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general management plan

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NATIONAL HISTORIC SITE

MARYLAND



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August 15, 1983

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GENERAL MANAGEMENT PLAN



**HAMPTON
NATIONAL HISTORIC SITE**

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SUMMARY

SIGNIFICANCE

Hampton was the home of the Ridgely family for 158 years. Today a 59.42 acre tract remains from what was once a 22,000 acre estate. The site's most dramatic resource is Hampton Mansion. Built in the years 1783-1788, it possesses the architectural distinction of being one of the most imposing "Georgian" houses of its kind in the United States.

The core mission of Hampton National Historic Site is to preserve and protect the historic resource and to provide visitors the opportunity to explore a nationally significant architectural monument, experience the saga of a great Maryland family, the evolution of a vast agricultural-industrial complex, and the social-political forces in America from 1745-1949.

LAND PROTECTION PLAN

It is proposed to acquire two strips of land on the east boundary by donation. One of these is the roadway access to the Ridgely family burial ground and the cemetery itself. The second piece of property is the other half of the east drive leading to Hampton Lane and the Ridgely farm property. The latter would be acquired with a buffer strip to permit screen planting. The acquisition of these properties will protect the family burial ground and the east drive against the possibility of any undesirable developments, which could be intrusive upon the historic scene. No further property acquisitions are contemplated.

CULTURAL RESOURCES MANAGEMENT

Hampton National Historic Site is important primarily due to its significance in both architectural and social history. Therefore, the chief emphasis of this plan is the preservation and restoration of the historic scene of the mansion, outbuildings, and farm complex. Additionally, the National Park Service is charged by the acquisition legislation to illustrate and commemorate "a major phase of architectural and social history." This is to be accomplished by utilizing the mansion as a symbol of a "grandiose scale of life." The preservation, maintenance, and interpretation of Hampton National Site will not only protect an outstanding example of late Georgian

architecture but will also document the life-style of a leading Maryland family, an important representative of American cultural history.

A full range of treatments will be applied to the park's 29* classified structures. The level of treatment of the structures will be based on their historical significance and value for contemporary use. None of the structures will be removed or demolished. Thirteen of the structures are recommended for adaptive use while twenty of them will be interpreted as part of the park story. The Mansion (HS-1), the Orangery (HS-15), and the Lower House (HS-24) will be partially used for cooperative activities. The Lower House (HS-24) and the Caretakers House (HS-2) will be used as quarters for park staff. The Family Burial Ground (HS-23) will be acquired and interpreted.

The preservation and protection of the park's cultural resources is to be accomplished in a manner consistent with legislative and executive requirements and the Service's historic preservation policies. High priority will be placed on the acquisition of information through research surveys in order to document the estate's historic evolution and significance effectively. Archival and artifact collections will be preserved with the intent of providing data for park interpretation.

NATURAL RESOURCES MANAGEMENT

Natural resources in the historic zone will be managed to maintain and enhance the historic scene. Vegetative screens will be established in various sections of the park in order to protect the estate's historic visual values. The vegetative cover of the park will be managed to reflect the entire 19th century. Except as needed for historical interpretation and screen planting, the introduction of exotic species will not be permitted. No active wildlife management will be undertaken by the National Park Service.

INTERPRETATION AND VISITOR USE

Interpretation will focus upon the Ridgelys of Hampton as a typical example of a particular lifestyle and socioeconomic group. The importance of Hampton Mansion as an imposing architectural structure and the one-time "beauty

*Six properties have been demolished or are in ruins.

and renown" of the formal Hampton Gardens are to be emphasized as primary themes of interest reflecting the style of living of the occupants of Hampton.

Information and orientation will be provided in the West Hyphen when the visitor first enters Hampton Mansion. The primary interpretive effort will be made at Hampton Mansion. Visitors will be given a conducted tour of the house and orientation to points of interest at the site to visit once they leave. In lieu of wayside exhibits, which would be intrusive upon the historic scene, primary reliance will be placed upon a folder with a self-guiding tour of the site.

In addition to a series of interpretive exhibits in the North and South Portico Rooms of Hampton Mansion and the Furnace Room of the Orangery, there will be interpretive displays in the Lower House on the farm property. Other structures at the site which will be interpreted in the printed guide include the Dairy, the Long House Granary, the slave quarters, and the Corn Crib. At the slave quarters a view-in of a representative living area is to be provided.

GENERAL DEVELOPMENT

The General Management Plan contains plans for the development of essential facilities for visitor use; public health, safety, comfort, and enjoyment; and park administration and maintenance. These plans represent the ultimate development of the park.

Historic structures will be adaptively used to the greatest degree possible. A new small maintenance facility will be constructed and supplemented by the use of two existing structures. The farm garage will be adaptively converted into a rest room facility.

The adaptively reconstructed Orangery will continue to be available for meetings and various social functions on a scheduled basis. Interpretation of the function and use of orangeries will be performed in the Orangery furnace room.

To ensure the integrity of the historic site, the Park Service will seek acquisition by donation of two existing strips of land along the east boundary containing the Ridgely family burial ground and road leading to it, and the other half of the east drive down to the farm complex. No other land acquisition is contemplated.

A new 70 car parking area will be constructed west of the mansion supplementing the existing 30 car lot. At the farm complex a 15 car parking area for handicapped and administrative use will be provided. Historic park roads and drives south of Hampton Lane will be closed to visitor vehicular use and returned to their original appearance.

ESTIMATED COSTS

The total capital development costs for Hampton (in 1982 dollars) are estimated at \$2,165,764 (see appendix for breakdown of the cost estimate).

The estimated annual operating costs for the park total \$381,704. This figure includes existing needs and future needs after plan implementation (see appendix).

INTRODUCTION

BACKGROUND

Hampton National Historic Site is located three miles north of Baltimore near Towson, Maryland. It was designated by Secretarial Order of June 22, 1948 and declared to be of "national historical significance as a splendid example of a great Georgian Mansion illustrating a major phase of the architectural history of the United States." With the recent acquisition of the Ridgely farm complex, illustrating and portraying the social history of the period becomes highly desirable.

The original acquisition of the site was made possible by the donation of \$165,200 by the Avalon Foundation. The mansion, outbuildings and 43.29 acres of land were acquired in 1948. About five years later two stables and 1.9 acres of land were added to the original. On March 20, 1980, 14.02 additional acres adjacent to the main tract, and referred to as Hampton Farm, were acquired bringing the total acreage to about 59.44 acres.

The administration of Hampton National Historic Site as initially set up involved two separate distinct organizations. The site was administered by the Superintendent of Fort McHenry National Monument and Historic Shrine. It was operated by the Society for the Preservation of Maryland Antiquities under a cooperative agreement. This arrangement remained in effect until 1979 when a new Cooperating Association Agreement was ratified in October of 1979 between the National Park Service and Historic Hampton, Inc. Under the new agreement, the National Park Service assumes exclusive operation and administration of the site. It authorizes Historic Hampton, Inc. to assist in interpretive and fund-raising activities, subject to NPS approval.

Previous planning efforts for Hampton National Historic Site go back to 1968 when the Office of Environmental Planning and Design, Eastern Service Center, NPS, initiated a Master Plan study of the site. In 1970 a working draft of the Master Plan was completed and submitted for review. It was reviewed by all parties concerned but did not receive approval. No further planning efforts were undertaken until the present time.

In June 1980 planning efforts began with a team orientation trip to the site to collect available data and note park problems and concerns. A series of public involvement workshops were held in July 1980 to explain the planning process and seek public input on a variety of issues.

The first planning document, the Environmental Assessment, was circulated for public review for approximately 60 days during July-September 1981. From that document components of various alternatives were selected and are the basis for this Draft General Management Plan.

The development of this plan has largely been determined by the recent acquisition of the farm tract as well as by the legislative constraints that apply to the site and to the National Park System.

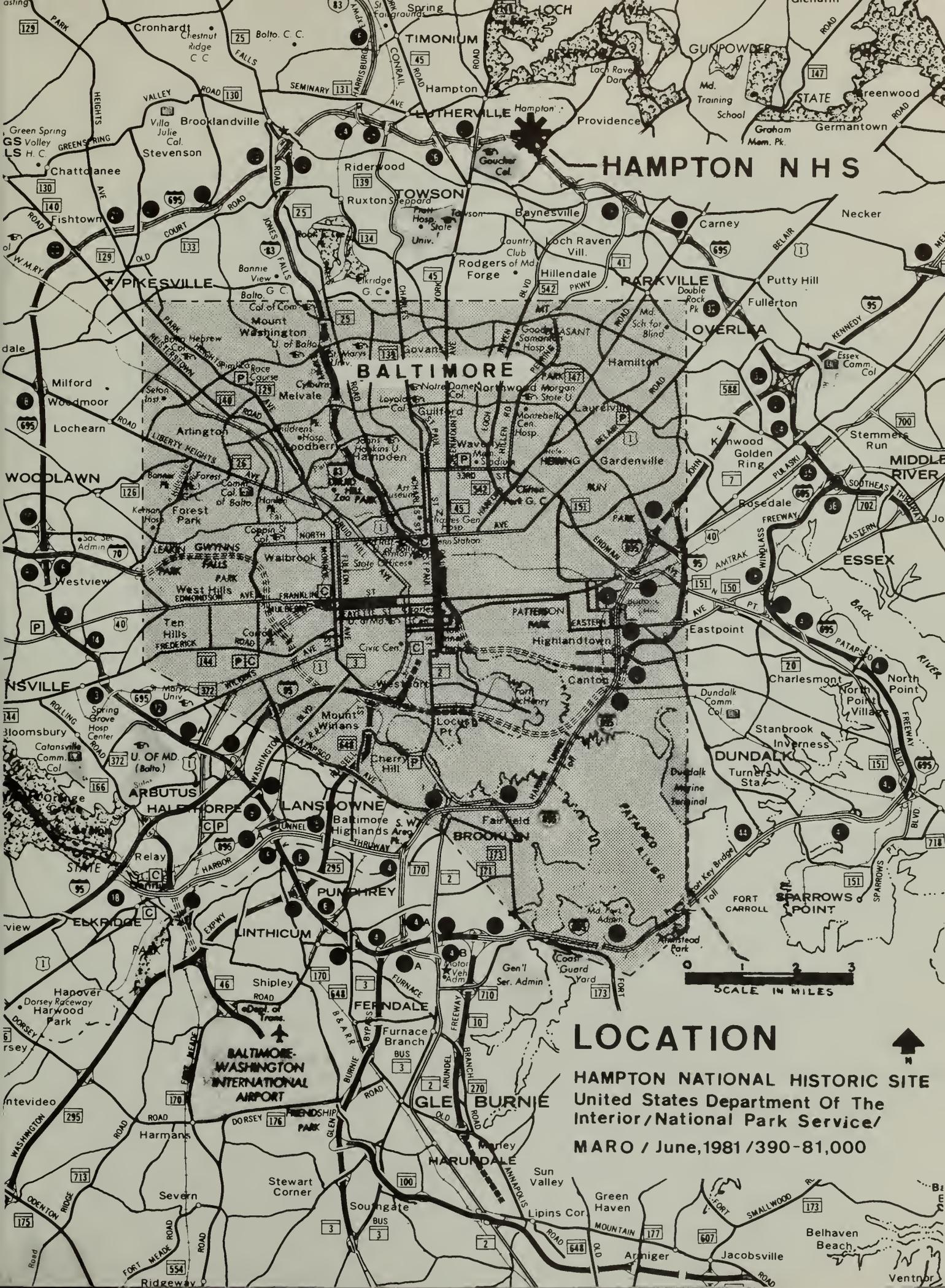
The Draft General Management Plan was circulated for public review during September-October 1982. Following receipt of comments and revision, a final plan was prepared.

MANAGEMENT OBJECTIVES AND ISSUES

Management objectives, which are the principal component of the statement for management, provide the framework for achieving the park purpose. All decisions concerning the management, use, and development of the site are directed toward attaining these objectives. The management objectives for Hampton National Historic Site are contained in the appendix.

A brief summary of the major issues that need to be addressed to achieve the site's management objectives is presented below. The actions taken will be designed to implement National Park Service policies and directives in conformance with all relevant legal requirements. The objective will be to achieve effective management of all cultural resources at the site, and to make them accessible to the visiting public so that their association with American social and cultural history is understood.

Since the establishment of Hampton National Historic Site, recreational use of the lands has not been a problem. However, the site is located in an area of Baltimore County, Maryland, that is growing rapidly in population density; consequently, current and potential recreational uses of the site need to be examined as to their appropriateness.



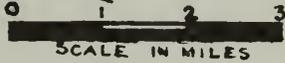
HAMPTON N H S

BALTIMORE

LOCATION

HAMPTON NATIONAL HISTORIC SITE
 United States Department Of The
 Interior / National Park Service /

MARO / June, 1981 / 390-81,000



There are some encroachments upon the historic scene. While the site is not threatened by developments abutting the boundaries, there are other encroachments. Among these are the noise generated by heavy traffic on Baltimore Beltway and an increasing level of air pollution resulting from nearby industrial plants. To the maximum extent possible historic buildings and structures must be protected against any harmful effects. Additionally, the area has been open after dark to night use, which has resulted in some vandalism and posed the threat of possible fire within or near historic structures at the site. By whatever means is found most appropriate, such ill-starred use of the site will be curbed.

The acquisition of the Ridgely family farm property and buildings, which were an essential part of the family estate, will require major readjustments in present interpretive development once they are opened to public visitation. The interpretive themes represented, and new concepts for conveying them, must be developed to provide the full measure of interpretation now possible at the site.

Research to adequately address the industrial agricultural complex and the story of the Ridgelys of Hampton is urgently needed. This would deal with a segment of American cultural history as exemplified by the operations of the Masters of Hampton and the plantation economy upon which their life styles depended. Voluminous Ridgely family papers exist of which only a small portion has been examined.

THE REGION

SETTING

Hampton National Historic Site is located in the north central portion of a five county region in Baltimore County. The other four counties surrounding the city of Baltimore and bordering Chesapeake Bay on the east, Pennsylvania on the north, and the Washington, D. C. metropolitan area on the southwest are Harford, Carroll, Howard and Anne Arundel. Although much of the land in the vicinity is heavily developed, the historic site is in a fairly open area of low population density.

Approximately 1 mile north of the site is the Loch Raven Reservoir. It inundates what was once the old Northampton Iron Works, principal source of wealth for the estate. The land is still heavily wooded recalling the source of charcoal for the furnace. The reservoir is owned by the city of Baltimore and used as a recreation area by Baltimore County under a cooperative agreement with the city.

SOCIOECONOMIC FACTORS

Government Entities

The lands of Hampton are part of the five county region. Each county impacts upon NPS management in varying degrees; the impact of Baltimore County is the most significant. Towson is also of importance to management operations. As a Federal property with proprietary jurisdiction the laws and regulations of the United States Government are enforced by the National Park Service. Hampton is also greatly influenced by state policy. The Baltimore Beltway (I-695) skirts the southern boundary of the site between Exit 27 and Exit 28. Consequently, the regulatory board and state administration of the beltway must also be considered significant.

Land Use

Hampton is located in gently rolling country, with the mansion itself on a prominent knoll, surrounded on east, north and west by low-density, residential improvements. Houses and landscaping on these neighboring sites are above average quality and the houses are generally low, creating an open pleasing effect.

This open quality is even more pronounced on the south. The site property drops off sharply to the right-of-way of the Baltimore Beltway (I-695), which is practically invisible from the mansion except in winter. Unfortunately, the noise of the traffic is easily heard. Across the beltway is a large open area sloping upward, part of the Goucher College Campus.

Beyond Goucher College is medium density residential land, succeeded by high density residential and commercial land near the Towson business center. Southeast of the college property is a large industrial park.

Several elementary schools in the surrounding residential subdivisions contain considerable open land. Also, the immediate environment is further stabilized by a large private school (60-70 acres) between Hampton Lane and the beltway about one-half mile east of the site.

Employment/Economics

Baltimore County has become increasingly industrialized over the past decade with many small manufacturing firms seeking locations near the beltway corridor.

Employment in the area varies significantly, with the highest numbers of workers engaged in manufacturing, services, transportation, and trade. In the Towson area the major types of occupations are professional, clerical, managerial, sales, and craftsmen. Towson is also the county seat and the center of most government offices, including the county courthouse and county police headquarters.

Average Baltimore County wages and salaries (19,136) have risen sharply since 1970 (12,579); a jump of 52 percent.

Population

Hampton is located in Baltimore County which has increased its population by 50,923 from 621,077 in 1970 to 672,000 in 1980. Four adjacent counties (Carroll, Harford, Howard, and Anne Arundel) have likewise experienced substantial population increases from 1970 to 1978 with Howard's 90% jump the most dramatic. The majority of the growth has occurred along the route of the Baltimore Beltway arterial highway complex.

