

National Park Service
Department of the Interior



HAMPTON NATIONAL HISTORIC SITE

Final General Management Plan
and Environmental Impact Statement

Summer 2011

Portion of the Home Farm, 19th century



View of Farm



United States Department of the Interior

NATIONAL PARK SERVICE
Hampton National Historic Site
535 Hampton Lane
Towson, Maryland 21286-1397



Spring 2011

Dear Reader:

It is with great pleasure that we provide you with a copy of the Final General Management Plan/Environmental Impact Statement for Hampton National Historic Site. This plan is a vision for the next 20 years and will guide our management of the park in its operation and further development.

The General Management Plan is the result of years of thought, planning and discussion about the National Historic Site's future with neighbors, the general public, our partners and the broader community. From the start, your involvement has been critical in shaping this plan. Public meetings and discussions shaped the alternatives included in the draft general management plan. Two open houses were held at the park during the fall of 2010 about the draft plan and it was distributed to partners and public agencies for their review over the winter and early spring. We have listened to your concerns, issues and ideas and have made a number of revisions that are incorporated into this final General Management Plan.

We are most grateful for the time and effort contributed to this effort by the partners and engaged citizens, community leaders and elected officials, and a host of county, state and federal agencies and dedicated National Park Service staff. The vision contained in the plan is clearer because of your enthusiastic participation. If we are to achieve the vision identified in the final plan, we will need your continued involvement. We look forward to working with you in the coming years as we implement the ideas and recommendations of the plan.

Since its inception, Hampton National Historic Site has benefitted from strong community support and public involvement. We hope that you will join us in making this vision of the future a reality for ourselves and future generations.

Sincerely,

A handwritten signature in dark ink, appearing to read "Gay Vietzke", written over a light blue horizontal line.

Gay Vietzke
Superintendent



Watercolor of Hampton Mansion by Robert Carey Long, Jr., 1838, Private Collection

TABLE OF CONTENTS

Executive Summary	i	Ethnography	95
		Water Quality	98
Chapter 1: Purpose and Need for Action	1	Vegetation	101
Introduction to the Park	3	Economy and Land Use	103
Location and Access	3	Transportation	105
Introduction to this Document	7	Visitor Experience	108
Purpose and Need for the Plan	7	Park Operations and Maintenance	111
Mission Statement and Park Goals	14	Unavoidable Negative Effects	113
Decision Points Related to Park Goals	15	Relationship Between Short-term Uses	113
Potential Boundary Adjustments	24	of the Environment and Maintenance and	
Public Scoping	24	Enhancement of Long-term Productivity	
Impact Topics	25		
Vision for the Park	28	Chapter 5: Consultation and Coordination	115
		Public Scoping Process	117
Chapter 2: Alternatives	29	Summary of Community Participation	117
Introduction	31	Compliance	118
Actions Specific to Alternative 1 (No Action)	32	Natural Resources	120
Actions Common To Action Alternatives	35	Planning Team, Advisors and Partners	137
Actions Specific to One Action Alternatives	38	Distributor List	137
Alternative 3-Broadening the Hampton Experience	43		
Cost of Implementing the Alternatives	48	Appendix	121
The NPS Preferred Alternative	54		
Alternatives Considered But Eliminated from Further Study	54	MAPS	
Consistency with the National Environmental Policy Act	55	Hampton Estate, 1772	i
Environmentally Preferred Alternative	57	Hampton Estate, 1790	2
Summary of Environmental Consequences		Hampton Estate, 1829	30
of the Alternatives	58	Hampton Estate, 1867	60
		Hampton Estate, 1929	76
Chapter 3: Affected Environment	59	Hampton Estate Property Map	116
Introduction	61	Management Zones Alternative 1	34
Cultural Resources	61	Management Zones Alternative 2	42
Natural Resources	68	Management Zones Alternative 3	47
Socioeconomic Environment	70		
Visitor Experience	72	CHARTS	
Operations and Maintenance	74	Table 1-1: Fundamental Resources	11-12
		Table 2-1: Park wide Actions and Zone specific Actions	37
Chapter 4: Environmental Consequences	75	Table 2-2: Summary of Costs by Alternative	48
Introduction	77	Table 2-3: Lists of Major Projects by Alternative	49
Cultural Resources	79	Table 2-4: Actions by Alternative	52-53
Natural Resources	80	Table 2-5: Summary of Environmental Consequences	57
Cultural Landscapes	82	Table 3-1: Collections storage Facilities	66
Historic Structures	86	Table 3-2: Water Quality Analysis	68
Collections and Archives	92	Table 5-1: Actions Requiring Consultation	119
Archeology	92		



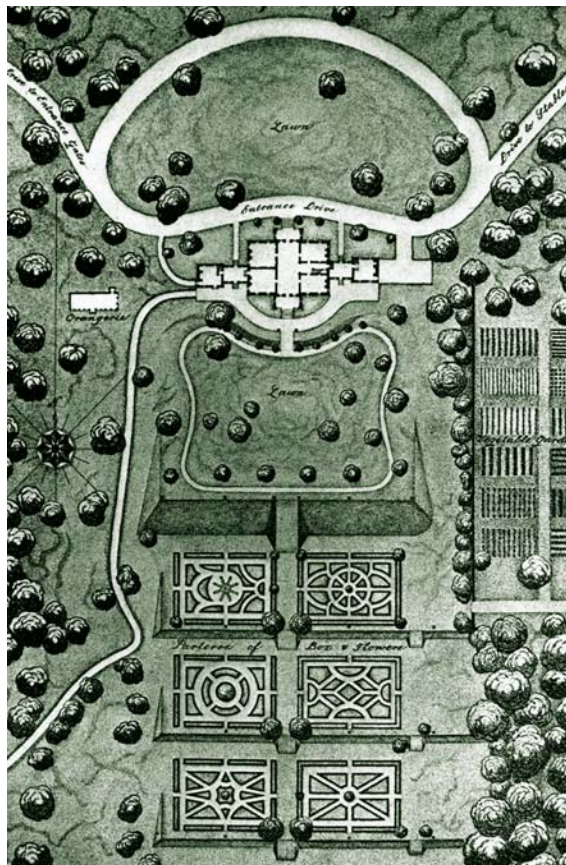
EXECUTIVE SUMMARY

Purpose And Need For The Plan

The main function of a *General Management Plan/Environmental Impact Statement* (GMP/EIS) is to provide a clear definition of the park's purpose, significance, fundamental resources and values, and the direction that will guide and coordinate all subsequent planning and management. The general management plan takes the long view—15 to 20 years into the future. The National Park Service (NPS) seeks to have all parks operate under approved GMPs. This ensures that park managers carry out, as effectively and efficiently as possible, the mission of the National Park Service. All GMP/EIS documents are required to set forth impacts in accordance with the *National Environmental Policy Act* (NEPA).

