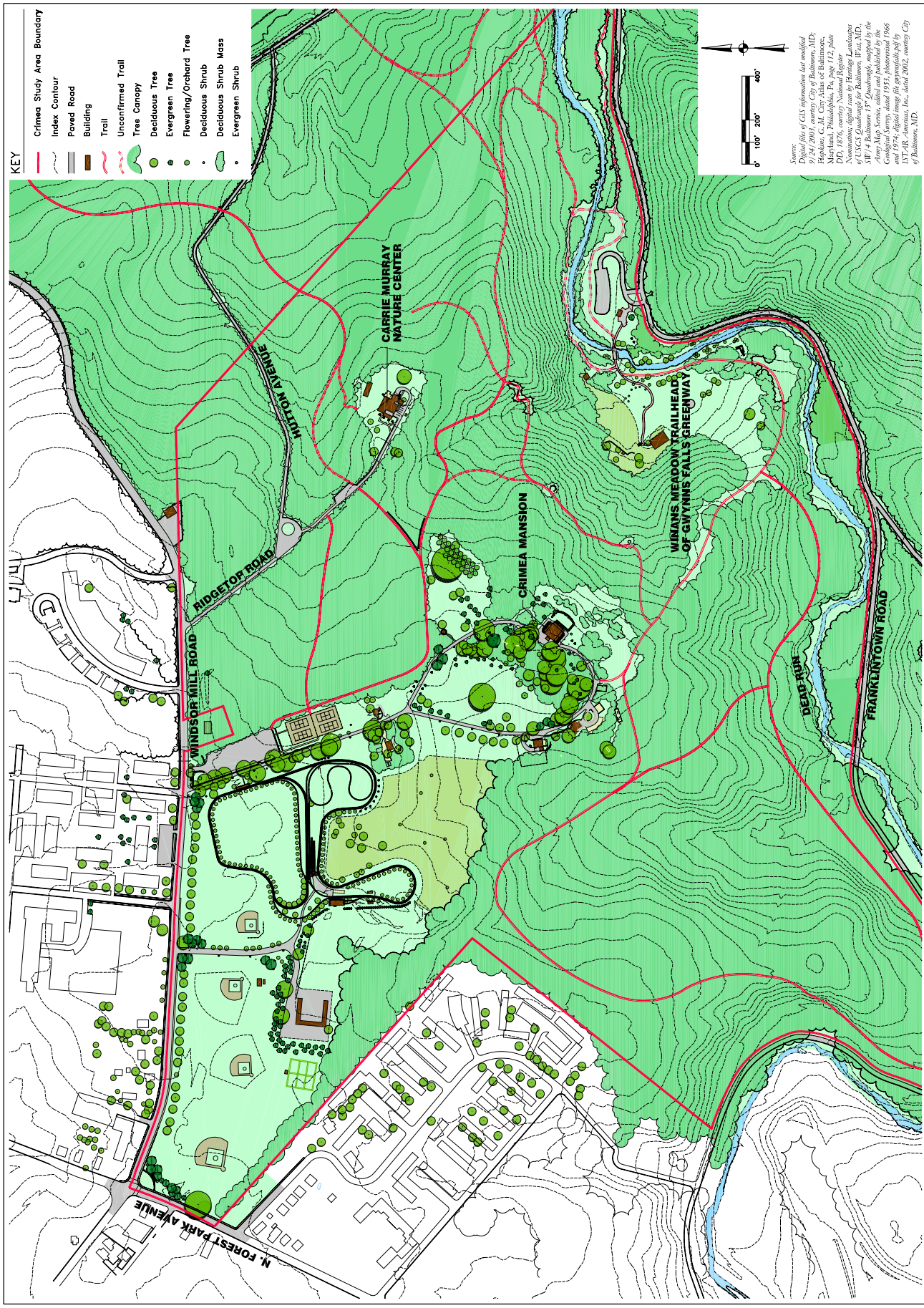
Landscape Architect:
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 802-225-4330
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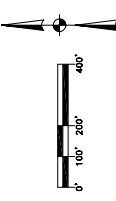
Date: April 2006

Drawing Number:
 EC



KEY

- Crimee Study Area Boundary
- Index Contour
- Paved Road
- Building
- Trail
- Unconfirmed Trail
- Tree Canopy
- Deciduous Tree
- Evergreen Tree
- Flowering/Orchard Tree
- Deciduous Shrub
- Evergreen Shrub



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CRIMEA AREA MASTER PLAN
 Gwynns Falls / Leakin Park
 Baltimore, Maryland

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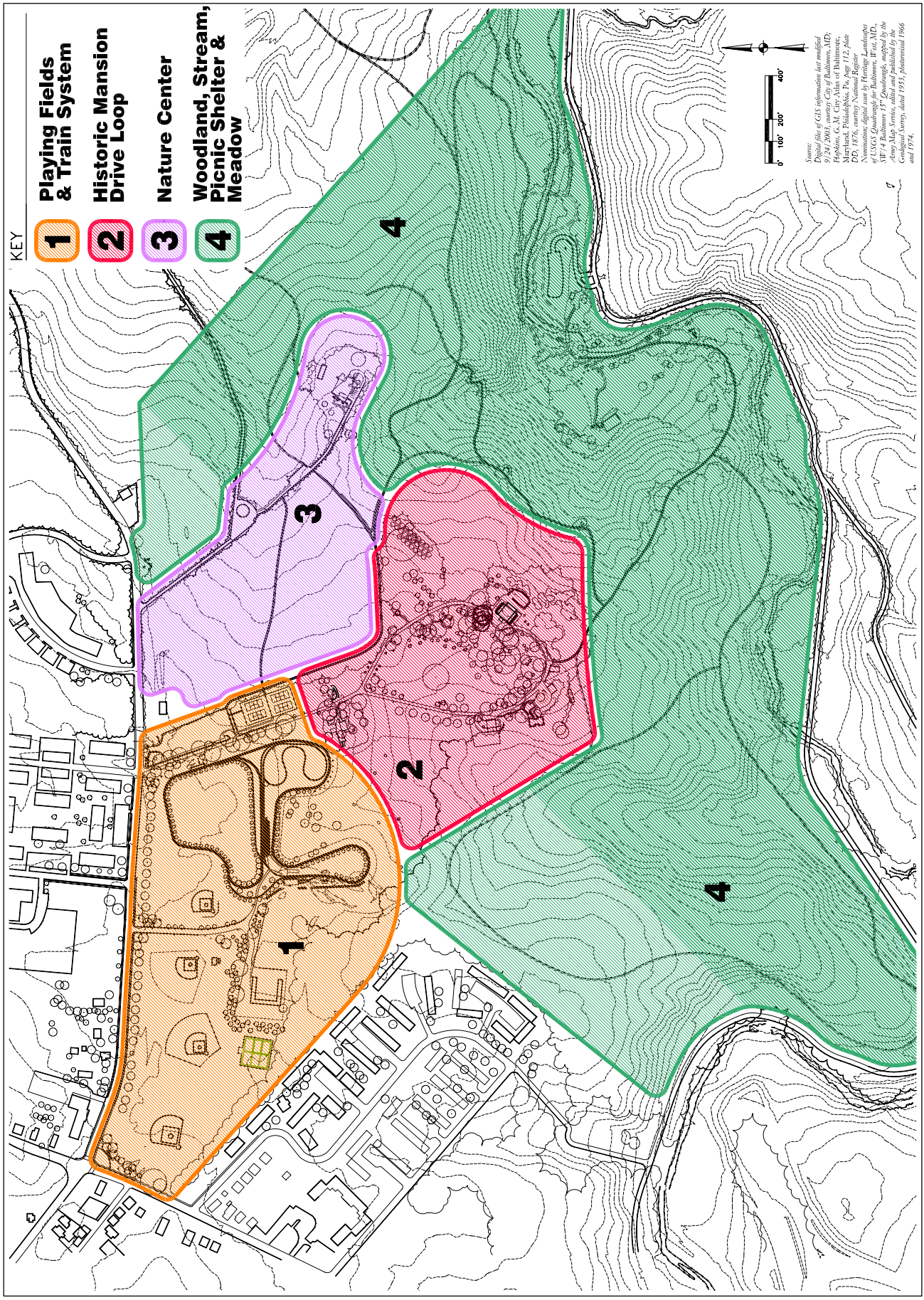
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Landscape Areas
 1 To 4

Date: April 2006

Drawing Number: LA





CRIMEA AREA MASTER PLAN

Baltimore, Maryland

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Drawing Title:
 Existing
 Conditions Issues
 Playing Fields &
 Train System
 Area 1

Date:
 April 2006

Drawing Number:
 ECI-1



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CRIMEA AREA MASTER PLAN

Gwynns Falls / Leakin Park

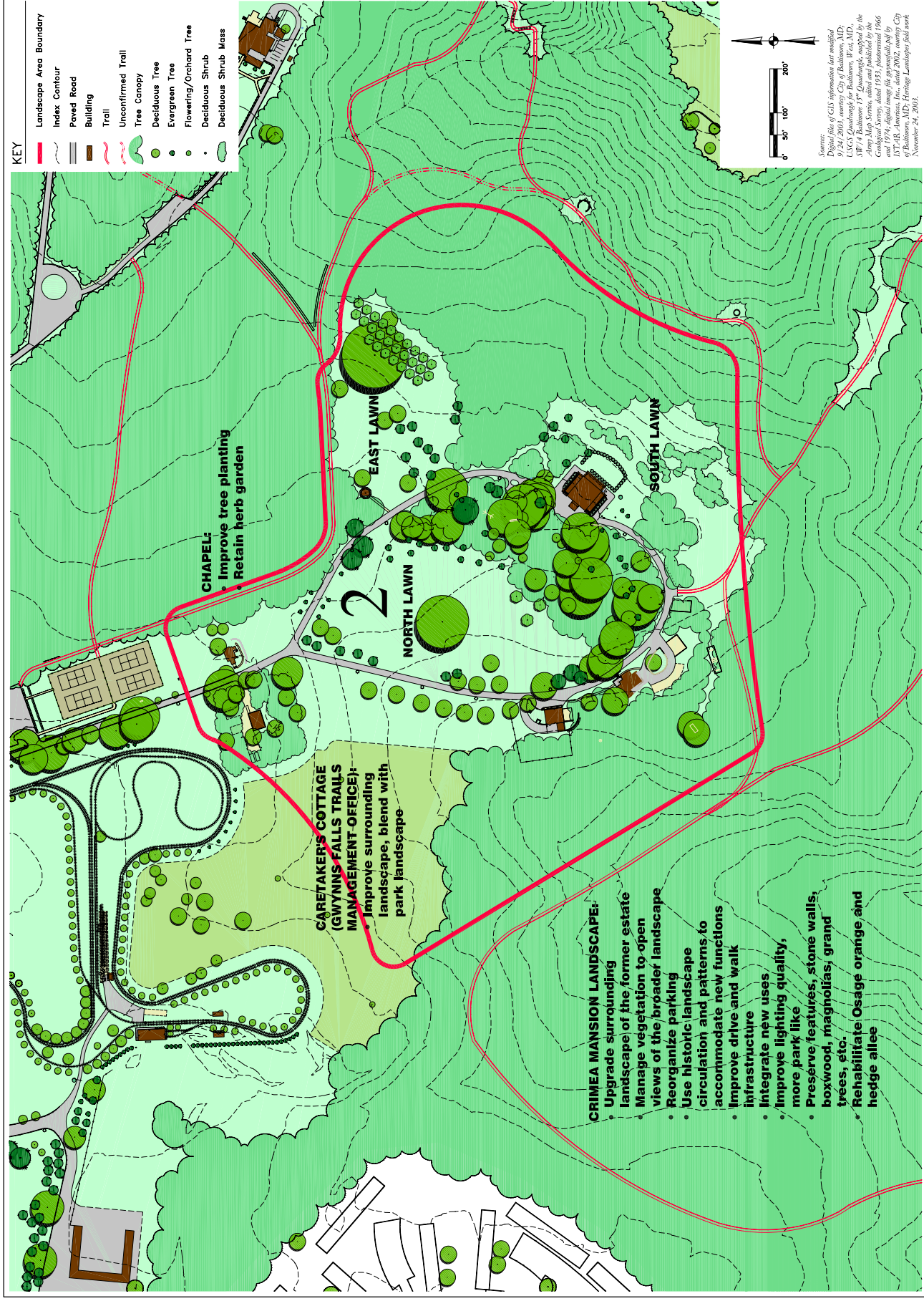
Baltimore, Maryland

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Drawing Title:
**Existing
 Conditions Issues
 Historic Mansion
 Drive Loop
 Area 2**
 Date: April 2006
 Drawing Number:
ECL-2