ACCESS

Hampton National Historic Site is located in central Baltimore County, Maryland, 1 mile northeast of Towson,

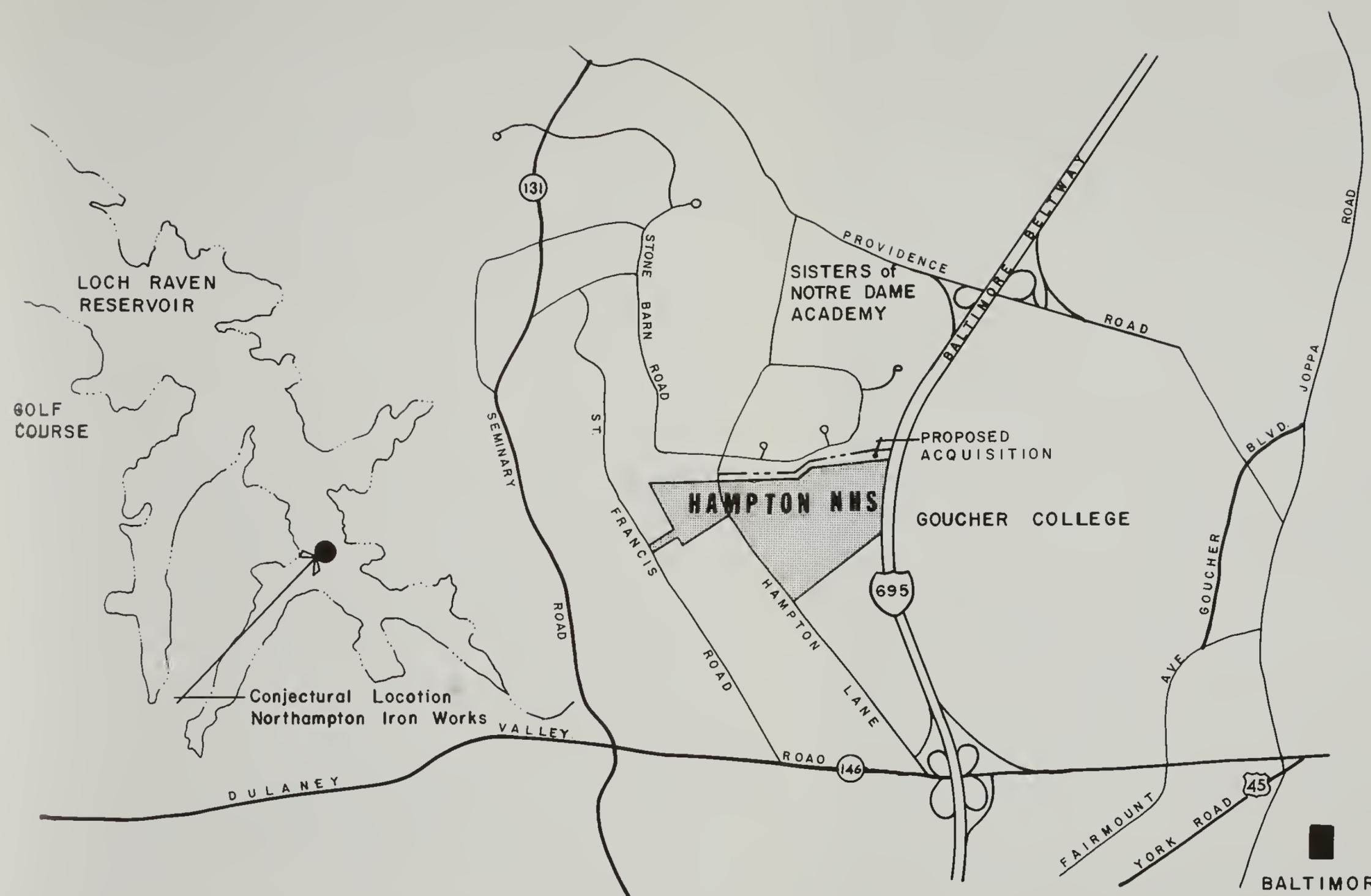


GOLF COURSE

VICINITY

HAMPTON NATIONAL HISTORIC SITE

United States Department of the Interior / National Park Service /
M A R O / October 1982 / 390-81,001A



BALTIMORE CO.
 COURTHOUSE
 TOWSON, MD.

VICINITY
 HAMPTON NATIONAL HISTORIC SITE

the county seat, and 3 miles north of Baltimore City. It is easily reached by automobile via the Baltimore Beltway (Interstate 695) which skirts the southern boundary of the site. Interchange 27 connects directly to Dulaney Valley Road (Maryland 146) from which Hampton Lane runs east along the north boundary of the site to Providence Road (Interchange 28).

The beltway, which circles Baltimore City, provides access from all parts of the country via Interstate highways 95, 83, and 70N, and several other routes.

Baltimore City is served by major airlines, railroads and bus lines, and a local bus service operates between Baltimore and Towson. Also available in Towson are several taxi companies.

Several small airfields suitable for light private planes are located 10-15 miles from Hampton.

THE PARK

HISTORICAL AND CULTURAL RESOURCES

General

The environs of Hampton were occupied in prehistoric times (Archaic and Woodland periods) although very little has been discovered on the park grounds proper. The area has been intensely used since the mid-18th century and some scattered artifact finds have been recorded. There is also some probability of 17th and/or early 18th century European occupation in the area, since the farm formed part of a 1500 acre tract granted in 1695 to Colonel Henry Darnall, a member of Lord Baltimore's Council. By 1745, the entire 1500 acre tract (called Northampton) was purchased by Colonel Charles Ridgely ("the merchant") for the handsome price of 600 pounds sterling, a clear indicator that the area was improved with numerous buildings. Charles Ridgely's son ("the builder") took over the estate with its chief industry, the Northampton Iron Works, in 1761. By 1772 Charles Ridgely ("the builder") inherited the now 2000 acre estate. The Revolutionary War brought more wealth since Ridgely sold a considerable amount of supplies to the rebel army. A shrewd speculator, Ridgely then used this money to purchase Loyalist lands at bargain prices. After the termination of hostilities and a return to commercial stability in the Chesapeake Bay, Ridgely built a great house to reflect his social and political status. Jehu Howell was the resident "builder" or "architect" and supervised work on the mansion. Charles

Carnan Ridgely, nephew of the builder and heir to the estate, pursued a Maryland political career from this house, an undertaking which led to the governorship of Maryland in 1816. With his death in 1829, the Hampton estate passed to his son, John, while other tracts of acreage went to his other children. John Ridgely and his wife, Eliza, enriched the estate by improving the gardens and grounds. Toward the end of the 19th century, the estate generally declined, except for a brief period in the 1870's. By the early 20th century the estate had dwindled to about 1000 acres which were being developed for residential use.

Mansion

This edifice, built in the years 1783-1788, is one of the largest late "Georgian" houses of its kind ever built in the United States. Its main block, dimensionally eclipsed only by Rosewell (now in ruins), Westover and Tryon Palace, is crowned by an outsized domed cupola. The structure forms the most significant cultural resource on the site and is the nucleus around which the formal gardens, grounds and ancillary structures are grouped. The name of this great mansion "Hampton" has been historically applied to the entire area. The mansion actually consists of three principal parts, i.e. a large main living portion, flanked on each side by small wings containing service functions such as kitchen, estate office, laundry, etc. Hyphens connecting the flanking buildings create a five part principle elevation.

There are very large porticoes at front and rear. Exterior walls are rubble stone covered with pargeting or stucco, in contrast to the more general tradition of brick walls for a structure of this character and size. Hampton's cosmetic interior and exterior details are of great significance and range from the utilization of monumental urns and brackets which crown the main roof to the finely executed fielded paneling of the second story chambers. The naive approach to formal design reflected by the mansion's overall proportions presents the building as a study in transitional Palladian/Classical style as well as an important statement of "provincial" American architecture.

Gardens

Concurrent with the building of the mansion, initial thought was given to the design and layout of the grounds and gardens at Hampton. The main house was laid out on an axis with the Lower House and emphasized by a formal vista treatment along Hampton Lane. The Farm Complex and the mansion were thus visually connected, but far enough removed

from each other to remain separate entities. The mansion grounds reflect the English informal design approach of a winding drive, rolling lawns and meadows and large stately shade trees.

An extremely significant element of the site is the formal garden stretching out from the mansion block to the south. The large or "great terrace" leads down into two formal terraces (with two parterres per terrace) with a framework of bedding plants in a third terrace. The form of a fourth terrace also is extant.

Buildings Associated with Hampton Mansion

Several structures of varying materials and integrity have survived to the present day. These buildings represented different functions associated with the mansion complex.

Stable 1 (HS 19) - This is a two story stone structure with a hip roof. It was built between 1798 and 1805 and was known as the race horse stable.

Stable 2 (HS 20) - This building is a two story stone building with a hip roof surmounted by a cupola. The structure was built probably in 1857 and subsequently modified.

Orangery (HS 15) - Originally a fine Greek Revival stucco stone building built probably in 1820 and destroyed by fire in 1926. It was completely rebuilt in 1975-76 with private funds on the original foundation. The appearance and function of the new building has been changed from its original design.

Privy A (HS 13) - A small frame structure built in the late 19th century and subsequently modified.

Privy B (HS 12) - A small frame pyramidal roof structure built in the late 18th century and also subsequently modified.

Woodshed (Painthouse) (HS 10) - A small framed pyramidal roof structure built in the late 18th century and subsequently modified.

Smokehouse (HS 35) - A small frame pyramidal roof structure built in the late 18th century.

Herb Shed (Pump House) (HS 7) - A small frame structure built in the late 19th century and subsequently modified.

Garage (HS 8) - A one-car frame buiding of the early 20th century.

Ice House (HS 14) - A subterranean structure with brick and stone passageway walls, the central circular chamber, 33' 7" deep boasts a finely laid brick dome with fieldstone side walls. The room is approached by an underground vaulted passageway on the south side. It was built in the early 19th century.

Caretaker's House (Gardeners) (HS 2) - The earliest two story brick portion of this building was erected before 1843 with a subsequent two story section added to the original brick dwelling in 1855. The six room house has been extensively altered and rehabilitated. It is currently occupied by the Hampton Site Manager.

Greenhouse #1 (HS 5) - Present L-shaped remains date from the late 19th century. An earlier core, however, may represent the ruins of the propagating house from 1854.

Greenhouse #2 (HS-6) - This structure was probably erected in 1840 and has glass frames of the early 20th century.

Carriage House (HS-4) - A finely detailed mid-victorian frame building built circa 1875.

Buildings Associated With Hampton Farm

Lower House (Overseer's House) (HS-24) - A gambrel roofed structure with two joined timber units. The house was subsequently enlarged in the late 18th century and again in the 19th and 20th century. This structure forms the nucleus for the various dependencies grouped around it.

Quarters A (HS-25) - This is a log double pen center chimney outbuilding. Not appearing in Joshua Barney's ink map of 1843, it must have been either moved from a nearby location or built within a decade of the plan. The building also possesses a basement kitchen area.

Ash House (HS-26) - This is a small stone structure of unknown origin.



----- PARK BOUNDARY

~~~~~ HISTORIC ROADS

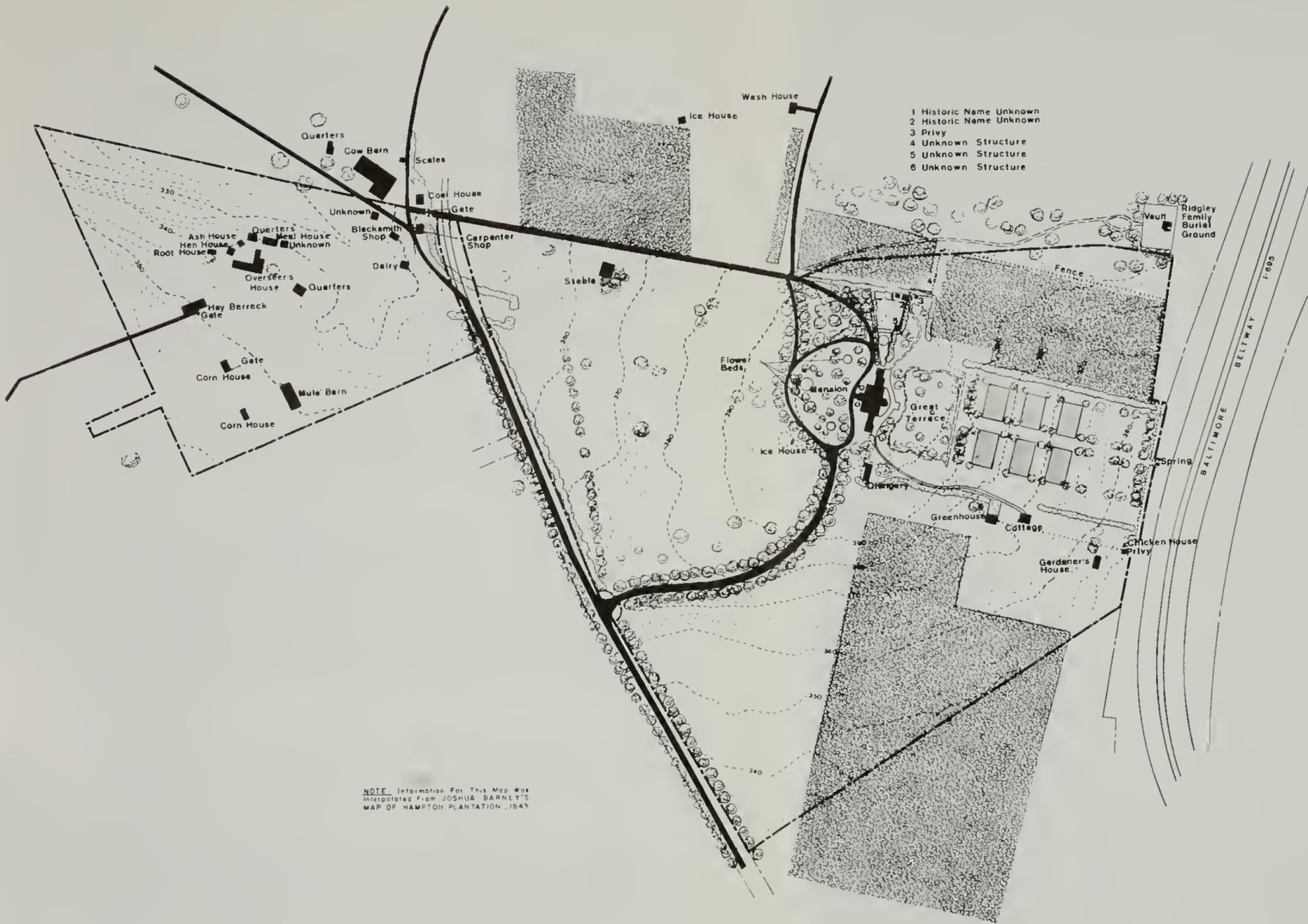
~~~~~ HEDGE

~~~~~ TREES

~~~~~ ORCHARD

HISTORIC BASE MAP

HAMPTON NATIONAL HISTORIC SITE



- 1 Historic Name Unknown
- 2 Historic Name Unknown
- 3 Privy
- 4 Unknown Structure
- 5 Unknown Structure
- 6 Unknown Structure

- PARK BOUNDARY
- HISTORIC ROADS
- HEDGE
- TREES
- ORCHARD

NOTE: Information for this map was interpolated from JOSHUA BARNEY'S MAP OF HAMPTON PLANTATION, 1843

HISTORIC BASE MAP

HAMPTON NATIONAL HISTORIC SITE

Quarters B (HS-27) - This structure is a center chimney two story stone building. The building along with Quarters #3 was built probably circa 1845-1860.

Quarters C (HS-28) - Similar to Quarters #2 in nearly every respect, this is also a center chimney stone quarters.

Long House Granary (Barn) (HS-33) - The granary, built of stone, dates to the same period of the two stone quarters. One link between the two stone quarters and the long barn is the decorated barge board treatment.

Mule Barn (HS-30) - This large stone building unfortunately has lost its roof framing and timber construction. It dates probably to the 1840's or 1850's.

Corn Crib (HS-31) - A magnificent joined framed outbuilding which boasts a high state of preservation. Built perhaps as early as 1845-70, this finely constructed dependency possesses original interior details.

Garage (HS-29) - Perhaps a century old, at most, this wooden frame structure was heavily altered in the 20th century to accommodate the automobile.

Dairy (HS-32) - This is one of the most significant outbuildings still surviving in the Hampton farm group. It represents a marvelous survival of what was once a large genre of buildings. Among its most significant elements is the use of the Gothic arch as a decorative motif.

Other Structures

Historic Entrance Gates (HS-18) - The main gate built of stone and iron is said to have been designed by John Laing in 1875.