Hampton National Historical Site (Hampton NHS) is a 62-acre unit of the National Park System in Baltimore County, Maryland, located approximately 13 miles north of downtown Baltimore. The park shares a superintendent and five senior park managers with Fort McHenry National Monument and Historic Shrine, (Fort McHenry NM&HS) located in south Baltimore.

As part of the GMP/EIS process, staff of Hampton NHS and Fort McHenry NM&HS and an NPS planning team gathered information from the public, neighbors, partners, public agencies and other interested parties about the future of Hampton National Historic Site. The team held public meetings and published newsletters and information on the park's web site to share information about the planning process and invite feedback on various plan components.



Extensive discussions with interested parties, local and state agencies, and within the NPS, resulted in many revisions during the planning process. Based on analysis of the resources of the park and the comments received, the team shaped three alternatives, which are contained in this final report. One of the action alternatives, Alternative 3, has been identified as the NPS environmentally preferred alternative and as the park's preferred alternative for implementation.

The approval of this plan does not guarantee that the funding and staffing needed to implement it will be forthcoming. Funding and staffing decisions are based on available appropriations and staffing priorities of the Northeast Region of the NPS. Full implementation of the plan could be many years in the future.

PARK PURPOSE AND SIGNIFICANCE

The park's purpose and significance statements, which are based on the park's authorizing legislation or administrative establishment, congressional testimony and legislative history, form a portion of the foundation of the general management plan. The purpose statement explains why the park was established as a unit of the national park system, while the significance statements define the park's place within a broader national context.

Park Purpose

Hampton National Historic Site preserves in public ownership the structures, landscapes, collections, archeological sites, and other natural and cultural resources of this rare commercial, industrial and agricultural estate in the Chesapeake Bay region for future generations; and stimulates understanding of how national events and social change are revealed in the site's resources and the interrelationships of the Ridgely family and the workers—free, indentured, and enslaved—who lived and labored on the estate as it took shape and changed over the 18th and 19th centuries.

Park Significance

According to the 1948 *Secretarial Order* designating the site, "Hampton is of national significance as a splendid example of a great Georgian Mansion illustrating a major phase of the architectural history of the United States." In 1978, U.S. Senator Charles Mathias, Jr. of Maryland proposed the addition of the 14.02-acre farm to the park, recognizing its role in conveying the full significance of the site. The property included the core of what had been the home farm, including the lower house (or farm house—the oldest building on the Hampton Estate), slave quarters, the dairy, mule barn, granary and other outbuildings.

In his testimony in support of the legislation, Senator Mathias stated, "...The significance of the farm is, simply, that Hampton originally was not just the mansion and its immediate grounds; rather, it was a sprawling plantation... We now have the opportunity to rejoin these two properties in one contiguous and grand Hampton National Historic Site. The acquisition of the Hampton Farm and its rehabilitation would have a dynamic effect upon the mansion as it is currently interpreted. The operation of a revitalized farm complex would dramatically help to transform Hampton from a site of primarily genealogical and architectural interest to what it really was—the centerpiece of a once vast estate, of which the farm was a major component."

The following are the significance statements that describe Hampton National Historic Site in the broader national context:

- Hampton National Historic Site, once the center of a vast Maryland land holding, and a premier example of Georgian architecture and landscape design, was a remarkable commercial, industrial and agricultural estate forged with indentured and enslaved labor. Hampton reflects a central irony in U.S. history—that a nation newly created on the principles of equality and freedom could accept the institution of slavery.
- National events and social change—the American Revolution, establishment of a new economy, slavery, the Civil War, Emancipation and Reconstruction—are reflected by the site's cultural resources, an unmatched and comprehensive assemblage of structures, landscapes, collections and archives preserved by one family over ten generations. This exceptional ensemble is an unusually complete chronicle that reveals the daily activities of the Ridgely family, laborers and enslaved persons, and illustrates 18th and 19th century history and design.

The period of significance for Hampton NHS is from 1745 to 1948—with the greatest emphasis on the late 18th through the 19th century. That time period begins with Colonel Charles Ridgely's purchase of the 1,500-acre Northampton tract and ends with the transfer of the mansion and 43 acres to the National Park Service.



PARK GOALS

Goals articulate the ideal conditions that park managers strive to attain in perpetuity. In brief, the goals for Hampton National Historic Site assert that the resources be protected, the audiences be informed and satisfied, and partnerships be fostered to enhance resource stewardship. The specific goals for Hampton are listed below relating to major management topics of this GMP/EIS.

Resource Management

Park resources are preserved and maintained in good condition, and in a manner that supports a balanced approach to cultural and natural resources management.

Visitor Experience

Visitors traveling to Hampton experience well marked routes with good directional signage and a clear sense of arrival upon entering the park. Once within the park, pathways and internal roads are well marked and easy to navigate.

Visitors receive orientation to Hampton that helps them understand the experiences available at the park, an overview of the park's significance, the park's place in the national park system, and the relevance of the estate, the family, and paid, indentured and enslaved workers to today.

Visitors experience authentic, tangible resources that help them understand, draw inspiration from and examine the larger meanings, concepts, and stories associated with a formerly vast commercial, industrial and agricultural estate forged with indentured and enslaved labor. The park stimulates understanding of these resources and the activities of the family and workers—paid, indentured, and enslaved—who lived and labored on this estate as it took shape and changed over the 18th and 19th centuries.

A range of interpretive experiences, materials and programs are available to meet the variety of learning styles and interests of individuals, families and groups. The park employs established and emerging technologies on-site, in outreach efforts, and through virtual experiences to attract new visitors and expand the range of audiences.

Scholarship that expands public understanding and promotes dialogue about the historic events and broader

social issues associated with this site is encouraged and supported. Students, scholars and interested people have access to the collections and opportunities to conduct research in adequate and dedicated space.

Operations and Maintenance

The park pursues these goals in a flexible, cost effective manner. The implementation of this plan capitalizes on existing and emerging technologies to increase efficiency and to enhance overall operations and partnerships. In this process, the park provides a safe and healthy environment for visitors, employees and partners.

Partnerships

The park strengthens its network of partners and volunteers to preserve the resources and interpret the site. These partnerships engage an increasingly broad range of audiences appreciating the stories and themes associated with Hampton, as well as with management issues that face the park, to enhance public engagement in the park and its management. These outreach efforts build on the strong relationships with existing partners and expand positive relationships with the local community and local, state and federal agencies. Success in meeting the management and interpretive goals is a collective effort and requires the active contribution of these partners.

Hampton National Historic Site has been a partnership park from the time of its designation. It was managed by the Society for the Preservation of Maryland Antiquities from 1948 until 1979 and has continued to enjoy active affiliations with a number of organizations serving a variety of functions. Historic Hampton, Inc., a non-profit organization, provides valuable support to the park. The NPS understands partnerships as a means to integrate the park with the community, making the park's resources and benefits more readily available to the public and generating awareness, caring, support, and advocacy for the park.

