

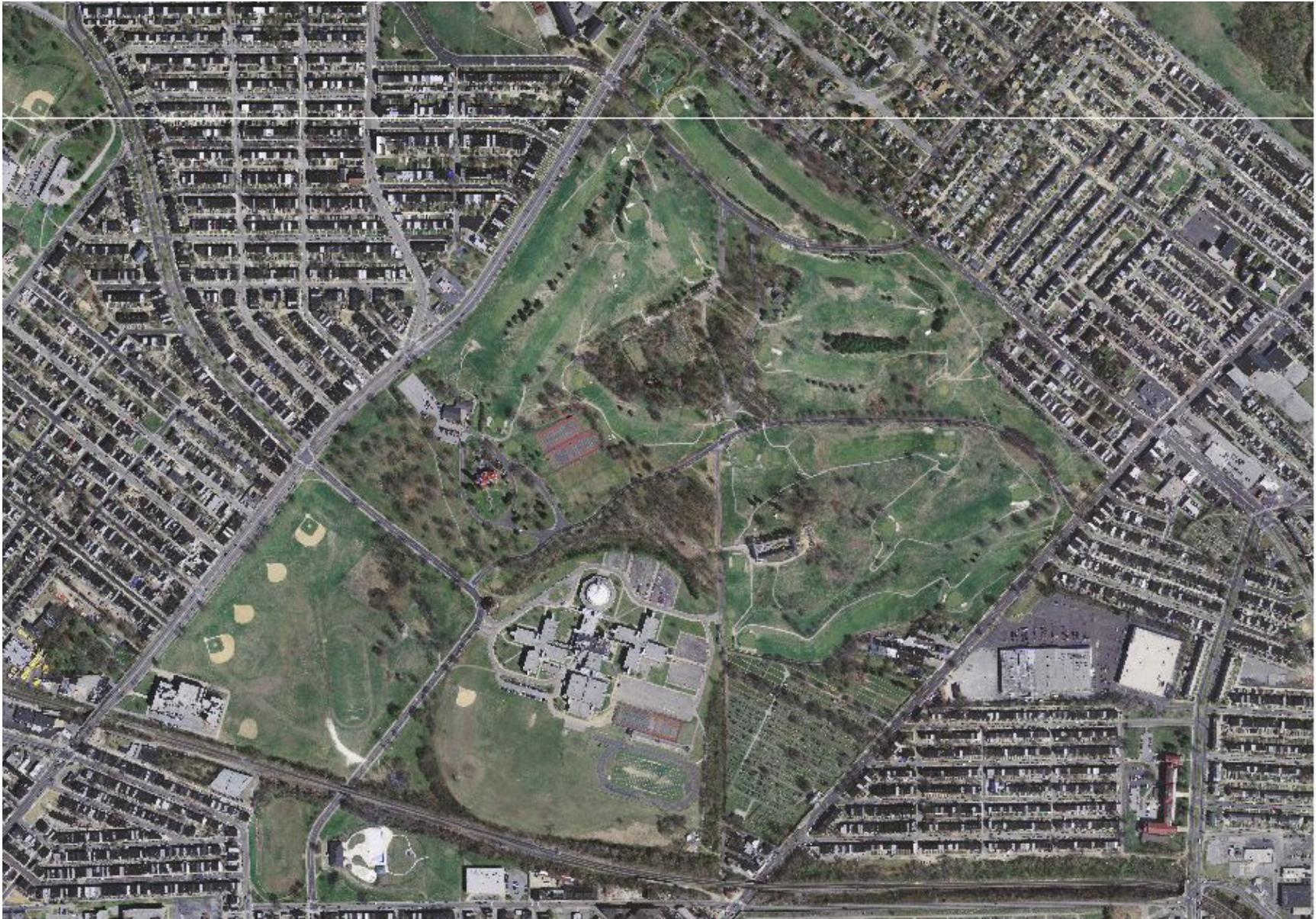
CLIFTON PARK

MASTER PLAN 2008

UPDATED AUGUST 2009

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AN AERIAL VIEW OF CLIFTON PARK (IMAGE COURTESY OF CITY OF BALTIMORE, MOIT)

EXECUTIVE SUMMARY

NEIGHBORS DISCUSS
PLANS FOR CLIFTON PARK

Clifton Park is already a destination for recreation. Thoughtful planning and sensitivity to the historic land use and circulation patterns will generate an intra-park network that is safe and effective for visitors on foot, bicycle, or automobile, and that establishes the Park as a destination to experience a diverse array of historical associations and artifacts.

Clifton Park's existing resources include many recreational fields and facilities, a mosaic of cultural resources, as well as an eighteen-hole golf course. The Master Plan organizes the Park's amenities physically and thematically into three zones: Active Recreation, Cultural Grounds, and the Golf Course. The Active Recreation area is defined by more than twenty athletic fields and courts, while the Cultural Grounds include *Clifton*, the Gardener's Cottage, the Band Shell, the Valve House, and walking paths. The entire park will benefit from the implementation of the Master Plan. Most significantly the Cultural Grounds and Active Recreation area will be defined by the realignment of St. Lo Drive. Moving the road will improve the functionality of the south side of the Park by making the Cultural Grounds and Active Recreation area visually and physically cohesive and accessible.

INTRODUCTION

Baltimore City Department of Recreation and Parks has commissioned and adopted master plans for a number of parks in Baltimore. Ayers/Saint/Gross was selected to prepare this plan for Clifton Park. The design team led a collaborative process that built on recent efforts on behalf of the Park. For several years neighborhood associations and other stakeholder groups have been working hard to stabilize the surrounding neighborhoods by recruiting positive economic activity to the area and promoting desirable destinations and activities within the Park. These groups include: Friends of Clifton Park, Coldstream-Homestead-Montebello Community Corporation, Inc., Mayfield Improvement Association, South Clifton Park Community Association, Darley Park Neighborhood Improvement Association, Belair-Edison Community Association, Civic Works (Baltimore's Service Corps), the Henry Thompson of Clifton Society, Baltimore Heritage, Herring Run Watershed Association, the public schools that operate in and near the Park, and Baltimore Municipal Golf Corporation (BMGC). The master planning process has included public meetings and other efforts to facilitate participation from these stakeholder groups and individual park neighbors and to encourage input from community members that have not been recent park users. Since Clifton Park is an amenity to multiple neighborhoods, schools, and other institutions, the resulting Master Plan is a consensus-based, practical one.

This Master Plan studies how the physical plan of Clifton Park can reflect and facilitate its mission and fulfill related community needs. It studies the Park's immediate and long-term physical, programming, and historic preservation needs. The final product is a road map that guides immediate renovations and additions to grounds,

buildings, and infrastructure, as well as anticipated long-term park needs.

Analysis of Clifton Park considered the area within park boundaries. Proposals for the Master Plan addressed all areas of the Park. The Master Plan assumes that the golf course and school facilities will continue to operate in the Park.

KEY ISSUES FOR THE CLIFTON PARK MASTER PLAN

- Identify, value, and prioritize existing resources.
- Determine if existing uses should be enhanced, relocated, expanded or eliminated.
- Evaluate suggestions for new recreation activities in Clifton Park.
- Enhance the look, function, and character of park edges.
- Clarify entry and arrival experience.
- Organize circulation system, including paths and wayfinding.
- Increase perception of safety in the Park.
- Link the Park to the greater Baltimore network of parks and open space.
- Upgrade playing fields.
- Incorporate existing public art and important vistas.
- Appropriately renovate historic mansion and grounds.
- Evaluate Mother's Garden and other special historic features.

SUMMARY OF OBSERVATIONS

ABOUT THE PARK

History

Clifton Park has a long and rich cultural history. Understanding its past is key to understanding its many resources and the motivation for reinvestment in the Park. Once a rural farmstead tended by Henry Thompson, Clifton Park's significant development began when Johns Hopkins acquired the property in 1841. Hopkins immediately set about reinventing the place in the fashionable style of the day. The existing Federal style house was remodeled into an Italian villa, *Clifton*, and about 60 acres were landscaped with features including an artificial lake, island, rustic bridges, an orangery, a Gothic Gardener's Cottage, and dozens of marble statues and sculpture. Hopkins, the founder of Johns Hopkins University, hoped that his estate would become part of the university campus, but after his death, University trustees chose to sell the estate to the City (1894). *Clifton* is one of several private estates (Druid Hill, Gwynns Falls/Leakin, Carroll, and Cylburn) purchased by the City to develop a network of parks for Baltimore.

The Olmsted Brother's 1904 publication, "*Report Upon the Development of Public Grounds for Greater Baltimore*," was commissioned by the City, and it identified Clifton Park as one of three major holdings that would anchor a citywide park network. The Olmsted Plan also called for a comprehensive design for Clifton Park. This was never pursued, but development in the Park continued nonetheless. Once a rural pastoral estate as landscaped by Hopkins, the Park began to take on a more recreational quality as the City added a golf course, ball fields, band shell, swimming pool, and playground, all in addition to tennis courts built during the University's ownership. More recently, City schools have located within the Park's original boundaries. Lawrence G. Paquin Middle/

KEY

- 1. CLIFTON
- 2. GOLF CLUB HOUSE AND PARKING
- 3. TENNIS COURTS (11)
- 4. VALVE HOUSE
- 5. BAND SHELL
- 6. FIRST TEE
- 7. PAVILION AND PLAYGROUND
- 8. MOTHER'S GARDEN
- 9. HILLTOP HOUSE
- 10. COMMUNITY GARDEN
- 11. GARDENER'S COTTAGE
- 12. MAINTENANCE YARD
- 13. ATHLETIC FIELD
- 14. BASEBALL FIELDS (5)
- 15. FOOTBALL FIELD
- 16. PAVILION AND SWIMMING POOL
- 17. BASEBALL FIELD (2)
- 18. ATHLETIC FIELD (1)
- 19. TRACK AND FOOTBALL FIELD
- 20. NEW TENNIS COURTS (8)
- 21. BASKETBALL COURTS (1)
- CLIFTON GOLF COURSE
- CLIFTON PARK GROUNDS
- PARK BUILDINGS
- SCHOOL BUILDINGS



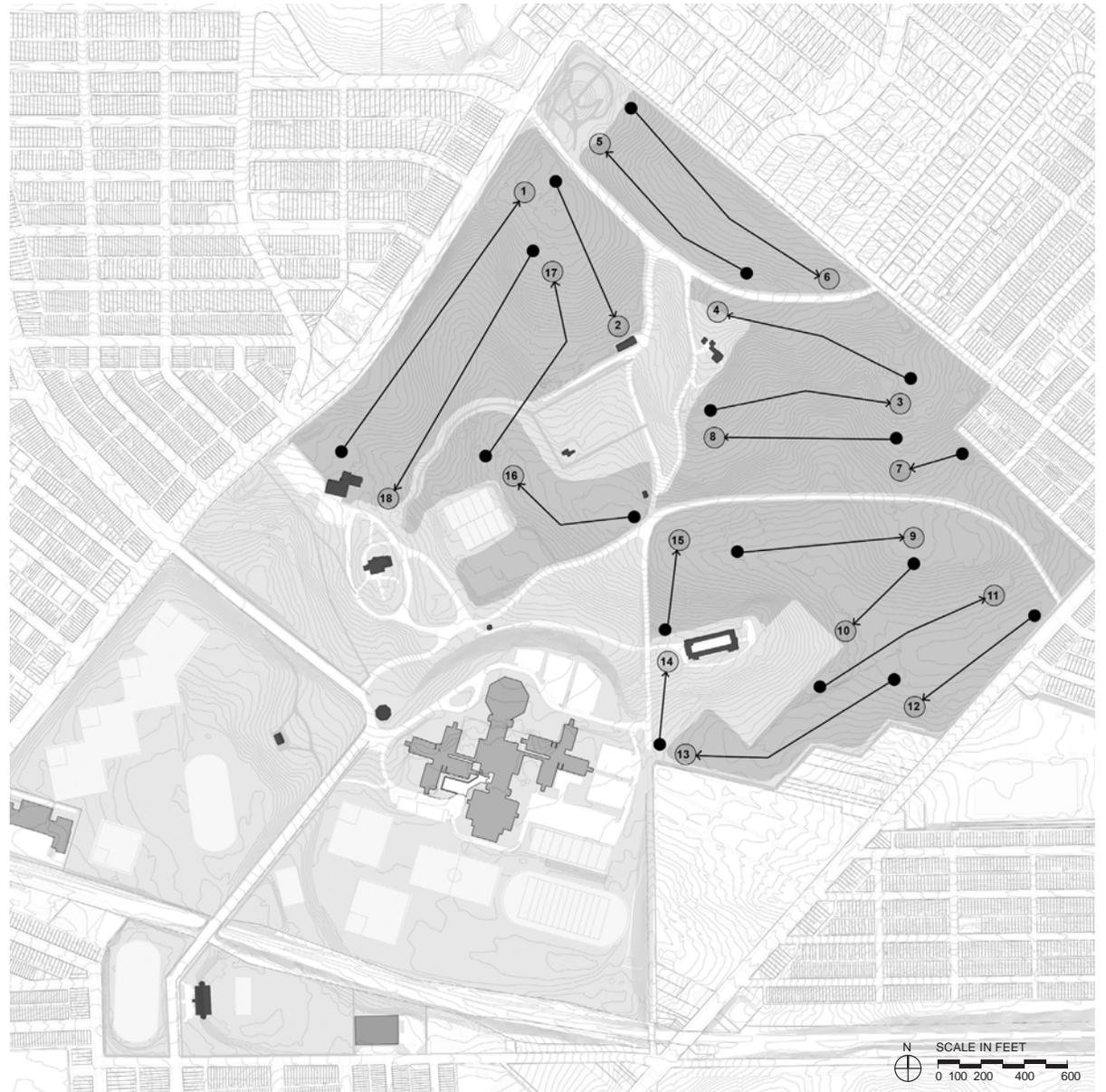
EXISTING CONDITIONS IN THE PARK



UNDATED POSTCARD OF MUSIC PAVILION



UNDATED PHOTOGRAPH OF THE POOL



GOLF PLAY DIAGRAM

High School (1966), Lake Clifton High School (1970) (facility split into Doris M. Johnson High School #426 and Heritage High School #425 in 2006), and Fairmont-Harford High School are all located on the south side of the Park.

As a park, Clifton is something of a record holder. In 1916 the City's first public golf course was built here, and the original "natural lake" style swimming pool was then the largest in the world made by man. Once the headquarters of City Park Police, and long a center of neighborhood recreation, today, Clifton Park is a beloved local landmark.

Listing on the National Register of Historic Places (2007) codifies the importance of Clifton Park and provides an exhaustive documentation of the numerous historic resources located in the Park. The National Register of Historic Places nomination (1997) and the Historic Landscape Report (2007, Appendix A) prepared by Mary Hughes, FASLA, were both important resources in evaluating recommendations throughout the Master Plan process.

Scale and Location of Park Features

Clifton Park's 260 acres make it one of the largest parks in the city and a significant asset to Baltimore's network of public parks. An additional 50 acres of land developed as public schools and their grounds make the Park seem even larger.

Active recreation features exist in the Park's outer areas, while most of the historic buildings are located in the central, passive area of the Park. About half of Clifton Park's acreage is reserved for a public 18-hole golf course and a "First Tee" youth golf teaching facility at the north end of the Park. Historically about 37 acres have been set aside for athletic fields, courts, and the swimming pool



GOLFERS IN THE PARK CIRCA 1950

at the south end of the Park. The Department of Recreation and Parks maintenance facility (about 4.5 acres) is located in the former stables of the City Park Police.