CRIMEA AREA MASTER PLAN

Gwynns Falls / Leakin Park

Baltimore, Maryland

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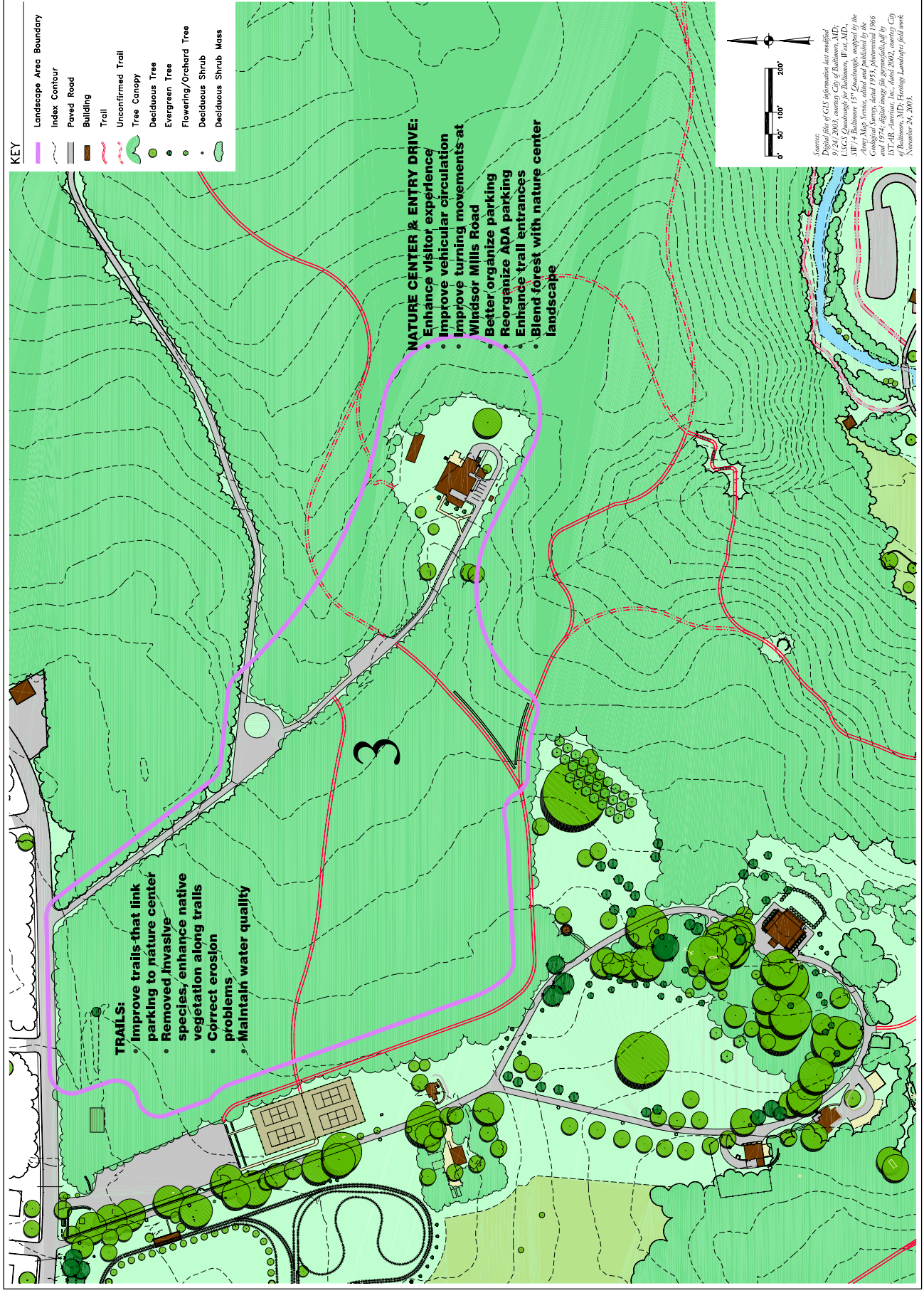
Landscape Architect:
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 Preservation Landscape Architects
 & Planners
 100 North
 Charlotte, VT 05445
 802-425-4330
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 212-552-9966

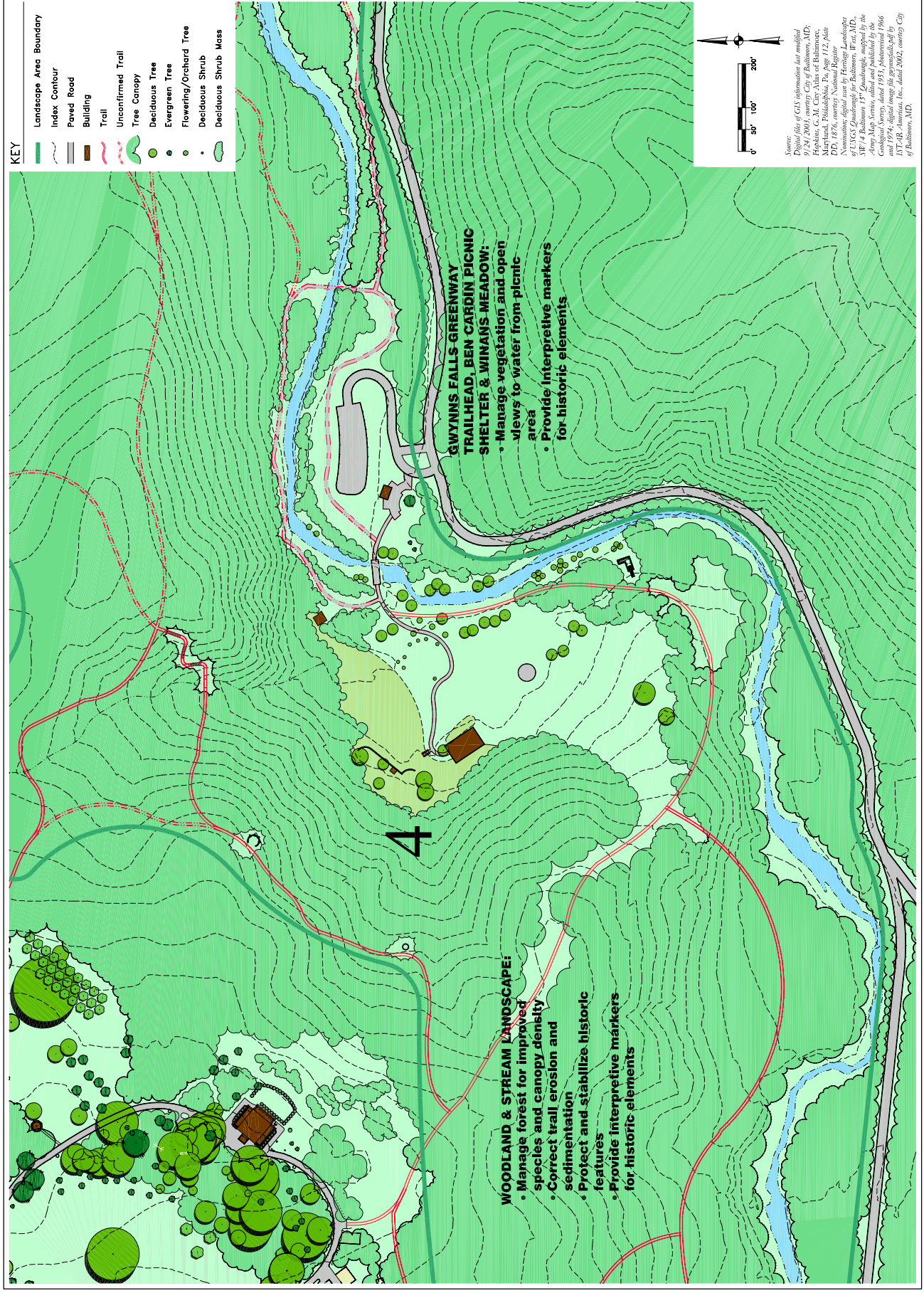
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Drawing Title:
**Existing
 Conditions
 Issues Nature
 Center
 Area 3**

Date: April 2006

Drawing Number:
ECL-3





KEY

- Landscape Area Boundary
- Index Contour
- Paved Road
- Building
- Trail
- Unconfirmed Trail
- Tree Canopy
- Deciduous Tree
- Evergreen Tree
- Flowering/Orchard Tree
- Deciduous Shrub
- Deciduous Shrub Mass

4

GWYNNS FALLS GREENWAY TRAILHEAD, BEN CARDIN PICNIC SHELTER & WINANS MEADOW:

- Manage vegetation and open views to water from picnic area
- Provide interpretive markers for historic elements

WOODLAND & STREAM LANDSCAPE:

- Manage forest for improved species and canopy density
- Correct trail erosion and sedimentation
- Protect and stabilize historic features
- Provide interpretive markers for historic elements

Source:
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CRIMEA AREA MASTER PLAN
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Drawing Title:
Existing Conditions Issues
Woodland, Stream, Picnic Shelter & Meadow Area 4
 Date: April 2006

Drawing Number:
ECL-4



CRIMEA AREA MASTER PLAN, GWYNNS FALLS/LEAKIN PARK CHAPTER IV: CRIMEA AREA CURRENT USES & ISSUES

A. INTRODUCTION TO PARK USES & ISSUES

Heritage Landscapes staff observed basic uses of the study area during our field investigations in 2004. We noted use traces within the landscape that indicate routes people are taking and areas of intensive use. The full range of current park uses and relevant issues was discussed at two community meetings. In addition, a user survey was distributed to gain direct knowledge of park user demographics, current uses, seasonal trends and the like. In order to provide a framework for a study of park use, we have organized park activities into four types:

- *Active or exertive recreation*- this type of recreation is aerobic exercise, which can be equipment, field or court-based games that are related to specific facilities; or non-facility exercise pursuits like running, exercise walking, or biking on park trails.
- *Passive recreation*- encompasses a wide range of casual and informal uses of parks and open spaces and is usually about spending time in a park landscape. The motivation is often simply to be in a green, scenic environment. Passive activities include casual walking, sitting, reading, walking a dog, sunbathing, enjoying being outdoors, and enjoying the scenery.
- *Social or gregarious recreation*- joining with friends, family or groups in park and open space settings for a celebration, picnic, performance, dance, fair, or festival, and as spectators viewing sports and enjoying the company of others in that context.
- *Interpretive or educational recreation*- casual or structured learning about local history, ecology, geology, horticulture, garden design, art, or other subjects which can be addressed in part by providing guided or self-guided tours, informational signs, programs, lectures, exhibits, classes, hands-on learning programs, interactive education on computers, etc.

All four of these types of uses are taking place in the study area of Gwynns Falls/Leakin Park today. Each Landscape Area of the park offers different opportunities for recreation. For example, the baseball fields are used for active recreation of ball players, while spectators are engaged in social recreation. Walking and sitting in the park was observed in all Landscape Areas as users enjoyed the park green space and scenery in passive recreation. Both the Crimea Mansion and the Carrie Murray Nature Center offer educational opportunities in environmental studies and park history. In terms of percentages of use types, our survey findings indicate that somewhere between 50% and 70% of park users engage in passive recreation while active recreation falls well under those counts. The responses to the user survey address types of use as well as demographics and other factors. These limited replies to the user survey are discussed in terms of these four types of park use in the next section.

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
CHAPTER IV: CRIMEA AREA CURRENT USES & ISSUES

A number of issues, concerns, and suggestions were put forward and discussed at two community meetings held in the auditorium of Dickey Hill Elementary and Middle School, located north of the park on Windsor Mill Road. A listings of these topics organized by type, are described in the following narrative. Additionally, a number of issues observed in the park by Heritage Landscapes and also noted at meetings, are delineated on the issues plans. Annotated plans *Existing Conditions Issues Playing Fields & Train System Area 1, ECI-1, Existing Conditions Issues Historic Mansion Drive Loop Area 2, ECI-2, Existing Conditions Issues Nature Center Area 3, ECI-3, and Existing Conditions Issues Woodland, Stream, Picnic Shelter & Meadow Area 4, ECI-4* list the issues by Landscape Area, and by topic within each area.

B. USER SURVEY SUMMARY

Heritage Landscapes formulated and distributed a survey for users of Gwynns Falls/Leakin Park. The purpose of this survey was to gain an understanding of who park visitors are, how they use Gwynns Falls/Leakin Park, and how they rate the conditions of the park. Studies for this master plan were completed during the winter months when few people were in the park. People attending community meetings in the neighborhoods around the park as well as people attending public master plan meetings were invited to complete park user surveys. Only a handful of park users responded with 10 completed surveys. This number of park users is too small to be considered a representative sampling (as a statically valid group requires at least thirty respondents) however, the user responses are useful in terms of confirming our on-site observations park activities. Tables with the full results of the survey are included in Appendix B: Park User Survey Results Spreadsheet, and the outcome is discussed briefly below.

B1. Demographics of Park User Survey Respondents

This group of questions asked for information about age, gender, ethnicity, children, and education. Of the ten survey respondents, half were between 46-64 years old, 30% were between 10-16, 10% was between 36-45, and 10% was over 65. 70% of respondents were male, and 20% were female, with one person not responding to this question. Half of the respondents were white, and half were of an ethnic background other than white, black, Asian, Hispanic, or Native American. 30% had children under the age of 18, with four children being female aged up to 16, and one child being male between the ages of 2 and 11. Of the responding park users, 30% had completed post-college or graduate school, 20% graduated from college, 20% had completed high school or GED, and 20% had completed primary or middle school.

B2. Park Visit Transportation, Frequency & Duration

This group of questions asked park users about their transportation methods, distance they live from the park, seasonal use, frequency of park visits, and duration of visits. 100% of respondents reported that they get to the park with a car, 30% also walk to the park, and 30% bike to the park. 80% live within a 5- to 15-minute walk, and 20% live a distance beyond a 15-minute walk to the park. As expected, good weather draws people to parks and respondents reported using the park year-round, with the heaviest use in the spring and summer. 90% come to the park in summer and spring, 70% in the fall, and 40% in the winter. Most of the respondents (90%) visit the park for an average of 1-3 hours, with 10% reporting a visit of 1 hour or less.