Family Burial Ground (HS-23) - Enclosed by a large brick wall, the cemetery includes a small neoclassical mausoleum of extremely fine design and construction. This building dates to the very early 19th century. Most of the Ridgelys who lived in the 18th and 19th centuries following the construction of the big house are buried here.

NATURAL RESOURCES

Hampton consists of a 60 acre estate of cut grass lawns, numerous large specimen trees and formal gardens, including a 14 acre Farm Complex.

Climate

Baltimore and its environs lie in a region midway between the rigorous climates of the north and the mild climates of the south, and adjacent to the modifying influences of the Chesapeake Bay and Atlantic Ocean to the east and the Appalachian Mountains to the west. Since this region is near the average path of the low pressure systems which move across the country, changes in wind direction are frequent and contribute to the changeable character of the weather. The net effect of the mountains to the west and the bay and ocean to the east is to produce a more equable climate compared with other continental locations farther inland at the same latitude. The following local climatological data were obtained from 30 year records collected at the Baltimore-Washington International Airport weather station located 24 miles south-southeast from Hampton NHS.

Temperatures average 55.0°F, with January being the coldest month (33.4°F average) and July the warmest (76.6°F average). Readings of 90°F or above occur about 30 days per year, but readings of 100°F are very infrequent. A record of 102°F was set in July 1966. Temperatures reach 30°F or below an average of 99 days per year, and rarely fall below 0°F. The record low of -7°F was set in January 1963. The average date for the last occurrence in spring of temperatures as low as 32°F is mid-April. The average date for the first occurrence in fall of temperatures as low as 32°F is late October. The freeze-free or growing period is approximately 194 days. A killing frost has occurred as late as May 12 and as early as October 1. Annually, the area receives about 57 percent of the possible sunshine.

In summer, the area is under the influence of the large semipermanent high pressure system, commonly known as the Bermuda High, which brings a circulation of warm humid air masses over the area from the deep south. The proximity of large water areas and the inflow of southerly winds contribute to high relative humidities during much of the year. Precipitation throughout the year is rather uniform and unpredictable, with an annual average of 40.46 inches. Between 3 and 4 inches of precipitation usually fall during each month. During the warmer months (April through

September), most precipitation results from showery and thunderstorm conditions. This is also the season for hurricanes and severe thunderstorms. An average of about one hurricane passes over the state each year and the occurrence of widespread damage is rare. More have occurred in September than in any other month. During the colder months (October through March), precipitation is more gentle and persists over longer periods of time. Snowfall occurs about 22 days per year on the average, however, an average of only 7 days annually produces snowfalls greater than 1.0 inch. The average yearly snowfall is 21.5 inches but varies considerably. Snow is frequently mixed with rain and sleet and seldom remains on the ground more than a few days.

Maryland lies in the "belt of prevailing westerlies" so that most of the weather comes from a more or less westerly direction across the continental United States. The prevailing direction of the wind is from the northwest from October to April and from the south and southwest from May to September. The average velocity is lowest in August and greatest in March. Destructive velocities are rare and occur mostly during summer thunderstorms. Tornadoes are a rare occurrence.

Geology and Physiography

The park lies within an area of the Piedmont Plateau physiographic province which closely borders the Atlantic Coastal Plain adjacent to the Chesapeake Bay. The Plateau is geologically very old and in Baltimore County, which is on top of a large anticline, some of the oldest rock in the eastern United States is exposed.

Based on a 1968 Geologic Map of Maryland, the bedrock under the park area is Cockeysville marble, a coarsely crystalline white marble and limestone, dolomitic in some areas. The rocks are of pre-Cambrian geologic age and are a metasediment of the Glenarm Series. They are relatively soft and easy to drill. The Cockeysville marble formation averages about 500 feet thick and is the best aquifer in the area. Drillings hit water at an average of 210 feet and wells can produce up to 20 gallons/minute. Precipitation is the source of all groundwater in the region.

In the area along the beltway, the Cockeysville formation may be overlain by Pliocene age upland deposits. This unconsolidated gravel and sand material is marine sediment from the Coastal Plain province. It is an isolated "island" of sediment, no more than 50 feet thick, left on the underlying rock material after surrounding sediment was removed by geologic erosion.

Surface water in the park is limited to two small year-round springs and their associated drainages. One is located at the Dairy in the Farm Complex area and drains north out of the park. The other spring is located midway along the park boundary with the beltway. Its drainage pattern has been greatly altered by the construction of the beltway which has created a wetland condition in the level, wooded area along that boundary. The water gradually drains to the west.

Soils

Hampton National Historic Site lies in the Baltimore-Conestoga-Hagerstown soil association. The soils of this association are dominantly level to moderately sloping, deep, well-drained loam soils that have a subsoil of clay loam to clay underlain by limestone, marble, or calciferous schist. Nearly all of this acreage in Baltimore County is moderately eroded and is made up of farms. The association is in the generally narrow limestone valleys that extend irregularly over a large part of the county. Soils information was obtained from the Baltimore County Soil Survey published by the Soil Conservation Service, U.S. Department of Agriculture.

About 45% of the park is comprised of Conestoga loam soils. Most of the Farm Complex and the formal garden area in back of the mansion is of this soil type. The soil is deep and well-drained and has usually formed in material weathered in place from calciferous mica schists and associated marble or limestone. Conestoga soils are very strongly acid in the upper part of the profile, but they are less acid and contain more lime as depth increases. Bedrock usually lies at a depth of about 80 inches. The soil has a high available moisture capacity, moderate permeability, and is highly productive. At Hampton, three-fourths of the Conestoga soils are in moderately sloping (8-15%) sites where the surface layer is somewhat thinner than those in the gently sloping (3-8%) areas. In 1982, approximately .5 acres of Conestoga loam soil to the south-southeast of the Lower House was disturbed to an average depth of 2". Restoration consisted of a 1" sand color layer and a 3" top layer of sandy loam soil.

The Joppa gravelly sandy loam soil occupies about 33% of the site, including the gentle sloping lawn in front of the mansion and the southwest corner of the Farm Complex. The gravelly soil is usually deep, very well-drained, and very strongly acid. The permeability is moderately rapid or rapid, making the soils low in available moisture capacity. No other soils of the county are so gravelly. The 3 acres of Joppa soils in the Farm Complex were also disturbed in 1982 to a depth of about 2 inches. A manufactured soil, consisting of subsoil clays and micas, was used for site restoration.

The other major soil type of Hampton is the Melvin silt loam located along the Dairy stream, along the beltway, and in the middle of the open lawn area west of the present entrance road and greenhouses. Test data show a characteristic soil profile to be deep and poorly drained with moderately slow permeability and a strongly acidic surface layer. Melvin soils generally have a high available moisture capacity and natural fertility. They are located in the more level areas of the park.

The level area of Melvin silt loam between the parterre beds and the beltway is wet year-round. A small spring is located in the area and the construction of the beltway has undoubtedly resulted in improper and unnatural drainage patterns. In contrast, the strip of Melvin soil in the open lawn area to the west of the entrance road and greenhouses is gently sloping and subject to runoff at irregular intervals.

The remaining 2% of the soils are in the Hollinger series located in the northeast tip of the Farm Complex and in a small area near the park's east boundary, where the lane to the burial ground exits to the gravel road. They consist of loam or rocky loam soils that are neutral in reaction and have a high available moisture capacity. They are moderately permeable and are associated with exposures of hard rock. Hollinger soils are very similar to Conestoga soils.

Generally speaking, all the soil types at Hampton are well suited for wide ranges of crop, pasture, and woodland management if protection is provided for their minor use limitations. About 80% of the soils in the park have only slight to moderate potential limitations for disposal of effluent from septic tanks.

Steepness of slope is the moderately limiting characteristic of the Conestoga and Joppa soils when the slope is 8% or greater. When Melvin soils, which comprise 20% of Hampton are associated with a high water table and poor natural drainage conditions, proper absorption and filtering of effluent can be impaired. To the west of the present entrance road and greenhouses, the Melvin soils appear to be better drained than those along the beltway, and would, therefore, not impose any severe limitations on the question of an effluent disposal system. Only the Melvin soils have potential soil profile characteristics that could increase the cost of constructing and maintaining roads and parking lots. Cuts and fills may be needed for parking lot and road construction.

It must be emphasized that the above engineering interpretations do not eliminate the need for site-specific sampling and testing. The engineering properties of the

soils, upon which the interpretations are made, are only estimates based on test data of representative soil profiles. Actual soil characteristics are likely to vary from site to site. Also, delineated areas of a given soil mapping unit can contain small areas of other kinds of soil that have strongly contrasting properties and different limitations for soil engineering. Thus, soil interpretations should mainly be used as a guide to planning more detailed investigations.

Air Quality

The Maryland Bureau of Air Quality Control measures and collects levels of pollutants through a state-local cooperative ambient air sampling network. Until the fourth quarter of 1978, data were collected from a monitoring station located at Towson, 2 miles southwest of the park. That station was moved in 1979 to a site in Padonia, 4 miles northwest of Hampton, where pollutants are presently being monitored. Table 1 compares the current Ambient Air Quality Standards set to protect health by the State of Maryland to 1979 air quality data monitored at Padonia. Since the level of lead is not measured at that station, 1978 data were used from the Towson station. Yearly data for 1980 have not yet been published.

Air quality at the monitoring station closest to Hampton is generally within standards. The only standard that was exceeded during 1979 was for non-methane hydrocarbons. This occurred on 158 days of the year. The data shown in Table 1 are likely representative of the ambient air quality at Hampton National Historic Site, although levels of automobile-produced pollutants such as total hydrocarbons, carbon monoxide, and nitrogen dioxide may be slightly higher due to the closeness of the beltway. During the hot and humid months of July and August, when wind velocities are generally at their lowest, a heavy smog sometimes lies above the beltway causing a reduction in visibility and minor eye and nasal irritations to park visitors. The site also has industrial pollution from areas within and around Baltimore City. Although not highly visible, this fallout can occasionally be detected as a substance picked up by shoes and tracked into the mansion.

Flora and Fauna

The Oak-Pine Forest Region of the Eastern Deciduous Forest Biome occurs in this area of the Piedmont Plateau. Locally, the major community type is dominated by oaks (Quercus spp.) and hickories (Carya spp.) and has been termed the white oak, black oak, red oak type by Coating

(1942). Associated with the oaks are beech (Fagus grandifolia), tulip-poplar (Liriodendron tulipifera), and red maple (Acer rubrum). Important understory species include flowering dogwood (Cornus florida) and hop hornbeam (Ostrya virginiana).

Maintained grass lawns containing varying densities of large specimen and landscape trees comprise the majority of the 45 acre area south of Hampton Lane. A small number of trees are also located within the lawn sites. Most of these trees are in excellent condition and have beautiful form. The cedar of Lebanon in the Great Terrace and the saucer magnolia by greenhouse #2 are Maryland State Champions and the pecan tree beside the magnolia is similar in size to the state champion. Recently, about three rows of white pine (Pinus strobus) seedlings were planted along the gravel road leading to the Caretaker's House. These trees are intended to act as a future visual screen of the residential development along the park's west boundary.

Approximately 3 to 4 acres of the area south of Hampton Lane contain mature forest cover. The overstory consists of tulip poplar, American sycamore, sugar maple, black cherry (Prunus serotina), red mulberry, and oaks. Flowering dogwood, sassafras (Sassafras albidum), and spicebush (Lindera benzoin) are present in the understory. The woods along the beltway boundary contain a very dense, low layer of seedling trees, spicebush, honeysuckle (Lonicera spp.), thistle (Cirsium spp.), and burdock (Arctium spp.). Some of the larger trees in this area are dying, probably due to the localized swampy conditions which exist throughout most of the year. In contrast, the other woods are on dryer sites and have a more open or "park like" appearing understory.

Until about 1976, the 14 acre Farm Complex to the north of Hampton Lane was routinely kept cleared and maintained. The area then went through a period of neglect and currently about 30% of the site is covered with shrub and young tree growth typical of a secondary early stage of old field succession. The plant material is 4 to 10 feet tall and very dense. Honeysuckle shrubs and vines and silver maple (Acer saccharinum), black cherry, sassafras, and white ash seedlings comprise the majority of the cover. Common old field plants are also found to a lesser degree. In 1982 approximately 3 acres of the southwest corner of the Farm Complex was cleared of brush and shrubs and planted with a pasture field grass mix. Much of this area will be maintained as a pasture and mowed 3 to 4 times a year. The Lower House fenced in garden area

is being maintained in a lawn condition and the grounds adjacent to the fence and entrance lane are currently being selectively cleared to reveal and enhance the numerous ornamental landscape shrubs and trees. Magnolias, maples, oaks, elms, dogwood, lilac, forsythia, and azalea are just a few of the species present.

The wooded portions of the Farm Complex and the availability of spring water provides the necessary life requirements for a variety of wildlife, including red fox (Vulpes fulva), grey squirrel (Sciurus carolinensis), raccoon (Procyon lotor), woodchuck (Marmota monax), eastern cottontail (Sylvilagus floridanus), opossum (Didelphis marsupialis), and whitetail deer (Odocoileus virginianus). Whitetail deer often graze on the mansion lawn and there are occasional road-kills on Hampton Lane as they cross to and from the thick vegetative cover on the Farm Complex. There is also an abundance of birdlife, with numerous species of songbirds attracted to the early successional plant species. Sparrow hawks (Falco femoralis), broad-winged hawks (Buteo platypterus), and red-shouldered hawks (Buteo lineatus) can often be seen soaring over the park.

Endangered and Threatened Species

No known Federal or State endangered or threatened species of flora or fauna or any critical habitat of such species currently exist in Hampton National Historic Site. Mr. Gary Taylor, Maryland Endangered Species Program Manager, concurs with this determination.

INTERPRETATION AND VISITOR USE

Visitor Populations and Activities

At the site there are a number of varied use patterns. Among those are site related use, tearoom related use, leasing of facilities for the holding of special functions, and community related group activities pursued at the historic site for which a fee is assessed. The kinds of activities visitors seek are related to their proximity and interests. Most visitors travel to the site by automobile. Only a limited number arrive by bus.

Much visitation to the site is by persons who come to Hampton with a genuine interest in the historic significance of the area. They include small numbers of national visitors (considered to be those living beyond 50 miles and required lodging somewhere in the regional vicinity). The heaviest percentage of national visitation occurs during summer months. Other groups also included

under this heading are regional visitors (those within 25 to 50 miles away) and local users (those within 25 miles of the site). From these two groups there is greater likelihood of repeat visitation. Moreover, such visitation is spread more throughout the year than with national visitors.

Use of the site by national visitors is oriented almost completely toward its historical resources. Regional and local visitors may bring friends or relatives from outside the region on subsequent visits. Such visitors do not visit the park for recreational purposes with the intent to play ball or engage in some other form of athletic activity. Management policies at the site do not lend themselves to such activities.

Based upon available documentation, there follows a tabulation of visitation patterns. An analysis of change in use patterns for the years 1975 to 1977 is at best only approximate, as methods of computing travel varied during that period. The methods are consistent for the period 1977 to present.

A total of approximately 33,732 people visited Hampton National Historic Site in 1979, but in this year the mansion was closed for repairs and stabilization from January to June. The 1978 visitation was 40,212. In this year, as well, the mansion was closed to the public for structural repairs from April to June. For the years 1975, 1976, and 1977 we record respectively, (with qualification), 53,221, 25,578, and 49,392. Visitation for 1980 was 61,180. These visitation figures reflect a substantial increase over recorded travel for the years 1958 to 1974.

Further analysis of current visitation patterns establishes that national and regional visitors each total 20%, while local visitation totals 60%. Visiting school groups total an estimated 25%.

It is difficult to be certain of current projections of persons who come to Hampton National Historic Site to utilize only the tearoom or only the interpretive services available. However, as nearly as it is possible to project such figures, it is estimated that 15% come to the site for only the tearoom, and 40% to utilize the interpretive facilities alone. Nearly half of the total visitation, go to Hampton to learn about the historic significance of Hampton National Historic Site and to enjoy a meal in an appealing historic setting.

Visitors utilizing rental facilities and/or the tearoom for special functions total 30%. Meanwhile, other use of the historic site grounds for what we identify as recreational is estimated to be approximately 10%. These would be primarily visitors without a strong interest in the history of Hampton National Historic Site or any intent to make use of tearoom facilities. Rather, they go to Hampton to enjoy a little relaxation in a peaceful setting where they find a change of pace from their usual routine.

During the spring and summer months there is a heavier influx of visitors than in the late fall and winter with the exception of the Christmas season. The existing parking lot at such times is often inadequate to handle the traffic. Its total capacity is 30 cars.

It is thought that visitation in the future will increase under the guidance and operation of the site by the National Park Service, with the cooperation of Historic Hampton, Inc. Further development of the Historic Site with its newly added Ridgely Farm Complex will provide a wider interpretive base than has been available in the past. Hence it is believed the site will draw a larger cross section of the public with a broader range of visitor interests.