The Park's passive features are linked by about 48 acres of wooded lawn. Uses in this area include a playground, and historic features such as *Clifton*, the Valve House, the Band Shell, Gardener's Cottage and Hilltop House. Unfortunately, the Park's passive amenities are disconnected from one another by high speed roads, creating

the perception that the Park has no readily identifiable core destination. For example, Mother's Garden is isolated from other passive park features because of the layout of the golf course. Promoting cohesion among these resources with a fine-grain pedestrian circulation network is an important challenge for the Master Plan.

Stakeholders report that some uses are in conflict with one another, perhaps the most serious being between golfers and other park users. Pedestrians crossing the

greens are a nuisance to golfers and risk being hit by a flying golf ball. Certain destinations are surrounded by the golf course or are separated from other park areas by the golf course. Therefore, people using those portions of the Park sometimes have no choice but to walk through the golf course at some point. Conflicts between park pedestrians and vehicular traffic are described in Transportation Systems.

CULTURAL RESOURCES AND PARK AMENITIES

Following are brief descriptions of the structures, their current uses, and existing conditions. The Historic Landscape Report and National Register Draft Nomination include more thorough descriptions and recommendations and are available from the Department of Recreation and Parks.

Historic Structures

Clifton was the summer home of Johns Hopkins from 1841 to 1873. Baltimore City purchased the estate (266 acres) for a public park in 1894. The mansion, built by a previous owner and expanded by Henry Thompson, in the early 1800s was extensively remodeled by Hopkins to create a three-story Italian Villa. It is an outstanding example of a country retreat and is a significant historical and architectural landmark. Following the purchase of the estate for development of a public park, the mansion was the site of concerts and dances for almost 70 years. Since 1925, when tennis and golf lockers were installed in the basement, use and renovation of *Clifton* has been increasingly unsympathetic. In 1993 this trend reversed when golf activities were relocated in the Park and private and public efforts began an appropriate historic restoration of the mansion.



CLIFTON HOME OF JOHNS HOPKINS 1841 – 1873

Clifton is currently leased to Civic Works, a youth skills-training organization that provides a variety of services for City projects. Civic Works staff is working to restore the mansion to its 1850s appearance, and the quality of their completed work is very high. Civic Works has completed restoration of the Henry Thompson Room and the central hallway and they are currently restoring the mansion tower. Portions of the standing-seam tin roof and the tower, with its magnificent views of the city, have been stabilized in the last year. Several stakeholders, including Civic Works, want to see the mansion used more by the public. In order to encourage rehabilitation and reuse, future lease agreements for the mansion should contain performance measures for pace and quality of restoration and for use of the building and grounds. The lease term should be long enough to offer security for the operator to leverage outside funding opportunities.

Likely built in 1879, Hilltop House has been the official residence of the City Director of Recreation and Parks since 1895. Renovations in the last decade have kept the structure stable and habitable, but the historic structure is in somewhat shabby condition. Currently the headquarters of the Herring Run Watershed Association on a one-year lease, an appropriate, long-term tenant needs to be identified.

The Valve House served its named purpose for Lake Clifton as early as 1887, once part of the city's reservoir system. The lake was filled in 1968 to make way for the high school complex and grounds, and the Valve House lost its function. Since that time the building has deteriorated significantly. Plans to renovate and reuse the Valve House in the past have not been carried out. Ownership of the structure was transferred from the Department of Public Works to the Department of Recreation and Parks in 2005. Many stakeholders want to see the structure given a permanent purpose appropriate to the dignity of the building and its location at a major gateway to the Park.



HILLTOP HOUSE



THE BAND SHELL

The Band Shell has been a popular venue for concerts, plays, festivals, and other community events since 1908. The original structure was destroyed by fire in 1947 and only the main concert stage was rebuilt.

Traffic on St. Lo Drive and adjacent steep slopes make access to the Band Shell challenging, but once at the Band Shell, the grade change does offer some protection from road noise. Although the Band Shell and surrounding grounds have deteriorated over time, it is still the natural center for large group activities and concerts in



THE VALVE HOUSE



DEPARTMENT OF RECREATION AND PARKS MAINTENANCE FACILITY

the Park. Improvements to the structure and grounds should accommodate and invite festivals, school gatherings, and other events.

The Department of Recreation and Parks maintenance facility was purpose built in the 1930s. These buildings housed the many work horses needed to maintain the City's parks. Later the stables were used as the headquarters of the City Park Police Department (separate from the Baltimore City Police Department). The buildings now house tools and vehicles for the Clifton Maintenance Division.



THE GARDENER'S COTTAGE (PAST)



THE GARDENER'S COTTAGE (PRESENT)



"ON THE TRAIL" BY EDWARD BERGE

Built in 1917, the Bathhouse Pavilion is structurally sound but in poor repair. The ground level Bathhouse and swimming pool were recently renovated (2005-06); two smaller wings built in the 1950s were demolished. The upper level pavilion is being considered for renovation as a recreation center for the community.

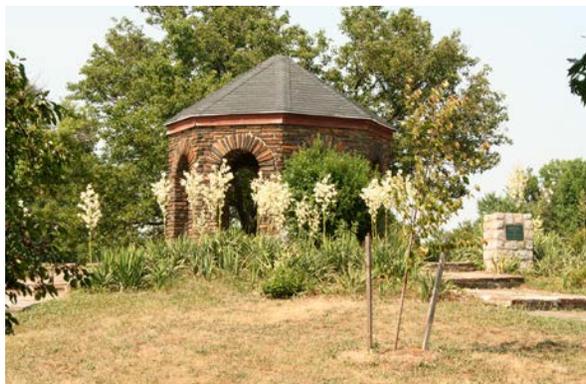
Artworks in the Park

Clifton Park is home to several outstanding works of art. These include On the Trail and the site elements at Mother's Garden. These resources should remain in the Park, but may be relocated to maximize their impact.

Horticultural Heritage

The charming Gardener's Cottage (completed 1852) was once counterpoint to *Clifton*, and, more recently, the residence of the park gardener. The surrounding grounds were once immaculate and displayed a remarkable variety and beauty of plantings. At one time, this area served as the nursery for plants used in the entire City park system. Currently, the cottage is in significant disrepair and the surrounding site is overgrown. A detailed evaluation of the cottage's structural integrity is required and is beyond the scope of this master plan. However, it is possible to imagine that all, or at least a portion, of the charming historic cottage and its grounds can be rescued and brought back to some useful function. Well-used community gardens are near the cottage. Stakeholders report that access to and size of those gardens is adequate for current needs.

Mother's Garden was dedicated in 1928, during the time of the "grandmother's garden" movement in the United States. The design and plantings represented a celebration of patriotism and domestic pride. The old-fashioned plantings evoking cozy gardens were well maintained and included a water feature. The garden was renovated in the 1980s and rededicated to mothers by then Mayor William Donald Schaefer. The garden continues to be used for weddings and family events. The water feature is gone and the plantings are poorly maintained, but the walks and garden architecture remain, making it easy to imagine a revival of Mother's Garden as one of the jewels of Baltimore's public parks.



THE ORIGINAL WALKS AND ARCHITECTURE OF MOTHER'S GARDEN ARE INTACT



THE BATHHOUSE PAVILION



Recreational Facilities

Formal athletics fields include:

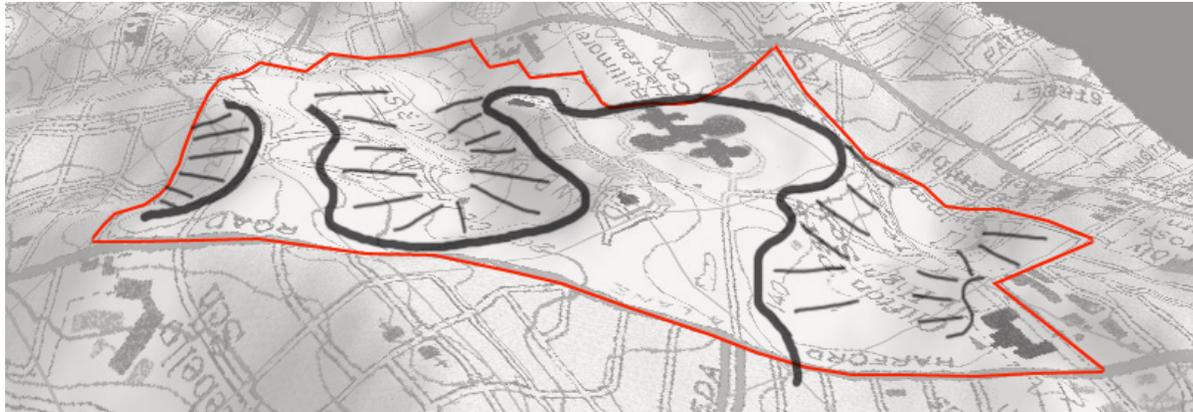
- 7 softball and baseball diamonds
- 2 soccer fields
- 2 football fields, including one running track
- 11 park tennis courts
- 8 school tennis courts
- 1 basketball court

Stakeholders and Department of Recreation and Parks Staff generally agree that the type and number of fields meets existing and projected needs. The fields are used regularly by a variety of youth and adult groups. There is some overlap between softball and baseball fields that reduces the ability to play on all fields simultaneously.

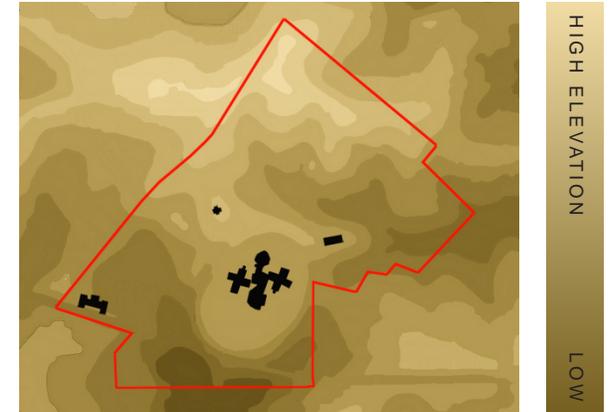


A number of primary and secondary schools are near Clifton Park. Four school buildings operate adjacent to Clifton Park and another four school buildings are within a half-mile of the Park's boundaries. Many of these school facilities include playing fields that should be included in an assessment of community recreation facilities. For example, Department of Recreation and Parks Staff and stakeholders expressed interest in collaborating with the high schools of the Lake Clifton Campus for expanded public use of the school's playing fields in the southeastern portion of the Park.

FIELDS ARE USED REGULARLY BY A VARIETY OF YOUTH AND ADULT GROUPS



REMNANTS OF A STREAM VALLEY STILL DEFINE THE CENTRAL PORTION OF THE PARK



MOST OF THE SLOPES IN CLIFTON PARK ARE EASILY WALKABLE

NATURAL SYSTEMS

Topography and Regional Context

Baltimore is one of a number of early-American cities located in an area where the geological character of the east coast changes from a level coastal plain to a hilly, rocky piedmont. This area is known as the Fall Line, and has been an important factor in the growth of Baltimore City. The Fall Line is often characterized by streams with waterfalls and rapids. While waterfalls make the rivers unsuitable for large boats, they create ideal sites for water-powered mills. Baltimore grew into a great industrial port because it had the perfect combination of access to a deep-water port, and proximity to rivers with rapids to power the water wheels of mills.

The change in geography is not as dramatic in Clifton Park as in other parts of the city, but the natural springs and streams once found on the site were likely considered when the land was chosen as an estate. A number of springs are still evident, and remnants of a stream valley still define the central portion of the Park, especially the existing golf course and the areas around the Gardener's Cottage and Hilltop House. A lake was built by damming one of these stream valleys on the

southeastern portion of the Park for use as a city drinking water reservoir. Today this area has been filled, and it is the site of a public school. The reservoir's oval form is still apparent in aerial photographs.

Natural Corridors

The Park is part of a network of natural corridors running through greater Baltimore's urban fabric. These natural corridors of forested hills and stream valleys contribute to the region's natural beauty and serve as habitat for native plant and animal communities. Clifton Park's ecosystem is an important part of the health of these corridors.

The remaining forested areas are remnants of Hopkins' estate. They exhibit native plant species, some exotic species reminiscent of the previous estate, and are host to native wildlife. However, some areas suffer from common urban ailments, including loss of density and diversity within the plant communities, a lack of natural regeneration, occasional soil erosion, trash and debris, and invasive species. With some care and sensitive treatment, these areas can be even more robust assets to park life.

Slopes

For the most part the slopes at Clifton Park are easily walkable, although a few areas have steep slopes that affect accessibility. The slopes created around the former reservoir now separate the high school from Clifton Park, and are too steep for easy access.

These general guidelines regarding slopes should be noted:

- Slopes of up to 8.3% on paths and ramps are considered within the acceptable range for all pedestrians, according to the Americans with Disabilities Act (ADA);
- Slopes of 8.4% - 14% exceed ADA compliance for paths and ramps but can be negotiated by many pedestrians;
- Slopes of 15% and higher require special City permission for construction;
- Slopes of 25% and higher are considered steep, often are highly erosive, and require special engineering considerations for construction.

Care must be taken to ensure that the circulation system and programming provide slopes that are adequate for comfortable access for as many users as possible.

Tree Canopy

Contiguous tree canopy improves the aesthetic quality of a park, and the health of plant and animal communities within a geographical area. Furthermore, tree canopy improves the health of the local stream valley by reducing the volume of water and slowing the velocity of water sent into the stormwater management system and streams during a storm event.

Many streams that once flowed on the *Clifton* estate and in the surrounding community have been covered and incorporated in the City's stormwater system. The stormwater drains found along the edge of park roads and athletic fields lead to Herring Run and the Inner Harbor. Although no streams are visible in Clifton Park, increasing the tree canopy will reduce the amount of rain flowing into the stormwater system and improve the water quality of the Chesapeake Bay.

Areas of strong tree canopy include the grounds immediately surrounding *Clifton*, the playground, and the Gardener's Cottage. A number of trees are aging and in need of pruning or removal. The mix of tree species is not as rich as can be supported in this geographical area. Tree age is homogeneous; there is no young generation of trees present to regenerate the existing mature canopy. While some park uses such as athletic fields are not compatible with extensive tree cover, there are areas suitable for tree canopy regeneration and expansion. In 2006, volunteers began the important work of planting the next generation of trees in Clifton Park.

Views

Visitors to Clifton Park enjoy dramatic views of downtown Baltimore and beyond, as far as the Key Bridge in the distance. Mother's Garden is the highest elevation in the Park. The slopes of the golf course are a popular viewing point for holiday fireworks displays and views of the downtown skyline. The landscape also includes many attractive framed views of lawn, plantings, and historic structures.



EXISTING TREE CANOPY



VIEW OF DOWNTOWN BALTIMORE FROM THE CLIFTON TOWER

BUILT SYSTEMS

Park Furnishings

Currently, the Park's outdoor furnishings (benches, trash cans, seat walls, lights, etc.) include a variety of styles, materials, and qualities. Sidewalks, signage, landscaping, and general cleanliness vary. Lighting recently installed along the public right of way begins to create a unified look and feel (2005). Other amenities are not as successful. Clifton Park's sidewalks are in poor repair, too narrow, or non-existent. There is a notable lack of essential park furnishings such as benches and trash cans. Informational and wayfinding signage is confusing, missing, even misleading. The existing signage also varies greatly in durability, attractiveness, material, and style. More recent installations indicate a high-quality, consistent standard. The Department of Recreation and Parks should continue to replace and expand the Park's benches, trash cans, lights, walks and other park furnishings.