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
CHAPTER IV: CRIMEA AREA CURRENT USES & ISSUES

B3. Park Uses

Survey respondents were asked what they do when visiting the park, and were able to check activities from a list of 16 uses, in the four types of categories. Passive and social or educational uses ranked the highest, with a smaller number of users reporting active uses.

The results for studies of passive activities indicate that 70% of respondents enjoy leisure walking, 60% visit the park for dog walking, 50% use the park to enjoy nature, and 40% come to the park to relax and/or socialize. The popularity of these passive uses indicates the importance of the existing trail system for resource-based recreation such as walking and nature observation.

Social and educational park activities were linked for park users. 70% of users responded that they visit the Nature Center, 60% reported attending special events or festivals, and 50% participate in train rides, all of which can be considered both educational and social. 20% of users reported picnicking while at the park, which is considered a social activity. The high response rates show the importance of special facilities and educational programs in the park landscape.

Fewer respondents reported active uses of the park, with only 10% participating in tennis or bike riding at the park. Our study was completed in the late fall and winter months, so further studies would need to be completed to observe participation and preferences for warm weather activities such as tennis and baseball.

B4. Park Feature & Facility Condition Ratings

Survey respondents were asked to rate the condition, appearance, and safety of areas of Gwynns Falls/Leakin Park based on a five-scale ranking of excellent, good, average, fair, and poor. The full chart of survey responses is found in Appendix B. Overall, 2% of the areas were rated excellent, 39% good, 20% average, 8% fair, and 1% poor, with 23% not answering. The general appearance of the park was rated good by 70%, excellent by 10%, and average by 10%.

Top ranked park elements by condition include walks with 20% excellent and 40% good, trees with 70% good and 30% average, lawn with 60% good and 30% average, and parking areas with 50% good and 20% average. Cleanliness and litter pick-up were rated relatively high with 60% good and 10% average, and adequacy of park signage was rated 50% good and 20% average. Safety and security were rated 40% good, 40% average, and 10% fair. Areas receiving relatively lower ratings were roads with 40% good, 40% average, 10% fair, and 10% poor and the comfort station with 20% good and 40% average. The condition of the baseball fields and tennis courts did not receive many responses, but the few responses ranged from good to fair. The full chart of feature and facility conditions ratings found in Appendix B is useful for more in-depth assessments of the areas across the range of their individual ratings and against the other areas.

B5. User Survey Summary Conclusion

Park user survey responses can be revealing insights into current activities and attitudes. Unfortunately, the survey of Gwynns Falls/Leakin Park users was not a large enough sampling to present definitive conclusions. A sampling of more people, throughout the entire year, utilizing a larger range of park features would have been helpful in gaining a more thorough understanding of park users, current uses and perceptions. However, in general the pilot study survey responses affirm that people of various ages who live nearby come to Gwynns Falls/Leakin Park year-round for a

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
CHAPTER IV: CRIMEA AREA CURRENT USES & ISSUES

variety of passive, social, and educational activities. These activities center on enjoying the natural landscape, open space, and variety of educational and social opportunities offered by the park.

C. ISSUES, CONCERNS & SUGGESTED IMPROVEMENTS

Heritage Landscapes and Baltimore Recreation and Parks hosted two community meetings regarding the Crimea Area of Gwynns Falls/Leakin Park. A number of issues and concerns arose from the discussions. These issues can be divided into two general groups to address park programmatic aspects and park physical features or functions.

Programmatic Issues Raised

- An interest in exploring ways to increase assistance from park staff and all park volunteer groups, as well as exploring formal agreements with the Office of Partnerships
- The desire to continue and expand the role of Park Rangers
- A request to use best environmental practices for any park renovations, especially concerning any new pavement
- An expression of support for the Herb Festival, and a request to explore opportunities for more park events and festivals, and increase programming in park
- The need for better wayfinding perhaps by developing and distributing a park trail map
- The desire to more effectively link this area to other features of Gwynns Falls/Leakin Park
- The need to coordinate the master plan with Outward Bound program expansion plans.

Physical

- The continuing need for park maintenance, routine trash and cleaning, and prevention of illegal dumping
- A request to seek documentation for historic gravesites within the park and avoid disturbance of these areas
- A concern for locating other historic features associated with the Crimea Mansion and then avoiding disturbance in these areas

At this community meeting, a number of improvement ideas were suggested. These suggestions fall into five categories: circulation and access, parking, structures and features, activities, and vegetation, and include the following:

Circulation & Access

- Develop a trail head for the Gwynns Falls Greenway that links the Hutton-Ridgetop trail with the Crimea Area
- Improve trailhead near Crimea Mansion. The intersection of trail, road and parking is confusing and unattractive, and opportunities are being missed to highlight the historic road
- Improve bus entry and parking arrangements for Carrie Murray Nature Center
- Try to slow down traffic speeds on Windsor Mill Road in order to improve safety of crossing between park and school, and discourage children from crossing the road mid-block near the playing fields

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
CHAPTER IV: CRIMEA AREA CURRENT USES & ISSUES

- Address street traffic calming along Windsor Mill Road frontage

Parking

- Consider more parking for Carrie Murray Nature Center
- Improve parking area near tennis court and consider more environmentally sensitive surface materials
- Improve paving of historic loop road to Crimea and improve parking along loop road
- Improve handicap parking for better park access
- Consider improved parking closer to ball fields and train

Structures & Features

- Improve location and information signs for park at the Sloman memorial corner, the Eagle Drive entrance, the Nature Center entrance, the location of park features, and the location and links to the Gwynns Falls Greenway trails
- Consider an attractive lighting system for the park; add lighting to picnic pavilion
- Return the entrance lion sculptures to the Crimea Mansion
- Define a special area for model train course and protect it more effectively, possibly add low fence or bollards to prevent damage from random vehicles entering train area.
- Improve area around and the standing masonry walls of the stable ruins and find new positive use for space, eliminate poor drainage, dumping, vandalism, etc.
- Add an amphitheater space for performances and educational programs
- Renovate or replace the athletic field area comfort stations

Activities

- Consider additional park features like a new playground, an exercise area, and a rock climbing wall
- Provide horseback riding opportunities

Vegetation

- Protect trees along Windsor Mill Road
- Care for large, old trees
- Improve landscape along Windsor Mill Road for both the school and the park

All of these issues raised are relevant to planning for the Crimea Area. Heritage Landscapes investigation of the existing conditions of the Crimea Area of Gwynns Falls/Leakin Park led to the delineation of these and other issues relating principally to the physical and functional landscape. These issues are shown on plans *ECI-1*, *ECI-2*, *ECI-3*, and *ECI-4*. As the planning process progressed to recommendations, Heritage Landscapes considered the full range of issues when framing the master plan for the Crimea.

**CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
CHAPTER IV: CRIMEA AREA CURRENT USES & ISSUES**



CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK CHAPTER V: INTRODUCTION TO TREATMENT RECOMMENDATIONS

A. INTRODUCTION

The Crimea Area of Gwynns Falls/Leakin Park is an important public landscape and a historical, environmental, recreational, and community resource. While it is serving Baltimoreans today, there is a considerable opportunity to enhance the park landscape to more fully accommodate uses, preserve remaining historic features of the Crimea estate, and enhance park functions. From the perspective of historic values, landscape preservation seeks to retain the historic character and features of the public landscape, mitigate negative changes and stem deterioration, plan for sound stewardship into the future, and address the range of current and future uses, programming and maintenance issues within this framework. These complex purposes are accomplished by selecting an intervention philosophy and specific landscape treatment approach that is most appropriate for the historic property and that incorporates the relevant contemporary issues of use, programs, maintenance and management.

B. EXPLORATION OF LANDSCAPE PRESERVATION & USE TREATMENT ALTERNATIVES

As the preferred approach to landscape preservation treatment for the Crimea Area of Gwynns Falls/Leakin Park is sought, elements of this planning study include historic documentation, existing conditions capture, identification of remaining historic features, current uses and the realities of limited financial resources and maintenance capabilities. The approach tested and selected here forms a holistic framework and preservation philosophy, within which, work on the park landscape, features, and facilities should proceed. This framework guides decision-making about interventions and provides a context for ongoing park management. For the Crimea Area, the core historic landscape is the area of the loop drive and immediate vicinity of the historic structures (Landscape Areas 2 and 4) as well as the entry drive with its flanking eagles (Eagle Drive) from Landscape Area 1.

When working in historic landscapes such as the Crimea area of Gwynns Falls/Leakin Park, the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes (Guidelines)*¹ recommends four possible preservation treatments: Preservation, Restoration, Rehabilitation and Reconstruction. The selection of the best approach is guided by the practical and philosophical concerns of the present and future, as well as the past and the historic values of the park. The treatment choice must consider the real world concerns of improved or new uses, operational requirements such as compliance with the Americans with

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK CHAPTER V: INTRODUCTION TO TREATMENT RECOMMENDATIONS

Disabilities Act, safety and security, anticipated capital improvements, staffing, and maintenance costs, as well as the stewardship of historic resources. The four treatments are defined and discussed as follows:

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction.² It is a low intensity approach involving stabilization, repair, and replacement in-kind. Minimal change to the property is involved. It is most appropriate when many elements are intact and interpretive goals can be met within existing conditions. The overriding objective is to identify, steward, retain, and maintain the existing historic fabric.

Restoration is 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 features from the restoration period.³ Restoration authentically recaptures the historic condition of the landscape. It depends on considerable documentation and requires more resources and more intensive intervention than Preservation. It first preserves all historic features that remain and then intervenes to restore degraded or altered features in an authentic manner, based on documentation. Restoration treatment may also require the removal of subsequently added features, recapturing the overall spaces, form, character and details of the historic landscape to a high degree of accuracy.

Rehabilitation is 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.⁴ A Rehabilitation approach emphasizes modification of the historic property to suit new, compatible uses, implemented in a manner sensitive to conditions during the period of significance. Preservation of existing historic features, character, and details is required while contemporary uses are accommodated. This is frequently the most appropriate treatment for urban public parks, as it blends respect for historic preservation and interpretation with flexibility to address contemporary recreational needs and park uses, and maintenance considerations.

Reconstruction is 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.⁵ Choosing a Reconstruction philosophy is the most intensive treatment intervention. It involves the re-creation of a missing historic landscape, specific landscape area or landscape feature. In order to undertake Reconstruction, clear and detailed documentation is needed to construct a precise replica. Reconstruction is generally selected to for a feature or area of the landscape to aid in interpretation and presentation to the visitor that is not possible at the property without a Reconstruction. This approach is not normally applied to elements of the historic landscape in public parks.

Interpretation is the process of presenting the historic landscape to the public. Any treatment can and should include interpretation of the history, character and features of the historic landscape. The interpretive media and messages use the historic documentation to engage and inform the park user with the layers of past that are present in the landscape. The interpretive approach differs in content

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
CHAPTER V: INTRODUCTION TO TREATMENT RECOMMENDATIONS

to a degree when the character and features of the landscape are present versus when they are missing or in remnant form. As a landscape treatment approach, the interpretive approach, if selected, should be developed that best accompanies it and suits project objectives.

Preservation, Restoration, Rehabilitation and Reconstruction treatments each address different levels of intervention within a historic urban park landscape. Of these four treatments, Preservation, addressing repair and stabilization, serves as the underlying approach for the other strategies. In public parks Rehabilitation is generally the most appropriate approach in that it directs respect for historic character and features and adapts to appropriate and compatible ways to suit current and future uses. In each approach there is a response to maintenance and service needs, local codes, safety, and access concerns. The objective in addressing these contemporary issues is to simultaneously incorporate preservation issues and these valid current concerns. The response to safety, codes, ADA and the like should not alter the overall character of the historic landscape. The selection of Preservation or Rehabilitation for the landscape as a whole does not preclude the restoration or reconstruction of lost or partially remaining individual features within that landscape.

C. REHABILITATION TREATMENT

The recommended treatment for the Crimea Area of Gwynns Falls/Leakin Park is Rehabilitation of the overall park landscape with an underlying treatment of Preservation to address the repair and stabilization of remaining historic features. The overall goal is to bolster historic park landscape character while accommodating current issues and multiple values. Rehabilitation targets the renewal of park landscape's natural and built elements, provides for improved access and experience for all users, and focuses maintenance planning for both daily and event use.

This master plan provides Rehabilitation recommendations that frame a long-term, coordinated vision of the Crimea landscape so that current resources, future funding, implementation, and maintenance can all be directed toward an agreed vision for the future of this valued public landscape. The vision for the Crimea Area of Gwynns Falls/Leakin Park, is to respect and celebrate the park's history while fully accommodating varied uses and visitor needs in a vibrant, beautiful, healthy, public landscape. For Crimea, a number of buildings, site features and elements are targeted for preservation and rehabilitation. For example, existing historic structures and elements, such as Crimea Mansion and outbuildings as well as the water wheel, stone walls, mock Civil War fort, springhead, and masonry culvert, are proposed for stabilization and repair. The former stone stable walls are proposed for masonry resetting and repointing to use as an enclosure for the community gardens. A reorganized parking area in the historic core is recommended for changes that preserve the entry experience of the historic mansion loop drive. These examples of a Rehabilitation strategy illustrate how improvements to the park landscape can respect the rich history of the site while accommodating a full range of contemporary uses. The comprehensive and specific Rehabilitation recommendations for the Crimea landscape are described in Chapter VI.

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
CHAPTER V: INTRODUCTION TO TREATMENT RECOMMENDATIONS

CHAPTER V ENDNOTES

¹Charles A. Birnbaum with Christine Capella Peters, eds. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*, (Washington D.C.: U.S. Department of the Interior, National Park Service, Cultural Resource Stewardship and Partnerships, Heritage Preservation Services, Historic Landscape Initiative, 1996).