Interpretive Themes

Present interpretation at Hampton National Historic Site emphasizes the family life-style, and the decorative arts at Hampton Mansion. This elegant structure of a vast estate symbolizes the grandiose scale of life during the more prosperous periods of habitation by the Ridgelys of Hampton. The site commemorates a major phase in United States architectural and social history.

From the time Hampton Mansion was opened to the public in 1950, Hampton National Historic Site was administered until 1979 by the Society for the Preservation of Maryland Antiquities (SPMA) under a Cooperative Agreement with the United States Government. Since 1979 the National Park Service has administered the interpretation and operation of the site.

Interpretation until very recently was handled by a Curator in the pay of the Society for the Preservation of Maryland Antiquities aided by volunteer help on a regular basis. Conducted tours to view the furnished rooms of the first and second floors are currently provided. Included on the first floor are the Great Hall, the Drawing Room

with Empire furnishings of 1820-1830 period, the Music Room reflecting essentially a Victorian parlor, the Dining Room where some Ridgely family china is on display, and the former SPMA party room that is now furnished as a parlor by Chapter 1 of the Colonial Dames of America. On the second floor the Children's Room (Northeast Bedroom), the North Portico Room, the Ghost Room (Northwest Bedroom), and the Master Bedroom (Southwest Bedroom) may be viewed.

While interpretation has focused primarily on Ridgely family life-styles and the furnishings displayed, more recently it has been recognized that the agricultural and industrial history surrounding the occupancy of Hampton by the Ridgelys is a significant part of the story. The furnishings are a mix of Ridgely pieces of different periods and other period objects used to complete furnished rooms. The rooms are presented as reflecting the mode of living of the Ridgelys by a decorative arts museum type presentation. As for the family that lived here brief anecdotal information is presented. With visiting school groups an effort is made to make children realize how life in our homes today differs from that at Hampton in earlier periods.

The Ridgely Farm Complex is only a recent acquisition and not open to the general public as yet. The Hampton Furnace operations and the early industrial agricultural complex are other chapters in the history of life at Hampton through the 19th century.

During the summer months from June through August outside tours of the grounds and gardens are provided by appointment. These tours include the principal structures and features of the mansion property. During the other months of the year such services are only provided by prior arrangement.

The park handout for Hampton National Historic Site provides basic orientation to visitors. The principal subjects of interest are discussed. These include the Ridgely family, the mansion, the Orangery, the many outbuildings, the greenhouses, the Carriage House, and the Ice House. These are significant themes in the life on the plantation.

Interpretive Opportunities

Interpretation at Hampton National Historic Site is provided by 50 volunteers who are identified as Docents. The initial visitor contact station is located in the West Wing of Hampton Mansion. It is from there that all

conducted trips through the mansion and over the grounds originate. Conducted trips are limited to 20 persons and preferably fewer. Interpretive services are provided from 11:00 a.m. to 4:30 p.m. Tuesday through Saturday, Sunday 1:00 p.m. to 4:30 p.m. The site is closed on Monday.

On any given day no less than three Docents are on duty to provide visitor services. Under operating procedures to maintain their eligibility they must work at least two days each month. Their work is monitored periodically by a paid uniformed staff member of the National Park Service.

Visitors are not permitted to tour the first and second floor rooms of Hampton Mansion independently. Rather, it is found more effective and secure to escort them. Such personal services are essential, as there is no attempt made to interpret the individual rooms on location. By so doing the clutter and unseemly appearance of wall mounted interpretive signs is avoided, and security is enhanced.

Recreational Opportunities

Hampton National Historic Site is an area of limited size. Many forms of recreational activity that are permitted in larger park areas are not possible here. Some controlled forms of recreational activity are permitted if they do not intrude upon presentation of the historic significance of the site. These activities are oriented mostly toward children's groups and include an annual Easter egg hunt and sledding by neighborhood children. While such activities are unrelated to the justification for the original designation of Hampton as a National Historic Site, they represent a valuable community service that is much needed.

PARK DEVELOPMENT

Visitor Use Facilities

Existing visitor use facilities at the site are minimal. The main parking area is a 30-car paved lot which lies to the west of the Orangery. A paved path leads to the mansion. The grass lawn area across the entrance road from the parking lot and road shoulders are used to accommodate up to 100 cars when overflow conditions exist. Art classes are held in the Overseers House and participants park on the drive adjacent to it.

The gated mansion main entrance road and the loop in front of the mansion are asphalt paved. An historic gravel road along the park's eastern boundary connects the loop to Hampton Lane.

Restrooms and drinking fountains are available for visitor use in the mansion basement and in the Orangery. The Stables, Mansion, Orangery and paved parking lot are lighted. A fire hydrant is located in front of the Orangery and three others are along Hampton Lane. No visitor use facilities are located at the Farm Complex area since it is presently closed to the public.

Utilities

A water main, 36" forced sewer pipe, and overhead electrical lines pass down Hampton Lane along the park's boundary. From a connection near the entrance gate, municipal water is supplied to the mansion, Orangery, and Caretaker's House. A number of spigots off the line to the Caretaker's House are available for watering the Parterre Beds. The Lower House in the Farm Complex receives water from a line fed by a water main running along Saint Francis Road. Underground storm drains collect rainwater from the mansion's roof and lead into cisterns at each end of the house. The operational effectiveness of this system is unknown. Lead pipes which once supplied water from springs to the mansion and Stable #1 are still in place underground but not in use.

The park facilities all utilize cesspool or septic tank systems for sewage and wastewater disposal. Hampton Mansion and the Orangery are connected to an agricultural tile disposal field in the west lawn. Wastewater from the Caretaker's House and Lower House is treated by small individual cesspool systems. The communities immediately surrounding Hampton National Historic Site are not served by a municipal sewage system. The forced sewer pipe beneath Hampton Lane only serves to transport sewage upgrade from communities located to the northwest and no taps are available for tie-in of park facilities.

Most of the electrical and telephone lines in the park are overhead. From Hampton Lane, overhead lines extend to the sodium vapor light by the mansion visitor parking lot, to the Caretaker's House, and to the Lower House. Underground lines lead from the parking lot light pole to the Orangery and mansion and from a pole near the Caretaker's

House to the Carriage House. The majority of the overhead lines are fairly unobtrusive and do not disrupt the visual scene. An exception to this is the area between Hampton Lane and the Long House Granary where there is a high concentration of poles and connecting lines. A fire and intrusion alarm line runs from the mansion to the Orangery.

THE PLAN

INTRODUCTION

Hampton National Historic Site is historically significant for its display of late-Georgian architecture and its surviving original Farm Complex. The National Park Service will strive to enhance the historical integrity of the site. The mission of the site is to preserve, interpret and manage the National Historic Site for the benefit, education and enjoyment of the public.

MANAGEMENT ZONING

A management zoning system has been formulated for Hampton National Historic Site, and zone designations have been developed. The zoning system defines a broad framework for site management and is based on the historical significance of site resources, existing development, new acquisitions, and public use consistent with management objectives and mandates. The subzones further define management emphasis and limit options for future site management and use. Subzone designations provide guidance for planning, design and implementation of specific uses and activities. The management zones that would be applied to Hampton National Historic Site are the historic and park development zones.

Historic Zone

The most extensive zone designation at Hampton is the Historic zone. The management emphasis in this zone would be on preservation, protection, and interpretation of cultural resources and their settings. The zone includes all historic buildings, the gardens (both formal and informal), and most of the lawn and meadow areas, with their accompanying features.

Park Development Zone

The Park Development zone includes small areas which serve the needs of park management and park visitors other than those included in the Historic zone.

Transportation Subzone

This subzone includes areas of visitor vehicular circulation within the park and consists of roads and parking areas.

Visitor Service Subzone

This subzone identifies the Orangery building located just west of the mansion. This reconstructed building is operated by a Cooperating Association and is leased out for various activities and affairs.

Administrative Subzone

This subzone provides for administration and maintenance of park resources. The new small maintenance facility and initial visitor information/rest room structure would be included in this subzone.

LEGAL COMPLIANCE

The NPS planning process has been developed in response to the National Environmental Policy Act (NEPA) of 1969 and the National Historic Preservation Act of 1966. An analysis of alternative strategies is fundamental to this process. The Environmental Assessment was prepared to document this analysis. Following the assessment, the Regional Director, Mid-Atlantic Region, determined that no significant impact on the human environment would result from implementation of the selected alternative. This satisfies the letter of NEPA, however, the Park Service has complied with and will continue to comply with the spirit of the law in all actions that could potentially impact the environment.

Because Hampton National Historic Site is included on the National Register of Historic Places, it is entitled to the protection afforded by section 106 of the National Historic Preservation Act and its implementing regulations promulgated by the Advisory Council on Historic Preservation (36 CFR Part 800). A programmatic memorandum of agreement executed by the National Park Service, the Advisory Council, and the National Conference of State Historic Preservation Officers has eliminated the requirement for the council's and state officer's review of undertakings for implementing basic planning documents, such as this one, if they have been developed in consultation with the council and the appropriate state historic preservation officer. To date, the council and the Maryland state historic preservation officer have participated in the planning for Hampton National Historic Site through consultations and on-site inspections. Consultations will continue throughout the planning process to ensure that the plan is implemented in accordance with applicable National Park Service policies and guidelines to avoid or satisfactorily mitigate any adverse effects on Hampton National Historic Site. Completion of this process will satisfy the requirement of section 106 as



----- PARK BOUNDARY

----- PROPOSED LAND ACQUISITION

HISTORIC ZONE



PRESERVATION SUBZONE

PARK DEVELOPMENT ZONE



VISITOR SERVICE SUBZONE



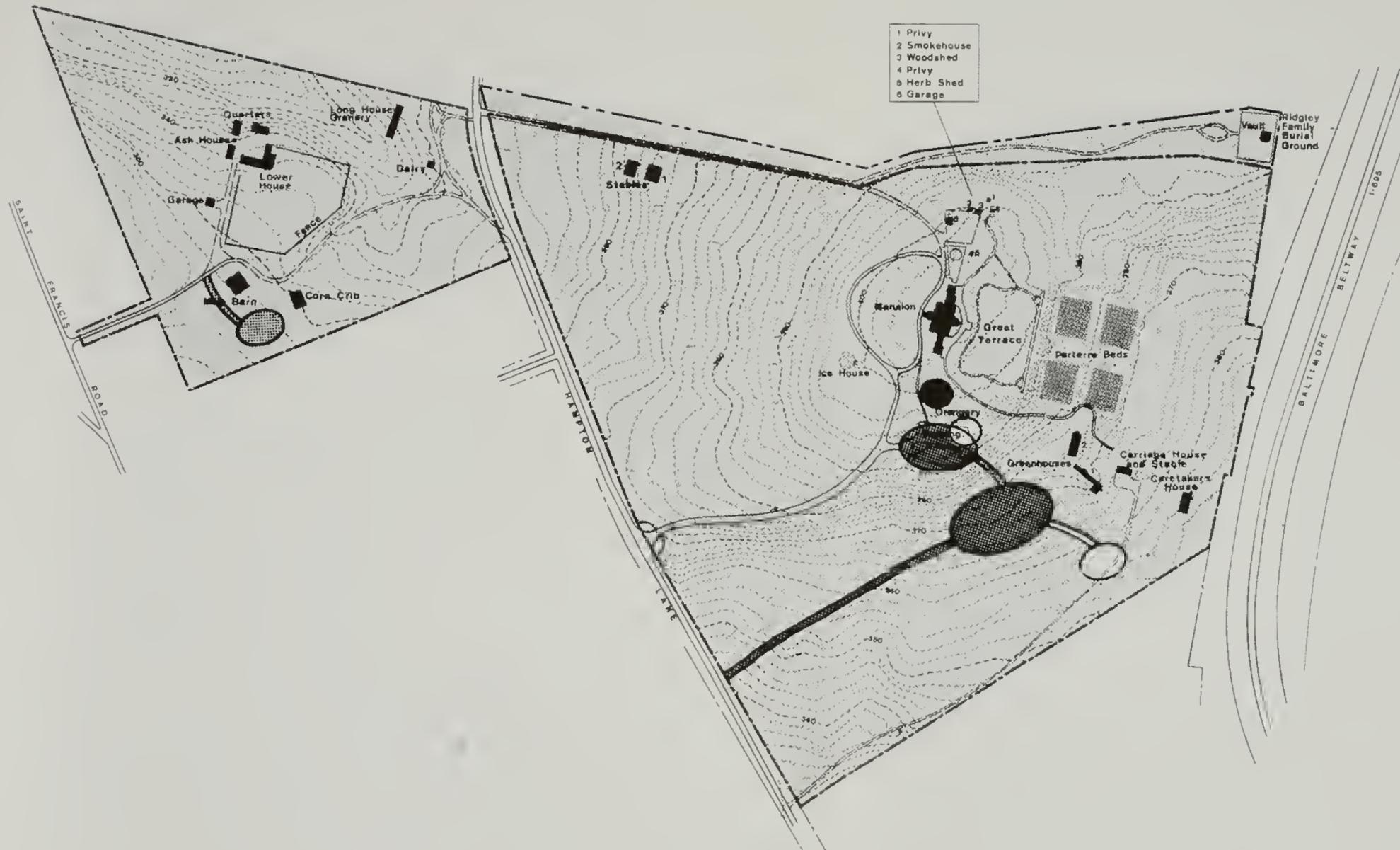
TRANSPORTATION SUBZONE



ADMINISTRATION SUBZONE

MANAGEMENT ZONES

HAMPTON NATIONAL HISTORIC SITE



- PARK BOUNDARY
- PROPOSED LAND ACQUISITION
- HISTORIC ZONE
- ▭ PRESERVATION SUBZONE
- PARK DEVELOPMENT ZONE
- VISITOR SERVICE SUBZONE
- ▨ TRANSPORTATION SUBZONE
- ▭ ADMINISTRATION SUBZONE

MANAGEMENT ZONES
HAMPTON NATIONAL HISTORIC SITE

applicable to the development and subsequent adoption of the Hampton National Historic Site General Management Plan.

CULTURAL RESOURCES MANAGEMENT

Historic Structures

All historic structures on the Hampton estate will be preserved and protected. Levels of treatment will vary based on the structures' historical significance and their adaptive values. A full spectrum of preservation treatments will be applied with the general approach utilized being one of restoration and preservation. Visitor and employee safety as well as resource preservation will be integrated into all levels of treatment. The specific treatment and proposed use for all of the historic structures is indicated in the accompanying table. For the purpose of this plan, the various levels of treatment are defined as follows:

Restoration - Recovering the general historical appearance of a building or site by removing nonhistoric fabric or elements and replacing missing elements with historically accurate ones

Selective Restoration - Restoring to as accurate a historical appearance as possible without necessarily destroying all nonhistoric fabric

Preservation - Sustaining the existing form of a structure through replacement in kind, stabilization, and ongoing maintenance

Modification - Altering the interior of buildings to accommodate new uses

Maintenance - Carrying out the minimum effort necessary to prevent deterioration of structures

Hampton Mansion will be maintained and preserved in its present appearance with the emphasis placed on protecting the surviving original fabric. Structural restoration to the building will be accomplished as such work is deemed appropriate. No further alterations to the integrity of this structure will be permitted. Adaptive use subzones will be maintained at their present levels of use.

The gardens will be preserved at their present level of utilization with the understanding that a future Historic Gardens Study will greatly assist in making them reflect a 19th century appearance.

Selective restoration will be accomplished at Greenhouse #1 and no major restoration is foreseen for any other ruin or structure. Selective restoration projects will be scheduled for Stable #1 with some work also to be accomplished in the gardens themselves as a result primarily of the Historic Gardens Study.

The Long House Granary will be modified inside in order to accommodate its utilization as curatorial storage. Similarly, the Mule Barn and Farm Garage will be modified to serve as maintenance facilities and rest rooms respectively. Stable #2 will be maintained at a minimal level in order to prevent deterioration. All other structures will be maintained by active ongoing maintenance at the preservation level of treatment.

The refurbished Carriage House will be used to interpret the grounds and grounds maintenance at Hampton. It is scheduled for full preservation treatment.

Similarly, the Caretakers House is also listed for "preservation treatment" on our Cultural Resources Management chart. Its utilization as quarters for park staff will be continued.

The Ice House will be interpreted from without and preserved intact. Further research will be conducted on its history and construction.

The Burial Vault represents an important architectural example of an early 19th century Neo-classical tomb. Its barrel vault, as well as the rest of its fabric, will be stabilized and preserved.

Over at the Farm Complex the Lower House will respond to a full range of uses including those of interpretation and quarters. It will be preserved at its present state of construction. Further research is needed on this structure in order to precisely determine its original make-up and appearance.