Transportation Systems

Pedestrians can walk into the Park from all sides with the exception of the southeastern corner (bordered by schools, a cemetery, and businesses). Pedestrians can also enter from all public roads, although some roads lack sidewalks to safely accommodate pedestrians. The entry sequences for pedestrians are confusing in terms of where the paths will lead and what destinations will be found along the way. Some paths are remnants of past uses and no longer connect with the path network.

Pedestrian circulation -- as marked by formal, continuous, safe paths -- is limited. Path systems associated with the historic estate once connected several of the historic structures and provided dramatic entry sequences. Today, pedestrian paths are chiefly adjacent to highly trafficked public roads, causing safety concerns and reducing enjoyment of the Park by pedestrian users. The existing

path system has not been renovated in the last twenty years; much of it fails to meet ADA regulations. Because key destinations are distant from one another, a robust path system should be provided to facilitate easy, safe, and attractive movement throughout the Park.

Pedestrians lacking clear and safe paths often create their own routes. This can lead to conflict with certain uses, such as between pedestrians and golfers on the eighteen-hole course taking up the northern portion of the Park. The conflicts reportedly range from pedestrians hit by golf balls to casual annoyance on the part of golfers or even hostile altercations between golfers and other visitors. BMGC has erected limited fencing near the high school complex to divert pedestrian traffic from the golf greens, but this is not the best solution to pedestrian and recreation conflicts.

Some areas within the Park feel remote and hidden, such as the heavily wooded areas around the community gardens and the playground north of the Valve House. Having obvious paths with appropriate sidewalks and furnishings leading to these destinations is expected to increase the sense of safety and encourage use.

Clifton Park will benefit from a pedestrian circulation pattern that establishes appropriate hierarchies to guide pedestrians safely and clearly to appropriate destinations. The path network should minimize unnecessary conflict with vehicular traffic, as well as incompatible uses.

Maryland Transit Authority Buses 15, 19, 22, and 104 stop near or at Clifton Park and Buses 13, 36, and 50 stop within a few blocks of the Park. These bus lines provide access to the Park for many riders from the western, northern, and eastern sections of Baltimore. Extension of the Green Line to northeast Baltimore is expected to provide light rail service to the Park from a planned stop nearby on Harford Road.

There are five public vehicular entries to the Park. The two entries at either end of St. Lo Drive are marked by monumental piers. There are entries from Belair Road, Erdman Avenue, and Harford Road that lead through the Park. Inadequate information is available at the outset and en route about each road's destination and points of interest along the way.

Vehicular circulation is extensive throughout, yet even with these ample circulation patterns, understanding how to find park destinations is challenging. Informational and wayfinding materials are inadequate throughout the Park to direct visitors and identify points of interest.

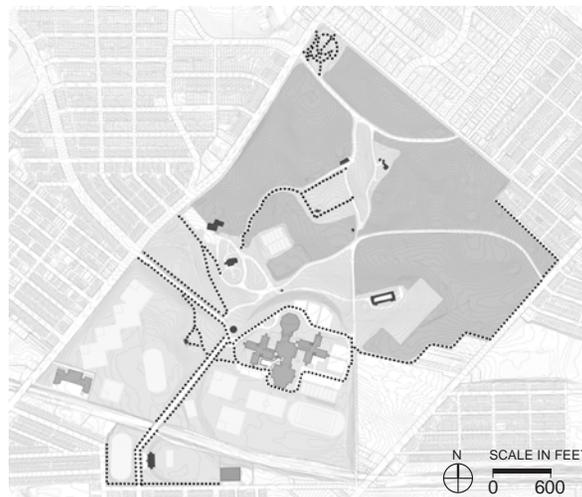
In addition to serving the Park, St. Lo Drive is a major thoroughfare that pairs with The Alameda to link downtown Baltimore and points north. The Alameda was designed as one of a series of boulevards in the Olmsted Brothers' 1904 citywide park system plan. That plan envisioned a network of stream valley parks along the Gwynns Falls, Jones Falls, and Herring Run connected by parkways such as The Alameda, 33rd Street, and the Gwynns Falls Parkway. St. Lo Drive is an important surviving piece of that early park and parkway network. St. Lo Drive's current condition and heavy usage is important to city vehicular circulation, but is a significant challenge to patrons of Clifton Park.

Clifton Park will benefit from a vehicular circulation pattern that establishes a hierarchy to guide traffic to appropriate destinations, as well as through the Park. The ideal network would minimize unnecessary conflict with pedestrian traffic while facilitating access to the varied uses in the Park.

Drivers tend to go as fast as they perceive is safe, regardless of the posted speed limit. At this time, the roads are wide and straight for long stretches. This encourages speeds above the posted limits, and puts pedestrians at risk. Traffic calming structures such as speed bumps and rumble strips should be considered.

Clifton Park has two dedicated parking lots near the golf course club house (about 150 spaces). On-street parking is allowed along St. Lo Drive, the *Clifton* entrance road, and the portions of Indian Drive near the tennis courts and children's playground. Parking for the athletic fields and Band Shell in the southwestern area of the Park is arranged informally on the grassy areas adjacent to St. Lo Drive. Additionally, the parking lots on the school grounds (about 430 spaces) can be used for Band Shell and athletic field events. An informal parking area near Mother's Garden off of 32nd Street Extended accommodates about a dozen spaces, although those spaces are in or near the active golf course greens. There is limited parking capacity at Hilltop House and the community gardens area. Park maintenance workers park their vehicles on Rose Street and along a maintenance road near the playground.

Many visitors arrive by foot from adjacent neighborhoods. Limited organized parking facilities are needed near the athletic fields and Band Shell for games and special events. In addition, the area immediately adjacent to *Clifton* would benefit from being free of informal parking. This would mean providing adequate parking to the west of the mansion and golf course club house.



EXISTING PEDESTRIAN CIRCULATION



EXISTING VEHICULAR CIRCULATION



LOOKING SOUTH INTO THE PARK FROM ERDMAN AVE



LOOKING NORTH INTO THE PARK ON ST. LO DRIVE



ERDMAN AVE. IS THE PARK'S NORTHERN BOUNDARY



A MONUMENT AT THE SINCLAIR LANE ENTRANCE TO THE PARK

Edges

Major roadways bound the Park on all sides; Harford Road, Erdman Avenue, Belair Road, and Sinclair Lane form the most prominent boundaries. St. Lo Drive, a major thoroughfare connecting downtown with the Alameda, cuts through the Park's southwestern corner and 32nd Street Extended cuts through the northern side of the golf course, joining Harford Road with Erdman Avenue. Indian Head Drive connects Belair Road to St. Lo Drive passing through the Park and golf course. A railroad line runs across the southern portion of the Park effectively disconnecting the swimming pool and Oval Field from the rest of the Park. The Park's southeastern corner is bounded by a cemetery, schools, and low-scale private businesses.

The roads that bound and traverse the Park define its exterior edges, as well as create interior edges deep in the Park. The amount of traffic traveling along these interior edges disrupts tranquility and passive enjoyment of park space.

Impervious Surfaces and Drainage

Pervious surfaces allow water to percolate into the soil where it is cleaned, cooled, and slowed down before reaching water bodies or ground water tables. Impervious surfaces, such as pavement, roofs, and compacted areas, send rainwater and pollutants into the storm-water management system and, ultimately, natural water bodies with efficient speed. Reducing the amount of impervious surface in Baltimore City and the region is an important goal in improving the health of the Chesapeake Bay. Because of the predominantly recreational use at Clifton Park, the amount of impervious surface that is pavement, roofs, or compacted area is limited. However, areas receiving heavy use, such as the sports and athletic fields, are prone to compaction and can achieve imperviousness comparable to paved surfaces.

There are signs of soil erosion in some areas of the Park, although these conditions seem to be manageable with appropriate maintenance of the grounds, roads, and other elements. There are also some drainage problems, especially on the playing fields that should be addressed in the renovation of the Park. In addition, future improvements that require installation of additional impervious surface should utilize stormwater Best Management Practices to reduce negative impacts on park grounds and nearby streams.

PRINCIPLES FOR DESIGN IN PARKS WITH BOTH HISTORIC RESOURCES & ACTIVE RECREATION

RECOMMENDATIONS

(from Baltimore City Commission for Historical and Architectural Preservation and Appendix C: Summary of Cultural Landscape Assessment by Mary V. Hughes, FASLA)

The landscape of Clifton Park comprises a complex relationship between historic *Clifton*, its related structures, and the public recreation facilities developed over a century of park use. To respect the importance of the historic landscape and achieve a balance between modern park features and best practices of natural resources management, all park improvements should be coordinated with the Baltimore City Commission for Historical and Architectural Preservation (CHAP). For properties that are listed on the City's Landmark List, such as *Clifton*, CHAP will review and approve all changes to the structure. All other projects will be coordinated with CHAP, including the maintenance of outdoor sculpture. This will ensure that historically significant landscape features, structures, views, pathways, and spatial patterns will be preserved.

These standards define rehabilitation treatment as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.”

In priority order, the Master Plan should strive to incorporate the following recommendations regarding the Park's historic landscape:

- Preserve historic structures
- Preserve historic park entrances
- Preserve and interpret the historic land uses in the Park

- Preserve existing site and landscape features identified in the National Register of Historic Places nomination.
- Restore lost or modified features and plantings and/or rehabilitate core historic landscapes

Clifton, the Gardener's Cottage, the Valve House, Hilltop House, the Bathhouse, Band Shell, and Stables are all important to the historic narrative of the Park. Rehabilitating and revitalizing these structures by finding appropriate uses for them is essential.

Renovation of *Clifton* is in progress, and a sympathetic tenant, Civic Works, uses the mansion as its headquarters. These are positive developments that advance the short-term goal of preservation of the building, including listing of Clifton Park on the National Register of Historic Places. Over time, it would be desirable to increase public access to this beautiful and notable building. With its landscape setting properly restored, as well as the interior, the main floor would be an attractive location for special events such as weddings, small concerts, lectures, or fundraising events that could increase public use of the building and generate funds to support its upkeep.

More tenuous, is the future of the Gardener's Cottage. The cottage is visual counterpoint to the mansion as prescribed by Andrew Jackson Downing in *Landscape Gardening and Rural Architecture*. Hopkins accomplished the contrast by building the beautiful – the mansion, and the picturesque – the cottage. To preserve one without the other would tell only half of the story. Unfortunately, the cottage is in severe disrepair and requires assessment by a structural engineer to determine if it is salvageable. If the cottage can be saved, it might be refurbished to serve the needs of a local garden club or similar non-profit organization.

A comprehensive nomination of the property was drafted in 1997, updated in 2005 and official designation granted in the summer of 2007.

CONCLUSIONS

(from Appendix C: Summary of Cultural Landscape Assessment by Mary V. Hughes, FASLA)

- Architecture – The historic buildings are the Park's greatest assets but also the greatest challenge in terms of finding appropriate uses that will justify the cost of repair/restoration.
- Landscape – Many of the landscape areas of the Park have been associated with nationally significant designers (such as the Olmsted Brothers and A.J. Downing) but all have been compromised and altered. The highest priority is a restoration of the setting of the *Clifton* to be sympathetic stylistically to the house, if not a precisely accurate rendering of its historic appearance. Next would be to restore the stylistic dialogue with the surroundings of the Gardener's Cottage. Even if the building can only be stabilized at this point in time, the overgrowth around it could be cleared to make the site accessible and visible as a part of the larger park landscape. The remains of the landscape elements designed by the Olmsted Brothers should be preserved wherever possible and incorporated into contemporary park uses.
- Recreation – Very early examples of recreational facilities for tennis and golf are found in the Park. Although the physical facilities have evolved to meet the needs of the modern sport, the land use has remained consistent. Historical information about the earlier facilities and even the historical evolution of the sports themselves could be interpreted in these locations.

- Horticulture – The horticultural legacy of Clifton Park has been lost in recent years. Revive this tradition by renovating the ornamental gardens at the Mother’s Garden and restoring the remaining ornamental gardens near the Gardener’s Cottage.

GUIDING PRINCIPLES

To summarize the findings of the Master Plan’s Observations Phase and to guide proposals for Clifton Park, below are overarching Guiding Principles developed in coordination with the Department of Recreation and Parks and stakeholder groups:

- Clarify and simplify entry points and the arrival sequences for park users while preserving and enhancing the historic entry features.
- Clarify and upgrade circulation patterns:
 - Each entrance or path should clearly lead to a destination;
 - Minimize conflicts between uses and conflicts between pedestrians and cars;
 - Tame and civilize vehicular circulation.
- Create a cohesive core to Clifton Park that is easily understood by park users.
- Enhance accessibility and a sense of safety to increase park use through:
 - Wayfinding with context appropriate road signs and information/map signs;
 - Installation of lighting;
 - Clear destinations and accessible, attractive paths;
 - Appropriate furnishings, lighting, equipment, and amenities for each use in the Park.
- Upgrade and rearrange the athletics / recreation fields as appropriate to optimize use and quality of play:
 - The existing number and type of fields is adequate for existing and projected needs;
 - Consider the school athletic fields when planning improvements to park facilities to promote public use of all recreation resources;
 - Accommodate informal play along Harford Road and Erdman Avenue in a safe manner;
 - Create spectator areas, bleachers, shady tree groves, restrooms, and drinking fountains.
- Value historic structures and landscapes:
 - When stabilizing, restoring, or preserving, utilize sympathetic stylistic restoration, but not necessarily precise replication of past conditions;
 - Create appropriate uses and a consistency of park uses over time;
 - Coordinate all projects with Baltimore City Commission for Historical and Architectural Preservation (CHAP).
- Facilitate desirable programs and activities in the Park through adequate facilities and opportunities to advertise events:
 - Install notice board to share information about programs and events.
- Nurture the Landscape:
 - Expand and diversify species and age of the tree canopy;
 - Optimize teaching and learning opportunities;
 - Build on existing strengths of horticultural history in the Park.

CONCEPTS TO GUIDE PARK IMPROVEMENT: EXPLORING THREE PRELIMINARY PLANS

During a public meeting on October 23, 2006, three alternatives were presented and discussed. The three concepts emphasized different assets of the Park, as well as the balance between historic features, passive recreation, and active recreation.

There was general consensus on many points, including, enhancement of the Valve House, improved pedestrian circulation, preservation of Mother’s Garden, and improved recreation features. There was a lot of excitement about the possibility of changing the pattern of automobile circulation in the Park, but no consensus on the best strategy. Everyone recognized that any changes to park roads would have a different impact upon each neighboring community, and more information was needed to understand the issues.

In addition, workshop participants noted that, in the future, it would be advantageous to acquire under-used parcels abutting the Park along Belair Road and Sinclair Lane. These parcels could be a new entry that would make the Park even more accessible to the public. Participants also agreed that collaboration between the Park and school would benefit the entire community.

At the conclusion of the workshop, the consultant team prepared a draft Master Plan that included the elements with greatest support. The draft Master Plan was refined during a series of public meetings with adjacent neighborhoods.



UNDATED PHOTOGRAPH OF CLIFTON PARK BALL FIELDS.