² *Ibid.*, 18.

³ *Ibid.*, 48.

⁴ *Ibid.*, 90.

⁵ *Ibid.*, 128.



CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK CHAPTER VI: MASTER PLAN RECOMMENDATIONS

A. INTRODUCTION TO CRIMEA AREA MASTER PLAN RECOMMENDATIONS

The planning recommendations for the Crimea Area of Gwynns Falls/Leakin Park grow out of the entire planning process and are rooted in the materials presented in the previous chapters of this document. The historic research, field reconnaissance of current park conditions, community meetings, user survey and use observations, discussions with specific groups and context of adjacent Gwynns Falls/Leakin Park, surrounding streets and Dickey Hill Elementary/Middle School all contribute to the development of recommendations for this parkland. The overall goals of the master plan are to address multiple values and respond to multiple voices in order to bring this historic park landscape into the future by more effectively meeting functional needs, providing for diverse uses that support a variety of positive park experiences, steward cultural resources and enhance natural resources of this important public park landscape.

While the recommendations of this master plan generally focus on physical conditions, repair, upgrading and enhancement of physical aspects, features and systems, they also support the passive, social, educational and active recreational uses of the park. The proposed interventions addressing specific park elements, such as vegetation, paths, roads, parking, and signs, relate to improved park uses. The overall vision is to enhance uses while retaining elements of cultural significance, promote a sustainable and healthy park environment, and contain maintenance levels through durable design.

As noted previously, the Crimea Area of Gwynns Falls/Leakin Park is used by various groups of people. Many park users live nearby, coming principally from the surrounding neighborhoods, while others arrive by car from farther away to participate in programs, team sports and events. A notable group of users participate in active sports, operate and ride the miniature train, visit the Carrie Murray Nature Center, and access the Gwynns Falls trail system. Park programs and organized uses were the focus of outreach to several groups of users and park staff by Baltimore Recreation and Parks planners. These included the little league and baseball teams, Carrie Murray Nature Center staff, the Chesapeake & Allegheny Live Steamers (CALS) miniature train club, and community gardeners. While the physical conditions of the park provide one basis for recommendations, it is also important to understand how park features support the interests and activities of these individuals and groups, which also influence appropriate treatment recommendations. Together the physical conditions combined with user interests and activities form the basis for recommendations.

There are six overall objectives that relate to the recommendations for each area of the park. These six areas of recommendations outline an overall approach, which is followed by detailed discussions of the proposed elements in the 4 specific Landscape Areas using the area-by-area organization. This

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
CHAPTER VI: MASTER PLAN RECOMMENDATIONS

listing of basic directions with subtask focus elements serves as a summary of the recommendations, as follows:

- **Steward park cultural landscape and park scenery**
 - Preserve and rehabilitate overall historic landscape patterns and visual relationships
 - Reopen and manage views from and to the mansion landscape and manage vegetation for viewsheds
 - Care for trees of the remaining Crimea historic estate landscape and replace documented lost trees in the estate landscape
 - Retain and repair the historic narrow entry drive and loop drive while accommodating current traffic
 - Stabilize historic structures including stone walls, mock Civil War fort, masonry structures, and masonry culvert, with the exception of the springhouse foundation
 - Conserve cultural and historic objects, Sloman Monument, entry pier eagles and water wheel
 - Add tree plantings along park frontage at city streets

- **Steward park natural resources, habitat and park scenery**
 - Manage woodland edge, woodland native species regeneration and suppress invasive species
 - Clear fields to establish meadows of wildflowers and grasses to enhance habitat and scenic quality
 - Maintain water quality for Gwynns Falls tributary
 - Maintain and establish upgraded low impact, environmentally sensitive woodland trails
 - Enhance the landscape directly around the Nature Center to place it more clearly in a woodland clearing of native grasses, wildflowers and mown paths
 - Support Nature Center use of the park natural resources by all the above elements

- **Improve and preserve park facilities and features**
 - Improve condition of the softball/baseball fields and add soccer field space
 - Enhance community gardens by relocating, improving and reusing the stone walls of the stable
 - Maintain high-use facilities such as tennis courts and model railroad
 - Upgrade comfort station
 - Provide playground for family groups
 - Develop improved park lighting with compatible fixtures to serve park facilities used after dark
 - Promote use of picnic areas

- **Enhance park path and trail system, connecting people to the park more effectively**
 - Upgrade park trails and complete connections
 - Reorganize current walks and add new walk segments to reach all park destinations
 - Locate paths for scenic enjoyment
 - Consider ADA gradients in developing paths

CRIMEA AREA MASTER PLAN, GWYNNS FALLS/LEAKIN PARK
CHAPTER VI: MASTER PLAN RECOMMENDATIONS

- Reinforce pedestrian connections between park and Dickey Hill Elementary/Middle School

- **Improve vehicular circulation and parking**
 - Improve park entry and movements at Eagle Drive
 - Enhance the two-way portion of Eagle Drive
 - Reorganize existing parking lot for greater efficiency with one-way exit movements
 - Improve mansion loop and designated parking lots and bays
 - Upgrade access to the playing fields, miniature train, tennis courts and community gardens with re-aligned entry drive, parking, and sidewalks
 - Add bus parking at mansion loop and improve trail connection to Carrie Murray Nature Center
 - Realign intersection of Ridgetop Road and Carrie Murray Nature Center entry for better visibility
 - Provide trailhead parking at former Hutton Avenue
 - Reorganize access and parking at the Carrie Murray Nature Center incorporating bus movements

- **Enhance park signage, interpretation and public knowledge**
 - Document park social history, Winans family, estate use, farm use
 - Document park physical history, early maps, evolution of park as public landscape
 - Document park geology and earth science
 - Document park habitat and species (resident, migratory, invasive)
 - Install interpretive signs for cultural or historic elements
 - Install way-finding signs for the park trails and a trail map for display in the park.

As a whole these proposal will appropriately steward, enhance and make the Crimea area of Gwynns Falls/Leakin Park more fully functional. By stewarding the park cultural landscape and scenery, stewarding park natural resources, habitat and scenery, improving and preserving park facilities and features, enhancing park trail and path systems to connect people to the park, improving vehicular circulation and parking, and enhancing park signage, interpretation and public knowledge, the park user experience will be significantly upgraded. The following narrative details the recommendations by landscape area for preservation and rehabilitation of park elements. These improvements respect history while accommodating a full range of contemporary uses. The concerns and desires of the community are addressed in keeping with the Baltimore Recreation and Parks mission and goals for citywide park improvements and care.

This discussion is organized by the individual Landscape Area these recommendations are depicted on the *Master Plan, MP* shown at 1 inch = 400 feet. In addition each landscape area is shown in more detail at 1 inch = 200 scale, on the plans, *Master Plan Area 1, MP-1, Master Plan Area 2, MP-2, Master Plan Area 3, MP-3, and Master Plan Area 4. MP-4.*

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
CHAPTER VI: MASTER PLAN RECOMMENDATIONS

B. LANDSCAPE AREA 1: PLAYING FIELDS & TRAIN SYSTEM

B1. Softball & Soccer Fields

In this landscape area, the fields are the dominant use and require some improvements. Four baseball and softball fields occupy most of the open, level area along the Windsor Mill Road park frontage, in the former tenant farmstead area of the of Gwynns Falls/Leakin Park. The fields are arranged in a haphazard pattern with a central access drive separating the ball field farthest east. There are no walks, either connecting the fields, or providing park users with ways to get across the open lawn areas. Centralizing and reorganizing the ball fields to the western end of the park as shown on plan *MP-1* allows for a soccer field to be sited to the northeast with minor overlap of the playing fields. The existing stone comfort station and wood concession stand are to remain in their current locations.

B2. Community Garden

The community gardens currently lack direct vehicular or pedestrian access, and adequate storage facilities. The garden is separated by two lines of mature trees that partially shade the growing space. The master plan recommends that this garden be relocated to the stable ruins where the existing structure can serve to enclose the gardens on three of the four sides. The low walls and location south of the line of mature evergreens allows for extended morning sunlight and a warmer microclimate. Storage units can be constructed and both pedestrian and vehicular access can be provided in this location.

The masonry structure of the stable is currently unused and not easily accessed and should be improved as a park feature. The location of this U-shaped building with full southern exposure makes it ideal for the relocated community garden. As depicted in the drawing *MP-1*, stone walls would support an open lattice work overhead and tool and material storage bins can be constructed at the interior corners. With walls to the north, south, and west, new metal fencing to the east would enable the garden to be secured. The interior space of the walled and fenced area would be utilized for garden plots along with adjacent designated parking. Rehabilitation of the stone structure and surrounds to accommodate the relocated gardening activities will require stabilization of the stone foundation, and design and construction considerations that include testing the existing soil and adding any amendments necessary for healthy plant growth.

B3. Tennis Courts

The four tennis courts east of Eagle Drive are highly utilized and need little improvement. The recently resurfaced courts are in good repair and should remain; however, the short walk connecting the north end of the tennis courts to the gravel parking area should be removed. Access to the tennis courts should be allowed at center court east and west so that entering and exiting players do not interrupt ongoing games. The privet hedge on the north edge of the court should be retained as a screen of the parking lot from the tennis courts. The gap in hedging can be closed once the walk is removed.

B4. Sloman Monument

Sloman Monument, situated at the corner of North Forest Park Avenue and Windsor Mill Road, is in stable condition and needs minor maintenance. Constructed of natural cut stone, the monument appears in need of surface cleaning to remove organic growth and soil on the limestone plaque. The

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
CHAPTER VI: MASTER PLAN RECOMMENDATIONS

plantings surrounding the monument have matured and appear as though several trees have been lost over time, upsetting the overall symmetry of the landscape setting. Modifications include trimming back the yews to open views to the monument, planting several eastern white pine/*Pinus strobus* trees to fill in open areas to the west, and removing and replanting flowering crabapples/*Malus spp.* that appear to have been lost in recent years.

B5. Miniature Train System

The miniature train system includes over 7.79 acres, and recommendations for this area are minimal. Installed in during the mid 20th century by CALS, the miniature system is actively used and operated on weekends during the spring, summer and fall. There are two systems of tracks, one elevated on low wood pylons and the other at grade on a compacted bed of gravel. The train tracks that were initially constructed in an open field are now bordered around the perimeter by a row of silver maple/*Acer saccharinum* trees.

Overall, the tracks and several supporting structures are in good repair. While the tracks are not noticeable in the overall landscape, the young silver maple/*Acer saccharinum* trees make a prominent statement. The maple trees will continue to increase in size and dominate this area of the park. Operations of the miniature train system should continue in the park until such time that interest wanes and the ability to maintain the system in good and safe repair becomes insufficient.

B6. Eagle Drive, Parking & Pedestrian Walks

Current vehicular and pedestrian circulation routes provide limited access to park facilities and features and need major improvements. Eagle Drive is the ceremonial entry to the Crimea area of Gwynns Falls/Leakin Park and has bronze eagles set atop stone pillars to either side. The eagles, one originally at the Crimea mansion and the other from Alexandrovsky, the Winans city residence, are believed to have been cast in the Winans' foundry in Russia.¹ A stone wall is located along the eastern edge of the drive and trees on both sides are believed to date the late nineteenth century. The drive, now the only vehicular access to the historic core of the former Winans family estate, was originally a secondary road, with the primary and more scenic approach was from Franklinton Road to the south.

Currently fourteen feet wide, Eagle Drive is inadequate for two-way traffic access. This is evidenced by the need for an additional entry/exit at the gravel parking area along Windsor Mill Road. The master plan proposes that Eagle Drive be widened to twenty feet to meet the current City of Baltimore standard road width that allows for emergency vehicle access. The widening would occur along the west edge to avoid removal of the stone wall. The opening in the wall to the north would be closed, and the end pier, which appears to have been repaired, will be reconstructed. The drive will be lined with trees, and the remaining historic trees that are in poor and failing health will be replaced.

Parking within this area of the park is also insufficient and in need of improvements. The gravel/blacktop parking area east of Eagle Drive is poorly drained, inefficient, and encroaches upon the historic stone wall. The parking area should be reconstructed with a clear circulation pattern and lined parking spaces to improve efficiency. Seventy parking spaces can be provided. The existing entry/exit at Windsor Mill Road will be narrowed and reduced to exiting movements only. Because

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
CHAPTER VI: MASTER PLAN RECOMMENDATIONS

traffic on Windsor Mill Road moves rather quickly, the overall goal of the master plan is to simplify vehicular movements in and out of the park.

Two pedestrian walks in this area of the park provide limited access to park features. One walk from the Sloman Monument along Windsor Mill Road ends opposite the Dickey Hill Elementary/Middle School. A second walk from the gravel parking area leads to the tennis courts. Several new walks are proposed in the master plan, *MP-1* that would connect different areas of the park now only accessible by walking through the miniature railroad or over the playing fields. The walks are organized from the parking area east of Eagle Drive. One walk crosses Eagle Drive and branches. One branch extends southward to the Gwynns Falls Trails and office, and the other walk extends northward along the perimeter of the miniature rail line to the new parking areas along the reconstructed ball fields and railroad access drive. The paved walkway also provides access to the comfort station, concession stand and the reorganized playing fields to North Forest Park Avenue. One walk segment accommodates students in the neighborhood southwest of the playing fields crossing the park en-route to Dickey Hills Elementary/Middle School.