ALTERNATIVES CONSIDERED

Using the information from scholars, NPS staff, partners and numerous public conversations and meetings, the planning team developed three potential management alternatives for Hampton's future.

Alternative 1 would continue the current management practices and serve as a baseline against which the action alternatives would be measured. For both Alternatives 2 and 3, the essential landscape features, integrity and character would be retained, and the time period selected for physical representation would be the latter part of the 19th century. The differences between Alternative 2 and 3 relate to intensity of landscape and historic structure rehabilitation and restoration. Alternative 2 would propose the re-introduction of a number of specific features, recreating as closely as possible the historic appearance of the estate. Alternative 3 would seek to evoke the character of the landscape during the period of significance, but acknowledge compromises in treatment and the depth of rehabilitation in order to insure that operational and maintenance costs remain sustainable.

Alternative 1—No Action Alternative

Under this alternative there would be no change in management direction or visitor experience—Hampton would continue to embrace its continuum of history in the way the site would be preserved and interpreted.

- Plans already in place would be carried out. Although some restoration and rehabilitation would occur, preservation would be the general approach to treatment of Hampton's historic structures and landscape.
- The park would continue the development of a currently funded new collections storage facility within the Support Zone on the Mansion side of the park. Staff offices, permanently removed from the mansion basement for health and safety reasons, and partner Historic Hampton, Inc., (HHI) offices would continue to occupy modular buildings.
- The visitor experience would primarily rely on conducted tours of the mansion and conducted or self-guided tours of the grounds and the farm. Brochures and a few wayside exhibits would supplement tour guides. Supplemental programs would be offered as staffing and budget allow.
- Park boundaries would remain unchanged.



Dairy

Alternative 2—Experiencing the Past

This alternative would remove post-1948 development and would consolidate administrative functions in an effort to recreate, as closely as possible and feasible, the feeling of the Hampton Estate near the end of its period of greatest significance—the mid to late 19th century.

- Missing architectural and cultural landscape features, critical to understanding the 19th century setting, would be reconstructed. If Department of Interior/National Park Service (DOI/NPS) documentation needs are met, the primary historic structures throughout the park would be rehabilitated and adaptively used for interpretation in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. While the interiors of some historic buildings would be minimally used for park operations, all historic structures and cultural landscapes would be rehabilitated to some degree and additional interpretive media developed so that the visitor could experience the entire estate and those who worked and lived there.
- To further enhance the historic feeling of the site, modern intrusions would be relocated out of the historic core whenever possible. A consolidated park headquarters would be constructed for park administration and a visitor orientation area. All tours would originate from this location, transporting visitors "back in time" as they left a harmoniously designed modern center and entered the historic zone of the park.
- Interpretive media, programs and scholarship, including archeology, would be expanded to widen the audience. Interpretation would also connect the visitor experience with the full range of historic uses of the Hampton Estate, the Home Farm and agricultural and industrial activities that took place throughout the entire estate during the period of significance. Much of the interpretation efforts would focus on the resources and stories from the mid to late 19th century.
- Park boundaries would remain unchanged, although minor adjustments would be considered through donation and willing seller processes.

Alternative 3—Broadening the Hampton Experience

This alternative is the environmentally and NPS preferred alternative. It would expand the visitor experience to include the entire story of the park, from its heyday in the 19th century through the changes of activity and ownership in the 20th century. It would broaden the stories to include all those who lived and worked at the mansion, the plantations and related Ridgely family enterprises. It would provide visitor services and accommodate park operations within the historic and modern buildings existing on the property now.

- Modern and historic buildings would be rehabilitated to provide for visitor services—orientation, group programming, restrooms and bookstore, limited storage, and administrative and partnership offices within walking distance of the mansion. While this approach could disperse interpretation and administrative functions throughout the park, every effort would be made to group these operational functions near one another to enhance the 'campus feeling', encourage organizational efficiency, and minimize their intrusion into the historic scene.
- The modular buildings housing administrative and partner offices would be removed. One critical feature missing from the landscape and interpretively essential to the visitor experience, the corn crib, would be reconstructed. If Department of Interior/National Park Service (DOI/NPS) documentation needs are met, in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and used for interpretation on the farm side. Relocation of the modern entrance drive on the mansion side and changes to the access road to the farm would provide safer access to new visitor orientation areas on both sides of Hampton Lane.
- Exhibits, media, programs and scholarship would reflect the breadth of lives and events experienced by all of Hampton's residents and workers, free and enslaved, and would connect those stories with visitor's lives today.

Park boundaries would remain unchanged, although minor adjustments would be considered through donation and willing seller processes.

POTENTIAL ENVIRONMENTAL IMPACTS

An analysis of the potential environmental impacts of each alternative is included in this Final GMP/EIS. Potential impacts on cultural resources, certain natural resources, visitor use and experience, park operations, and the socioeconomic environment were considered in the environmental analysis. Potential cumulative effects were also evaluated. Overall, Alternative 3 provides the greatest number of beneficial impacts in comparison with other alternatives. Alternative 3 has been identified as the environmentally preferred alternative.

AGENCY PREFERRED ALTERNATIVE

The NPS has identified Alternative 3 as the preferred alternative to guide long-term management and development of Hampton National Historic Site. Selection of Alternative 3 as the preferred alternative is based on the analysis and findings of the GMP planning team, as well as, on public comments received during the planning process. The GMP planning team has determined that Alternative 3 would fulfill the NPS statutory mission and responsibilities at the park and would be advantageous when compared to Alternatives 1 and 2 with respect to protecting the park's natural and cultural resources; enhancing interpretation, education and public understanding; enhancing public use and enjoyment of the park; effectively managing the park; and working with partners and the community.

THE NEXT STEPS

Following distribution of the final General Management Plan and Environmental Impact Statement and a 30-day no-action period, the National Park Service will prepare and publish a *Record of Decision* (ROD) documenting the selection process of the alternative to be implemented. Following the ROD as funding and other contingencies allow, Hampton National Historic Site will begin implementing the plan.