CLIFTON PARK MASTER PLAN

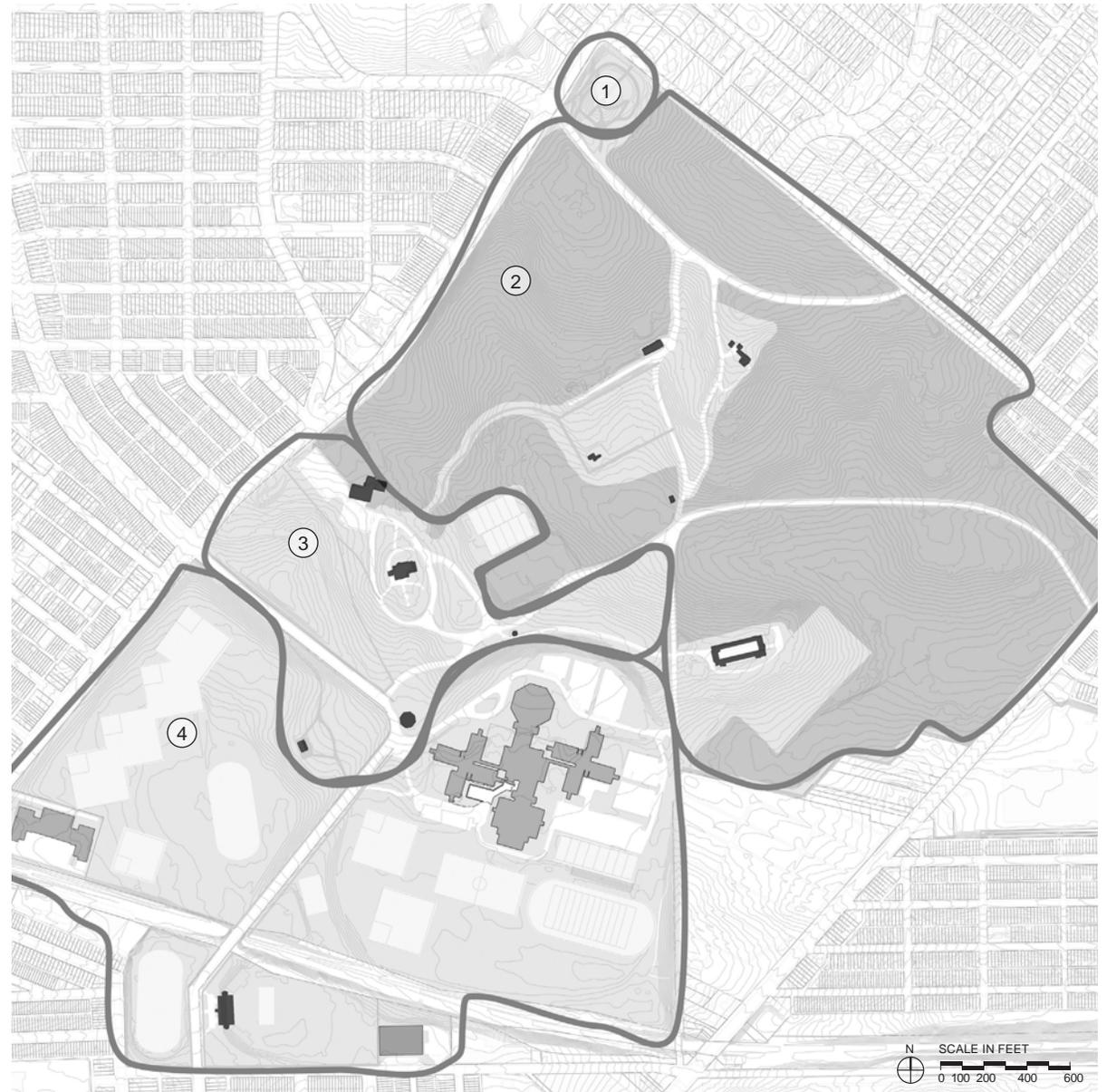
This Master Plan reflects community and institutional stakeholder input gathered at a series of meetings held between June 2006 and February 2007. In general the surrounding neighborhoods were in favor of maintaining current automotive traffic patterns through the Park, with the exception of St. Lo Drive. Many residents supported a major realignment of this thoroughfare.

While the Master Plan supports exploration of the realignment of St. Lo Drive, it is not required to begin plan implementation. Recreation and Parks will work with the Department of Transportation to study the issue and determine whether a major realignment is feasible. In the meantime, implementation of various traffic-calming methods on the existing alignment is an appropriate solution.

The Clifton Park Master Plan organizes the acreage and activity of the Park into four distinct zones or areas and plans a distinct identity for each. The Master Plan does not separate short term and long term improvements for the Park, but recognizes that some improvements can be implemented quickly, some will be on-going, and others will require extensive fundraising or coordination between City agencies for implementation:

KEY

1. MOTHER'S GARDEN
2. GOLF COURSE
3. CULTURAL GROUNDS
4. RECREATION AREA



THE MASTER PLAN ORGANIZES EXISTING PARK FEATURES INTO DISTINCT ZONES

KEY

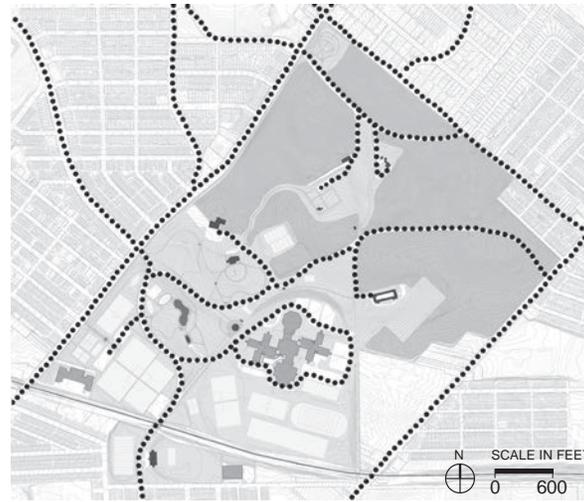
1. CLIFTON AND IMPROVED WALKING PATHS
2. GOLF CLUB HOUSE AND PARKING
3. TENNIS COURTS (11)
4. VALVE HOUSE AND NEW PLAZA
5. BAND SHELL AND IMPROVED WALKING PATHS
6. FIRST TEE
7. PAVILION AND PLAYGROUND
8. MOTHER'S GARDEN
9. HILLTOP HOUSE
10. COMMUNITY GARDEN
11. GARDENER'S COTTAGE
12. MAINTENANCE YARD
13. RELOCATED ATHLETIC FIELD WITH PARKING
14. RELOCATED BASEBALL FIELDS (4) WITH NEW PARKING
15. FOOTBALL FIELD
16. PAVILION AND SWIMMING POOL WITH NEW RECREATION FACILITY
17. RELOCATED BASEBALL FIELDS (2)
18. ATHLETIC FIELD
19. TRACK AND FOOTBALL FIELD
20. NEW TENNIS COURTS (8)
21. BASKETBALL COURTS (4)
22. NEW WATER FEATURE
23. NEW PLAYGROUND WITH PARKING
24. TENNIS COURTS (6)
25. URBAN AGRICULTURE OR ATHLETIC FIELDS (2)
26. REALIGNMENT OF ST. LO DRIVE
- CLIFTON GOLF COURSE
- CLIFTON PARK GROUNDS
- PARK BUILDINGS
- SCHOOL BUILDINGS



THE 2007 CLIFTON PARK MASTER PLAN

CULTURAL GROUNDS / THE PASSIVE PARK: AREA SOUTH OF THE GOLF COURSE AND NORTH OF ST. LO DRIVE, INCLUDING THE GROUNDS AROUND CLIFTON

- Clifton Park becomes listed on the National Register of Historic Places.
- Restoration of *Clifton* continues and expands to include historic grounds and pedestrian paths that promote more public programming of the building while allowing Civic Works operations to remain
- New paths at *Clifton* reflect historic routes without completely replicating any one era.
- The grounds of *Clifton* are re-designed to eliminate visual impact of cars and create space for historic landscape setting.
- Gardener's Cottage is stabilized or restored. Small area cleared for educational use; the balance is cleared of invasive plants and replanted for native forest. A footpath is created along the edge of the tennis courts to join the Gardener's Cottage with *Clifton*.
- The tennis courts, located just north of *Clifton*, remain and are renovated.
- Band Shell is restored and seating is revived. Paths and plantings are added for beauty and to frame the space.
- The Valve House is renovated as a flexible gathering and special event space with large outdoor plaza. A small parking lot is added to the north. Facilities may be included for restaurant, catering, or concession service to act as both a regular destination and to support special events.
- A major realignment of St. Lo Drive to give the Valve House/Band Shell area more stability and to create an entirely new main arterial route connecting Washington Street and The Alameda will be evaluated for feasibility and long-term impacts on the overall park. In the near-term, it is recommended that St. Lo



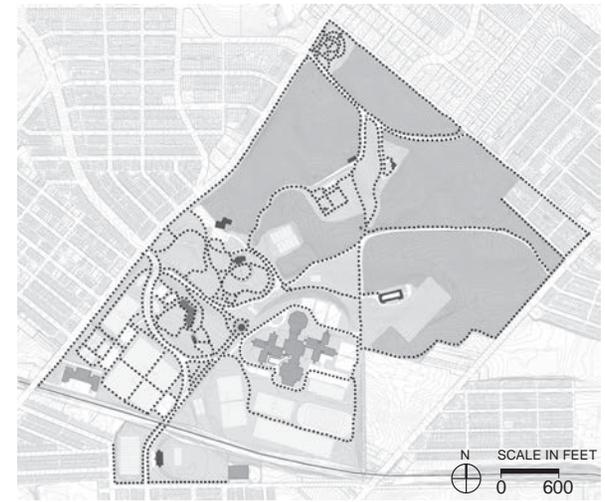
PROPOSED PEDESTRIAN CIRCULATION

Drive be redesigned to make the existing alignment more pedestrian and bicycle friendly and to support connections in the Cultural Grounds.

- Vehicular circulation to Lake Clifton High School from St. Lo Drive is altered so that the route does not pass immediately adjacent to the Valve House.
- "Pleasure Grounds" are established that include paths, a small lake, and strolling areas. These connect the attractions of the area, the Band Shell, the Valve House, and *Clifton*.

ACTIVE RECREATION AREA: ATHLETIC FIELD COMPLEX

- The historic Pavilion and Bath House by the pool along Sinclair Lane is renovated as a recreation center for the adjacent neighborhoods.
- Expanded Athletic Fields of existing types are upgraded and reorganized. Field organization meets needs of both park and school teams as joint complex is developed. Area adjacent to Lake Clifton High



PROPOSED VEHICULAR CIRCULATION

School is utilized.

- Opportunities for new basketball, tennis, and playground areas are located together to be convenient to each other and highly visible from Harford Road and the new field complex.
- New parking lots are located near play fields and accessed from St. Lo Drive.
- The "Oval" field is renovated and continues its current use.

MOTHER'S GARDEN RESTORATION

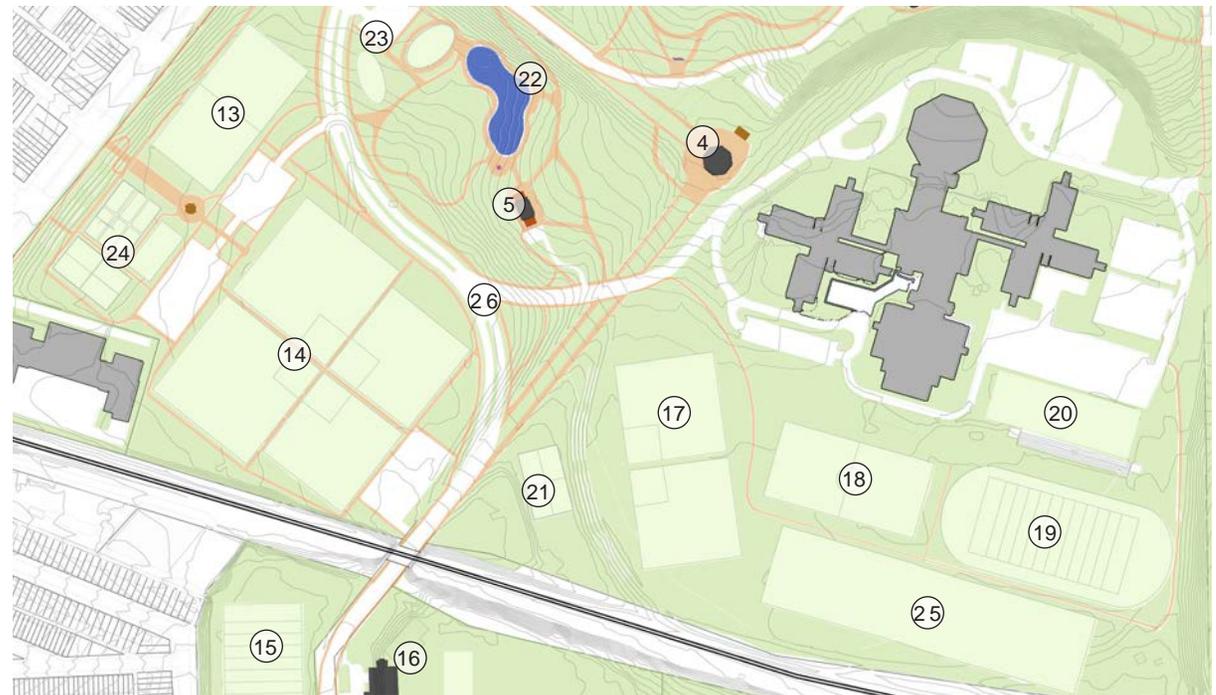
- Ornamental plantings and landscape features of Mother's Garden are restored.
- Volunteer adoption of Mother's Garden is encouraged.
- A small parking area for the garden on the more visible ground on the south side of 32nd Street Extended opposite Mother's Garden is installed.

GOLF COURSE & FIRST TEE GOLF TRAINING AREA

- Fencing to protect pedestrians from golf activities is evaluated and replaced with ornamental fencing.
- Advisory signs are posted in locations where pedestrian paths cross the course
- Golf operations are evaluated periodically to determine golf demand and optimal course layout
- Department of Recreation and Parks will assist BMGC in enhancing golf course with additional tree and shrub plantings

COMPREHENSIVE PARK UPGRADES: PEDESTRIAN FRIENDLY RENOVATIONS ARE MADE THROUGHOUT THE PARK

- Restoration of park entrances and installation of interior road lighting enhance park identity.
- New paths connect park amenities.
- New paths provide a perimeter walking and biking path.
- New benches, trash cans, lights, and public art are added. Standard fixtures should be selected and installed consistently throughout the Park.
- Traffic calming structures are added to reduce speeds on 32nd Street Extended and Indian Head Drive.
- Wayfinding system is instituted
- Sensitive landscape plan is adopted for St Vincent de Paul Cemetery and access is improved by eliminating existing conflicts with golf circulation.