B7. Perimeter Fencing & Lights

Lighting in the park is minimal and needs to be enhanced. Low cobra head style fixtures line Eagle Drive and continue around the historic mansion loop. These high-pressure sodium fixtures cast an orange glow and render the landscape in shades of gray. This lighting is provided to facilitate early evening operation of the Gwynns Falls Trail office and access to and around the Outward Bound facilities.

The light fixtures are in poor repair and non-complimentary to the park landscape. This master plan recommends replacing these fixtures with a style that is more appropriate to the park and is consistent with the City of Baltimore park light standard to facilitate regular maintenance and repair. In addition to replacing the fixtures along Eagle Drive and the historic mansion loop, lighting along North Forest Park Avenue and Windsor Mill Road is recommended. Lighting the park perimeter is in keeping with city programs to improve the overall image of Baltimore.

B8. Access Road for Athletic Fields, Gardens & Train Operations

South of the stable ruins is an area of leaf composting, which provides many opportunities to reclaim this part of the park and steward natural resources. The pile of composted material currently rises to the south creating a steep embankment overlooking the wooded park edge. Views from the railroad on the east are screened by a row of arborvitae/*Thuja spp.* This 2.6-acre area of the park has been managed for the past decade as a “no-mow” area and is now filled with invasive volunteer tree species. Bringing this area of the park back to use will require remedial work to distribute the leaf compost area and regrading to shape the landscape to a more natural surface topography. The leaf compost area has blocked natural drainage patterns and re-grading will need to be undertaken to correct storm water flows. The master plan recommends that this area of the park be utilized to provide needed parking for both active and passive recreational activities.

The current access drive from Windsor Mill Road to the ball fields and railroads is inefficient and provides little parking. The master plan proposes realignment of the road. Realigning this access drive by curving and looping it around a generous lawn and tree landscape softens the hardness of the paved area making the drive more park like and graceful. The new curve at the northern end mimics the alignment of the miniature train line and provides enough area to site a soccer field to

CRIMEA AREA MASTER PLAN, GWYNN'S FALLS/LEAKIN PARK
CHAPTER VI: MASTER PLAN RECOMMENDATIONS

the west. Further south, the new drive makes a generous loop taking park visitors around three nose-in parking areas that can accommodate up to 65 spaces. The nose-in parking requires less hard pavement by utilizing the park drive as part of the parking back up space. The presence of cars in the park will be lessened by restricting cars from parking along this drive and grading of the nose-in parking around the drive loop so that the overall height of vehicles is partially concealed by grade. These new parking areas are more centrally located to the playing fields, miniature rail system, community gardens, and comfort station. This change will also open views toward the historic core of the Crimea estate.

To the southeast of the proposed parking loop is an irregularly shaped, low-lying area that provides opportunities to recapture views and expand circulation systems. The area is bordered by the miniature rail system to the north, the former Caretaker's Cottage on the east, the Carriage House/Stables on the historic mansion loop drive at the southeast, and the woodland edge to south and southwest. Vegetative cover of this former agricultural landscape consists of tall grasses with early seedlings of pioneer plants and invasive species. The openness of the landscape in contrast to the wooded cover to the south and west provides a pastoral view from the historic mansion loop in the late nineteenth century estate landscape. Although today that view is shortened by the miniature rail system, it provides a pastoral quality and sense of depth to the park landscape to some degree. The area should be retained as a meadow with the appropriate meadow vegetation to stop the advance of the adjacent woodland edge. A new trail leading from the proposed parking area to the historic Crimea Mansion expands the park's circulation system and provides the ability for park visitors to walk a circular path around this area of the park.

C. LANDSCAPE AREA 2: HISTORIC MANSION LOOP & ESTATE LANDSCAPE

C1. Crimea Mansion, Honeymoon Cottage & Barn Landscape

Three of the four distinct landscapes of the historic Crimea Core including the Mansion, Honeymoon Cottage, and Barn are addressed here and are all in need of slight to moderate improvements. Historically, visitors traveling along the carriage loop drive experienced an array of scenic views to these landscapes. Current circulation patterns differ today from that of the nineteenth century estate altering the sequence and relationship of the views. The overall grandness and organization of the estate landscape is still intact. The north and east lawns are most accessible and easily discernable as designed landscapes. The south lawn with its viewshed is less obvious and will require more effort to reclaim its original design from the surrounding woodland.

The north lawn is a collection of mature deciduous and evergreen trees with understory flowering trees with some maintenance needed. Overall the plantings are in stable health and need some pruning and mulching under a management program. Loss of original tree and shrub plantings is noted through comparison of *AP-1927* and the existing conditions. *AP-1927* shows a denser tree canopy overall with lawn openings and a linear pattern of trees possibly along a fence line. It is recommended that trees be replaced where they are missing as evidenced in the historic aerial. Existing shrub materials should remain and be maintained. New shrub masses may be replanted in the future as the need and ability for ongoing maintenance arises.

The east lawn landscape recommendations are similar to those of the north lawn. The east lawn contains sloping topography to the east and a grove of spruce/*Picea spp.* trees. These evergreens

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
CHAPTER VI: MASTER PLAN RECOMMENDATIONS

separate the landscape from the drive and focus views from the house toward the open expanse of lawn. Other distinctive plantings include groupings of mature oaks/*Quercus spp.* and a triple-row magnolia allée. To the northwest along the drive is the wooden gazebo sited just south of mature oaks with views overlooking the sloping turf lawn. Several mature evergreen trees have recently been lost during storm events creating openings in otherwise dense planting groups. These trees lost to recent storms should be replaced.

Other influences to the overall spatial arrangement of the east lawn include the encroachment of the woodland edge and invasive plant materials. The extent of this encroachment is best noticed on the ground with the slight distance between the magnolia tree allée and the woodland edge. The woodland edge should be removed from critical areas of the east lawn such as the magnolia allée and significant trees. Invasive and succession growth that threaten mature trees' overall form and strength should be removed, and mature trees should be maintained by corrective pruning.

The south lawn is the most dramatically changed of the three uphill landscapes from that of the late nineteenth century Crimea landscape, which provides the most need for enhancement. Figures II.1, II.5 and *AP-1927* show open views of a landscape that is difficult to imagine today. This contrasts with the current condition and illustrates how vegetation at the southern edge has extended northwest closing views from the Mansion's tiered porches. The edge of this advancing succession plant growth is a massing of invasive vines and brambles that cover the sloped area up to the edge of the vegetable garden directly behind the Mansion. This massing is impassible. East along the slope is a grove of Japanese maple/*Acer palmatum* trees. Their origin is not certain and their location on one side of the mansion slope is not balanced with any grove or plantings opposite, which is atypical of the landscape treatment directly at the mansion. Centered on the Mansion is a vegetable garden within a boxwood/*Buxus spp.* hedge. Like the maples, the origin of this particular planting is unclear. However, the boxwoods planted to either side of the Mansion appear to be original to the former estate and can be seen in the circa 1901 photographs shown in Figures II.1 and II.5.

Loss of views from the south elevation of the Crimea Mansion in this historic area of the park is a loss to the park as a whole. It is one of few places where park users experience the full magnitude of the park landscape. Reversal of centuries of growth in the landscape south of the Crimea Mansion landscape is a significant undertaking and needs to be considered with specific objectives. Tenant use and the ability to maintain and manage the steeply sloping terrain among other items will aid in determining what can be realistically accomplished in removing the brambles and opening selective views to the Dead Run Valley.

The landscape surrounding the Honeymoon Cottage is similar in spatial design to the north and east lawns of the Crimea Mansion but can be improved for efficiency. Existing trees are comprised mainly of groups of oaks/*Quercus spp.* with several eastern white pines/*Pinus strobus* mixed in. Several ornamental shrub varieties are located near the structure. The other significant difference is that the oak groups are more evenly spaced throughout the lawn causing a dappled effect of sunlight passing through the branches. The more densely treed woodland immediately borders the area. It is pleasant transitional area from the more open north lawn to the wooded edge and can be used for quiet picnics. The area is best maintained in its present condition. The gravel parking areas to the south of the Honeymoon Cottage are currently in a mild state of disarray with parking spaces notched between historic oak trees. The parking can be made more efficient and surface drainage corrected to lessen the erosion of soils onto the lower lawn areas. Relocation of canoe storage racks and

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
CHAPTER VI: MASTER PLAN RECOMMENDATIONS

operational equipment to an alternate location will reduce the visual intrusion of these elements in the otherwise quiet landscape of the Honeymoon Cottage.

Recommendations for the stable landscape address concerns for future construction and additions to the structure. This landscape consists of a service yard today, which is more wooded than it likely was at the end of the nineteenth century. Current plans include an addition to the structure that would aid in the operations of the Outward Bound program. This addition to the northwest will include vehicular storage for equipment and operational machinery. The area west of the stable is now unsightly and fenced off from easy public access. The expansion of the Outward Bound facility in this location should be done in an environmentally sensitive way to address issues of site drainage and collection of vehicle oils and toxic materials. Appropriate plant materials to screen views of the service aspects of the area from public view including the historic drive loop should also be incorporated. Fencing to prevent public access to dangerous equipment and toxic fuels should be installed in a way that is not offensive and does not overly privatize use of this public park.

It is believed that the historic loop drive has the same alignment today as it did during operation of the Winans Family Estate. While its configuration shown in the 1875 City of Baltimore Atlas (Figure II.4) appears slightly more elongated, elements such as the tree cut out to the east are evident and remain in place. The drive spur to the former Bowling Alley and the spur continuing beyond the Honeymoon Cottage parking area are no longer in place. The drive segment to the south leading to Winans meadow and the bridge over Dead Run is now a trail.

Recommendations for the loop drive include retaining its historic alignment with modifications to accommodate parking at selected locations to promote visitor use in these historic picturesque landscapes of the former Crimea Estate. As shown on the plan *MP-2*, two lots to the southeast will provide nineteen spaces and adjustment to the geometry of the paving at the former tree location to the east will provide for nine cars. To avoid widening of the historic drive, which would require removal of mature trees, the fourteen-foot wide drive will retain one-way traffic flow.

A bus drop off will be constructed further northeast on the historic drive. School children will be dropped off at this location and will walk on a trail along the north edge of the east lawn and onto a woodland trail to the Carrie Murray Nature Center. This visitor sequence introduces school children to three of the four distinct landscapes for the Crimea Area of Gwynns Falls/Leaking Park expanding their experiences. Depending upon the educational programs, the fourth area including woodland trails may also become part of the programmatic experience in the park.

C2. Caretakers Cottage/Gwynns Falls Greenway Trail Offices

Improvements to the former Caretakers Cottage involve stewarding park natural resources and improving park facilities. The Caretakers Cottage was renovated in 2001 and now houses the offices of the Gwynns Falls Greenway trail staff as well as the trail bicycle police operations. Minor alterations to the drive and entry of the cottage have occurred to accommodate several staff vehicles and handicapped access. The perimeter plantings and slight elevation of the building along the southern edge isolate this area from the adjacent landscape of the miniature train system and the lower meadow to the west. Improvements to and maintenance of surrounding cottage trees and plantings are recommended. Removal of invasive plant materials and selective pruning of mature trees will make the area more attractive and compliment the landscape along Eagle Drive and the loop drive.

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
CHAPTER VI: MASTER PLAN RECOMMENDATIONS

North of the cottage landscape is a small level area that is isolated from the remainder of the park by the miniature railroad system. Here a small playground for toddlers and elementary school children can be easily accommodated. This location is easily accessible from the Eagle Drive parking area, and can provide activities for younger children during team baseball, soccer and tennis games.

C3. Chapel

The historic Chapel, sited diagonally across Eagle Drive from the Caretakers Cottage on the open lawn with stone and herb garden at its southern façade, presents another vegetation management opportunity for the Crimea landscape. As seen in the 1927 aerial photograph, *AP-1927*, the landscape of the chapel is relatively open with a few trees to the north. Using the *AP-1927* as a guide, trees should be planted at the chapel to replicate historical plant massing. New plantings will bring the chapel building into the picturesque setting of the Historic Crimea Mansion Core Landscape and park as a whole. The herb garden is a non-congruous element of the historic chapel landscape. Whereas a full restoration of the chapel landscape would require relocation of the garden, it may be retained under the selected preservation and rehabilitation approach. If care and management of the garden ceases, the garden should be removed.

C4. Osage Orange, Privet Hedge Allée

The north-south Osage orange/*Maclura pomifera* and privet/*Ligustrum vulgare* allée along the eastern edge of the tennis court is a character-defining feature of the landscape that should be retained and managed. Unknown in origin, the allée may have served as a property border between the Winans' estate and adjacent landholdings. A dark shadow line is seen in the 1927 aerial photograph shown on *1927 Aerial Photograph, AP-1927*, which may be young Osage orange trees. Regardless of its origin, the allée is an interesting historic feature that can be utilized to enrich the walk from the improved parking area at Eagle Drive to the tennis courts and Carrie Murray Nature Center. The trees show signs of neglect and the privet hedge is quite overgrown. The adjacent deciduous trees should be removed and encroaching woodland edge maintained to highlight the allée. Pruning efforts to remove dead wood, low branches and correct overall form also need to be undertaken. The complementing privet hedge needs to be rejuvenated.