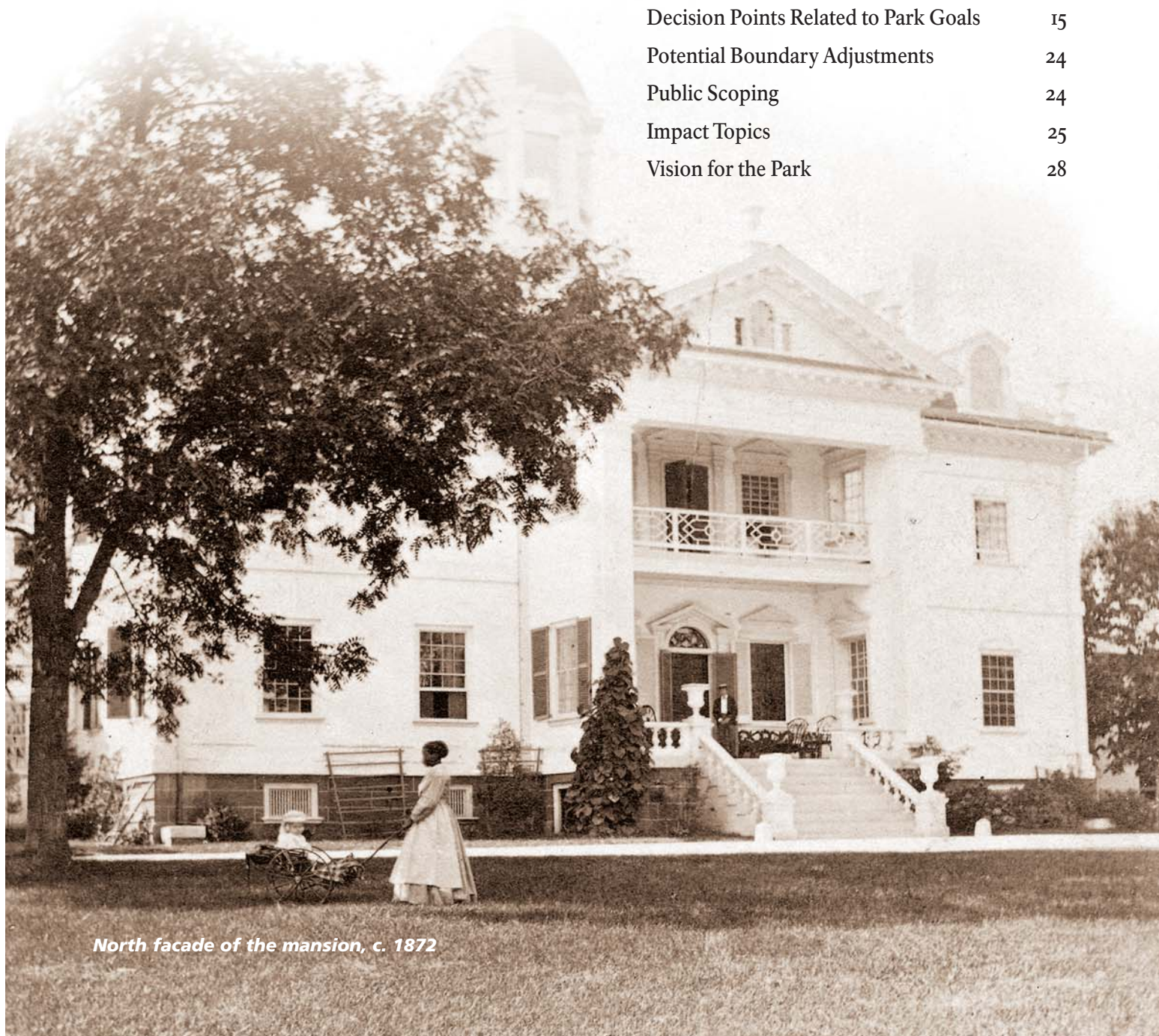
The approval of this plan does not guarantee that the funding and staffing needed to implement the plan will be forthcoming. The implementation of the approved plan will depend on future appropriations, and it could also be affected by factors such as changes in NPS staffing priorities, visitor use patterns, and unanticipated environmental changes. Full implementation could be many years in the future. Once the General Management Plan has been approved, additional feasibility studies and more detailed planning, design, environmental assessment and documentation, and consultations with the Maryland State Historic Preservation Officer and other local, state and federal agencies would be completed, as appropriate, before certain actions in the preferred alternative can be implemented.

Future program and implementation plans, describing more specific actions that managers intend to undertake and accomplish in the park, will tier from this GMP/EIS.

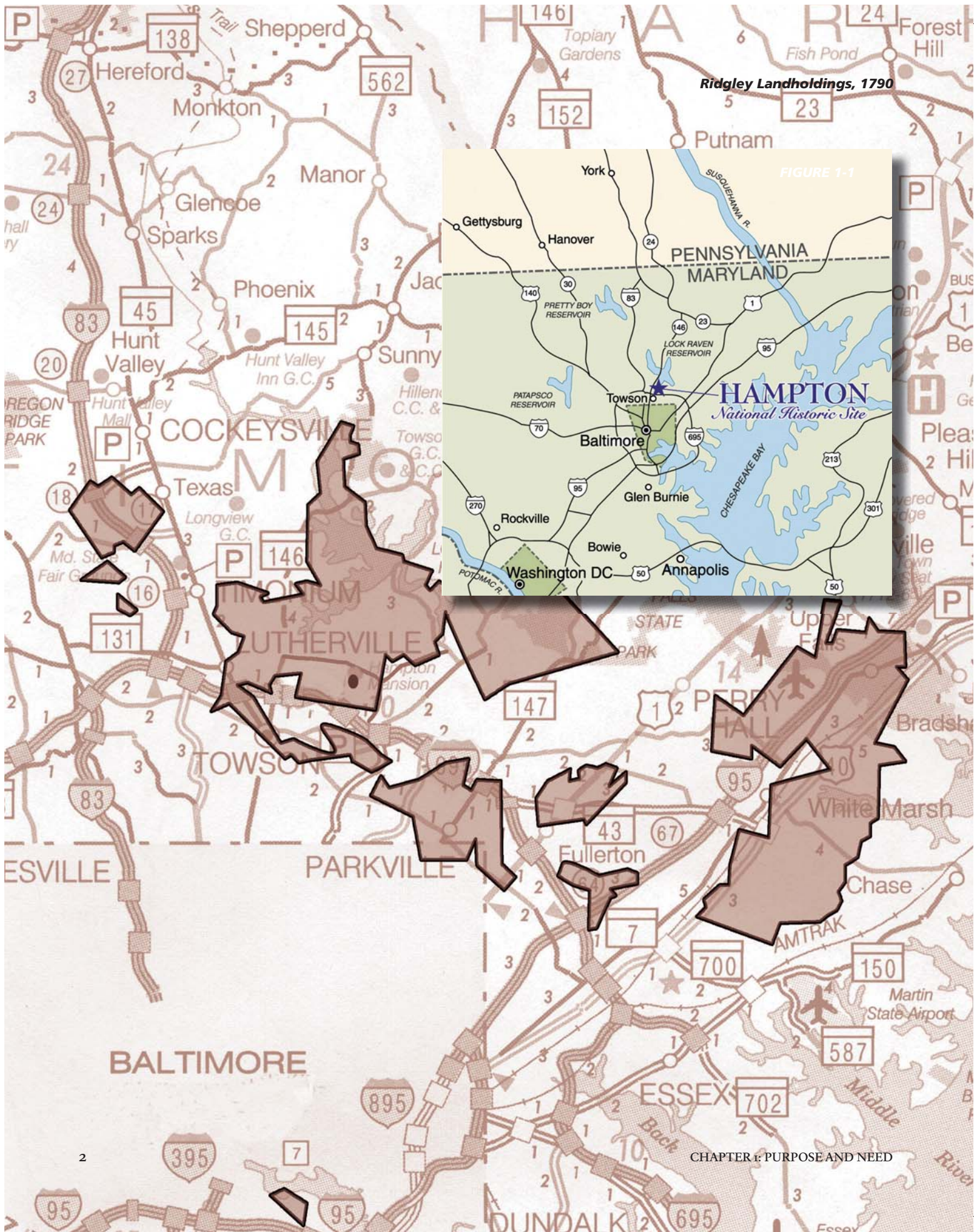
CHAPTER I

PURPOSE AND NEED FOR ACTION

Introduction to the Park	3
Location and Access	3
Introduction to this Document	7
Purpose and Need for the Plan	7
Mission Statement and Park Goals	14
Decision Points Related to Park Goals	15
Potential Boundary Adjustments	24
Public Scoping	24
Impact Topics	25
Vision for the Park	28