The two stone slave quarters will be stabilized and their exterior fabric will be preserved. The interiors will be retained and stabilized and will provide adaptive use.

The Log Quarters will be preserved and used for interpretation on the first floor only. Its original log fabric will be stabilized and preserved to prevent additional deterioration.

The Corn Crib will also be preserved and interpreted. The integrity of its important timber framing system will be maintained.

The Dairy will be preserved at its present level which has resulted from its recent restoration. The structure will be used as an important element in the farm interpretive story. Its paving and adjacent walls will be restored.

Archeological Resources

At least two known historic ruins are identified as archeological resources. These are the 19th century sites of the gas house and the octagonal servants quarters. Archeological surveys will be undertaken in order to precisely locate the sites of these structures, those damaged by recent land clearing operations, and possible additional structures. A complete archeological survey of the park grounds may also provide information on any aboriginal occupation of the Hampton estate. The Park Service will be sensitive to the value of subsurface resources in all maintenance and development activities. The development of a park wide archeological information base will also be accomplished in order to ensure protection of subsoil cultural resources.

Collections

A significant element of the cultural resources of Hampton is the extensive collection of 18th and 19th century decorative arts and other objects. Many of these items are extremely important and some are unique. The collection's main task is to aid in interpreting the interior rooms of the mansion and in materially expressing the historic periods represented by the three distinctive socioeconomic classes who inhabited the site during its historic evolution. Historic objects will be displayed and interpreted in the mansion and in the other historic structures used for interpretation. Topical collections, such as the Hampton bottle collection, could be the focus of special exhibits to be scheduled on a temporary basis. The bulk of the artifact collection will be stored in the refurbished Long Barn Granary.

The collections will be studied and protected in accordance with the standards specified in the NPS's Manual for Museums (1976) and NPS 28.

The park will develop a library of reference material relating to the history of Hampton. Materials collected

Cultural Resources Management

| Cultural Resource | Treatment | | | | | Use | | | | | |
|-------------------------------|-------------|-----------------------|--------------|--------------|-------------|----------------|-------------------------|------------------------|-----------------|--------------|----------|
| | Restoration | Selective Restoration | Preservation | Modification | Maintenance | Interpretation | Information/Orientation | Cooperative Activities | Park Operations | Adaptive Use | Quarters |
| Hampton Mansion (HS-1) | | | X | | | X | X | X | X | X | |
| Hampton Gardens (HS-21) | | X | X | X | | X | | | | | |
| Stable 1 (HS-19) | | X | X | | | X | X | | | X | |
| Stable 2 (HS-20) | | | X | | | X | | | X | X | |
| Orangery (HS-15) | | | X | | | X | | X | | | |
| Privy A (HS-13) | | | X | | | X | | | | | |
| Privy B (HS-12) | | | X | | | X | | | | | |
| Woodshed (Painthouse) (HS-10) | | | X | | | X | | | | X | |
| Smokehouse (HS-35) | | | X | | | X | | | | X | |
| Herbshed (Pump House) (HS-7) | | | X | | | | | | | X | |
| Garage (HS-8) | | | X | | | | | | | X | |
| Ice House (HS-14) | | | X | | | X | | | | | |
| Caretaker's House (HS-2) | | | X | | | | | | | | X |
| Greenhouse #1 (HS-5) | | | X | | | X | | | | X | |
| Greenhouse #2 (HS-6) | | | X | | | X | | | | X | |
| Carriage House (HS-4) | | | X | | | X | X | | X | | |

Cultural Resources Management

Treatment

Use

Cultural Resource

| | Restoration | Selective Restoration | Preservation | Modification | Maintenance |
|---------------------------------|-------------|-----------------------|--------------|--------------|-------------|
| Lower House (HS-24) | | | X | | |
| Quarters A (HS-25) | | | X | | |
| Ash House (HS-26) | | | X | | |
| Quarters B (HS-27) | | | X | | |
| Quarters C (HS-28) | | | X | | |
| Long House Granary (HS-33) | | | X | X | |
| Mule Barn (HS-30) | | | X | X | |
| Corn Crib (HS-31) | | | X | | |
| Garage (HS-29) | | | X | X | |
| Dairy (HS-32) | | | X | | |
| Historic Entrance Gates (HS-18) | | | X | | |
| Family Burial Ground (HS-23) | | | X | | |

| Interpretation | Information/Orientation | Cooperative Activities | Park Operations | Adaptive Use | Quarters |
|----------------|-------------------------|------------------------|-----------------|--------------|----------|
| X | X | X | | X | X |
| X | | | | | |
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for the library will support both interpretation and park related research.

Additional Studies Required

Historic Structure Reports - These reports will comply with the mandates of Executive Order 11593, the regulations of the Advisory Council on Historic Preservation, and NPS management policies and directives. The reports will compile information on the architectural, anthropological, archeological, historical, and engineering aspects of each structure to the level of detail necessary to further define appropriate treatment in conformity with management decisions included in this plan. All aspects of the structure's treatment will be considered including protection of the structure and its contents, energy conservation, and access for the handicapped.

Historic Structure Preservation Guides - These guides will be prepared for each building or group of buildings of one construction type. They will be drafted by qualified professionals following completion of proposed treatment and specify both routine and cyclic maintenance procedures and schedules.

Historic Grounds Study

An Historic Grounds Study will be undertaken in order to properly interpret the Hampton Mansion Gardens and grounds.

Scope of Collections Statement and Collection Management Plan

The Scope of Collections Statement will be revised and a Collection Management Plan will be undertaken in order to properly protect and store the park's object collections.

Archeological Survey

An Archeological Survey will be undertaken in order to assist management in the proper identification and protection of the park's subsoil resources.

NATURAL RESOURCES MANAGEMENT

The grounds and gardens at Hampton are to be recognized as one of early America's outstanding horticultural accomplishments. The formal gardens were extensive for their time and known throughout the country during the early 19th century. Today the site possesses a notable collection of specimen trees, many of which have national standing.

During the over one hundred and fifty years that the Ridgelys resided at Hampton, the gardens and grounds underwent a number of alterations as family tastes and gardening practices changed. These changes are significant in themselves as they tend to chronicle the story of gardening in America. The plan proposes to interpret some of these changes and relate them to their specific era.

The formal gardens or parterres are the earliest development in the existing landscape today being laid out in the traditional style between 1790 and 1829 by Governor Ridgely. As early as 1830, the first of many subsequent changes to the original design took place and by the 1940's, little of the original concept remained. The formal gardens will be restored to their original traditional style, before the numerous "modernizations" took place. The two peony parterres on the lower level should eventually be restored to show the full extent of the formal gardens at Hampton.

The great terrace on the south side of the house, originally planned to be an open bowling green, now contains mammoth specimen evergreens. This change in planting design follows the principles of Andrew Jackson Downing, and although poorly applied at Hampton should be retained as evidence of the interest that Eliza Ridgely had in gardening and to exhibit an early chapter in the developing American landscape design.

To the east of the parterres a small token orchard will be re-created as an important component in the interpretation of the grounds. There were originally 21 acres of orchard surrounding Hampton Mansion. Consideration should be given to using original varieties or popular commercial varieties available in the mid 1830's, if practical.

The north lawn of the mansion will be maintained in the style of the English landscape garden with broad, sweeping lawns and specimen trees generally based on the Barney Map of 1843. With the exception of the area within the north lawn circle, which will be mowed frequently, the remainder of the north lawn will be maintained at a higher grass level. Lawn areas on the great terrace and surrounding the parterres will be mowed on a regular basis.

The formal entrance vista shown on Barney's Map of 1843 will be re-created as an important landscape feature not frequently seen today. All plant material used will be native to the area and of varieties commonly available at that time. An archeological investigation will be carried

out to determine what physical evidence might remain and the precise location.

The three circular flower beds directly in front of the mansion will be replanted to demonstrate the usage of bedding plants during the Victorian period.

Selective plant screening in the form of a buffer strip will be undertaken along the east, south and west boundaries of the mansion site to protect the historic scene from outside intrusion and to protect Hampton's neighbors from intensive park use. The screens will consist of native trees and shrubs arranged in a naturalistic manner.

The grounds of the farm complex have been cleared and planted with an appropriate pasture grass which will be either grazed or cut infrequently only to keep woody material from invading. A perimeter buffer strip of mixed deciduous and evergreen material will sufficiently screen and contain the farm from the surrounding suburban residences. This buffer strip, much of it already existing, will also provide cover and habitat for a variety of small wildlife. Generally, within the farm complex the landscape elements should compliment what would be expected to be seen on a mid 19th century working farm. The 20th century ornamental plant material within the picket fence of the Lower House will be left intact as representing another phase of family involvement with shaping land usage.

In managing the gardens and grounds at Hampton, a historic period will be chosen for given areas to serve as a framework for all operations. Since several styles of landscape design are present here, with some overlap, cutoff dates for specific areas will be determined. The areas will then be restored, managed and interpreted within these confines. The end result will be a harmonious blending of styles and periods throughout the site.

At the present time, because of a limited staff and insufficient funds, there is no formalized grounds maintenance program. The site operates on a priority basis for most of the year with a catch up in the off season. As soon as conditions will allow, a formal grounds maintenance program should be instituted.

The site operates under an integrated pest management program and it is recommended that this program be

continued. The historic significance of many of the specimen trees and shrubs mandates that everything be done to contribute to the vigor and longevity of the plant.

INTERPRETATION AND VISITOR USE

Interpretive Themes and Opportunities

Interpretation at Hampton National Historic Site will focus on the Ridgelys of Hampton and the broad panorama of social history in Maryland with which they are closely identified. It will address the early family history in the area and show how the successful pursuit of trade, industry, agriculture, and statecraft led to the development of a historically important industrial-agricultural complex. The visitor will learn that the Hampton Mansion, the surrounding gardens, and the farm property on the north side of Hampton Lane were the core of an estimated 22,000 acre estate over which the Masters of Hampton presided.

The acquisition of the Ridgely farm property in 1980 enhances interpretive opportunities at the site. While the visitor will continue to find Hampton Mansion to be of primary public interest, he will be encouraged to visit the gardens, and the other sites of interest including the restored farm structures. He will do this independently making use of the self-guiding folder. To the maximum extent possible developed interpretive areas will be made accessible to the disabled. Historic structures will be accessible where modifications are nonintrusive and do not destroy the historic fabric.

The visitor will follow a pathway with an easy grade from the existing and new park area to Hampton Mansion. The West Wing Hyphen will continue as the point of visitor entry to Hampton Mansion and there the visitor will be provided with park literature and preliminary information about services available. A conducted tour of the mansion will follow. For visitors unable to tour the entire house and grounds, pictorial representations of the more significant interpretive features will be available.

Furnishings in the Great Hall and the rooms of the first and second floors will reflect a mixed period approach. The individual rooms will be furnished to specific periods making use as appropriate of Ridgely family furnishings and other representative pieces. An attempt will be made to take the visitor back in time from the last Ridgely to

occupy Hampton Mansion to the first, and in so doing provide understanding of the social mores of the Ridgely family members.

An important feature will be the return of the original stained glass windows. These are among the earliest used in the great homes of America and are representative of the early Victorian period of architecture.

On the first floor, the Music Room will be furnished to the Victorian period; the Empire Room will continue with Empire period furnishings; the Dining Room will be furnished to the Federal period as will the Colonial Dames Room. Presently, there are three furnished rooms on the second floor. Their furnishings will be modified as necessary to conform to the mixed period approach used with the first floor rooms.

The second floor North and South Portico Rooms offer good locations for exhibit materials addressing two major park themes:

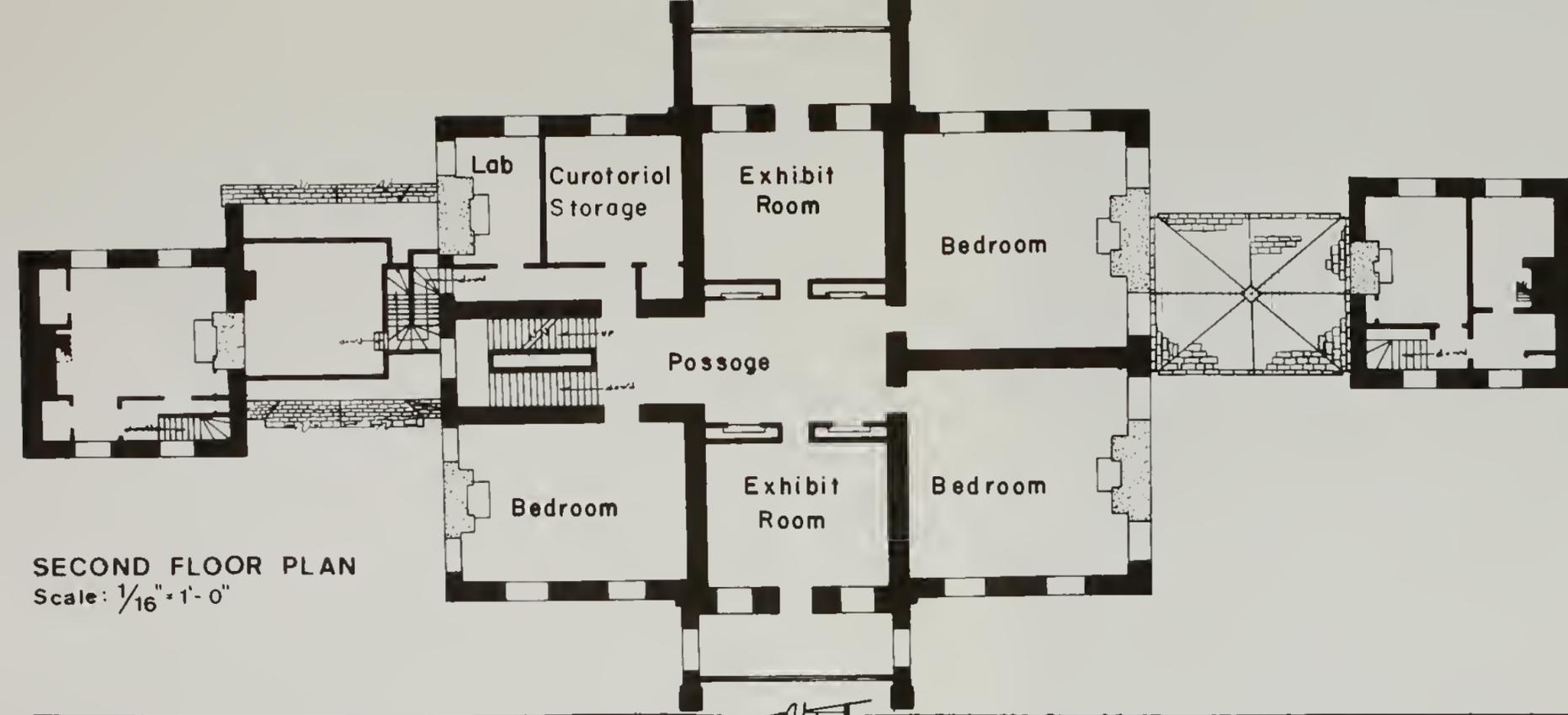
- a. North Portico Room - This room can be used to great advantage to tell the story of the building of Hampton and to emphasize its importance as an imposing architectural structure of great significance in the history of architecture in America. Exhibits here can emphasize the rich and diverse assemblage of vernacular architectural types and styles represented by the many structures on the property.
- b. South Portico Room - The room is ideally located to present the story of the Hampton Gardens and the changes that have taken place over the years. From here one can view the terrace and gardens of today and with proper interpretation appreciate their unique qualities and the grandeur they are known to have exemplified.

The second floor exhibit cases in the hallway continue to offer an opportunity for rotating exhibits. These might include Ridgely family items or other objects of interest with a family association.