D. LANDSCAPE AREA 3: CARRIE MURRAY NATURE CENTER

D1. Ridgetop Road, Hutton Avenue & Gwynns Falls Trail

Ridgetop Road became the main entrance of Carrie Murray Nature Center when Wetheredsville Road was closed for development of the Gwynns Falls Greenway in 1997. The angled intersection of Ridgetop Road with Windsor Mill Road is dangerous due the awkward angle of the two intersecting roads. This angle adversely affects sightlines of vehicle operators trying to join quickly-moving traffic on Windsor Mill Road. The master plan recommends reconstruction of the Ridgetop Road terminus to create a "T" intersection to increase sight lines and allow exiting park vehicles to see oncoming traffic at greater distances. It will also enable exiting traffic to be seen from moving vehicles on Windsor Mill Road. Realignment of Ridgetop Road at its intersection with Windsor Mill Road affects the view along the drive into the park. The once straight road will now curve gracefully to the west changing the way the landscape is experienced when entering and exiting the park, as shown on plan, *MP-3*.

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
CHAPTER VI: MASTER PLAN RECOMMENDATIONS

A circular roundabout exists at the intersection of Ridgetop Road and Hutton Avenue. Bituminous asphalt paving has been added to allow vehicles to circle and exit the dead end drives and is outlined with large boulders. Vehicles headed to the Nature Center continue through, passing the paved roundabout. Currently there are no designated parking spaces for visitors wishing to access the Gwynns Falls Greenway from Hutton Road. The master plan recommends that the terminus of Ridgetop Road be reconfigured to allow for five to six parking spaces and full turnaround. The central area would be planted with native tree species to reflect the adjacent woodland and provide an attractive landscape upon entry to the park, Nature Center and trails. The large boulders could be removed. The trail linking Ridgetop Road to the tennis courts and Eagle Drive should be improved. A vehicular gate installed at the Nature Center drive would control vehicular access for deliveries, service, volunteers and disabled persons.

The master plan recommends that regular visitor parking for the Nature Center should be located in the existing parking lot on Eagle Drive. Visitors would approach the Nature Center from one of the trails that lead from the parking lot through the woodlands to the Nature Center. School groups could be let off at the proposed bus drop-off area on the Crimea Mansion historic loop drive. From here students will walk along a trail leading across the east lawn of the mansion landscape and natural wooded landscape to the Nature Center. Reconstruction of these two trails provides an opportunity to highlight natural features of the landscape. Elevated boardwalks may be utilized to meet ADA codes and allow natural drainage.

The wooded land to the east of the entry drive, bounded by Windsor Mill Road, Ridgetop Road, and Hutton Avenue is an out parcel of about 5 acres. This land should be purchased for the park, if possible, in the near future.

D2. Carrie Murray Nature Center

Recommendations for the Carrie Murray Nature Center focus on improving access and connections, visitor experience and stewarding the park landscape. The Nature Center is open to the public and hosts tours for school children during the school year as well as special programs and summer youth camps. An objective of this master plan is to blend the Nature Center with its natural surroundings and make it a more cohesive part of the park. As discussed previously, access to the Nature Center will be choreographed to take visitors from the parking area at the Eagle Drive entry or Crimea Mansion loop drive through naturalized woodland by trail. Only staff, service and special needs visitors will have vehicular access to the building. The removal of parking directly in front of the building entry will also help bring the Nature Center more in line with its program messages. The existing parking spaces in front of the building will be relocated to the rear area where a drop in topography removes vehicles from sightlines of the building. An ADA accessible parking space will remain in front of the building opposite the entrance providing suitable parking for disabled visitors. The balance of the surrounding landscape is to be replanted over time by removing ornamental planting and replanting with native plants that can be incorporated in the educational programs of the Nature Center.

The park trail system is extensive and allows visitors access to nearly all of Gwynns Falls/ Leakin Park. Several of these trails intersect at the Nature Center landscape, but the relationship between the trails and the Nature Center programs is disjointed. It is the goal of this effort to emphasize the interrelationship of the Nature Center's mission with the trails and ecosystems of the park.

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
CHAPTER VI: MASTER PLAN RECOMMENDATIONS

Dependant upon the directions of the trails taken, walking programs can highlight the various ecological systems of the park such as the woodland, watersheds, and wetland ecology in addition to cultural aspects of the former Winans-era Crimea Estate.

E. LANDSCAPE AREA 4: WOODLAND, STREAM, PICNIC SHELTER & MEADOW

E1. Woodland & Meadow Trails

There is a fairly extensive network of trails that connect the Crimea Mansion area and the downhill woodlands and meadows to the south. These trails cannot be easily recognized and followed in some segments, to include the actual link to the Mansion loop road. Erosion and sedimentation is an issue along some trail segments. The trails should be upgraded to provide clear linkages and pleasant walking routes connecting these areas of the park.

E2. Ben Cardin Picnic Shelter Area

The Ben Cardin Picnic Shelter provides opportunities to promote park facilities and features, while managing natural resources and park scenery. The recently constructed picnic shelter (1997) is set at the bottom of the south-facing slope that leads up to the Crimea Mansion and is at the edge of the lawn area known as the Winans Meadow. The shelter's design provides for large-scale group events and can be easily accessed by walking and service vehicles. For the most part, views from the shelter are aesthetically pleasing. To the east is the wetland with native plantings and to the south and southwest is the open meadow landscape. However, directly behind the shelter the wooded landscape is infiltrated with invasive vines and brambles that prevent views into the natural setting. The unpleasant feeling created by this dark vegetative backdrop is exemplified by the design of the shelter's roof, which angles upward along this perimeter. Removal of the invasive vines and managing the woodland perimeter would highlight the natural setting of the shelter and make the space below the shelter more pleasant.

E3. Historic Structures, Water Wheel, Mock Civil Wall Fort, Spring House, Masonry Rooms & Stone Culvert

There are several historic features and structures in this Landscape Area which contribute to the cultural history of this park, including the water wheel, mock Civil War fort, vaulted and archeological remains of masonry structures to include a stone culvert and foundation for the former springhouse. These items should be preserved not only because of their historic value but to add a level of interest and engagement of park users. The locations of these elements were historically determined by their intended function and suitability based on the natural and topographical features. Today visitors can access them from existing nature trails. The master plan recommends installing interpretive signs for these cultural elements.

The water wheel that once pumped water to the mansion rests undisturbed at the upper southwest corner of Winans Meadow and is an important character-defining feature in the park cultural landscape. It is currently hidden in the wooded landscape and cannot be seen from the meadow or picnic pavilion. The steel wheel is housed in a masonry foundation that has steps leading down to the trough in which the wheel sits. Evidence of the mechanical system for operation or power supply to the wheel is gone. However, further investigation reveals the original piping that carried the water away. The water wheel is an important feature of this late nineteenth century estate and should be

CRIMEA AREA MASTER PLAN, GWYNNS FALLS/LEAKIN PARK
CHAPTER VI: MASTER PLAN RECOMMENDATIONS

stabilized and conserved. The masonry foundation, wheel and steel structure holding the wheel remain intact. A more complete structural review should be conducted to make recommendations for the preservation and repair of the stone mortar joints and stabilization of the steel components. Figure II.3 shows the wheel in a tree-lined area at the edge of the meadow. Potential improvements for the landscape surrounding the wheel would include opening the woodland cover to allow more sunlight and air circulation to slow the deterioration of stone joints and steel. Providing a mulched path from the adjacent trail and lawn area would encourage park users to access the structure, while stabilizing the surface to avoid erosion on the sloped hillside.

Northeast of the shelter at the bottom of the south-facing slope are two masonry structures that extend below grade, the vaulted cellar and a small stone house or storage structure with retaining wall. These structures were likely constructed in the mid to late 19th century for estate uses. The structures serve no current purpose and are remnants of the former estate landscape. These structures should be stabilized and kept in good repair. A structural assessment should be made to determine their stability and a maintenance program determined to prevent failure of the vaulted roof and walls.

The mock Civil War fort located north of the picnic shelter between the meadow and the Crimea Mansion can be easily accessed by the woodland trail, but needs some improvements. This curved masonry wall contains openings presumably for cannon locations, as shown on the 1876 City Atlas of Baltimore (Figure II.4). It is not clear if this structure was created as a folly in the mid 19th century landscape, or if it was constructed as a decoy to thwart advancing troops. The fort, like the water wheel, provides an unparalleled sense of intrigue in the landscape. However, the fort is badly deteriorated and in poor condition. Masonry work should be stabilized with some reconstruction possible.

West of the mock Civil War fort is the brick foundation of the springhouse. The brick foundation now sits within wooded cover and is hardly noticeable. Because of the poor condition of the foundation and the lack of a springhouse structure, there is no reason to restore this landscape element. It is recommended that the remainder of the brick foundation be dismantled and brick buried below the surface in a bed of sand to preserve the remaining elements in place. The springhouse structure can be reconstructed in the future should the desire arise.

E4. Vegetation, Picnic Grove & Amphitheater

Winans Meadow is a unique area of the Crimea landscape that provides opportunities to recapture historic views and manage natural resources. The overall landscape of the Winans Meadow picnic grove is pleasant and provides respite from daily activity in the city. The original design and intent of this landscape is not documented; however, accounts of the former Winans estate drive winding from the bridge over the Dead Run along the southern edge of the meadow and up the hillside to the Mansion house, indicate that this formal approach was aligned to provide pleasant views of this country estate. It is possible that with a lesser amount of wooded cover, views of the Crimea Mansion were framed as visitors traveled along the drive. Today the woodland is dense and any former views are obstructed. Visitors who are not familiar with the park are unaware of their proximity to the historic core of the property. The relationship of Winans Meadow to the historic core of the property is one of cultural significance that should be highlighted with interpretive signs or a brochure. Woodland management to control invasive species and foster natural regeneration of native species would enhance contemporary use of the meadow. The north edge of the meadow is

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
CHAPTER VI: MASTER PLAN RECOMMENDATIONS

bordered by an unsightly tangle of bittersweet/*Celastrus spp.* and grape/*Vitis spp.* vines that nearly rise to the full height of the mature trees on which they are growing. Removal of the vines and management of the woodland edge will greatly enhance the scenery of the meadow and help in stabilizing the ecological balance of the woodland species. Opposite, along Dead Run, is a variety of tree species, made up of both mature and early succession growth. Below are natural woodland plants with a modest amount of invasive plants. Heavy wooded cover along this north side as well as the south side, shades the river much of the time. Shadows, in addition to the lower elevation of the river, make it difficult to see the water. An important recommendation is to selectively open and manage views to the water at lower elevations of the meadow.

In addition to the picnic tables set under the shelter, tables are available on the lawn area where several barbeque grills are located. These tables often end up on the circular paved area of the amphitheater to where they are out of the way of mowing equipment. The tables are heavy and not easily moved by many park users and remain unused on the paved area in full sun. The tables, when set under the shade trees along the bank of the Dead Run, provide an attractive and pleasant picnic area for families and small groups. Promoting the use of this area by families and small groups is desirable and can be accomplished by planting additional shade trees and strategically locating the tables. The amphitheater area is a useful resource that would be a good setting for nature center programs after a hike from the buildings, or for lectures or small performances. With the area upgraded through targeted management, the amphitheater could host more programming,

F. CONCLUSION

The Crimea Area is a combination of park resources of cultural and natural values. It supports use today, but with progress on the recommendations listed and described in this chapter, additional park use and enjoyment could be forthcoming. Since many people use the park to walk, the upgrading and extension of the paths and trails is a candidate for early action. The lack of a playground in a family neighborhood and school area deserves attention. The baseball fields can be improved and afford space for soccer as well. The drives and parking warrant attention. The remaining historic elements should be preserved through repair and stabilization. The core area around the Crimea Loop Road is a historic designed landscape that requires attention for both preservation and interpretation. The nature center provides a unique resource to get park users in contact with animals and habitat that is good today and could be improved. With these recommendations, the intent is to provide a comprehensive vision that will require both city and community support and can be implemented in phases over time.

CHAPTER VI ENDNOTES

¹ *Leakin Park*, National Register of Historic Places Nomination Form, United States Department of the Interior National Park Service, May 1997. Compiled by Peter E. Kurtze.