North facade of the mansion, c. 1872



INTRODUCTION TO THE PARK

Location and Access

Hampton National Historic Site (NHS) is a 62-acre unit of the National Park System, administered by the NPS in Baltimore County, Maryland, located approximately 13 miles north of downtown Baltimore (Figure I-1).

It is the remnant of a 24,000-acre industrial and agricultural estate amassed and operated by one Maryland family, the Ridgelys, for more than 200 years of America's development as a nation, from before the Revolutionary War until after World War II. The present site encompasses the family mansion with its formal gardens, grounds, and support buildings, and the original "lower" or farm house, with barns, dairy, slave and servants' quarters, and other structures of the home farm, which supported the needs of the mansion and the workers in its immediate area.

Easily accessible from I-95, the park is bordered on the north, east and west by a quiet residential neighborhood built on land formerly belonging to the estate. Its southern boundary is formed by I-695, the Baltimore Beltway. Hampton Lane, a two-lane county residential road, bisects the park in an east-west direction and the mansion and its gardens are on the south side of the road and the farm is on its north side. Towson, the county seat of Baltimore County, and Goucher College, whose property was once part of the estate, lie to the south.

Historical Overview

Hampton reflects the evolution of American social, economic, and cultural history through the lens of one family and their large and diverse labor force from 1745 to 1948. Through surviving accounts, records, structures and objects, the stories of the Ridgely family and of the indentured, enslaved, and paid workers who made the estate function and their historic relationships to the property and family are told. The Hampton saga began with Colonel Charles Ridgely's (1702-1772) purchase in 1745 of 1,500 acres in what was considered wilderness north of Baltimore Town. This land had been named "Northampton" at the time the land grant was patented in the seventeenth century, possibly in honor of the area

of Northamptonshire in England. It was one of several parcels purchased by the Ridgelys with "Hampton" as part of their name. On this land Colonel Ridgely established five separate farms for the production of tobacco, each with an overseer, indentured servants, and enslaved laborers. By 1750, Colonel Ridgely was one of Baltimore County's wealthiest residents, supplementing his income by leasing agricultural fields to other planters and through the operation of a mercantile business in Baltimore Town. By 1757, he had purchased 10,000 acres elsewhere in the county and added 462 acres to the Northampton property.

In 1760, Colonel Ridgely and his two sons, Charles and John, set up Northampton Furnace and began construction of an iron works there. Put into blast in 1762, the furnace eventually produced tons of iron that were sold both locally and overseas. The Hampton enterprise combined the necessary components for a successful iron production business: a supply of ore and limestone; water power, a furnace, forge, and lime kiln; large tracts of woodlands for charcoal; and ships that carried the iron and other raw materials to Europe. The farm supplied food and other necessities for the free laborers, indentured servants, and enslaved persons who worked as carpenters, blacksmiths, wheelwrights, cartwrights, millers, sawyers, and unskilled labor to support this largely self-sufficient enterprise.

When his brother John Ridgely died in 1771, Captain Charles Ridgely (1733-1790, so called because he had earlier been a mariner and ship's captain) purchased John's share of the ironworks, thus acquiring two-thirds ownership of the business that he had been managing since around 1765. With the death of Colonel Ridgely in 1772, Captain Charles Ridgely maintained control of the entire operation. Agricultural production on the estate

became diversified with wheat and other grains eventually surpassing tobacco as the main crops. Gristmills produced flour for the estate's farms and communities. A sawmill was fed by 5,000 additional wooded acres purchased by Captain Ridgely along with quarries, extensive orchards, and pastures for livestock.

During and after the American Revolution, earnings from commercial agriculture, speculation in coal and real estate and, most importantly, the sale of munitions and iron ware to the Continental Army enabled the Captain to direct the building of the grand country house originally known as "Hampton Hall". The mansion, a striking example of Georgian architecture, may have been the largest private home in America at the time of its completion in 1790. Captain Ridgely chose as the site of the mansion one of the highest hills in the Dulaney Valley, near the southern end of the Northampton property, with dramatic views across his lands in all directions. At his death in 1790, Captain Ridgely, also known as "Charles, the Builder," owned 130 enslaved persons and 24,000 acres, although it is likely that no more than half of that acreage was contiguous.

Captain Ridgely's primary heir was his nephew Charles Ridgely Carnan (1760-1829), who received half the estate (including 10,000 acres), under the condition that he change his name to Charles Carnan Ridgely. Known in his lifetime as "General Ridgely" because of his service as brigadier general in the state militia, Ridgely was also a representative in the Maryland legislature 1790-95, senator between 1796-1800, and three-term governor in 1816-19. He continued to increase the family fortune through his activities in banking, canal and railroad building, horse breeding, commerce, iron making, and commercial agriculture.

In his 40-year tenure in the mansion, Governor Ridgely acquired many important furnishings including furniture, silver, paintings, textiles, and books. Taking advantage of the topography of the site, he ordered the creation of a terraced or "falling garden" on the south side of the mansion. He directed the installation of formal geometric plantings (parterres) on the garden terraces and the primary tree plantings on the north and south lawns, taking care to frame the views of the home farm. As a result of his interest in scientific farming, the estate became a model among American farming operations.

Governor Ridgely was a major holder of enslaved persons. At the turn of the 19th century, indentured servitude was dying out and the work force at the Northampton Furnace, where white indentured servants were originally in the majority, became predominately an African-American enslaved force. By 1830 the Northampton ironworks were in decline, and the site had ceased operations by 1850. The technology and economics of iron making had changed, making Northampton's machinery and methods of production obsolete. The forests that had supplied charcoal were depleted, and transportation costs compared unfavorably with those of furnaces built closer to urban centers. The furnace site was reclaimed for agriculture and farmed by the Ridgelys—and later by their tenants—until 1923 when it was flooded by the expansion of Loch Raven Reservoir, which supplies water for the Baltimore metropolitan area.