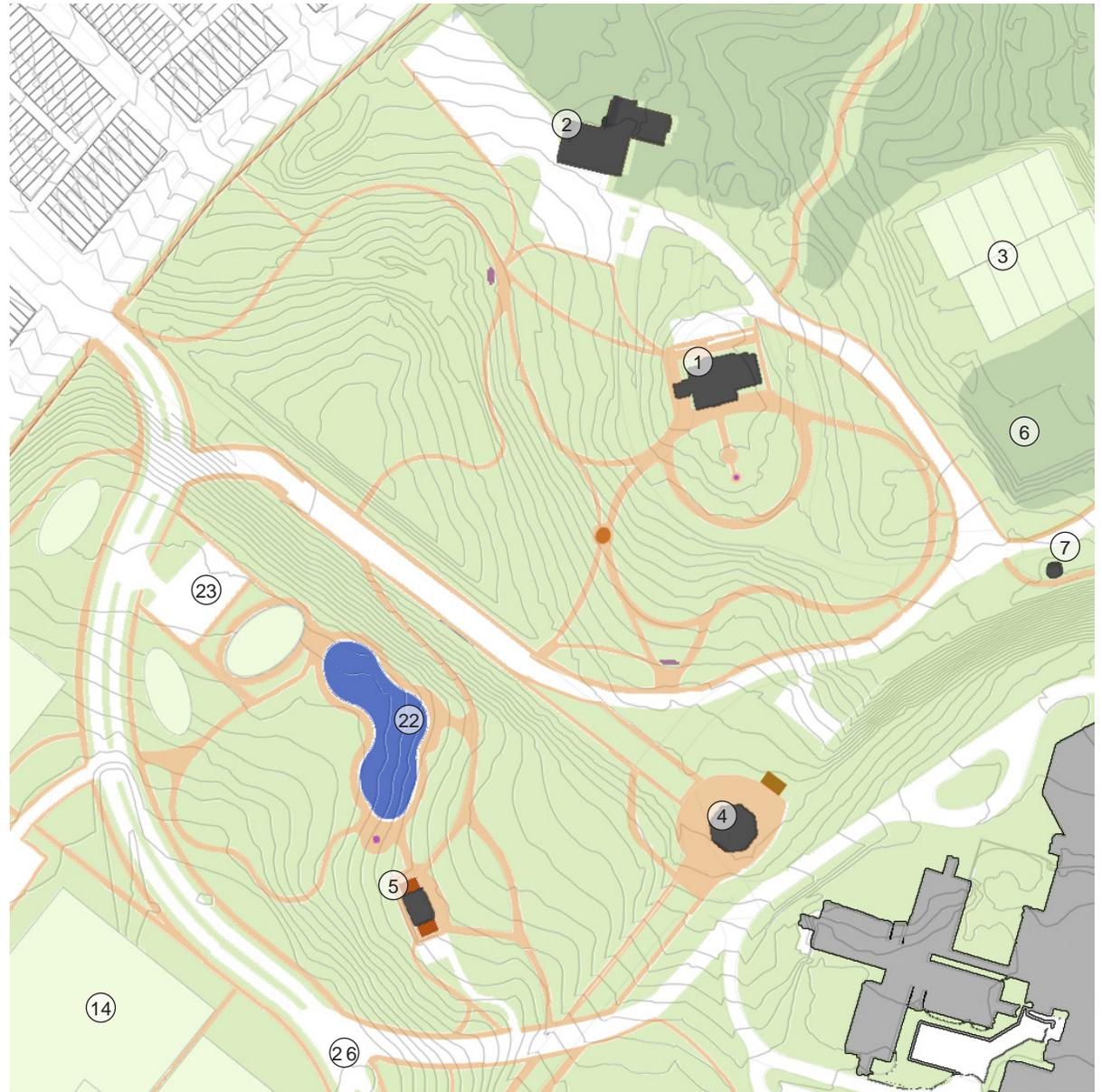
PROPOSED ACTIVE RECREATION AREA

KEY

- | | |
|---|--|
| 4. VALVE HOUSE AND NEW PLAZA | 18. ATHLETIC FIELDS (3) |
| 5. BAND SHELL AND IMPROVED WALKING PATHS | 19. TRACK AND FOOTBALL FIELD |
| 13. RELOCATED ATHLETIC FIELD WITH PARKING | 20. NEW TENNIS COURTS (8) |
| 14. RELOCATED BASEBALL FIELDS (4) WITH NEW PARKING | 21. BASKETBALL COURTS (4) |
| 15. FOOTBALL FIELD | 22. NEW WATER FEATURE |
| 16. PAVILION AND SWIMMING POOL WITH NEW RECREATION FACILITY | 23. NEW PLAYGROUND WITH PARKING |
| 17. RELOCATED BASEBALL FIELDS (2) | 24. TENNIS COURTS (6) |
| | 25. URBAN AGRICULTURE OR ATHLETIC FIELDS (2) |
| | 26. REALIGNMENT OF ST. LO DRIVE |
| | ■ CLIFTON PARK GROUNDS |
| | ■ PARK BUILDINGS |
| | ■ SCHOOL BUILDINGS |

RECOMMENDATIONS FOR FURTHER STUDY AND CITY AGENCY COORDINATION TO GUIDE IMPLEMENTATION

- School system collaboration - Coordinate with school system to maximize efficiency of sports facilities including field layout, programming, and maintenance.
- Neighborhood traffic study – Surrounding communities work with the Department of Planning and the Department of Transportation to complete a traffic study of the entire area to improve pedestrian and vehicular circulation in and around the Park and generate the detailed traffic analysis necessary to make modifications to the current St. Lo Drive in order to achieve the plan objectives and to evaluate the feasibility of a future, entirely new road alignment.
- Consider road closings, realignments, and implementation of traffic calming measures in order to create a more effective vehicular network. The potential benefits to safety and enjoyment within the Park may offset the inconvenience experienced by drivers adjusting to new routes.
- In the short-term, traffic calming measures should be developed. Measures such as narrowing all or a portion of the road, allowing parallel parking along portions of the road, or simply adding trees, larger sidewalks, and street lighting adjacent to the road should be considered.
- Traffic calming combined with periodic closing of St. Lo Drive for park events, as is routinely done on other public roads during public events, such as marathons and community festivals, will make a noticeable difference in the quality of experience in the Park.



PROPOSED CULTURAL GROUNDS SURROUNDING CLIFTON



PROPOSED RESTORATION OF PATHS IN MOTHER'S GARDEN

KEY

- 1. CLIFTON AND IMPROVED WALKING PATHS
- 2. GOLF CLUB HOUSE AND PARKING
- 3. NEW TENNIS COURTS (11)
- 4. VALVE HOUSE AND NEW PLAZA
- 5. BAND SHELL AND IMPROVED WALKING PATHS
- 6. FIRST TEE
- 7. PAVILION AND PLAYGROUND
- 8. MOTHER'S GARDEN
- 14. RELOCATED BASEBALL FIELDS (4) WITH NEW PARKING
- 22. NEW WATER FEATURE
- 23. NEW PLAYGROUND WITH PARKING
- CLIFTON GOLF COURSE
- CLIFTON PARK GROUNDS
- PARK BUILDINGS
- SCHOOL BUILDINGS

- Study traffic conditions on 32nd Street Extension and Indian Head Drive to determine the most effective method of traffic calming. Study the intersections of all interior roads with perimeter roads to determine what improvements are required to insure safe pedestrian access into the Park.
- User conflicts - keep working to improve pedestrian access and circulation by studying the use of fencing and new sidewalks to create safe circulation in the park, improve Park access from the neighborhoods and reduce conflicts with the golf course.
- Explore new entry points along Belair Road and Erdman Avenue to welcome adjacent neighborhood and reduce golf conflicts. Consider easement or ownership of underused parcels on lower Belair Road to expand park facilities and improve access from the east.
- Park Maintenance Yard - Look for opportunity to relocate system-wide maintenance to new location outside the Park to reduce heavy vehicle traffic.
- Golf in Clifton Park – Remain open to improvements and changes to the Clifton Golf Course. Study the user demand for this course, the impacts of the First Tee Teaching Center, and opportunities to enhance the golf experience. The “best” golf experience in Clifton Park in the future may not look like the course of today.
- Tree Baltimore - Tree Baltimore is a citywide initiative to double the existing tree canopy over the next thirty years. This initiative has already had some impact in the Park. Friends of Clifton Park planted many trees in 2006 and plan to continue their efforts once

the Master Plan is finalized. Still, the number and density of trees and woody shrubs will need to be increased in the Park. Appropriate areas for bolstering the tree canopy include the areas around *Clifton*, playgrounds, the Band Shell, the Gardener's Cottage, Hilltop House, St. Vincent de Paul Cemetery and Mother's Garden, as well as steep slopes, edges of athletic fields and along primary pedestrian paths. Tree plantings should be coordinated between the Forestry Division and the Municipal Golf Corporation.

- Plantings in each area should be appropriate in character and density for the specific place. For example, historically Mother's Garden emphasized cottage plantings evoking a cozy, domestic scale while plantings in the former lake and stream valley area included exotic and specimen plantings appropriate to the Italianate mansion and grounds. Woody and herbaceous plants for all areas should be selected to harmonize with the unique historic characteristics extant on the site and increase the diversity of native species within the park landscape.

Clifton Park neighbors were asked to prioritize elements of the Master Plan for implementation at a public meeting February 20, 2007 at Clifton High School. This neighborhood wish list is advisory and will likely be implemented as funds become available.

KEY

- FIRST PRIORITY
- SECOND PRIORITY
- THIRD PRIORITY



MASTER PLAN PRIORITY

APPENDIX A - PROJECT SCHEDULE

OBSERVATIONS

- June 19, 2006 Public Meeting: Kick Off
- July 12 Park walk with landscape historian Mary Hughes, FSLA
- July 17 Further park explorations
- September 8 Focus group interviews with Department of Recreation and Parks, City Forester, Civic Works, Baltimore Municipal Golf Corporation
- September 11 Public Meeting: Observations Summary

DRAFT MASTER PLAN

- September 29 Student and teacher meetings
- October 23 Public Meeting: Initial Proposals/Concept Development
- January 1, 2007 Neighborhood Public Meeting: South Clifton
- January 11 Neighborhood Public Meeting: Coldstream-Homestead-Montebello
- January 18 Neighborhood Public Meeting: Mayfield
- February 6 Neighborhood Public Meeting: Belair-Edison

FINAL MASTER PLAN

- February 20 Public Meeting: Final Presentation of Master Plan

APPENDIX B - CLIFTON PARK TIMELINE OF EVENTS

Based on the National Register Nomination prepared by Lampl Associates (1997)

- c. 1790 Two-story stone farmhouse built.
- 1799-1802 Henry Thompson acquires property and takes up residence. He uses the land for orchards and farming.
- 1803 Thompson's estate becomes known as *Clifton*.
- 1812 Thompson expands farmhouse with two-story brick addition.
- 1841 House and land conveyed to Johns Hopkins.
- 1841-1852 Hopkins established lawns, groves of trees, meandering drives and paths, an ornamental lake, and parterre gardens. Other features include a large collection of marble statuary, a guard house on Harford Road and the Gardener's Cottage and Conservatory. Landscape improvements are in the style of Andrew Jackson Downing.
- 1852 Hopkins hires architects Niernsee and Neilson to extend and embellish the house as an Italian Villa. Improvements include addition of a third story and a monumental tower at the west end of the building.
- 1873 Johns Hopkins dies.
- 1874 Estate passes to the Trustees of the Johns Hopkins University. The University uses the property as an athletic center.
- 1879 Hilltop House built. Perhaps designed by architect E.G. Lind.
- 1870s Baltimore City purchases 44 acres at the south end of the property for construction of a new drinking water reservoir.
- 1887 Lake Clifton, a reservoir for drinking water, and Valve House built. Washington Street (now St. Lo Drive) added for access to both.
- 1892 Belt Line Railroad condemns 15 acres to build connecting line between Camden Station and Philadelphia Line.
- 1894 University Trustees sell remainder of Clifton Estate to Baltimore City for a new public park. Their legacy on the property included athletic fields and tennis courts.
- 1895 Hilltop House established as home for park superintendent and family.
- 1898-1925 Mansion is used for recreation and entertainment functions. Interior of house is minimally altered.
- 1899 Stable and Wagon Shed built by Park Commission.
- 1904 The Olmsted Brothers include Clifton Park in their report, Parks Plan for the City of Baltimore.
- 1908 Band Shell designed and built by Wyatt and Nolting in consultation with the Olmsted Brothers.
- 1909 St. Lo Drive granite gate pillars installed at Sinclair Lane entrance.
- 1914 Records indicate that there are 26 tennis courts in the Park at this time, and that they are some of the most popular in Baltimore City.
- 1916 First municipal golf course in Baltimore is designed by Alexander Campbell and built in Clifton Park. Bronze sculpture, by Edward Berge, On the Trail, installed.
- 1917 The "largest man-made swimming pool in the world" is built in Clifton Park. The bath house is built at the same time, and designed by Wyatt and Nolting in consultation with the Olmsted Brothers.
- 1921 Harford Road concrete gate pillars installed.
- 1925 Mansion's basement converted to golf and tennis locker rooms.

- 1928 Mother's Garden is dedicated. Features include garden gates on Park Drive and Harford Road, a rest pavilion, pergola, and footbridge. All structures are built of Maryland copper rock.
- 1929 Mansion accommodates City Park Police Lock-up.
- 1930s Stable and Wagon Shed expanded under supervision of Frederick Thomas. Belair Road copper rock gate installed as a Works Progress Administration project.
- 1938 Architect Frederick Thomas oversees exterior renovation of mansion following a fire in the house.
- 1941 A rose garden is designed in honor of John Cook, a Baltimore rose grower and cultivator.
- 1947 Band Shell destroyed by fire and rebuilt without side pavilions.
- 1948 Golf Pro Shop relocated to mansion.
- 1966 Lawrence G. Paquin Middle/High School built.
- 1968 Lake Clifton drained to create a school site.
- 1970 Lake Clifton High School built.
- 1975 Mansion is designated a Baltimore City Landmark.
- 1993 Construction of current golf club house. Golf vacates mansion, and Civic Works moves in.
- 2003 Baltimore City and Maryland Historic Trust record easement to guide preservation of historic *Clifton* and immediate grounds.
- 2005 Valve House transferred from Department of Public Works to Department of Recreation and Parks. Swimming Pool and Bath House renovated.
- 2007 Nomination of Clifton Park to National Register of Historic Places submitted and accepted by the National Trust. "First Tee" golf teaching area installed on site of former clay tennis courts.

APPENDIX C - SUMMARY OF CULTURAL LANDSCAPE ASSESSMENT

By Mary V. Hughes, FASLA

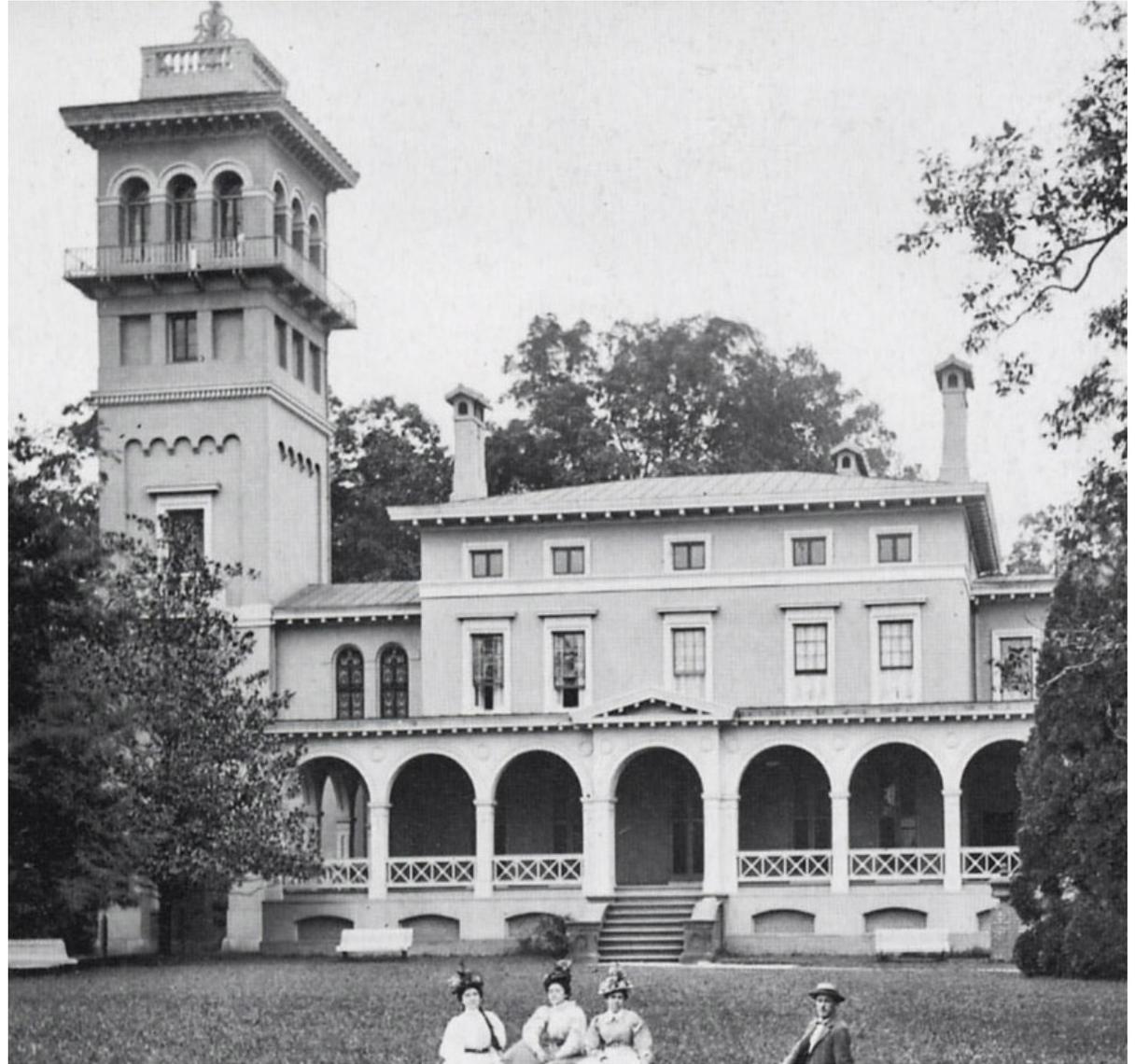
August 27, 2006

HISTORICAL SIGNIFICANCE/POTENTIAL OF CLIFTON PARK

Clifton Park is undergoing a comprehensive master planning study, the first in its 200-year long history. Despite past recommendations for preparation of an overall plan for the Park's development, the facilities were built piecemeal over time and today reflect the recreational and architectural aspirations of multiple generations of park users and planners. This new Master Plan presents a wonderful opportunity to synthesize the Park's heritage with current needs and development potential to forge a bright new future for one of the "crown jewels" in Baltimore's historic park system.