CRIMEA AREA MASTER PLAN

Gwynns Falls / Leakin Park

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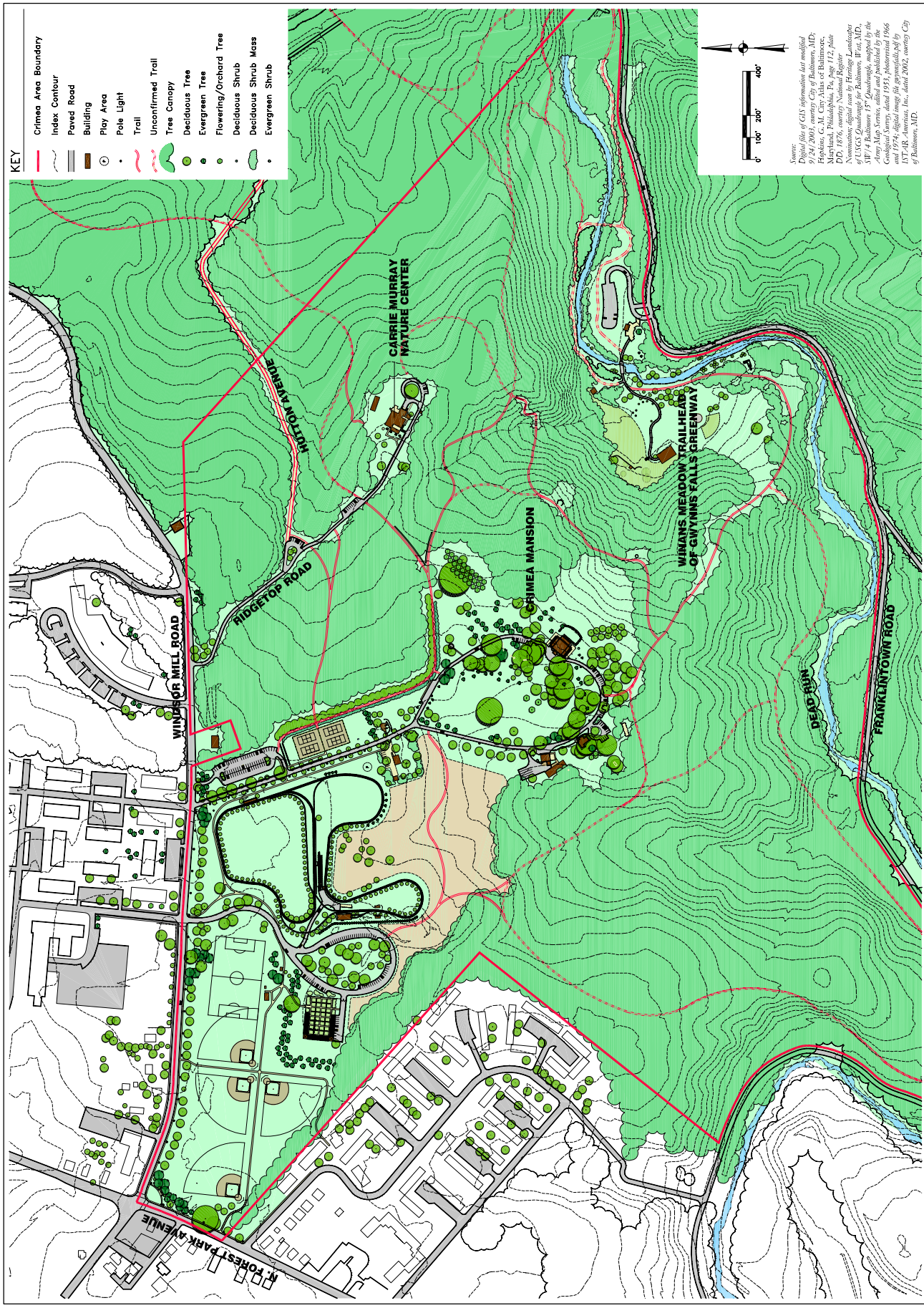
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Maryland, Philadelphia, Pa, Page 112, Plate
DD, 1876, courtesy National Register
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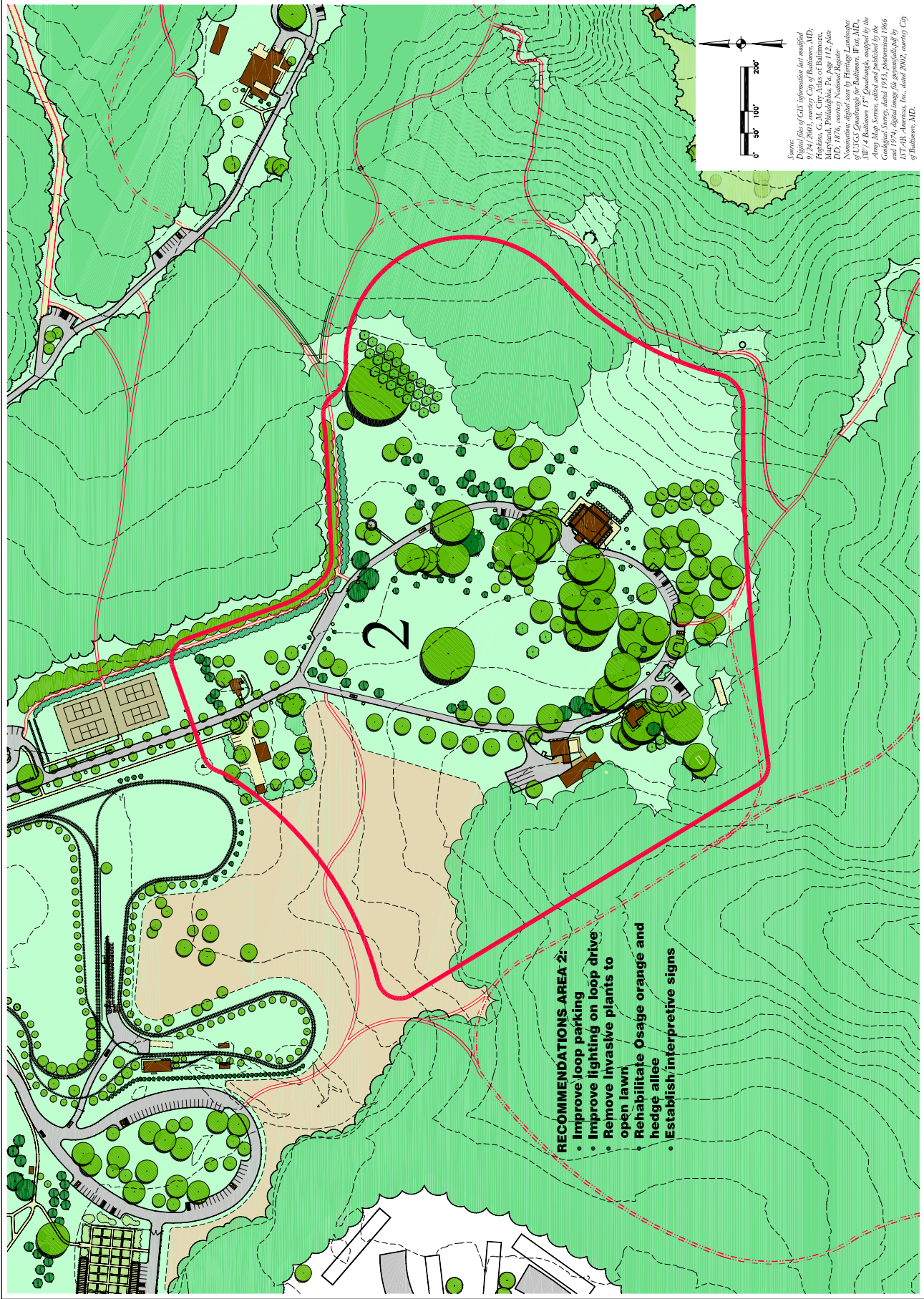
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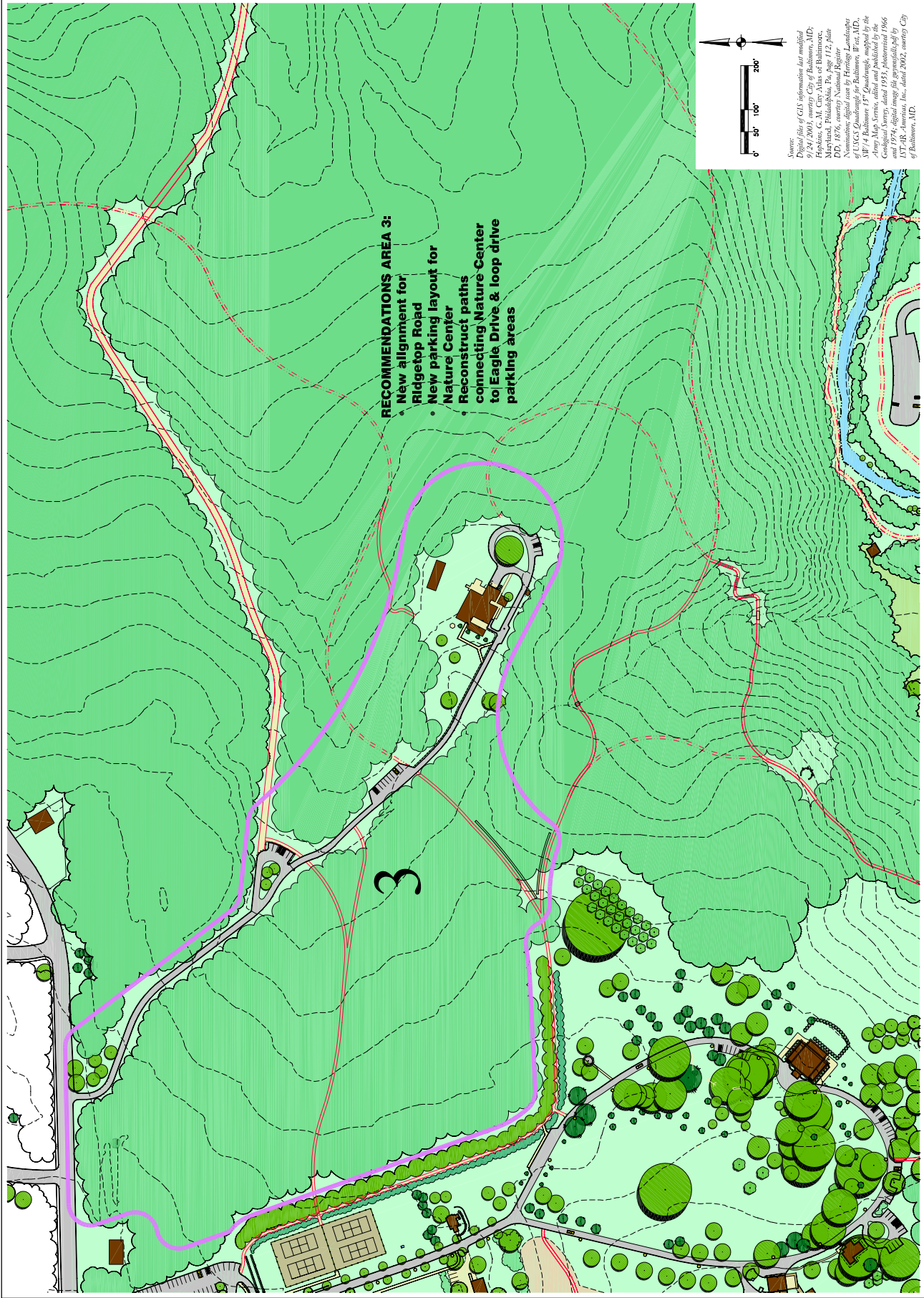
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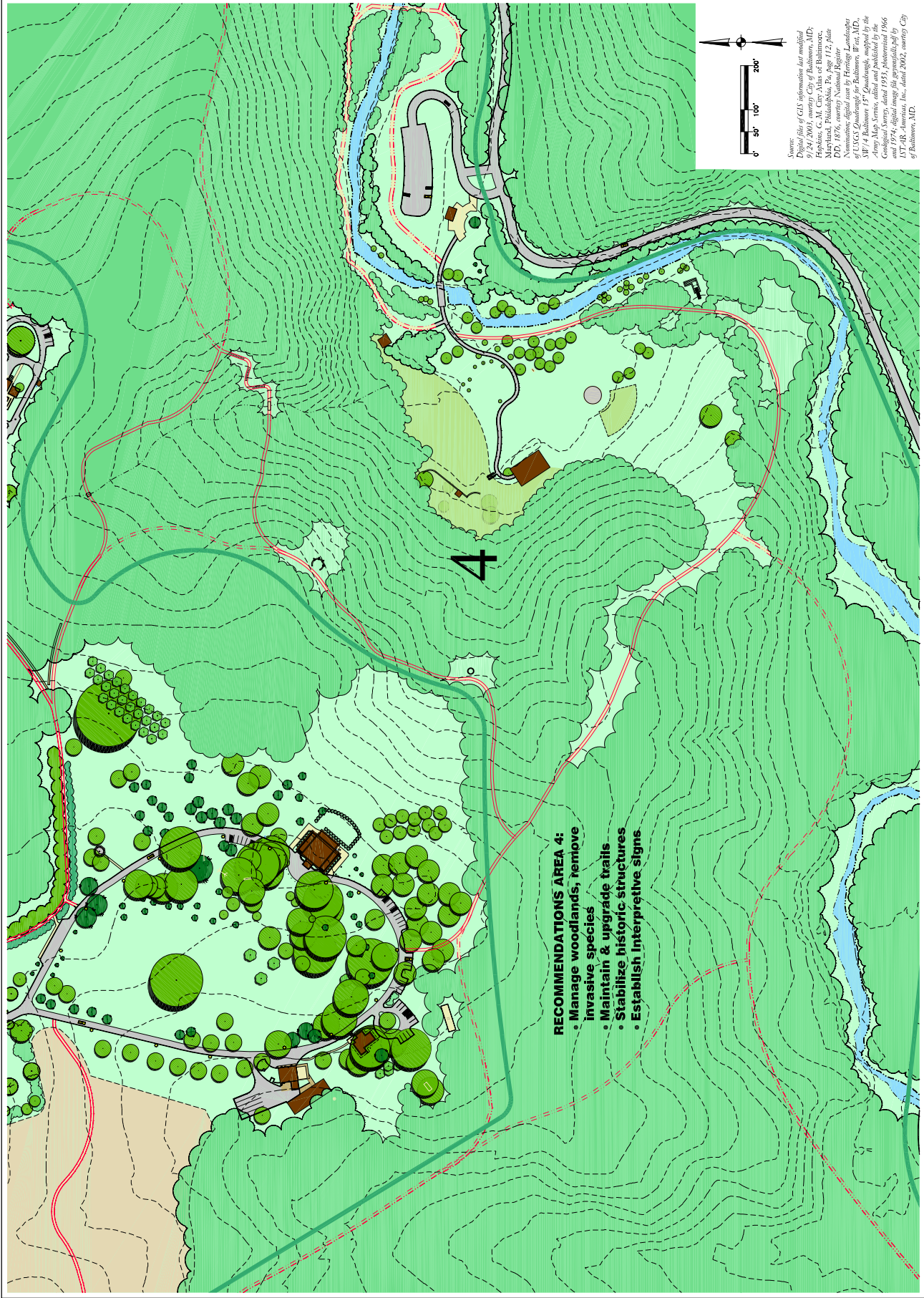
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**CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
BIBLIOGRAPHY**



CRIMEA AREA MASTER PLAN, GWYNN'S FALLS/LEAKIN PARK APPENDIX A: CHRONOLOGY

This chronology addressing the history of the Crimea Area and Winans family from 1797 to recent decades is drawn from available sources studied in the research effort for the Crimea Master Plan. The documentary sources for the chronology are cited in the endnotes.