When Governor Ridgely died in 1829, he owned over 300 enslaved people between Hampton, his other estates, and his city property. His will granted them freedom to the extent then allowed by Maryland law—freeing enslaved females between the ages of 25 and 45, males between the ages of 28 and 45, and younger slaves as they reached the allowable ages. In addition, Governor Ridgely's will directed that children two years old or less accompany their mothers into freedom and that slaves older than 45 be taken care of by his heirs and rewarded for their labor.

Governor Ridgely's son John (1790-1867) inherited the Hampton mansion and 4,500 acres of adjoining land in 1829, but no slaves. Although the number of workers needed had diminished, as tobacco had been largely replaced by much less labor-intensive grains and the iron furnace had closed, John immediately began purchasing a new group of slaves. From the time when John took control of Hampton until 1864, when all its slaves were freed by the Emancipation Act of Maryland, labor on the estate was performed by a mixed work force of free whites and enslaved and free African-Americans.

It was John, third owner of Hampton, and his wife, Eliza Eichelberger Ridgely (1803-1867), who were largely responsible for the grounds as they are today, as well as for many of the furnishings and decorative arts currently seen in the mansion. Strongly influenced by their extensive travels in Europe, the works of architect and landscape designer Andrew Jackson Downing, and their

Captain Charles Ridgley



personal interest in design, they continued to make improvements to the home farm, particularly during the 1840s and 1850s. Early structures were replaced with ornamental stone buildings, and other structures were remodeled to incorporate decorative details. The new and refurbished buildings were expressions of the contemporary aesthetic known as the *ferme ornée*, described by its principal proponent, Downing, as combining “the beauty of the landscape garden with the utility of the farm.”

Like many planters in the mid-Atlantic region, the Ridgelys had economic ties to both north and south. They were still the second largest slave-holding family in Baltimore County in 1860, owning 61 enslaved individuals. When the Civil War came they publicly espoused the Union cause but their private sympathies were with the South. The Maryland Emancipation Act of 1864 had less economic impact on the Ridgelys than on some slave owners. Although the Ridgelys had continued the practice of slavery, they also hired laborers on an as-needed basis. Some of those freed by Governor Ridgely’s will or the Emancipation Act remained at Hampton or worked the property as seasonal laborers. Tradition has it that some that left the estate helped to establish the community of East Towson in Baltimore County.

After the Civil War, the Ridgelys continued to cultivate the home farm, but set up a system of farm tenancy based on annual contracts for the remaining agricultural land. Rents were paid to the Ridgelys in either cash or a portion of the rented farm’s produce. Tenants were both white and black. The tenants found it difficult to pay their rent and make a reasonable living, and turnover was high. In many years following the war, the Hampton farm operation was barely profitable. The farming capabilities

of individual tenants and the lack of availability of labor during harvest, as well as prevailing market prices, may partially account for the poor profits.

Upon his father’s death in 1867, Charles Ridgely (1830-1872), who had in effect been managing Hampton since about 1851, inherited the 4,500-acre property. Charles took an active interest in the all aspects of the estate but died only five years after his father while traveling abroad with his family. His wife, Margaretta S. Howard (1824-1904), returned to Hampton and ran the estate for 30 years, concentrating on agriculture. Under her supervision the Ridgely fortunes declined, though the lavish lifestyle continued. For example, the extensive gardens were well maintained and

several articles about them were published nationally.

Charles and Margaretta’s son Captain John Ridgely (1851-1938) gained control of the mansion and its grounds, the home farm, and 1,000 surrounding acres when his mother died in 1904. The estate’s prize herd of Jersey dairy cattle was of primary importance to farming operations. Nevertheless, each year brought a further erosion of the family fortune, with no major improvements made to the grounds after Margaretta’s death. In 1905, the family gave up its primary city residence and moved year-round to Hampton. John’s wife Helen West Stewart (1854-1929) reduced elaborate plantings in the terraced garden, redesigning it for easier maintenance with fewer workers as funding and labor sources continued to decline. A woman of many talents, she was an author and artist who also managed the estate’s dairy and poultry production.

In the 18th century, Hampton had been called “the house in the forest”, but by the end of the First World War, Baltimore and its suburbs were growing toward the formerly remote site. With agriculture in the area becoming increasingly less viable, Captain John Ridgely and his son, John Ridgely, Jr. (1883-1959), the last family member to own the mansion, organized the Hampton Development Company



in 1929 and began to subdivide some of the estate to sell for development as home sites. During the Great Depression, the high cost of maintaining the mansion and remaining grounds led the family to sell some of its contents in order to finance its continued use.

One such sale led to the site's preservation. When David Finley, Director of the National Gallery of Art, arranged to purchase Thomas Sully's famous portrait of Eliza Ridgely for his museum after World War II, Hampton's dire financial situation attracted the attention of a group of leaders who were concerned about the lack of protection available for many of America's historic resources. In 1947, the Avalon Foundation, a Mellon family trust, provided \$90,000 to the Department of the Interior to acquire the mansion, some of its furnishings, 43.29 acres of surrounding grounds and buildings, and to make some essential repairs to the mansion.

At that time, the NPS faced an immense national backlog of needs for major repairs and development as a result of the diversion of federal funding and manpower to the war effort, and the explosion of visitation as Americans returned to the national parks once the war ended. The NPS agreed to accept Hampton as a new unit of the national park system if a custodian could be found to manage the site. A cooperative agreement among the NPS, the Avalon Foundation, and the newly organized Society for the Preservation of Maryland Antiquities (SPMA,

now known as Preservation Maryland) was approved by President Harry S. Truman in October 1947. Secretary of the Interior Julius Albert Krug officially designated Hampton National Historic Site in June 1948. Based on Hampton's "outstanding merit as an architectural monument", this designation reflected a renewal of interest in historic preservation after the war. The group of prominent Americans who banded together to preserve Hampton went on to form the National Trust for Historic Preservation.

John Ridgely, Jr., and his second wife, Jane Rodney, moved from the mansion into the old lower house, home of the first Ridgelys at Hampton. Following work on the mansion, garden and grounds, the site was opened to the public in May 1950. In 1953, NPS acquired an additional 2.118 acres, including the two stables. In October 1979, NPS assumed full administrative responsibility for the site. After the death of Jane Ridgely in 1978, NPS purchased in 1980 the 14.02-acre farmstead north of Hampton Lane: the lower house, three other buildings (two that formerly housed enslaved people) and a series of outbuildings including the dairy, granary, mule barn, corn crib and other structures. The 2.1-acre cemetery was turned over to NPS in 1990 by SPMA, which had received it from the Ridgelys in 1953. A 50-foot right of way along the East Road, totaling one-half acre, was donated by a private owner in 2002. The site now totals 62.033 acres.