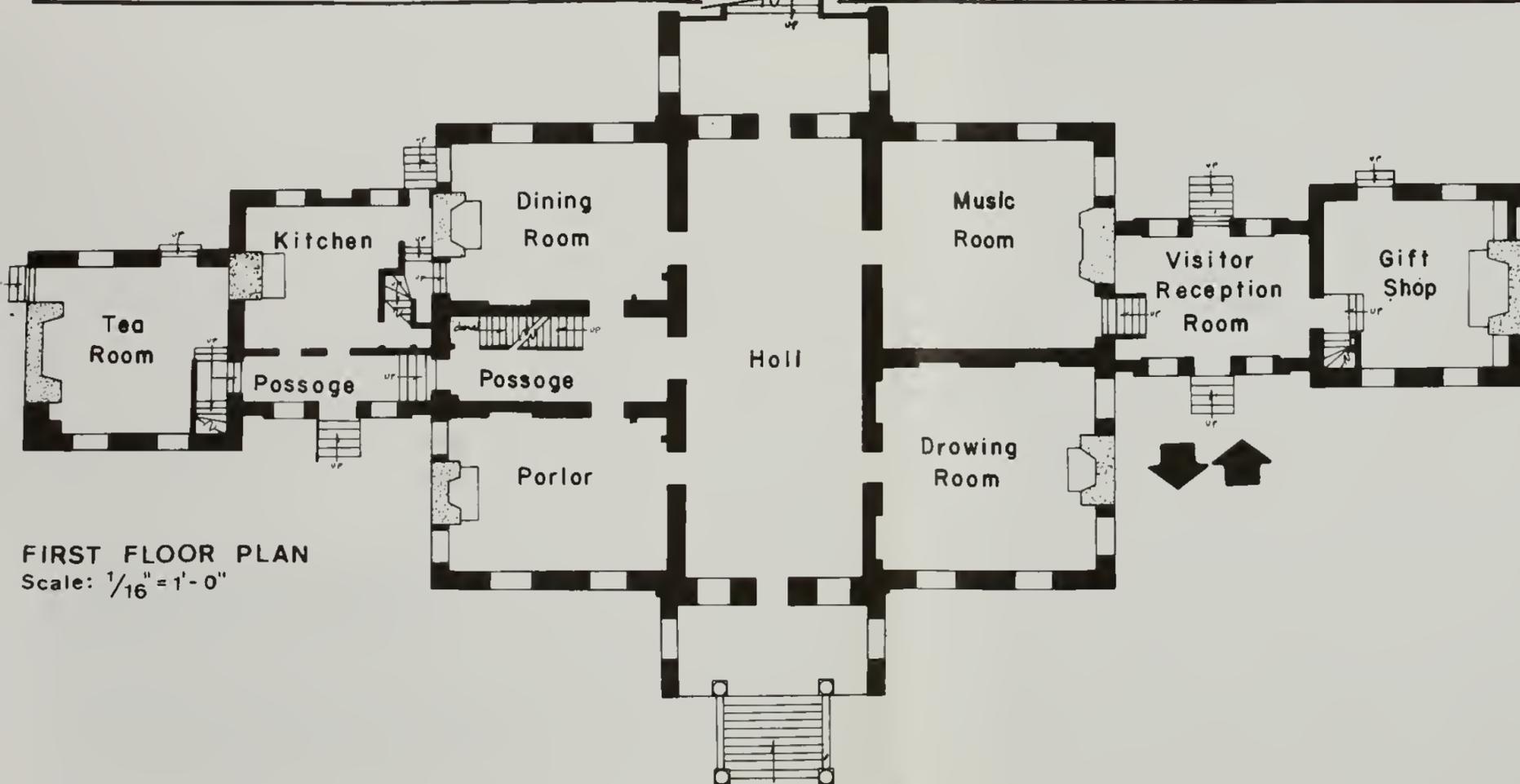
The rooms in the second floor west wing of Hampton Mansion will not be open to the general public but will be used by the Cooperating Association. The second floor former nursery and bath lend themselves well for curatorial storage.

HAMPTON MANSION
HAMPTON NATIONAL HISTORIC SITE

United States Department of the Interior/National Park Service/
M A R O /October 1982 / 390 - 81,014B



SECOND FLOOR PLAN
Scale: 1/16" = 1'-0"

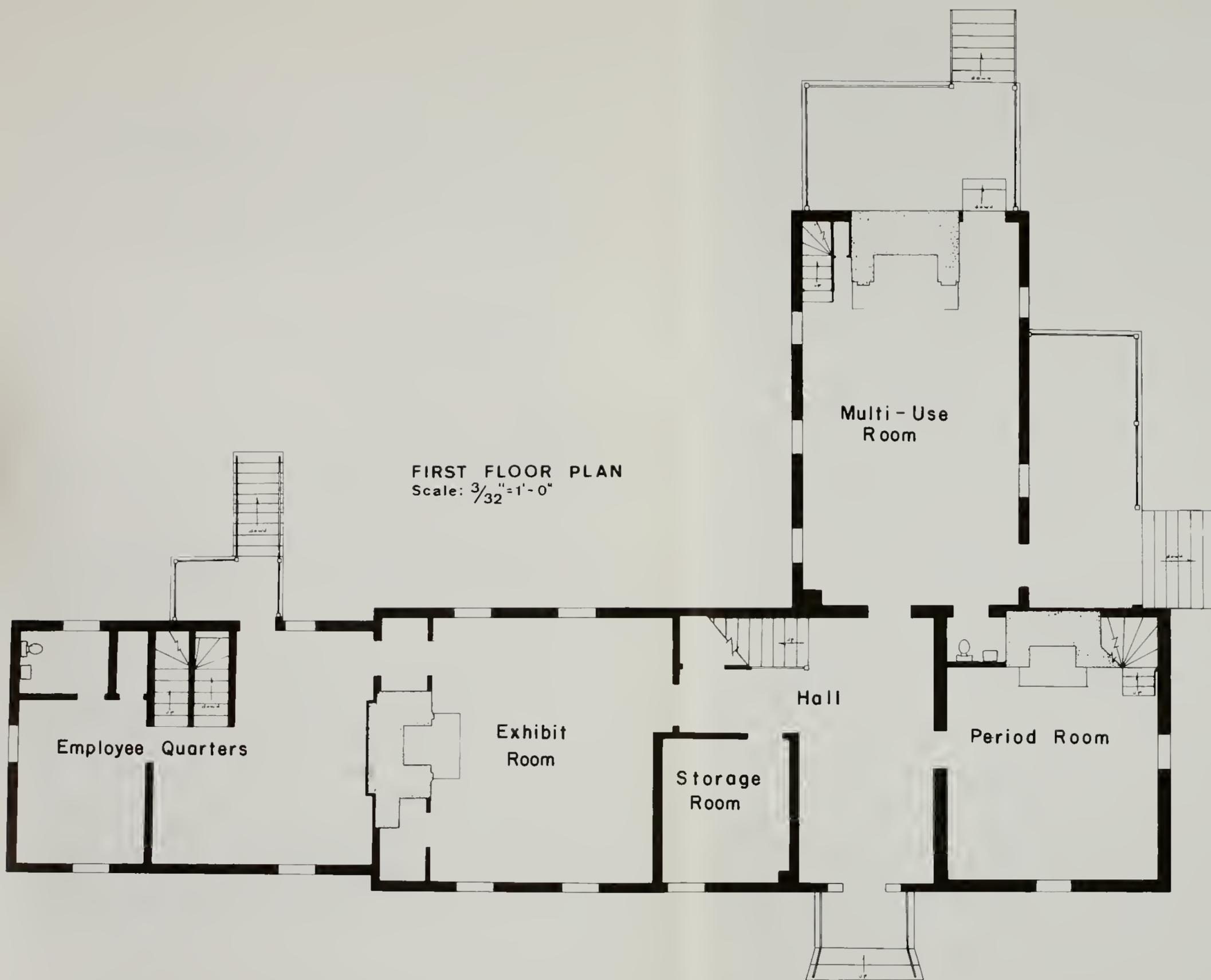


FIRST FLOOR PLAN
Scale: 1/16" = 1'-0"

HAMPTON MANSION
HAMPTON NATIONAL HISTORIC SITE

LOWER HOUSE
HAMPTON NATIONAL HISTORIC SITE

United States Department of the Interior/National Park Service/
M A R O /October 1982/ 390-81,015A



LOWER HOUSE
HAMPTON NATIONAL HISTORIC SITE

United States Department of the Interior/National Park Service/
M A R O /October 1982/ 390 - 81,015A

The basement conference room will contain a research library. The third floor of the mansion and cupola will be closed to the public.

The visitor will leave the mansion by way of the West Wing Hyphen. He may first stop at the adjoining cooperating association gift shop. When scheduled conducted tours of the grounds and gardens are offered, the visitor will enjoy this service. At other times, the visitor will tour the grounds on his own.

Several of the more important structures nearby will be interpreted. One of these is the reconstructed Orangery. The visitor will be encouraged to visit exhibits in the original Orangery furnace room. Such interpretation will provide the visitor with an understanding of the Orangery's significance to the operations of the estate.

Another structure that will be interpreted is the Carriage House. It is an appropriate site at which to develop an indoor garden equipment exhibit. Only minimal exterior identification will be provided at other nearby structures along the route of the self-guiding tour. These will include the privy, the garage (perhaps complete with a period automobile), the ice house, and the greenhouses.

Directly off the east end of Hampton Mansion is the site of the octagon building, which was the servant's quarters. It would be desirable to interpret this structure as well. It was a structure of unique architectural design, and bears a close relationship to social life within Hampton Mansion.

The Hampton Gardens have been known locally over many years for their beauty, charm, and unique qualities. The garden parterres will be restored to reflect their early nineteenth century appearance. The lands immediately surrounding them will reflect grounds improvements occurring during different periods of residence by Ridgely family members. The use of the greenhouses will greatly enhance the importance of the gardens to life at Hampton.

After visitors complete the tour of the grounds immediately surrounding Hampton Mansion, they will be encouraged to visit the Pidgely family burial ground and also the farm complex. Entry into the burial yard itself will not be permitted, but the visitor may view the vault and grave markers through the iron entrance gates. Interpretation would be via folder or guide. From here

the self-guiding walking tour will direct the visitor down the east road to the Ridgely farm property.

On the way, the visitor may stop at Stable #1 housing the equestrian exhibit. The early use of this stable and Stable #2, adjacent to it on the north side, will be described in park literature.

Senior citizens and the disabled who cannot make the walk will be transported by car to the farm property. A small parking area will be available there.

The Lower House provides ideal opportunity for inside interpretation. One room will be presented as a period room representative of its eighteenth century appearance. This should ideally be the oldest portion of the house. One room will be used for an exhibit room. A third room on the first floor will be a multi-use room, while the remainder of the house will be reserved for quarters and administrative use.

It is suggested the interpretive exhibits housed here address the life-styles and times of the Ridgelys. Interpretation should also develop the farm story and relate to the role of the Ridgelys of Hampton as the entrepreneurs of the Northampton Furnace operations and the plantation economy over which they presided.

Log Quarters A will be furnished as a slave quarters and provide for a "view in" only. Stone Quarters B and C nearby, which may likewise have housed slaves, will not be open to the public. The exteriors will be restored with the interior adaptively used while retaining existing interior details.

The Dairy building will be interpreted. Interpretation could well emphasize the very early origins of this structure, its functional use and the importance of dairy farming on the Ridgely estate up until recent times.

The Corn Crib, which, with the exception of the Lower House, is in better condition than other structures on the farm property, will be interpreted to acquaint the visitor with its functional use.

The Long House Granary will be stabilized and adapted inside as necessary so that it can be used for curatorial storage. At the Mule Barn no interpretation beyond identification will be given as it will be used as a small maintenance facility.

Personal interpretive service will be largely limited to Hampton Mansion and the Lower House. At all other locations within Hampton National Historic Site primary reliance will be placed upon printed material. There will be no outside interpretive signs or wayside exhibits. Simple low key building identification signs may be provided where needed.

Recreational Opportunities

The limited size of the site will not permit most forms of recreational activity that are often permitted in many larger park areas. The site will permit some controlled forms of recreational activity if they will not intrude upon the presentation of the historic significance of the site. Any recreational activities that cannot be isolated from the historic scene may be considered intrusive and therefore in conflict with Service policy for the administration and management of the site.

Visitor Use Projections

Much visitation to Hampton is by persons who come with a genuine interest in the historic significance of the area. It is estimated national and regional visitors each total 20%, while local visitation totals 60%. The opening of the Ridgely family farm property to the public in the near future is expected to increase the percentage of national and regional visitors, who now come in greater numbers in the summer months.

It is anticipated that visitation between 1983 and 1987 will increase by 33 percent and thereafter at a rate of 5% or more for the next 10 to 15 years. This is consistent with the growth of travel to the site since 1953.

The recorded visitation figures are taken only as indicators of a trend, since methods of computing travel through 1977 varied from the present. Moreover, complete figures for 1978 and 1979 are not available, because Hampton Mansion was closed for renovation for a substantial period each year. However, visitation for 1980 totalled 61,180, and for 1981 it totalled 66,960, this represents an increase in visitation over one year of nearly 10%.

The evidence is present that a continued increase in visitation to the site is to be expected. When the

Ridgely farm property is opened to the public, it will permit a more complete development of primary interpretive themes at locations within the site where they are most intimately associated.

Certain other factors may also affect visitor use patterns. Among these will be the dispersal of visitor use activities over a wider area than in the past. Consequently, under an improved program of operation, the site will have greater appeal for a broader segment of the American public.

GENERAL DEVELOPMENT

Buildings

There is a diversity of buildings at Hampton available for park use. The proposed uses of historic buildings are indicated in a table in the "Cultural Resource Management" section. Key historic buildings and their uses are discussed in more detail in that section. New buildings will include a small maintenance facility with vehicular storage and workshop, and an unmanned visitor contact station providing site information and rest rooms.

The Hampton Orangery will continue to accommodate scheduled activity use with Orangery interpretation provided in the attached furnace room. The two greenhouses following restoration will once again serve their intended function of plant preparation for the Hampton Gardens. Stable #2 will continue to be adaptively used as a maintenance facility along with the proposed adaptive use of the Mule Barn. These two buildings will complement the new small maintenance facility. The family Burial Vault will be restored on the exterior and interpreted along with the burial ground.

Over at the Farm Complex, the Lower House will provide a variety of functions; interpretation, a multi-use room, employee quarters and park administrative use. The interior of the adjacent 2-car garage will be converted into visitor rest rooms. The Mule Barn will have its exterior restored, and the interior adaptively converted for maintenance use. All buildings that are used by visitors and employees will be upgraded to meet applicable safety and health standards.

Roads and Parking

The existing 30 car parking area at Hampton is far from adequate to serve current and future visitor and social activity needs of the site. It is to be supplemented by a new 70 car-5 bus parking area directly to the west and below the present lot. Vehicular access to the existing parking area will be from the new parking area only. A new entrance road will be constructed to the west of the present main entrance serving both parking areas, the Caretaker's House, and the new small maintenance facility.

At the mansion site all historic roads and drives will be closed to visitor vehicular use to preserve the historic integrity of the site. Those that are hard-surface, such as the main drive and loop, will be returned to their original historic appearance. The east drive will remain a gravel road and will be used for deliveries and administrative use only, the main drive being closed. There will be no parking of any vehicles to the east of the mansion. The road along the west boundary will revert to a historic trace.

At the Farm Complex, the historic drive will retain its historic surface and appearance and will be closed to general visitor vehicular use. It will, however, be used by Special Activities groups in the Lower House and by the handicapped in order to gain access to a small parking area located to the west of the Mule Barn. The parking area will be screened as needed.

Trails and Walks

All historic walks within the site will retain or be returned to their original surface and appearance. New walks required to implement the plan will be compatible in appearance and will be kept to an absolute minimum. Documented historic walks and paths which have been removed in the past will be reconstructed. Historic drives and roads, such as the east drive, the road to the burial ground, and the Farm Complex road will be used as pedestrian walkways in lieu of constructing new walks.

A new interpretive trail or walk will be developed at the Farm Complex to connect the Dairy, Long House Granary and Lower House/Quarters. New walks will connect the new parking areas to the historic road/walk system.

Utilities

Existing overhead on-site power lines and wires will be relocated underground where possible. All new utilities will be placed underground or out of sight.