- 1797 Ross Winans born in Sussex County, New Jersey¹
- 1820 Ross Winans marries Julia DeKay; first child born, Thomas DeKay Winans²
- 1821 Ross Winans secures the first patent for fulling cloth³
- 1823 Ross Winans and Julia DeKay's second child born, William Lewis Winans⁴
- 1828 Ross Winans and family move to Baltimore, Maryland; Ross Winans devises friction railroad car wheel and axle with outside bearings⁵
- 1831 Ross Winans appointed assistant engineer of machinery on the Baltimore and Ohio Railroad⁶
- 1832 Ross Winans devises eight-wheel Columbus car⁷
- 1835 Ross Winans with partner George Gillingham manufacture railroad machinery for the Baltimore and Ohio Railroad⁸
- 1843 Ross Winans expands his company's work and production; sons Thomas and William L. Winans sent to Russia to assist George W. Whistler in construction of the Russian Railroad⁹
- 1847 Thomas Winans marries Celeste Revillon in Russia
- 1850 Thomas and William L. Winans contract with the Russian Czar for the removal of moving machinery of the St. Petersburg and Moscow Railroad and form the company of Winans, Harrison, and Winans¹⁰
- 1851 Thomas Winans and Celeste Revillon return to America from Russia¹¹
- 1855 Thomas Winans acquires first portion of Crimea Estate Property¹²

CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
APPENDIX A: CHRONOLOGY

- circa 1857** Crimea Mansion built in the Italianate Style by John Rudolf Niernsee and J. Crawford Nielsen; Waterwheel constructed to convey water to Crimea Mansion; additional construction includes Gothic Chapel, Crimea Stable & Carriage House, and Honeymoon Cottage; South driveway lined with stone and bordered by stone curb¹³
- 1857** Closure of Ross Winans' Locomotive Works¹⁴
- 1858-1878** Ross, Thomas, and William L. Winans work on cigar boats¹⁵
- circa 1850s** Cast iron eagle mounted at Crimea¹⁶
- late 1850s** Crimea Estate lands include over 1,000 acres¹⁷
- 1861-1862** Thomas Winans provides a soup kitchen near his city residence¹⁸
- 1861** Ross Winans elected to the Maryland State Legislature; Ross and Thomas Winans manufacture pikes, canon balls, and steam guns for the Confederacy; Ross Winans arrested and later released by Union troops¹⁹
- circa 1865** Earthwork and masonry mock fort with cannons built along the hillside southeast of the mansion; vaulted cellar, root cellar or dungeon associated with mock fort, constructed with retaining walls and integrated small stone house; circular brick pool fed by pipes²⁰
- 1866** October. Bridge over Fall Creek lost in flood²¹
- 1870** Ross Winans' *One Religion, Many Creeds* published²²
- 1873** Ross Winans constructs Winans Row²³
- 1875s** Gazebo constructed east of the Crimea mansion²⁴
- 1876** G. M. Hopkins publishes *City Atlas of Baltimore, Maryland* showing Engine House (perhaps gas-house for lighting), Fort and Guns, Bowling Alley, and Crimea Mansion and outbuildings²⁵
- post 1876** Caretakers House built²⁶
- 1877** Ross Winans dies²⁷
- 1878** Thomas Winans dies²⁸
- 1896** Winans family sells 80 acres on the east side of Gwynns Falls, north of Windsor Mills Road, for the development of the Windsor Hills community²⁹

CRIMEA AREA MASTER PLAN, GWYNNS FALLS/LEAKIN PARK
APPENDIX A: CHRONOLOGY

- 1897 William Lewis Winans dies³⁰
- 1904 City of Baltimore commissions Olmsted Brothers landscape architecture firm to present recommendations for a new system of parks for the city. The Upper Gwynns Falls area is included in the recommendations.³¹
- 1926 Olmsted Brothers develops *Report and Recommendations on Park Extension for Baltimore* and recommends project addressing the Dead Run area of the Crimea property.³²
- 1927 Aerial photograph of Crimea Estate reveals tenant farm at former stables and fields and orchards along Windsor Mill Road
- 1928 North entrance at Windsor Mill Road consists of two stone gate piers with cast iron eagle sculptures; one eagle is reportedly moved from Alexandrovsky, the Winans' city house, to its present location atop the second pier³³
- 1933 Olmsted Brothers firm recommends the purchase of the Crimea Estate to the Baltimore Municipal Arts Society for the establishment of a new city park.³⁴
- 1940s Tenant farm removed from the estate³⁵
- 1941 City of Baltimore buys 243 acres of the lower Crimea Estate from the Winans family for \$109,431³⁶
- 1948 City of Baltimore buys the remaining 69 acres of the Crimea Estate including the land holding the Crimea Mansion for \$40,000³⁷
- mid 1900s South restroom built on east side of the former mansion entrance from Franklinton Road; north restroom near Franklinton Road Entrance constructed; model train rail installed by Chesapeake and Allegheny Steam Preservation Society³⁸
- 1960 Cast iron lions formerly at Crimea Mansion's front door moved to Baltimore Zoo³⁹
- mid-late 1900s Bridge spanning Dead Run rebuilt using an iron railing and chamfered piers at the portals possibly salvaged from a 19th century bridge⁴⁰
- 1980s Carrie Murray Nature Center built⁴¹
- 1990s Carrie Murray Nature Center additions and upgrades carried out.

CRIMEA AREA MASTER PLAN, GWYNNS FALLS/LEAKIN PARK
APPENDIX A: CHRONOLOGY

APPENDIX A ENDNOTES

¹ William G. LeFurgy, *Biographical Summary. Winans Papers 1828-1963*, Maryland Historical Society, <http://www.mdhs.org/library/mss/ms000916.html>.

² Ibid.

³ Ibid.

⁴ Ibid.

⁵ Ibid.

⁶ Ibid.

⁷ Ibid.

⁸ Ibid.

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¹⁰ Ibid.

¹¹ Ibid.

¹² Peter E. Kurtze, "Leakin Park," United States Department of the Interior National Park Service, National Register of Historic Places Registration Form, May 1997.

¹³ Ibid.

¹⁴ LeFurgy, *Biographical Summary*.

¹⁵ Ibid.

¹⁶ Ibid.

¹⁷ Kurtze, "Leakin Park".

¹⁸ LeFurgy, *Biographical Summary*.

¹⁹ Ibid.

²⁰ Kurtze, "Leakin Park".

²¹ LeFurgy, *Biographical Summary*.

²² Kurtze, "Leakin Park".

²³ Maryland Historical Society image of Gazebo circa dated 1875, also noted as late nineteenth century in Kurtze, "Leakin Park."

²⁴ Kurtze, "Leakin Park".

²⁵ Hopkins, G. M., *City Atlas of Baltimore, Maryland*, Philadelphia, PA, page 112, plate DD, 1876.

²⁶ LeFurgy, *Biographical Summary*.

²⁷ Ibid.

²⁸ Kurtze, "Leakin Park".

²⁹ LeFurgy, *Biographical Summary*.

³⁰ Kurtze, "Leakin Park".

³¹ Olmsted Brothers, *Development for the Public Grounds of Greater Baltimore*, 1904, pgs. 76-79.

³² Olmsted Brothers, *Report and Recommendations on Park Extension for Baltimore*, 1926, pgs. 46-47.

³³ Kurtze, "Leakin Park".

³⁴ Ibid.

³⁵ Ibid.

³⁶ Ibid.

³⁷ Ibid.

³⁸ Ibid.

³⁹ Ibid.

⁴⁰ Ibid.

⁴¹ Ibid.



**CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
APPENDIX B: PARK USER SURVEY RESULTS SPREADSHEET**

Survey Responses Count	10
-------------------------------	-----------

What is your age range?	Count	%
E. 46-64	5	50.0%
A. 10-16	3	30.0%
D. 36-45	1	10.0%
F. 65+	1	10.0%
B. 17-24	0	0.0%
C. 25-35	0	0.0%

What is your gender?	Count	%
A. Male	7	70.0%
B. Female	2	20.0%

What is your ethnic background?	Count	%
B. White	5	50.0%
F. Other	5	50.0%
A. Black	0	0.0%
C. Asian	0	0.0%
D. Hispanic	0	0.0%
E. Native American	0	0.0%

Do you have children aged 18 or under?		
	Count	%
B. Yes	3	30.0%
A. No	1	10.0%
C. Grandchildren	0	0.0%
If so, are they? What ages?		
B. Female children, ages >1 to 16	4	40.0%
A. Male children, ages 2 to 11	1	10.0%

**CRIMEA AREA MASTER PLAN, GWYNNS FALLS/LEAKIN PARK
APPENDIX B: PARK USER SURVEY RESULTS SPREADSHEET**

What is your highest level of education completed?		
	Count	%
E. Post College/Graduate School	3	30.0%
A. Primary/Middle School	2	20.0%
B. High School/GED	2	20.0%
D. College Graduate	2	20.0%
C. Some College	0	0.0%

How do you get to the park?		
	Count	%
A. Car	10	100.0%
C. Walk	3	30.0%
D. Bike	3	30.0%
B. Public Transportation	0	0.0%

How close to the park do you live?		
	Count	%
C. 5-15 minute walk	8	80.0%
D. More than 15 minute walk	2	20.0%
A. Right next to the park	0	0.0%
B. Less than a 5 minute walk	0	0.0%

In which seasons do you use Leakin Park?		
	Count	%
A. Summer	9	90.0%
D. Spring	9	90.0%
B. Fall	7	70.0%
C. Winter	4	40.0%

How often do you come to Leakin Park?		
	Count	%
D. A few times a year	8	80.0%
C. A few times a month	2	20.0%
A. Daily	0	0.0%
B. More than once a week	0	0.0%

**CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
APPENDIX B: PARK USER SURVEY RESULTS SPREADSHEET**

How long do you usually stay in Leakin Park when visiting?		
	Count	%
B. 1-3 hours	9	90.0%
A. 1 hour or less	1	10.0%
C. More than 3 hours	0	0.0%

When you come to the park, do you come:		
	Count	%
C. With a family member	8	80.0%
B. With a friend	5	50.0%
A. Alone	3	30.0%
D. With a group	0	0.0%

What do you do when visiting the park?			
	Count	%	Type
Leisure Walking	7	70.0%	P
Visit the Nature Center	7	70.0%	S/E
Dog Walking	6	60.0%	P
Attend Special Events/Festivals	6	60.0%	S/E
Enjoying Nature	5	50.0%	P
Train Rides	5	50.0%	S/E
Relaxation/Socialization	4	40.0%	P
Picnicking	2	20.0%	S
Play Tennis	1	10.0%	A
Ride Bikes	1	10.0%	A
Jogging	0	0.0%	A
Sunbathing	0	0.0%	P
Play Baseball	0	0.0%	A
Watch Baseball	0	0.0%	S
Community Gardens	0	0.0%	S/A
Attend Outward Bound Program	0	0.0%	A

Note Recreation Type Codes:

P= Passive, E= Educational, S= Social, A=Active.

**CRIMEA AREA MASTER PLAN, GWYNNNS FALLS/LEAKIN PARK
APPENDIX B: PARK USER SURVEY RESULTS SPREADSHEET**

Survey Responses Count	10
-------------------------------	-----------

Please rate the following areas of Leakin Park:												
	Excellent		Good		Average		Fair		Poor		No Answer	
General Appearance	1	10%	7	70%	1	10%	0	0%	0	0%	1	10%
Cleanliness/Litter Pick-Up	0	0%	6	60%	1	10%	1	10%	1	10%	1	10%
Safety/Security	0	0%	4	40%	4	40%	1	10%	0	0%	1	10%
Condition of Trees	0	0%	7	70%	3	30%	0	0%	0	0%	0	0%
Condition of Lawn	0	0%	6	60%	3	30%	0	0%	0	0%	2	20%
Condition of Baseball Fields	0	0%	1	10%	1	10%	2	20%	0	0%	6	60%
Condition of Tennis Courts	0	0%	2	20%	0	0%	1	10%	0	0%	7	70%
Condition of Roads	0	0%	4	40%	4	40%	1	10%	1	10%	0	0%
Condition of Parking Areas	0	0%	5	50%	2	20%	2	20%	0	0%	1	10%
Condition of Walks	2	20%	4	40%	1	10%	1	10%	0	0%	2	20%
Condition of Comfort Station	0	0%	2	20%	4	40%	0	0%	0	0%	4	40%
Condition of Playground	0	0%	2	20%	2	20%	2	20%	0	0%	4	40%
Adequacy of Park Signage	0	0%	5	50%	2	20%	0	0%	0	0%	3	30%
Park Condition Response Summary	3	2%	55	39%	28	20%	11	8%	2	1%	32	23%

Note: Percentages have been rounded in this chart.