INTRODUCTION TO THIS DOCUMENT

This final GMP/EIS was prepared in accordance with Section 102(2)(c) of the *National Environmental Policy Act* (NEPA) of 1969 (P.L. 91-190), the Council on Environmental Quality's *Regulations for Implementing the Procedural Provisions of NEPA* (40 CFR Parts 1500-1508), NEPA procedural guidance provided by *Director's Order and Handbook 12* (2001), Sections 106 and 110 of the *National Historic Preservation Act*, *NPS Management Policies* (2006), the *General Management Planning Dynamic Sourcebook* (Ver.2, March 2008), and *Director's Order 28, Cultural Resource Management Guidelines*.

This document consists of five chapters and an appendix:

Chapter 1: Purpose and Need for Action consists of an introduction to the park, and the elements that direct park planning and decision making: the purpose for which the park was established, its national significance, and its mission; the goals associated with that mission; mandates specific to the park; a vision for the park; and the plan's decision points, or major questions to be answered. These components, along with park themes and fundamental and important resources and values, constitute the foundation on which planning is based.

Chapter 2: Alternatives present management options which express desired resource conditions and visitor experience both park-wide and for specific geographic areas of the park. Along with a "no action" alternative the two action alternatives for achieving the park's purpose and goals are presented. The "no action" alternative serves as the baseline from which the two action alternatives may be evaluated. Charts summarize actions and environmental consequences associated with each alternative. The NPS preferred alternative is also indicated.

Chapter 3: Affected Environment describes the present natural, cultural and socioeconomic environments, the visitor experience, and operations and maintenance aspects of the park that could be affected by implementation of any of the alternatives.

Chapter 4: Environmental Consequences describes the impacts that may result from implementation of each alternative, and any measures to mitigate those impacts.

Chapter 5: Consultation and Coordination summarizes public involvement and agency coordination during the planning process.

Appendices include the park's order of designation and Congressional testimony, relevant federal mandates and policies, and agency consultation letters.

Purpose and Need for the Plan

When adopted, this GMP/EIS will replace the park's current plan, which was published in 1983 and is now outdated. By law, a GMP/EIS is prepared and periodically updated for each unit of the national park system to help the public and NPS identify and understand the park's purpose, significance, themes, fundamental resources and values, resource conditions, necessary facilities, and visitor experiences the park should provide. GMPs provide the basic direction for park management and broad guidance to park managers as they make decisions that affect park's resources, facilities and visitors. A GMP's direction for resource preservation and visitor use is established in consultation with the public during the planning process. The NPS uses the GMP/EIS as the primary guide for management of a park for up to 20 years.

Development of a GMP/EIS requires consensus on the park's purpose, significance, mission, and park goals. An understanding of the park's purpose (the reason it was set aside and preserved by Congress) and its national significance helps focus efforts and funds on the resources that matter most. The purpose and significance of the park are reflected in park goals—the ideals that NPS strives to attain, and the conditions that must be met for the park to achieve them. Taken together, the purpose, significance, mission, and park goals set the general direction for the park. Along with the identification of fundamental resources and values of the park and condition assessments, these factors serve as the foundation upon which park planning and decision making are based.

Because there are different approaches that may allow a park to achieve its purpose, the process for developing a GMP/EIS requires the investigation of a range of alternative proposals. Three alternatives are presented in Chapter 2—including one that is identified as the NPS preferred alternative. Following public and agency consideration and comment, a final choice will be made about the planning direction reflecting the preferred alternative, a combination of the preferred alternative with elements of the other alternatives, or a new alternative. This selection will be considered for approval by the Northeast Regional Director of NPS upon the

recommendation of the park's superintendent, and it will become the final GMP/EIS for the park. An approval of this plan does not guarantee that the funding and staffing needed to implement the plan will be forthcoming. The implementation of the approved plan will depend on future appropriations and regional staffing priorities. Full implementation could be many years in the future.

To assist the public and the NPS to understand and assess the implications of adopting any one of the alternatives, an EIS has been prepared and presented in this document that analyzes the potential impacts of implementing any one of the alternatives on the natural, cultural, and human environments. The EIS has been prepared in accordance with the requirements of the *National Environmental Policy Act of 1969* (NEPA), as amended, and the implementing regulations of the Council on Environmental Quality (CEQ) (40CFR 1500-1508) and NPS *Director's Order 12* and accompanying *Handbook Conservation Planning, Environmental Impact Analysis and Decision-making* (2001).



Farm House

FOUNDATION FOR PLANNING

The foundation statement is the basis for planning and management, and it concentrates on why a park was established. It describes a park's purpose, significance and themes, focusing future management and planning on what is most important about a park's resources and values. Those park resources and values that are "fundamental" to achieving the park's purpose and significance are identified, along with the legal and policy requirements that mandate a park's basic management responsibilities.

Establishment Of The Park

The mansion and the surrounding 43.29-acre grounds were established as Hampton National Historic Site by Order of Secretary of the Interior Julius Albert Krug on June 22, 1948. The order noted that:

...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 gift to the Nation, and ... 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...

The order provided, "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." That act, known as the Historic Sites Act, established "national policy to preserve for public use historic sites, buildings and objects of significance for the inspiration and benefit of the people of the United States."

In 1978, U.S. Senator Charles Mathias, Jr., of Maryland proposed adding the 14.02-acre farm site to Hampton National Historic Site, recognizing its role in conveying the full significance of the park. The property contained the core of what had been the home farm, including the lower house (the oldest building on the Hampton Estate), three quarters (two known to have housed enslaved persons), a dairy, mule barn, granary, and other outbuildings. In his testimony in support of the legislation, Senator Mathias stated that:

The significance of the farm is, simply, that Hampton originally was not just the mansion and its immediate grounds; rather, it was a sprawling plantation ...large venture, encompassing both agriculture and industry and the farm is an integral part of the enterprise...

Since 1948 Hampton has been the property of the American people as a national historic site. It is administered by the Society for the Preservation of Maryland Antiquities for the National Park Service. This arrangement has been eminently successful. Over the years it has provided the citizens of the Nation with a truly magnificent view of a late 18th century manor house.

And now—an exciting new development has taken place. The Hampton Farm is being offered for sale. We now have the opportunity to rejoin these two properties in one contiguous and grand Hampton National Historic Site. The acquisition of the Hampton Farm and its rehabilitation would have a dynamic effect upon the mansion as it is currently interpreted. The operation of a revitalized farm complex would dramatically help to transform Hampton from a site of primarily genealogical and architectural interest to what it really was—the centerpiece of a once vast estate, of which the farm was a major component.

Purpose, Significance And Mission Of The Park

One of the first steps in park planning is the drafting of the park's purpose and significance statements. For Hampton National Historic Site, these statements were based on the 1916 *Organic Act* by which Congress established the National Park System; the 1948 *Executive Order* and the 1978 legislative testimony of Senator Mathias, both referenced above; and ongoing scholarship. These statements form the basis of the GMP/EIS, and any decisions about the park's future must be weighed against them.