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— — — PROPOSED ACQUISITION

..... INTERPRETIVE TRAIL

GARAGE

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MULE BA

Restore
Adapt In
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PARKING

Provide
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QUART

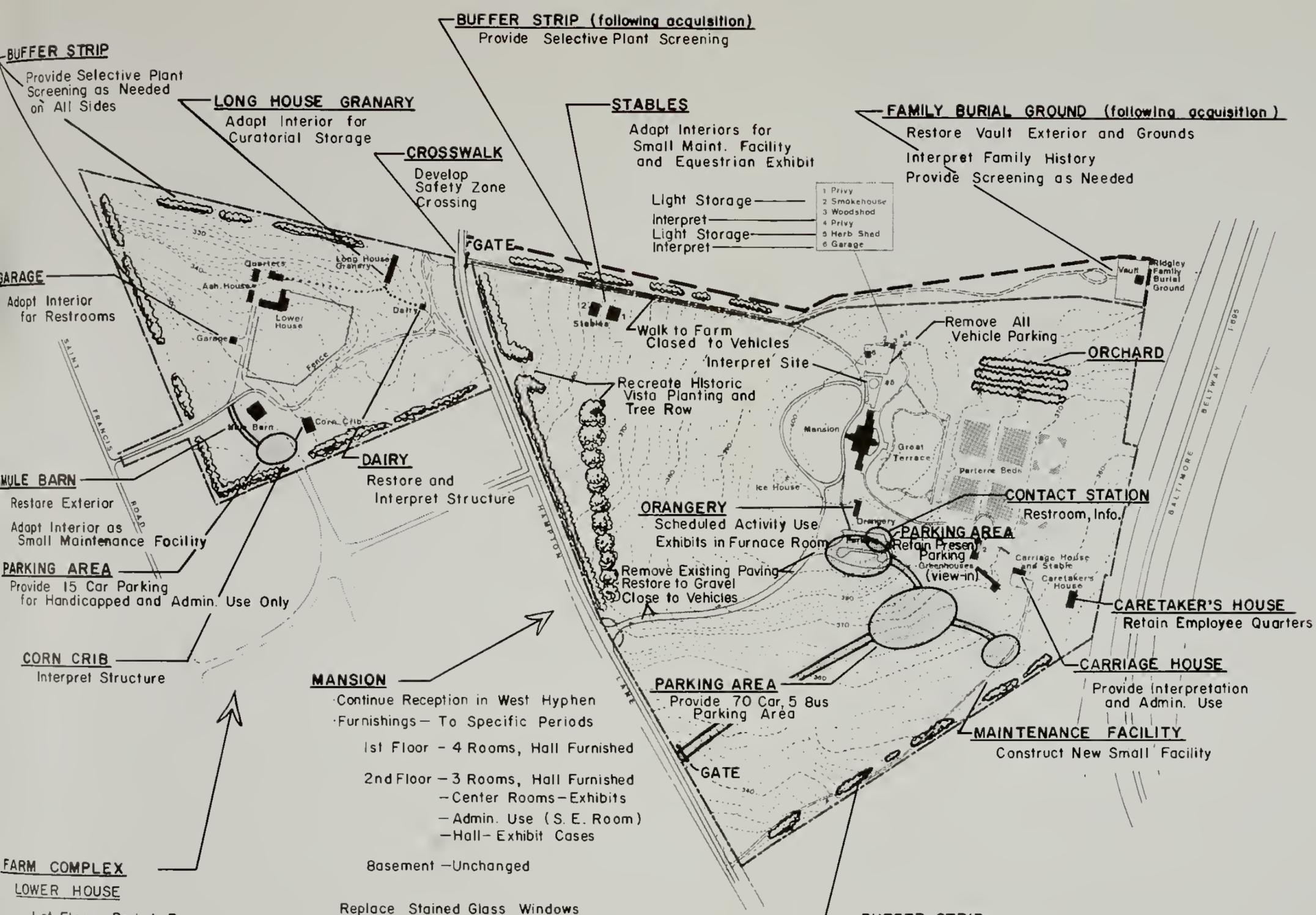
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GENERAL DEVELOPMENT PLAN

HAMPTON NATIONAL HISTORIC SITE

United States Department of the Interior / National Park Service
M A R O / May 1983 / 390-80,007A



BUFFER STRIP
Provide Selective Plant Screening on All Sides

LONG HOUSE GRANARY
Adapt Interior for Curatorial Storage

CROSSWALK
Develop Safety Zone Crossing

STABLES
Adapt Interiors for Small Maint. Facility and Equestrian Exhibit

FAMILY BURIAL GROUND (following acquisition)
Restore Vault Exterior and Grounds
Interpret Family History
Provide Screening as Needed

GARAGE
Adopt Interior for Restrooms

MULE BARN
Restore Exterior
Adapt Interior as Small Maintenance Facility

PARKING AREA
Provide 15 Car Parking for Handicapped and Admin. Use Only

CORN CRIB
Interpret Structure

DAIRY
Restore and Interpret Structure

Walk to Farm Closed to Vehicles
Interpret Site

Recreate Historic Vista Planting and Tree Row

ORANGERY
Scheduled Activity Use
Exhibits in Furnace Room

Remove Existing Paving
Restore to Gravel
Close to Vehicles

Remove All Vehicle Parking

PARKING AREA
Retain Present Parking (view-in)

PARKING AREA
Provide 70 Car, 5 Bus Parking Area

CONTACT STATION
Restroom, Info.

CARETAKER'S HOUSE
Retain Employee Quarters

CARRIAGE HOUSE
Provide Interpretation and Admin. Use

MAINTENANCE FACILITY
Construct New Small Facility

MANSION

- Continue Reception in West Hyphen
- Furnishings - To Specific Periods
- 1st Floor - 4 Rooms, Hall Furnished
- 2nd Floor - 3 Rooms, Hall Furnished
 - Center Rooms - Exhibits
 - Admin. Use (S. E. Room)
 - Hall - Exhibit Cases
- Basement - Unchanged

Replace Stained Glass Windows

FARM COMPLEX

LOWER HOUSE

- 1st Floor - Period Room
- Exhibit Room
- Multi-Use Room - Special Activities
- Employee Quarters in 48 Addition
- 2nd Floor - Seasonal Quarters

QUARTERS

- Log Quarters - Furnish 1st Floor and View-in
- Stone Quarters - Restore Exterior
- Stabilize Interior and Use for Storage

BUFFER STRIP
Remove Existing Road
Provide Selective Plant Screening

GENERAL DEVELOPMENT PLAN

HAMPTON NATIONAL HISTORIC SITE

APPENDIXES

ORDER DESIGNATING THE
HAMPTON NATIONAL HISTORIC SITE
NEAR TOWSON, MARYLAND

WHEREAS the Congress of the United States has declared it to be a national policy to preserve for public use historic sites, buildings, and objects of national significance for the benefit and inspiration of the people of the United States, and

WHEREAS historic "Hampton", near Towson, Maryland, built between 1783 and 1790 and one of the finest Georgian Mansions in America, has been acquired for the people of the United States through a generous private gift to the Nation, and

WHEREAS the Advisory Board on National Parks, Historic Sites, Buildings, and Monuments has declared that "Hampton" is of national historical significance as a splendid example of a great Georgian Mansion illustrating a major phase of the architectural history of the United States, and

WHEREAS title to the above mentioned building and appropriate grounds is vested in the United States:

NOW THEREFORE, I, J. A. KRUG, Secretary of the Interior, under and by virtue of the authority conferred upon the Secretary of the Interior by section 2 of the Act of Congress approved August 21, 1935 (49 Stat. 666; 16 U.S.C. 461-467), do hereby designate the following-described lands, with the structures thereon, to be a national historic site, have the name "Hampton National Historic Site;"

.

The administration, protection, and development of this national historic site shall be exercised by the National Park Service in accordance with the provisions of the act of August 21, 1935, supra.

Warning is expressly given to all unauthorized persons not to appropriate, injure, destroy, deface, or remove any feature of this historic site.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of the Department of the Interior to be affixed, in the City of Washington, this 22nd day of June, 1948.

/s/J.A.Krug

Secretary of the Interior

COOPERATING ASSOCIATION AGREEMENT

BETWEEN

THE NATIONAL PARK SERVICE

AND THE

HISTORIC HAMPTON, INC.

This Memorandum of Agreement is between the National Park Service (hereinafter referred to as the "Service"), an agency of the United States Department of the Interior, acting in this behalf through the Director, National Park Service, or his designee, and Historic Hampton, Inc. (hereinafter referred to as the "Association"), acting through the Chairman of its Board of Directors or the Board's designee.

WITNESSETH:

WHEREAS, it is the purpose of the Service to preserve, interpret, and manage the National Park System for the benefit, education, and enjoyment of the people of the United States, as provided for in the Act of August 25, 1916 (16 U.S.C. Sec. 1, et seq.); and

WHEREAS, the Service desires to provide facilities and cooperating services for the sale of materials of interpretive and educational value and for the presentation of specified programs relating to the interpretive themes of areas of the National Park System; and

WHEREAS, Hampton National Historic Site is the property of all Americans. Within the confines of the park is Hampton Mansion, architecturally significant for its display of late Georgian architecture in America, along with numerous important dependencies relating to the agricultural and industrial complex which flourished from the time before the American Revolution until well into the 20th century; and

WHEREAS, in 1948 the National Park Service was entrusted by an Order of Designation with the restoration, preservation, and interpretation of the buildings and sites within this newly created park for the benefit of all Americans; and

WHEREAS, the National Park Service and the Association recognize that it is mutually advantageous to enter into this undertaking so that all Americans may more fully understand and appreciate the site; and

WHEREAS, the Association has the educational, historical, scientific, and nonprofit purposes of assisting historical scientific, educational, and interpretive activities of the Service;

NOW, THEREFORE, pursuant to authority contained in the Acts of August 25, 1916 (16 U.S.C. Sec. 1-3), August 7, 1946 (16 U.S.C. Sec. 17j-2), August 21, 1935 (16 U.S.C. Sec. 461-468e), June 5, 1920 (16 U.S.C. Sec. 6), August 8, 1953 (16 U.S.C. Sec. 1b5), August 18, 1970 (16 U.S.C. Sec. 1a-2(g)), and other laws supplemental thereto and amendatory thereof, and in consideration of the mutual benefits which will accrue to the Service and the Association, the parties agree as follows:

1. AUTHORIZATION

The Service authorizes the Association to provide, and the Association agrees to provide, the hereinafter described interpretive and educational services to the visiting public for a period of five years commencing on the day following the ratification of this Agreement by the Service. This Agreement will automatically renew for another two year period on October 14, 1981, unless reasonable notice of cancellation is given by either party before the date of renewal. The Service and the Association reserve, however, the right to terminate the Agreement, or any part thereof, at any time reasonable notice without the necessity of any legal process. A reasonable notice is a 90 day written notice. Upon termination the Service will have no continuing obligation or responsibility or liability to the Association.

The National Park Service shall permit the Association to participate in fund raising projects within Hampton National Historic Site so long as they are approved by the Superintendent and they are consistent with the purpose and policies of the park. All proceeds from such projects will be used to support park programs.

2. ASSOCIATION RESPONSIBILITIES

The Association may use facilities within the Park for the sale of educational and interpretive items and to generate other funds for the benefit of Hampton National Historic Site.

A. Sales Activities

(1) The Association may sell only interpretive and educational items, such as publications, maps, visual aids, handicrafts, and other objects directly related to the interpretive and educational themes of the park and park system.

(2) The Association shall not sell original artifacts, such as potsherds or historic relics, to which the Antiquities Act of June 8, 1906 (16 U.S.C. Sec. 431-433) or 43 C.F.R., Part 3, would apply if discovered on public lands, notwithstanding whether such objects were in fact discovered on lands owned or controlled by the United States.

(3) The Association is not by this Agreement granted the right to sell items, the sale of which would infringe on the rights of any concessioner unless a waiver is obtained from the concessioner.

(4) The Association shall maintain a high standard of quality in all items produced or sold.

(5) The Association shall not sell any item which has not been approved by the park superintendent or an appropriate Service person, as designated by the Director. The Association shall allow publications to be reviewed by the Service on editorial and design quality.

(6) The Association shall sell items at fair market value provided that such prices shall be approved in advance by the park superintendent or an appropriate Service person, as designated by the Director.

(7) The Association shall display the sales items in good taste and in keeping with the general design and decor of the Park.

B. Other Activities:

(1) Acquiring works of art, artifacts, antique furnishings, manuscripts, books, or other antique specimens for the National Park Service pertaining to the historical period with which Hampton National Historic Site is concerned.

(2) Sponsoring extension of Hampton National Historic Site's interpretive programs, maintenance needs, and public relations by means of public lectures, specialized tours, exhibitions, concerts, seminars, conferences, and/or professional consultation related to American culture and to the period and historical events which Hampton National Historic Site commemorates, and such social and cultural activities which serve to promote these programs.

(3) Doing all possible that is calculated to conserve, develop, and interpret the historical and cultural resources of Hampton National Historic Site for the benefit of the public and posterity and for no other purpose.

The Association shall undertake and subsidize only those programs, and acquire only those historic objects and works of art for the park, approved by the Superintendent of Hampton National Historic Site. These activities shall be conducted without encumbrances or liabilities to either the United States Government or the National Park Service arising out of the use of Hampton National Historic Site premises or resources.

C. Facilities

(1) The Association may redesign and renovate existing sales facilities as necessary, including renovation of display structures, furnishings, equipment, signing, display lighting, and lighting in the immediate area of the facility, provided that all plans therefor are approved in advance by the Service.

(2) The Association shall keep the sales facilities clean and presentable throughout the workday.

(3) The Association shall exercise reasonable care to prevent damage to any Government property used by it during its operation and shall, insofar as possible, protect all such property.

D. Records and Accounting

(1) The Association shall conduct its fiscal operations in accordance with accepted business practices, utilizing purchase orders, receipts, invoices, and inventory records.

(2) The Association shall comply with the Standard Accounting System for cooperating associations, which is attached as Exhibit A.

(3) The Association shall submit to the Director, through the Superintendent and the Regional Director, annually within 90 days following the end of each fiscal year a complete financial report. The report shall be accompanied by a written summary of Association activities for the year.

E. Personnel

(1) The Association shall provide such personnel as are reasonably necessary to operate the sales facilities as indicated by the level of gross sales. These personnel may include, as necessary, a central business office staff, local facility managers, and sales clerks. Otherwise, Service personnel may offer sales items to the public as an incidental supplement to their interpretive duties.

(2) The Association shall designate a person who is authorized to act as liaison with the Service.

(3) All Association employees involved in visitor contact shall be oriented in the park's visitor service programs and shall be certified by the park superintendent before assuming such responsibilities.

(4) An evident and distinct separation shall be maintained between the activities of the Association and those of the Service. All steps shall be taken to avoid even an appearance that the Service exercises control over the operations of the Association.

(5) Association personnel are not government employees and are not authorized to undertake any governmental function or activity on behalf of the Service beyond routine visitor information services, nor to engage in activities which would reasonably lead the visiting public to conclude that they are government employees. No Association employee shall wear a Service or other government uniform. All Association employees should wear some easily observable and readily identifiable indicia of Association affiliation while in the Park on Association business.

F. Approvals

(1) Hours of operation, rates and prices, standards of service, and merchandise to be sold shall be subject to the approval of the Park Superintendent.

(2) The Association may at any time make a written request for such necessary approvals. Failure to disapprove within thirty days of receipt of such written request shall be deemed to constitute Service approval. This subparagraph does not apply to the approval required by subparagraph 2B(1).

G. Interpretive Activities

(1) Interpretive activities engaged in by the Association must meet Service standards and be approved by the park superintendent.

(2) Interpretive activities conducted by the Association will be directed by the park superintendent through his representative.

3. SERVICE RESPONSIBILITIES

The Service agrees to allow the Association to use those facilities within the Park which are designated in Exhibit B for the sale of educational and interpretive items for the benefit of the visiting public.

A. Sales Items

The Service shall cooperate with the Association in the planning and design of merchandise appropriate for sale by the Association at the facilities provided therefor by the Service.

B. Facilities

(1) The Service shall make available meeting room and administrative facilities for the conduct of organization-related business.

The Service shall make available to the Association without charge the use of the Orangerie, carriage house, grounds and gardens, and other historic resources within Hampton National Historic Site for interpretive programs undertaken by the Association INSOFAR AS THEY ARE CONSISTENT WITH ESTABLISHED PARK POLICIES AND PROCEDURES.

The Service reserves the right to relocate or withdraw any such facilities in order to meet needs of the Service upon reasonable notice. The Service shall have emergency access to all facilities, which shall also be subject to the right of the Service to make such surveys and inspections as the Service deems necessary.

(2) The Service reserves the right to design and construct any new facilities, and shall allow the Association to review and comment on any plans therefor.

(3) The Service shall provide the Association with utility services at each assigned facility, including water, electricity, heat, air conditioning (if available in the building), to the extent these utilities are required for the operation of the building for governmental purposes.

(4) The Service shall provide all general maintenance and repair services for the government owned buildings, grounds and facilities.

4. SUPPLEMENTAL AGREEMENTS

The Service and the Association further agree that, by supplemental agreement, the Association may offer additional educational and interpretive services which support the mission of the Park. This includes assisting, planning, and conducting the presentation of interpretive and educational programs, involving as needed, but not limited to, employment of interpreters, purchasing of supplies, and sale of program products.

5. INDEMNIFICATION AND INSURANCE

A. The Association shall indemnify save and hold harmless and defend the Service against all fines, claims, damages, losses, judgments, and expenses arising out of or from any omission or activity of the Association in connection with activities under this agreement.

B. The Federal Tort Claims Act and other Federal laws afford procedural mechanisms by which claims may be pursued against the United States in the event of any allegations of liability in connection with activities or omissions in the performance of this agreement.

C. The Association may procure public and employee liability insurance with a minimum limitation of \$100,000 for any number of claims from any one incident. The United States of America shall be named as an additional insured on all such policies. All such policies shall specify that the insurer shall have no right of subrogation against the United States for payment of any premiums or deductibles thereunder, and such insurance policies shall be assumed by, credited to the account of, and undertaken at the Association's sole risk.