HISTORICAL RESEARCH AND SITE EVALUATION

A National Register Nomination for Clifton Park was prepared by Lampl Associates in 1997. The report is very thorough and covers the historic landscape resources of the Park unusually well. The document concludes that "Clifton Park has significance in the areas of landscape architecture and architecture during the period circa 1790-1940." The historical narrative outlines the transformation of the property from a vernacular farmstead (Henry Thompson Farm 1799-1841) for growing crops and orchards to a gentleman's country estate designed according to the fashionable style of the day propounded by Andrew Jackson Downing's Landscape Gardening and Rural Architecture (Johns Hopkins private residence 1841-1873). Upon Hopkins' death, the property passed to Johns Hopkins University, which held the land in reserve as the possible location for a rural campus that never developed. During this period (1874-94), the



UNDATED PHOTOGRAPH OF SOUTH FAÇADE OF CLIFTON

property was not highly maintained and used primarily for athletics. In 1894, the City of Baltimore, which had previously built a water storage reservoir on a piece of Hopkins' land, acquired the entire acreage and began transforming Clifton into a public park. In 1904, the City retained the Olmsted Brothers to study the potential to create a municipal park system in Baltimore similar to Boston's Emerald Necklace. The resulting Report Upon the Development of Public Grounds for Greater Baltimore recognized the importance of the Clifton land-holding as one of the three major parks that would anchor the city's system. Although they urged that a comprehensive development plan be prepared for Clifton, that never came to be and the firm was retained instead to design a series of discreet projects within the park landscape, notably an athletic ground and ball fields, the Band Shell, swimming pool, children's playground and improvements to the circulation system in the Park. In addition to the designed landscapes created by Hopkins and the Olmsted Brothers, other historically significant landscape areas of the Park include the tennis courts (developed during the University ownership period), golf course (1916), and Mother's Garden (1928).

The draft National Register Nomination provides a thorough account of the contributing features in the Park from each of the significant historical periods and should provide an excellent basis for understanding the extant historical features in the Park. Certain aspects of the park landscape deserve additional, more detailed research in order to understand more thoroughly the specifics of their development and document surviving elements. These would include the mansion grounds and the various projects undertaken by the Olmsted Brothers in the Park, for which additional documentation can be found in the Library of Congress, drawing files of the Department of Recreation and Parks, and the photographic archives of the Frederick Law Olmsted National Historic Site in Brookline, MA.

Clifton Park retains remnants from each of these layers of history in its architecture, land use and gardens, providing a place where contemporary users can both enjoy their recreational pursuits while connecting with the City's heritage. Although there are occasional conflicts between the historic layers (the current golf course interrupts the Hopkins' era circulation between the mansion and the Gardener's Cottage, for example). Fortunately the topography of the Park provides a natural visual separation that allows areas from different eras to co-exist without a jarring visual discontinuity.

RECOMMENDATIONS

In priority order, I would recommend that the Master Plan incorporate the following recommendations regarding the Park's historic landscape:

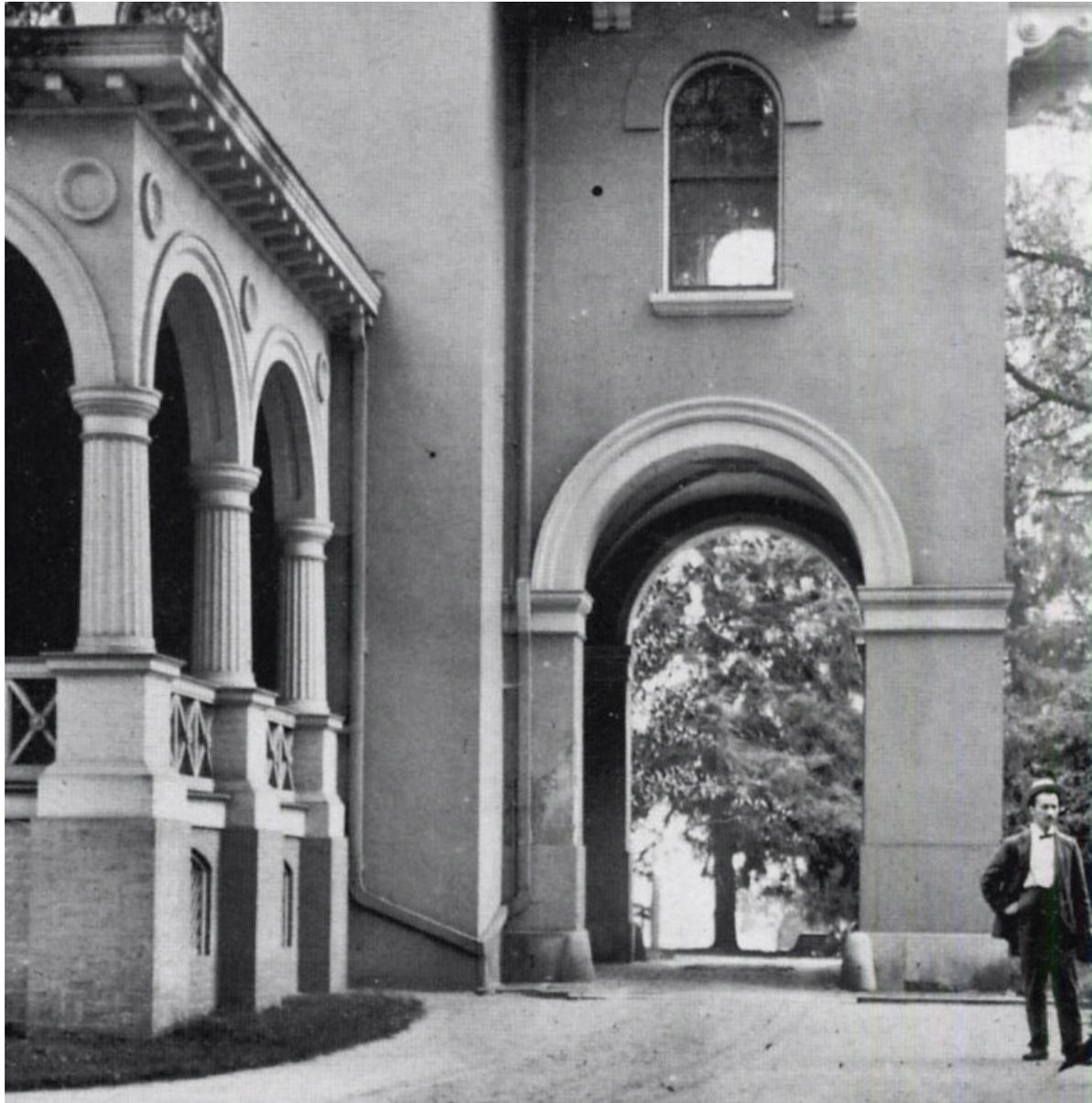
1. Utilize CHAP guidelines and the Secretary of the Interior Standards to guide master plan implementation.

The Secretary of Interior Standards for Historic Preservation guidelines include these three distinct strategies for the treatment of historic landscapes: Preservation, Restoration, and Rehabilitation. The landscape of Clifton Park is defined by a complex relationship between historic Clifton, its related structures and the public recreation facilities developed over a century of park use. To respect the importance of the historic landscape and achieve a balance between modern park features and best practices of natural resources management, Rehabilitation is the recommended strategy.

2. Preserve historic structures. Rehabilitate and revitalize historic structures listed as "contributing" in the National Register nomination by finding appropriate uses for them. These include:
 - *Clifton*
 - Gardener's Cottage
 - Valve House

- Superintendent's House
- Bath House
- Band Shell
- Stables

The most difficult of these buildings is the Gardener's Cottage, due to its current condition. It is at least worth investigation by a structural engineer to determine the level of damage and potential to yet salvage the structure. I think the cottage is incredibly important to the "story" of Clifton Park. In the Hopkins era, the cottage was the picturesque counterpoint to the Italianate mansion. In Andrew Jackson Downing's aesthetic theory, he contrasted the "Beautiful" in architecture and landscape with the "Picturesque." Downing's treatise states "The beautiful in Landscape Gardening is produced by outlines whose curves are flowing and gradual, surfaces of softness, and growth of richness and luxuriance..." In architecture, he states, "the Italian, Tuscan, or Venetian forms are preferable, because these have both a polished and a domestic air, and readily admit of the graceful accompaniments of vases, urns, and other harmonious accessories." Downing goes on to describe "The Picturesque in Landscape Gardening aims at the production of outlines of a certain spirited irregularity, surfaces comparatively abrupt and broken, and growth of a somewhat wild and bold character..." The architecture which belongs to the picturesque landscape is the Gothic mansion, the old English or the Swiss cottage, or some other striking forms, with bold projections, deep shadows and irregular outlines." In the development of *Clifton*, Hopkins put this aesthetic theory into practice by developing both "beautiful" and "picturesque" areas on his estate, demonstrating the integration of buildings and landscapes in each style.



UNDATED PHOTOGRAPH OF PORTE COCHERE ON THE WEST SIDE OF CLIFTON

Later when Clifton became a public park, one main attraction that distinguished it from the other parks in the system was the level of horticultural display found in the Park. Moreover, the greenhouses attached to the Gardener's Cottage provided the annuals that adorned the other city parks as well. Perhaps the Gardener's Cottage, if it can be saved, could be refurbished to serve as the home for garden clubs or other horticulture related groups in the Baltimore area.

Of course the architectural "crown jewel" of Clifton Park is the mansion. Currently restoration is underway and the building is being leased by a non-profit organization, Civic Works, for use as their headquarters. These are certainly positive developments that contribute to the preservation of the building. Over time, it would be desirable to find a function that would allow and even encourage public use of this beautiful and notable building. With its landscape setting properly restored as well as the interior, the main floor would be an attractive location to rent for special events such as weddings.

3. Preserve and interpret the historic land uses in the Park. Golf, swimming, tennis, and public performances at the Band Shell--all these are viable contemporary activities that could continue to occur in their historic locations in the Park. Even though the physical facilities have changed to accommodate modern needs, the continuity of land use in the Park is impressive and could be interpreted to the public as well. The victory garden plots at the Gardener's Cottage are a very nice recall of the site's early horticultural associations.

4. Preserve existing site and landscape features identified in the National Register nomination:
 - Historic entrance gates at St. Lo Drive and Sinclair and St. Lo Drive and Alameda
 - Remnants of historic circulation system
 - Structural features of the Mother’s Garden: pavilion, pergola, footbridge, gates, sundial (repaired)
 - Remains of the garden beds with urn and flagpole at the entrance to *Clifton*
 - On the Trail sculpture
 - Sunken athletic area with stone wall designed by Olmsted Brothers
 - Ball fields laid out by Olmsted Brothers
 - Remaining historic vegetation, such as the smoke tree at the mansion and the Bald Cypress at the former pond site
 - Additional historic trees at the mansion can perhaps be identified by studying historic photographs.

5. Restore lost or modified features and plantings and/or rehabilitate core historic landscapes in the Park:
 - Mansion grounds
 - Gardener’s Cottage (at least clean up the overgrown vegetation and clear the paths to the area)
 - Mother’s Garden

Additional documentation for each of these areas will be required to determine the setting appropriate to each. Rehabilitation is probably the most appropriate approach although certain historic features may be able to be restored, such as the path system around the mansion. The Secretary of Interior Standards for Historic Preservation define rehabilitation treatment as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.”

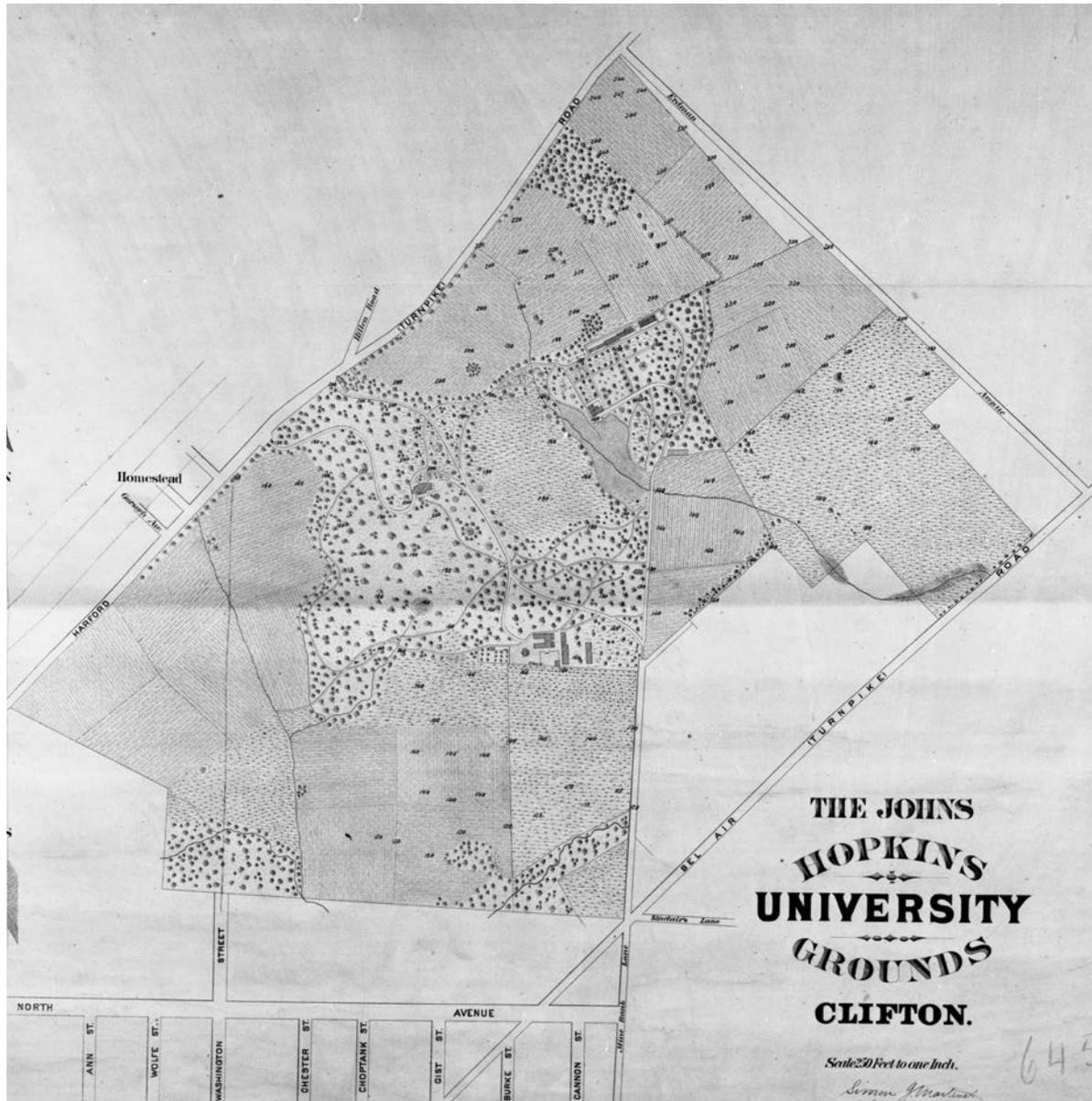
The mansion grounds and Gardener’s Cottage areas should provide a setting in keeping with the aesthetic principles propounded by A. J. Downing in order to complement the buildings. Unfortunately historic path connection between the mansion and the cottage has been developed into a golf course, making it unsafe to restore the physical connection between the two. At the mansion, one of the great challenges will be to somehow screen views of the modern golf club house and parking. Over time, it would be wonderful if the golf club house could be redeveloped to a location more distant from the mansion so that this landmark building could have a more gracious and historically appropriate landscape setting.

The Mother’s Garden, although much later also appears to be tied to a national interest in “grandmother’s gardens,” a nostalgic and patriotic movement of the early 20th century described in May Brawley Hill’s book, Grandmother’s Garden: The Old-Fashioned American Garden 1865-1915. These gardens honed to the tradition of simple, old-fashioned garden plants in preference to the exotic species found in the more elaborate “bedding out” so popular in Victorian times. The simplicity of the plants and the “homespun” quality of the cottage garden style reflected the values and character of the nation’s founding fathers (and mothers). The style of the Mother’s Garden plantings and the sentiment expressed on the inscriptions seems to place it within this tradition. The garden features are largely intact and the beds could be re-interpreted with relatively low maintenance perennials. Perhaps maintenance of the garden could be undertaken by a volunteer group, garden club or master gardeners in the area. The pond garden should be restored as well.

CONCLUSION

Clifton Park is enriched by the diverse array of historical associations and artifacts from all eras of its development and use. Developing a safe and effective circulation network, incorporating historic patterns where possible, will be critical in linking these experiences for visitors on foot, bicycle, or automobile.

- The historic buildings are the Park’s greatest historical assets but also the greatest challenge in terms of finding appropriate uses that will justify (and perhaps pay for) the cost of repair/restoration that is needed.
- Many of the landscape areas of the Park have been associated with nationally significant designers (such as the Olmsted Brothers and A.J. Downing) but all have been compromised and altered. A restoration of the setting of the *Clifton* to be sympathetic stylistically to the house if not a precisely accurate rendering of its historic appearance is the highest priority. Next would be to restore the stylistic dialogue with the surroundings of the Gardener’s Cottage. Even if the building can only be stabilized at this point in time, the overgrowth around it could be cleared to make the site accessible and visible as a part of the larger park landscape. The remains of the landscape elements designed by the Olmsted Brothers should be preserved wherever possible and incorporated into contemporary park uses.
- Very early examples of recreational facilities for tennis and golf are found in the Park. Although the physical facilities have evolved to meet the needs of the modern sport, the land use has remained consistent and historical information about the earlier facilities and even the historical evolution of the sports themselves could be interpreted in these locations.
- The horticultural legacy of Clifton Park has been lost in recent years. It would be wonderful to revive this tradition by developing public gardens at the Mother’s Garden and Gardener’s Cottage. Perhaps the latter could some day be leased for use by some garden club or horticultural organization.



1894 MAP OF CLIFTON PARK (IMAGE COURTESY OF FERDINAND HAMBURGER ARCHIVES OF THE JOHNS HOPKINS UNIVERSITY)

APPENDIX D - RECOMMENDED PLANT PALETTE

	BOTANICAL NAME	COMMON NAME	PLANT TYPE	EXPOSURE	WET, MOIST OR DRY
	OVERSTORY				
Native	Acer rubrum	Red Maple	Canopy Tree, 40'-60'	Sun, Partial Shade	Wet, Moist or Dry
Native	Acer saccharum	Sugar Maple	Canopy Tree, 40'-60'	Sun, Partial Shade	Wet, Moist or Dry
Native	Betula nigra	River Birch	Canopy Tree, 30'-50'	Sun, Partial Shade	Moist
Native	Carya cordiformis	Bitternut Hickory	Canopy Tree, 60'-80'	Sun	Moist
Native	Carya tomentosa	Mockernut Hickory	Canopy Tree, 60'-90'	Sun, Partial, Full Shade	Moist
Native	Diospyros virginiana	Persimmon	Canopy Tree, 50'-75'	Sun, Partial Shade	Moist
Non-Native	Fagus grandifolia	American Beech	Canopy Tree, 50-100'	Sun	Moist, but NOT wet or compacted
Native	Fraxinus americana	White Ash	Canopy Tree, 80'	Sun or Partial Shade	Moist
Cultivar	Liquidambar styraciflua 'rotundiloba' (less messy than sp)	Sweet Gum x	Canopy Tree, 60'-80'	Sun or Partial Shade	Wet or Moist
Native	Liriodendron tulipifera	Tulip Poplar	Canopy Tree, 70'-120'	Sun, Partial Shade	Moist or Dry
Native	Nyssa Sylvatica	Black Gum	Canopy Tree, 30'-60'	Sun, Partial Shade	Moist
Native	Prunus serotina	Black Cherry	Canopy Tree, 40'-60'	Sun	Wet, Moist or Dry
Native	Quercus alba	White Oak	Canopy Tree, 80'-100'	Sun	Moist
Native	Quercus coccinea	Scarlet Oak	Canopy Tree, 40'-60'	Sun	Dry
Native	Quercus marilandica	Black Jack Oak	Canopy Tree, <50'	Partial Shade	Dry
Native	Quercus prinus	Chestnut Oak	Canopy Tree, 60'-80'	Sun, Partial Shade	Dry

Native	Quercus palustris	Pin Oak	Canopy Tree, 60'-80'	Sun	Moist
Native	Quercus phellos	Willow Oak	Canopy Tree 80'-100'	Sun, Partial Shade	Moist
Native	Quercus rubra	Northern Red Oak	Canopy Tree, 90'	Sun, Partial Shade	Moist
Native	Quercus stellata	Post Oak	Canopy Tree, <75'	Sun or Partial Shade	Dry
Native	Salix nigra	Black Willow	Canopy Tree, 40'-80'	Sun or Partial Shade	Moist
Native	Tilia americana	American Basswood	Canopy Tree, >100'	Partial Shade	Moist
Native	Ulmus rubra	Slippery Elm	Canopy Tree, 70'	Sun, Partial, Full Shade	Moist

	UNDERSTORY				
Native	<i>Alnus serrulata</i>	Smooth Alder	Tall Shrub, 12'-20'	Sun	Wet or Moist
Native	<i>Amalanchier canadensis</i>	Serviceberry	Under-story Tree, 35'-50'	Partial, Full Shade	Wet or Moist
Native	<i>Carpinus caroliniana</i>	American Hornbeam	Under-story Tree, 35'-50'	Partial, Full Shade	Moist
Native	<i>Castanea pumila</i>	Chinquapin	Under-story Tree, 12'-20'	Partial, Full Shade	Moist
Native	<i>Cercis canadensis</i>	Eastern Redbud	Under-story Tree, 20'-35'	Partial, Full Shade	Moist or Dry
Native	<i>Chionanthus virginicus</i>	Fringetree	Under-story Tree, 20'-35'	Sun, Partial, Full Shade	Moist or Dry
Native	<i>Cornus amomum</i>	Silky Dogwood	Medium Shrub, 3'-10'	Sun, Partial Shade	Moist
Cultivar	<i>Cornus florida</i> 'milky way select' (very disease resist.)	Flowering Dogwood x	Under-story Tree, 35'-50'	Partial, Full Shade	Moist or Dry
Cultivar	<i>Cornus florida</i> 'stellar pink' (very disease resistant)	Flowering Dogwood x	Under-story Tree, 35'-50'	Partial, Full Shade	Moist or Dry
Cultivar	<i>Crataegus</i> 'washington' (thornless)	Cockspur Hawthorn x	Under-story Tree, 20'-35'	Sun, Partial Shade	Moist or Dry
Native	<i>Hamamelis virginiana</i>	Witchhazel	Medium Shrub, 3'-15'	Sun, Partial Shade	Moist or Dry
Non-Nat	<i>Hibiscus</i> sp. 'Lord Baltimore' (blooms sp-fall, red)	Rose Mallow Hibiscus	Medium Shrub, 5'	Sun	Moist or Wet
Native	<i>Kalmia latifolia</i>	Mountain Laurel	Tall Shrub, 12'-20'	Sun, Partial, Full Shade	Moist or Dry
Native	<i>Lindera benzoin</i>	Spicebush	Medium Shrub, 6.5'-16'	Partial Shade	Moist or Dry
Native	<i>Magnolia virginiana</i>	Sweetbay Magnolia	Under-story Tree, <30'	Sun, Partial, Full Shade	Wet or Moist
Native	<i>Pyrus (malus) coronaria</i>	Sweet Crabapple	Under-story Tree, 20'-26'	Sun	Moist
Native	<i>Rhododendron maximum</i>	Great Rhododendron	Medium Shrub, <15'	Partial, Full Shade	Wet or Moist

Native	<i>Rhododendron periclymenoides</i>	Pinxterbloom	Medium Shrub, 3'-10'	Partial Shade	Wet or Moist
Native	<i>Rosa palustris</i>	Swamp Rose	Medium Shrub, <8'	Sun, Partial, Full Shade	Wet
Native	<i>Sassafras albidum</i>	Sassafras	Under-story Tree, 35'-50'	Sun, Partial Shade	Moist
Native	<i>Viburnum nudum</i>	Naked Witherod	Medium Shrub, 6.5'-13'	Sun, Partial Shade	Moist
Native	<i>Viburnum prunifolium</i>	Black Haw	Tall Shrub, 12'-20'	Sun, Partial Shade	Wet or Moist
	LOW SHRUBS				
Native	<i>Comptonia peregrina</i>	Sweet Fern	Small Shrub, <3'	Sun	Moist
Native	<i>Euonymus americanus</i>	Hearts-a-Bust'n	Small Shrub, 1.5'-6'	Partial Shade	Moist
Native	<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	Small Shrub, <5'	Sun, Partial Shade	Moist (esp. slopes)
Native	<i>Rosa carolina</i>	Pasture Rose	Small Shrub, 5'-3'	Sun, Partial Shade	Moist or Dry
Native	<i>Vaccinium angustifolium</i>	Highbush Blueberry	Small Shrub 6"-2'	Sun, Partial Shade	Moist
Native	<i>Vaccinium vacillans</i>	Early Lowbush Blueberry	Small Shrub, <1.5'	Sun, Partial Shade	Moist
Native	<i>Viburnum acerifolium</i>	Maple-Leafed Viburnum	Small Shrub, 1.5'-6'	Sun, Partial Shade	Moist or Dry

GROUND COVERS					
Native	Asarum caudatum (alternative to vinca minor)	Wild Ginger	Ground-cover, 3"-5"	Partial, Full Shade	Moist
Non-Nat	Pachysandra terminalis (non-invasive)	Spurge	Ground-cover	Partial, Full Shade	Moist
Native	Phlox subulata (alternative to vinca minor)	Creeping Phlox	Ground-cover	Sun	Moist
Native	Gaultheria procumbens	Wintergreen (eastern teaberry)	Ground-cover, 3"-5"	Partial Shade or Shade	Moist
BULBS for SEASONAL INTEREST DRIFTS					
	Iris sibirica	Siberian Iris	Bulbed Perennial	Sun or Partial Shade	Moist
	Hemerocallis sp. 'Angels of White Daylily'	Late Blooming Purple	Bulbed Perennial	Sun or Partial Shade	Moist
	Hemerocallis sp. 'Blusing Mellon Daylily'	Late Blooming Pink	Bulbed Perennial	Sun or Partial Shade	Moist
	Narcissus sp. 'Yellow Jonquil' (hardy-for naturalizing)	Giant Yellow Daphodill	Bulbed Perennial	Sun or Partial Shade	Moist
	Hyacinthoides nonscripta	English Bluebell	Bulbed Perennial	Sun or Partial Shade	Moist
	Scilla hispanica 'Rosabella'	Squill Bloom	Bulbed Perennial	Sun or Partial Shade	Moist
	Tulipa sp.	Tulip	Bulbed Perennial	Sun or Partial Shade	Moist
EMERGENT PLANTS for WATER FEATURE (roots can grow in water)					
Native	Juncus canadensis	Canada Rush	Grass, 1'-3'	Sun	Wet
Native	Juncus effusus	Soft Rush	Grass, 2-3'	Sun	Wet
Native	Nuphar luteum	Yellow Water Lilly (spatterdock)	Water Lilly, <1'	Sun, Partial Shade	Wet
Native	Nymphaea odorata	Fragrant Water Lilly	Water Lilly, <1'	Sun	Wet
Native	Pontederia cordata (native to MD, but some exotic invasive var exist)	Pickerelweed	Grass, 3'	Sun or Partial Shade	Wet

MOTHER'S GARDEN - EDGING SHRUBS, SHOWY PERENNIALS AND GROUND COVERS					
EVERGREEN SHRUBS					
Non-Nat	Buxus sempervirens 'suffruticosa'	Dwarf Edging Boxwood	Small Shrub, >4' (many yrs)	Sun or Partial Shade	Moist
Non-Nat	Buxus microphylla var. koreana "Winter Green"	Korean Boxwood	Small Shrub, 1-2'	Sun or Partial Shade	Moist
Non-Nat	Lavandula angustifolia 'Hidcote Superior'	English Lavender	Small Shrub, 1'	Sun or Partial Shade	Moist
Non-Nat	Euonymus kiautschovicus 'Pauli' (non-invasive)	Hardy, upright green euonymous	Small Shrub, >5'	Sun, Partial, Full Shade	Dry or Moist
DECIDUOUS SHRUBS					
Non-Nat	Hydrangea paniculata (non-invasive)	Peegee Hydrangea	Shrub	Partial or Full Shade	Moist
Cultivar	Rosa 'radsunny' (continous bloom; very disease resis)	Sunny Knockout Rose	Small Shrub, 4'-4.5'	Sun, Partial Shade	Moist
Cultivar	Rosa 'radyod' (continuous bloom; very disease resis)	Blushing Knockout Rose	Small Shrub, 4'-4.5'	Sun, Partial Shade	Moist
NATIVE PERENNIALS for LARGE MASSINGS					
Native	Aquilegia canadensis	Wild Columbine	Perennial 8-24"	Sun or Partial Shade	Dry or Moist
Native	Asclepias tuberosa	Butterfly Weed	Perennial 2'	Sun or Partial Shade	Dry
Native	Aster novi-belgii	Michaelmas Daisy (NY Aster)	Perennial >2'	Sun or Partial Shade	Moist
Native	Coreopsis lanceolata	Tickseed	Perennial >1'	Partial Shade or Shade	Dry or Moist
Native	Echinacea purpurea	Purple Coneflower	Perennial 2-3'	Sun	Dry
Native	Geranium maculatum	Wild Geranium	Perennial 1-2'	Sun or Partial Shade	Moist
Naturalized	Hemerocallis fulva	Orange Daylilly	Bulbed Perennial	Sun or Partial Shade	Moist
Native	Hibiscus sp. 'Lord Baltimore' (blooms sum-fall, red)*	Rose Mallow Hibiscus	Medium Shrub, 5'	Sun	Moist or Wet
Native	Liatris spicata	Gayfeather	Perennial >2'	Sun, Partial, Full Shade	Dry
* Reference to Red Carnation; original flower of Mother's Day					