6. ASSOCIATION ORGANIZATION

A. The Association's Articles of Incorporation and By-Laws shall comply with requirements of the State in which the Association is incorporated. Non-profit status must be maintained in accordance with Federal and State laws and the Association will make available for inspection at the request of the Service documents demonstrating non-profit status. This contract will automatically terminate if non-profit status is lost.

B. Non-Service representation on the Board of Directors must be in the majority. No Service employee shall represent the Association in any capacity in any matter between the Association and the Service; nor shall any Service employee serving the Association as an officer or as a member of the Board of Directors participate in any Association decision or matter relating to or concerning the Association's relationship to the Service or the Service's activities.

C. The role of the Executive Secretary, when a Service employee, is to represent the interests of the National Park Service and to provide cooperative assistance to the Association. His or her scope of Association responsibility shall be limited to providing assistance in overseeing the day-to-day, routine business of the Association, and serving as liaison between the Service and the Association.

7. ASSIGNMENT

No transfer or assignment of this Agreement or of any part thereof or interest therein, directly or indirectly, voluntary or involuntary, shall be made unless such transfer or assignment is first approved by the Director or his authorized representative in writing.

8. APPROPRIATIONS

Nothing herein contained shall be construed as binding the Service to expend in any one fiscal year any sum in excess of appropriations made by Congress or administratively allocated for the purposes of this Agreement for the fiscal year, or to involve the Service in any contract or other obligation for the further expenditure of money in excess of such appropriations or allocation.

9. MISCELLANEOUS

A. The rights and benefits conferred by this Agreement shall be subject to the laws of the United States governing the National Park Service and to the rules and regulations promulgated thereunder, whether now in force or hereafter enacted or provided; and the mention of specific restrictions, conditions, and stipulations herein shall not be construed as in any way impairing the general powers of supervision, regulation and control by the Service.

B. No member of, or delegate to, Congress, or Resident Commissioner, shall be admitted to any share or part of this Agreement or to any benefit that may arise therefrom, but this restriction shall not be construed to extend to this Agreement if made with a corporation or company for its general benefit.

C. The Association agrees that all its activities shall be conducted in accordance with all applicable laws and regulations, both State and Federal. Specifically, the Association shall comply with the requirements of (a) Executive Order No. 11246 of September 24, 1967,

(b) Title V., Section 503 of the Rehabilitation Act of September 26, 1973 (P.L. 93-112), which requires Government Contractors and Subcontractors to take affirmative action to employ and to advance in employment qualified handicapped individuals, and (c) with regulations heretofore or hereafter promulgated, relating to nondiscrimination in employment and in providing facilities and service to the public, as set forth in Exhibit C attached hereto and made a part thereof.

D. In all cases where rights or privileges are granted herein in general or indefinite terms, the extent of the use of such rights or privileges by the Association shall be determined by further written agreement.

This Agreement is effective between the Association and the Service with regard to Hampton National Historic Site, which is referred to throughout this Agreement as the "Park".

IN WITNESS WHEREOF, the Association has caused this Agreement to be executed this 14th day of October, 1979.

Cooperating Association

By: *Shepherd S. Giddet*
Chairman, Board of Directors

IN WITNESS WHEREOF, the Service has caused this Agreement to be ratified this 14th day of October, 1979.

By: *Richard L. Slade*
Regional Director, MAR
National Park Service

APPENDIX
DEVELOPMENT COST ESTIMATE

| | |
|---|----------------|
| Cultural Resources Management | |
| Selective Restoration | |
| Burial Vault (Exterior Only) | \$ 29,000 |
| Greenhouses | 23,000 |
| Carriage House | 29,000 |
| Mansion Outbuidings | 11,000 |
| Lower House | 78,000 |
| Dairy | 46,000 |
| Corn Crib | 6,000 |
| Quarters | 94,000 |
| Adaptive Use | |
| Maintenance Stable (Stable #2) | 11,000 |
| Long Barn | 51,000 |
| Mule Barn | 96,000 |
| Farm Garage | 57,000 |
| Landscape Restoration | |
| Restore Historic Plantings | 12,000 |
| Orchard (Small) | 4,000 |
| Screen Planting | 6,000 |
| Visitor Use | |
| Exhibits | 82,500 |
| Interpretive Brochure | 13,500 |
| Furnishing Plans | 20,000 |
| General Development | |
| Nonhistoric Construction | |
| Contact Station-Rest Room | 99,000 |
| Small Maintenance Building | 236,000 |
| Road Demolition | |
| Return Paved Entrance Drive and
Loop Back to Historic Gravel | 39,000 |
| Convert Carriage House Road to Trace | 11,000 |
| Road Construction | 100,000 |
| Parking Area Development | 165,000 |
| Trail Development | 10,500 |
| Utilities | |
| Water Supply | 9,400 |
| Wastewater | 51,000 |
| Fire and Intrusion Alarm System | 24,000 |
| Research Projects | <u>70,000</u> |
| Net Development Cost | 1,483,400 |
| (Add Project Planning, Project Supervision,
Contingencies - 46%) | <u>682,364</u> |
| GROSS CONSTRUCTION COST | \$2,165,764 |

NOTE: These cost estimates are based on conceptual plans and will be revised as the planning process proceeds.

APPENDIX
ESTIMATED ANNUAL OPERATING COSTS

| | <u>Operations</u> | <u>Maintenance</u> |
|---|-------------------|--------------------|
| Existing needs to ceiling | \$102,982 | \$108,518 |
| Existing needs above ceiling | 27,352 | 25,524 |
| Future needs after plan
implementation | <u>61,004</u> | <u>56,324</u> |
| Total annual operating costs | \$191,338 | \$190,366 |
| GRAND TOTAL | | \$381,704 |

V. MANAGEMENT OBJECTIVES

Summary

To preserve, maintain and interpret Hampton National Historic Site as an outstanding example of late Georgian architecture, to reflect, through the growth of the mansion and the estate, the life-style of a leading Maryland family, hence representative of a segment of American cultural history.

A. Management, Administration and Coordination

Implement National Park Service policies and directives in conformance with all relevant legal requirements so as to achieve effective management of all park cultural resources (including all historic and natural resources which are part of the historic scene), administrative and operational facilities, and park personnel. This includes development of innovative methods and procedures for park operations commensurate with changing park needs.

Improve park facilities to the optimum level for best park operational functioning and best quality visitor experience.

Cooperate with other governmental agencies, private organizations, and members of the public, to ensure that:

1. land use and visitor activities within and without park boundaries are compatible, to the greatest degree possible, with long-term preservation of the park's cultural resources and their settings;
2. the local community is fully informed of facilities and programs available in the park, and is encouraged to participate in park activities;
3. optimum energy conservation is achieved, and
4. National Park Service staff at Hampton, as available, provides appropriate advice and assistance for historic preservation activities in the local area.

B. Preservation and Protection of Cultural Resources

Locate, identify and preserve the park's cultural resources in a manner consistent with legislative and executive requirements and the Service's historic preservation policies.

Acquire information through research surveys and other means necessary to facilitate preservation, management and interpretation of the park's cultural resources.

Protect, preserve and rehabilitate the park's cultural resources, including all lands, standing structures, and subterranean archeological resources, utilizing preservation techniques that retard deterioration to the greatest possible degree.

Rehabilitate physical historical remains as appropriate to facilitate preservation and enhance interpretive values.

Eliminate, to the degree possible, physical, visual and audible intrusions into the historic setting caused by modern highways and other nonhistoric development.

Encourage appropriate research by serious and qualified students.

C. Visitor Use

Provide for appropriate, safe, all-season use of the park's cultural resources within the capacity of each without resource degradation or loss.

Provide for as many appropriate visitor activities as can be accommodated without detriment to one another.

D. Interpretation

Fully interpret the history of the park's resources while accomplishing optimum preservation and protection.

Encourage educational programs directed toward the understanding and appreciation of the total historic milieu, including the natural components of the historic scene.

Encourage community participation in the enhancement of the interpretive program.

Explore, in intimate fashion, the saga of a great Maryland family from colonial America through WW II, and by inference examine American history in depth.

FINDING OF NO SIGNIFICANT IMPACT

The National Park Service has determined that the implementation of the selected alternative, which is detailed in the Draft General Management Plan, will not constitute a major Federal action that will significantly affect the quality of the human environment as defined in Section 102 (2)(C) of the National Environmental Policy Act of 1969 (PL 91-190, 83 Stat. 853). Therefore, the National Park Service will not prepare an environmental impact statement for the Draft General Management Plan.

6/10/82
Date

James W. Coleman
Regional Director, Mid-Atlantic Region



United States Department of the Interior

NATIONAL PARK SERVICE

MID-ATLANTIC REGION
143 SOUTH THIRD STREET
PHILADELPHIA, PA. 19106

RECEIVED

JUN 22 1983

MARYLAND HISTORICAL
TRUST

17 JUN 1983

IN REPLY REFER TO:

DI 8 (MAR-PRP)

Mr. J. Rodney Little
State Historic Preservation Officer
John Shaw House
21 State Circle
Annapolis, Maryland 21401

Dear Mr. Little:

In accordance with Stipulation Four of the Programmatic Memorandum of Agreement (PMOA) executed on September 11, 1981, between the National Park Service, the National Conference of State Historic Preservation Officers, and the Advisory Council on Historic Preservation, on the development or revision of Plans, this is to notify you that we will approve the revised draft General Management Plan dated June 1983, for Hampton National Historic Site, Baltimore County. A copy of the document is enclosed for your review.

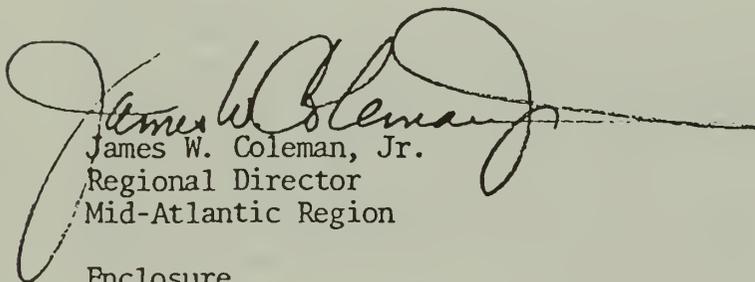
As a result of the consultation between our respective staffs, the continued involvement of your office in this planning effort, and a review of your former Deputy Nancy Miller's letters of May 26 and July 27, 1981, your letter of January 12, 1982, and the Advisory Council's letters of September 1, 1981, and November 12, 1982, we believe that the revised draft Plan satisfies your concerns with respect to cultural resources management at Hampton National Historic Site.

We call to your attention a change in the access and parking at the Farm Complex. This new proposal is depicted on the General Development Plan (page 59), and discussed in the text on page 57. Please compare this proposal with the one depicted and discussed on pages 63-64 of the October 1982 Draft Plan.

To document compliance with Section 106 of the National Historic Preservation Act for approval of the revised draft Plan in accordance with the PMOA, please sign and date the concurrence line provided below and return this letter to this office (attention: Clifford Tobias). Should you object to the draft Plan as submitted, please notify this office in accordance with Stipulation Five of the PMOA. If no objection is received within fifteen (15) days as stipulated in the PMOA, we will forward the document to the Advisory Council.

Your cooperation and participation in the planning effort for Hampton National Historic Site are greatly appreciated. If you need additional information, please contact Clifford Tobias or Planning Team Captain Barron Bohnet, at (215) 597-9970 or -9655, respectively.

Sincerely,



James W. Coleman, Jr.
Regional Director
Mid-Atlantic Region

Enclosure

I concur:



State Historic Preservation Officer

Date:

7-6-83



United States Department of the Interior

NATIONAL PARK SERVICE

MID-ATLANTIC REGION
143 SOUTH THIRD STREET
PHILADELPHIA, PA. 19106

IN REPLY REFER TO:

H30 (MAR-PRP)

8 JUL 1983

Mr. Robert J. Garvey, Jr.
Executive Director
Advisory Council on Historic Preservation
1522 "K" Street, NW
Washington, D.C. 20005

JUL 18 1983
CLIFFORD TOBIAS
NATIONAL PARK SERVICE

Dear Mr. Garvey:

In accordance with Stipulation Four of the Programmatic Memorandum of Agreement (PMOA) executed on September 11, 1981, between the National Park Service, the National Conference of State Historic Preservation Officers, and the Advisory Council on Historic Preservation, on the development or revision of Plans, this is to notify you that we will approve the revised draft General Management Plan dated June 1983, for Hampton National Historic Site, Baltimore County, Maryland. A copy of the document was provided Ms. Amy Schlagel of your staff on June 17.

We call to your attention a change in the access and parking at the Farm Complex. This new proposal is depicted on the General Development Plan (page 59), and discussed in the text on page 57. Please compare this proposal with the one depicted and discussed on pages 63-64 of the October 1982 Draft Plan.

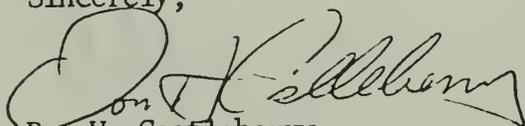
As a result of the consultation process between our respective staffs and the staff of the State Historic Preservation Officer, the continued involvement of your office in this planning effort, and a review of Mr. Jordan Tannenbaum's letter of September 1, 1981, and Mr. Don Klima's letter of November 12, 1982, we believe that the revised draft Plan satisfies your concerns with respect to cultural resources management at Hampton National Historic Site. Enclosed is a copy of the State Historic Preservation Officer's concurrence in the revised draft Plan.

To document compliance with Section 106 of the National Historic Preservation Act for approval of the revised draft Plan in accordance with the PMOA, please provide this office with a letter indicating your concurrence (attention: Clifford Tobias). Should you object to the draft Plan as submitted, please notify this office in accordance with Stipulation Five of the PMOA. If no objection is received within fifteen (15) working days as stipulated in the PMOA, we will approve the revised draft Plan.



Ms. Schlagel's cooperation and participation in the planning effort for Hampton National Historic Site are greatly appreciated. If you need additional information, please contact Clifford Tobias or Planning Team Captain Barron Bohnet, at FTS-597-9970 or -9655, respectively.

Sincerely,

A handwritten signature in cursive script, appearing to read "Don H. Castleberry". The signature is written in dark ink and is positioned above the typed name.

Don H. Castleberry
Acting Regional Director

Enclosure

Project Development Priorities

Funding for the actions in this plan will be sought immediately upon approval. Following is the sequence in which construction and construction-related planning will be carried out. Within "Priority 1" are the highest priority projects and these will be programmed first.

| <u>Priority</u> | <u>Action</u> |
|-----------------|---|
| 1 | Mule Barn - stabilize and restore exterior
Log Quarters - stabilize and restore exterior
Long Barn - complete adaptive use interior
Dairy - restore retaining walls
Boundary Screen Planting
Archeology Survey - complete survey
Boundary Survey - complete survey
Historic Structures Reports (HSR) |
| 2 | Cemetery Vault and Wall - restore vault exterior and wall
Lower House - rehabilitate, restore interior
Corn Crib - stabilize foundation
Farm Parking - develop parking area and entrance
Mansion - exhibits, interpretation
Orangery - exhibits, interpretation
Stone Quarters(2) - restore exteriors, rehabilitate interiors
Interpretive Brochures
Historic Grounds Study |
| 3 | Main Parking Area - construct road, parking area, contact station, rest rooms
Mansion Road Demolition - convert main road, west road to historic trace
Stable - complete maintenance adaptation
Mule Barn - adapt interior for maintenance
Lower House - exhibits
Historic Plantings - restore, re-create
Farm Garage - convert to rest rooms |

4

Construct new small maintenance
building

Trails - construct

Mansion outbuildings - rehabilitate

Mansion walks, terrace - rehabilitate

Orchard Plantings - re-create

Carriage House, etc. - exhibits

Ice House - stabilize

Log Quarters - restore interior

Gas House Foundation - mark and
preserve

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PLANNING TEAM

MEMBERS

| | |
|---------------------|--|
| Barron H. Bohnet | Team Captain, Park Planner/
Landscape Architect, Mid-Atlantic
Region |
| Juin A. Crosse | Superintendent, Hampton National
Historic Site |
| Adam Karalius | Site Manager, Hampton National
Historic Site |
| John B. Ingle | Architect, Mid-Atlantic Region |
| George C. Mackenzie | Historian, Mid-Atlantic Region |
| David G. Orr | Regional Archeologist,
Mid-Atlantic Region |

CONSULTANTS

| | |
|--------------------|--|
| John F. Karish | Acting Regional Scientist,
Mid-Atlantic Region |
| Courtney B. Wilson | Former Site Manager, Hampton
National Historic Site |
| John Ridgely III | Family historian - former Hampton
resident |

As the nation's principal conservation agency, the Department of the Interior has basic responsibilities to protect and conserve our land and water, energy and minerals, fish and wildlife, and parks and recreation areas, and to ensure the wise use of all these resources. The department also has major responsibility for American Indian reservation communities and for people who live in island territories under U.S. administration.



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