CULTIVATED PERENNIALS & BULBS for SMALLER MASSINGS & DETAILING					
	Convallaria majalis	Lily of the Valley	Rhizome Perennial, 3'-6"	Partial Shade or Shade	Moist
	Digitalis purpurea	Foxglove (purple var)	Biennial, plant 3", flower >4'	Partial Shade	Moist
	Hosta spp 'June'	Hardy, Variegated Hosta	Perennial 12-16"	Partial Shade or Shade	Moist
	Hemerocallis 'Pink Damask'	Pink Daylily	Bulbed Perennial	Sun or Partial Shade	Moist
	Iris pallida 'Argentea Variegata'	Silver-Variegated Sweet Iris	Bulbed Perennial	Sun	Moist
	Narcissus sp. 'Pink Charm'	Ivory & Salmon Narcissus	Bulbed Perennial	Sun or Partial Shade	Moist
	Paeonia 'Sarah Bernhardt'	Peony	Non-Woody Shrub, 2'	Sun or Partial Shade	Moist
GROUND COVERS for MASSING					
Native	Dryopteris marginalis	Marginal Shield Fern	Fern	Partial Shade or Shade	Moist
Native	Polystichum acrostichoides	Christmas Fern	Fern	Partial Shade or Shade	Moist
Native	Mitchella repens (excellent under trees--acid & sweet)	Partridge-berry	Flow-ering Ground-cover	Partial Shade or Shade	Moist or Dry
Native	Herpatoca americana	Round-Lobed Herpatoca	Flow-ering Ground-cover	Partial Shade or Shade	Moist or Dry
Native	Chimaphila maculata	Striped Wintergreen	Flow-ering/Var Ground-cover	Partial Shade or Shade	Dry

VINES for ARBOR					
Non-Nat	Actinidia kolomikta (non-invasive)	Actinidia	Vine, 15'-20'; 6'-9' spread	Sun, Partial Shade	Moist
Native	Clematis virginiana	Virgin's Bower	Vine, 18'	Sun	Dry or Moist
Non-Nat	Hydrangea schizophragma (non-invasive)	Japanese Hydrangea Vine	Vine, 20'-30'; 6'-9' spread	Partial, Full Shade	Moist
Native	Parathensis quinquefolia	Virginia Creeper	Vine, 5-Leafed	Sun, Partial Shade	Moist

APPENDIX E - COST ESTIMATE

A. CULTURAL GROUNDS					
	Remove curbs				
	Between <i>Clifton</i> and Golf area	4,710	LF	3	11,775
	From <i>Clifton</i> drive	2,206	LF	3	5,515
	Concrete paving -general path				
	<i>Clifton</i> North	113,976	SF	5	569,880
	Asphaltic concrete topcoat				
	Parking Lots	25,626	SF	2	38,439
	Lighting				
	Major pedestrian light @ 60' O.C.	310	EA	3,000	930,000
	Parking lot lighting		EA		0
	Bench	50	EA	1,200	60,000
	Trash receptacles	20	EA	900	18,000
		SUBTOTAL			1,633,609
B. RECREATIONAL FACILITIES					
	Concrete paving -general path				
	SW corner	111,012	SF	5	555,060
	Concrete paving -general path				
	South of School	23,460	SF	5	117,300
	Asphaltic concrete topcoat				
	Parking Lots	38,439	SF	2	57,659
	Baseball Field - grass	1	EA	50,000	50,000
	Baseball Field - turf	1	EA	850,000	850,000
	Soccer Field - grass	2	EA	500,000	1,000,000
	Soccer Field - turf	2	EA	850,000	1,700,000
	Softball Field	4	EA	850,000	3,400,000
	Basketball Courts	7	EA	250,000	1,750,000

	Lighting	6	EA	200,000	1,200,000
	Turf athletic field lighting	12	EA	50,000	600,000
	Southern tennis court area	4	EA	50,000	200,000
	Major pedestrian light @ 60' O.C.	270	EA	3,000	810,000
	Parking lot lighting		EA		0
	Tennis Courts	6	EA	200,000	1,200,000
	Comfort Station				
	Reinforced walls and footings - Athletic Seat Walls				
	Fields South of School	3,714	SF	300	1,114,200
	Fields along Harford Road	2,100	SF	300	630,000
	Reinforced concrete steps and footings				
	Entrance off Harford Road	23	CY	600	13,800
	Concrete curbs				
	Parking Lots	4,606	LF	15	69,090
	Bench	45	EA	1,200	54,000
	Trash receptacles	20	EA	900	18,000
		SUBTOTAL			15,389,109
C. BANDSHELL RENOVATION & EXPANSION					
	Reconstruct bandshell wings	2	EA	200,000	400,000
	Renovate existing structure	1	LS	200,000	200,000
		SUBTOTAL			600,000
D. PUMPHOUSE STABILIZATION & RENOVATION					
	Remove curbs				
	Near pump house	2,447	LF	3	6,118
	Brick paving on asphalt base				
	Pump House Plaza	49,200	SF	10	492,000
		SUBTOTAL			498,118

E. MOTHERS GARDEN & REHABILITATION					
	Remove curbs				
	For Mother's Garden Parking	162	LF	3	405
	Concrete paving -general path				
	Mother's Garden	17,622	SF	5	88,110
	Major pedestrian light @ 60' O.C.	30	EA	3,000	90,000
	Bench	15	EA	1,200	18,000
	Trash receptacles	5	EA	900	4,500
	SUBTOTAL				201,015
F. ENTRY & WAYFINDING					
	Wayfinding system	1	LS	1,000,000	1,000,000
	Refurbish existing entry gates	3	EA	20,000	60,000
	Installation of new entry gates	2	EA	50,000	100,000
	SUBTOTAL				1,160,000
G. ST. LO DRIVE REALIGNMENT					
	Demolition				
	Protect existing utilities	1	LS	5,000	5,000
	Protect existing trees to remain	30	EA	350	10,500
	Remove existing trees	35	EA	200	7,000
	Root prune trees to be transplanted	15	EA	500	7,500
	Transplant existing trees	15	EA	1,000	15,000
	Strip & stockpile topsoil	1	LS	250,000	250,000
	Topsoil	10,000	CY	50	500,000
	Regrade for new road	1	LS	500,000	500,000
	Remove asphalt paving	112,356	SF	1	112,356
	Major pedestrian light @ 60' O.C.	200	EA	3,000	600,000
	Asphaltic concrete topcoat				
	New road	50,424	SF	2	75,636

	Reinforced walls and footings - Athletic Seat Walls				
	Retaining walls for new road	0	SF	0	0
	Concrete curbs				
	New Street	7,434	LF	15	111,510
	SUBTOTAL				2,194,502
H. LANDSCAPING					
	Seeding	200,000	SF	0	60,000
	New Trees	1,500	EA	225	337,500
	Flowering Bulbs	200,000	EA	1	200,000
	Shrubs	3,000	EA	45	135,000
	Maintenance - during construction/turn over	256,000	SF	0	38,400
	SUBTOTAL				770,900
	ESTIMATED CONSTRUCTION COST	ITEM TOTAL			20,687,252
	Cost Estimation Contingency		20%		4,137,450
	PROJECT TOTAL				24,824,702
	Inflation (per year) on Item Total		2%		413,745
N.I.C.					
	Site utilities beyond those listed above.				
	Temporary utilities and equipment				
	General Conditions				
	Construction contingency				
	Bonds, permits and associated meetings				
	Project profit and overhead				

APPENDIX F - RECOMMENDATIONS FOR PHASED IMPLEMENTATION

KEY

- 1. CLIFTON AND IMPROVED WALKING PATHS
- 2. GOLF CLUB HOUSE AND PARKING
- 3. TENNIS COURTS (11)
- *4. VALVE HOUSE AND NEW PLAZA
- 5. BAND SHELL AND IMPROVED WALKING PATHS
- 6. FIRST TEE
- 7. PAVILION AND PLAYGROUND
- 8. MOTHER'S GARDEN
- 9. HILLTOP HOUSE
- 10. COMMUNITY GARDEN
- 11. GARDENER'S COTTAGE
- 12. MAINTENANCE YARD
- 13. RELOCATED ATHLETIC FIELD WITH PARKING
- 14. RELOCATED BASEBALL FIELDS (4) WITH NEW PARKING
- 15. FOOTBALL FIELD
- 16. PAVILION AND SWIMMING POOL WITH NEW RECREATION FACILITY
- 17. RELOCATED BASEBALL FIELDS (2)
- 18. ATHLETIC FIELDS (3)
- 19. TRACK AND FOOTBALL FIELD
- 20. NEW TENNIS COURTS (8)
- 21. BASKETBALL COURTS (4)
- *22. NEW WATER FEATURE
- *23. NEW PLAYGROUND WITH PARKING
- 24. TENNIS COURTS (6)
- 25. URBAN AGRICULTURE OR ATHLETIC FIELDS (2)
- 26. REALIGNMENT OF ST. LO DRIVE
- CLIFTON GOLF COURSE
- CLIFTON PARK GROUNDS
- PARK BUILDINGS
- SCHOOL BUILDINGS



THE 2007 CLIFTON PARK MASTER PLAN

* IMPLEMENTATION CAN ONLY OCCUR ONCE REALIGNMENT OF ST. LO DRIVE IS COMPLETE.

KEY

PHASE 1

- 16. NEW RECREATION FACILITY

PHASE 2

- 1. CLIFTON AND IMPROVED WALKING PATHS

PHASE 3

- 13. RELOCATED ATHLETIC FIELD WITH PARKING
 - 14. RELOCATED BASEBALL FIELDS (4) WITH NEW PARKING
 - 24. TENNIS COURTS
- THESE PROJECTS SHOULD BE DESIGNED AND BUILT TOGETHER TO REALIZE EFFICIENCIES IN STORMWATER MANAGEMENT AND GRADING.

- 15. FOOTBALL FIELD

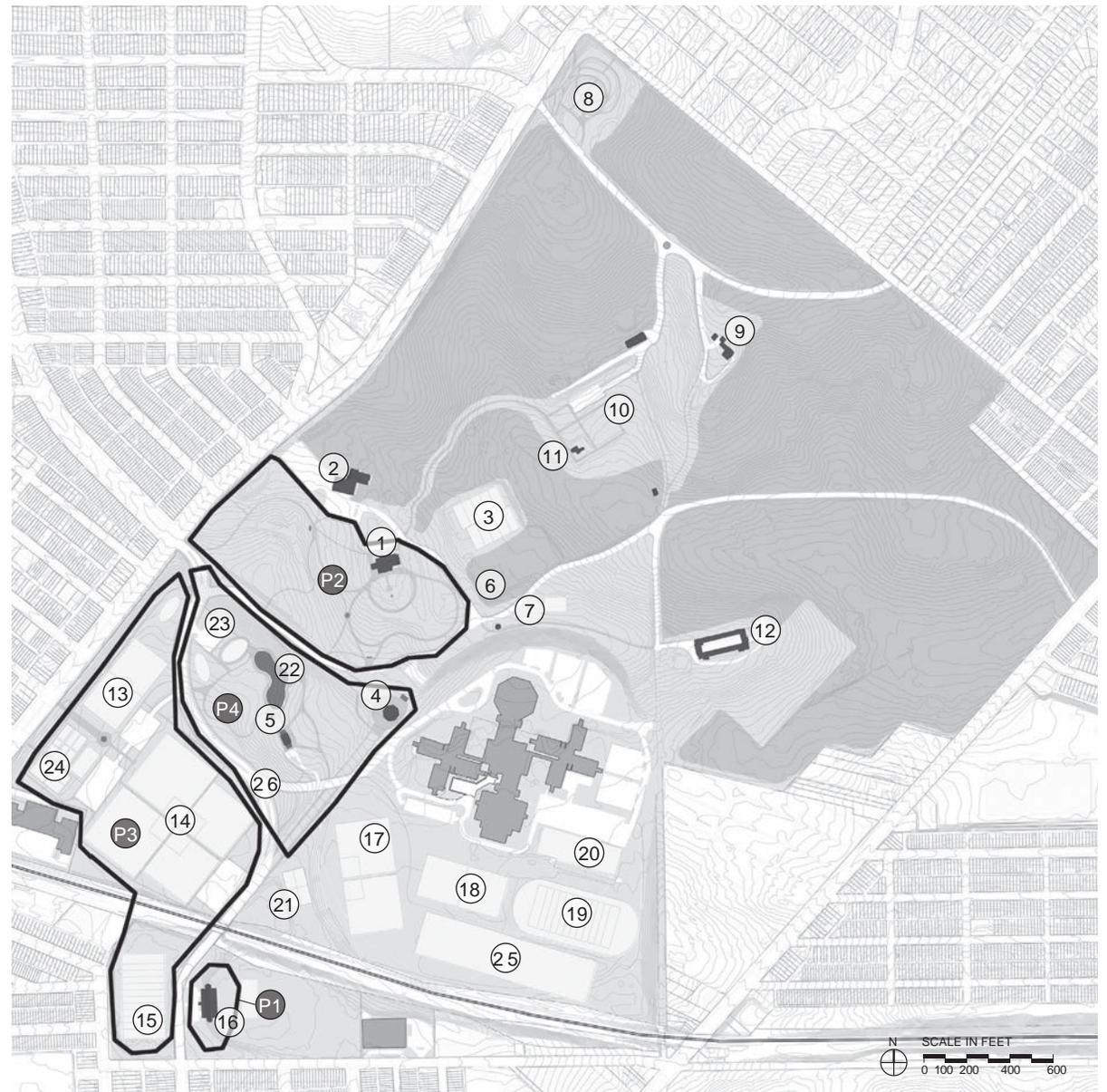
PHASE 4

- *4. VALUE HOUSE AND NEW PLAZA
 - 26. REALIGNMENT OF ST. LO DRIVE.
 - *22. NEW WATER FEATURE
 - *23. NEW PLAYGROUND WITH PARKING (23)
- THESE PROJECTS SHOULD BE DESIGNED AND BUILT TOGETHER.

THESE PROJECTS SHOULD BE DESIGNED AND BUILT TOGETHER:

- 17. RELOCATED BASEBALL FIELDS (2)
- 18. ATHLETIC FIELD
- 19. TRACK AND FOOTBALL FIELD
- 20. NEW TENNIS COURTS (8)
- 21. BASKETBALL COURTS (4)

ALL OTHER PROJECTS ARE INDEPENDENT AND CAN BE COMPLETED AS FUNDING BECOMES AVAILABLE.



RECOMMENDED PHASING OF MASTER PLAN IMPLEMENTATION

* IMPLEMENTATION CAN ONLY OCCUR ONCE REALIGNMENT OF ST. LO DRIVE IS COMPLETE.



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