The purpose statement is the overriding factor for everything that is done in a park. It sets the parameters by which the park should be managed and used, creates a standard for appropriate decisions, and begins to define how to care for the park's special qualities and resources and to create appropriate experiences for park visitors.

The *Organic Act of 1916* stated that the purpose of the National Park System is

To conserve the scenery and the natural and historic objects and the wild life therein and to provide for the enjoyment of same in such manner and by such means as will leave them unimpaired for the enjoyment of future generations.

As a unit of the National Park System, Hampton National Historic Site is bound by this basic purpose. In addition, the park's specific purpose is defined as follows:

To preserve unimpaired the natural and cultural resources of this rare commercial, industrial and agricultural estate in the Chesapeake region; and

To stimulate understanding of how national events and social change are revealed in the site's resources and the interrelationships of the family and the workers who lived and labored on the estate as it took shape and changed over the 18th and 19th centuries.

Significance statements describe the primary ideas, events, people, and resources that make a park important. A significance statement reflects the historical importance of the park and also its evolving role within the region and society. It places the site in a national context, identifying which of its resources and values are important enough to warrant national designation and support, ensuring that they will be protected and enhanced by management, operations and development decisions.

The period of significance, the span of time during which the property attained those resources and values, is identified in the site's documentation for listing in the National Register of Historic Places (National Register). For Hampton National Historic Site, this is from 1745 to 1948—with the greatest emphasis on the late 18th through the 19th century. That time period begins with Col. Charles Ridgely's purchase of the 1,500-acre Northampton tract and ends with the transfer of the mansion and 43 acres to the National Park Service. Hampton National Historic Site's significance statements include:

Hampton National Historic Site, once the center of a vast Maryland land holding and a premier example of Georgian architecture and landscape design, was a remarkable commercial, industrial and agricultural estate forged with indentured and enslaved labor.

Hampton reflects a central irony in U.S. history—that a nation newly created on the principles of equality and freedom could accept the institution of slavery.

- **National events and social change**—the American Revolution, establishment of a new economy, slavery, the Civil War, Emancipation, and Reconstruction—are reflected by the site’s cultural resources, an unmatched and comprehensive assemblage of structures, landscape, museum collection, archives, and archeological and ethnographic resources preserved by one family over ten generations. This exceptional ensemble is an unusually complete chronicle that reveals the daily activities of the Ridgely family and the estate’s laborers, both free and enslaved, and illustrates 18th and 19th century history and design.
- The 1790 mansion is one of the largest and most ornate late-Georgian houses in America. Hampton was the first national historic site recognized for its architectural significance.
- The home farm and its domestic landscape are the core of what was once an immense estate. The farm includes rare surviving examples of slave quarters.
- An important and internationally recognized collection of site-related furnishings, fine and decorative arts, and estate equipment represents the social and economic activities of the residents.
- The 18th and 19th century landscape surrounding Hampton Mansion is rare and exceptional, reflecting English Renaissance landscape design principles with great integrity.
- Written, photographic, and archeological records provide comprehensive documentation of the people and activities of the estate.

Interpretive Themes

Interpretive themes are the organizing framework under which interpretation of related natural and cultural resources is conducted. They represent the broad stories that integrate the collection of individual resources so that they may be viewed and understood in the context of the whole. Themes for the Hampton National Historic Site are:

- The Hampton estate was created and evolved through the actions of diverse groups in a nation struggling to define its own concept of freedom. Hampton was

built by wealth derived from agriculture, industry and commerce. Those endeavors were initiated and managed by the Ridgely family—one of the wealthiest and most prominent in the Chesapeake region—but were dependent upon the labor of their employees, indentured servants, and enslaved workers.

- The nature of the estate and the enterprises upon which it depended changed and evolved to reflect national events and trends. The Ridgely family owned and managed Hampton for more than 200 years. Over the course of that time, major economic, political and social influences, such as the Revolutionary War, the Civil War, the emancipation of slaves, and the development of new technology, affected the profitability of agriculture and other enterprises supporting the estate, as well as, its designed landscape and interior spaces.
- Hampton’s structures, landscape, historic objects, archives, and archeological resources reflect the estate’s activities, its diverse communities and their inter-relationships. The design and placement of the ornate Georgian mansion, gardens and the estate outbuildings illustrate the social and economic differences and relationships among the people associated with the estate. The social structure and the diversity of communities are demonstrated by the contrast between the abundance of Ridgely family possessions and writings and the limited-existence of surviving artifacts and archives of the workers.

Fundamental Resources and Values

Park fundamental resources and values are those features, systems, processes, experiences, stories, scenes, sounds, smells, or other attributes, including opportunities for visitor enjoyment that warrant primary consideration during planning and management because they are critical to achieving the park’s purpose and maintaining its significance.

The following table was developed during the planning process and reflects the NPS summary analysis and agency opinion of Hampton National Historic Site’s fundamental resources and values, conditions, potential future threats, stakeholder interest, law and policy guidance, and GMP issues. Data from the NPS *Facilities Management Software System* were used in the condition assessments.

Table 1-1: Fundamental Resources

FUNDAMENTAL RESOURCES	ANALYSIS and GUIDING PRINCIPLES
Buildings, structures, landscapes, and associated archeological resources that are related to the historic Ridgely estate known as the “Hampton”	<p>Importance There are 24 historic structures at Hampton National Historic Site, (NHS) reflecting the many activities that supported its role as a country estate and working farm, as well as the social and economic relationships of its people. These structures include the mansion (cited in the site’s designation as a premier example of Georgian architecture and design), slave and other quarters, orangery, stables, icehouse, outhouses, greenhouses, maintenance buildings, lower house, barns, and dairy. All but one of them dates from the 18th or 19th century. Both as an assemblage and individually they retain remarkable historic integrity. These structures are sited within the park’s cultural landscape, itself a complex collection of designed features, garden elements, and agricultural areas. The associated archeological resources, represent buried evidence of the development, uses, and modifications of structures and landscapes. The physical collection of structures and cultural landscape is primary to the park’s national significance, and all elements described here are considered contributing resources in the park’s National Register documentation.</p>
	<p>Current State and Related Trends There is exceptional historic integrity of the site representing the park’s period of significance—Hampton is a remarkable survival. Reforestation has masked boundaries and adjacent development has significantly affected view-sheds. Fortunately, the new trees somewhat screen the modern development. Several historic buildings (octagonal slave quarters and corn crib) are missing, and one has been reconstructed (orangery).</p>
	<p><i>The Facility Condition Index (FCI)</i> estimates the condition of park resources, such as a building or other structures. An FCI of less than or equal to 0.100 indicates an asset in good condition. One with an FCI greater than 0.10 but also less than 0.15 is in fair condition. One with an FCI greater than 0.151 or less than 0.500 is in poor condition. Assets with an FCI greater than 0.50 are in serious condition. Of Hampton National Historic Site’s twenty-four historic buildings, fourteen are in fair/good condition, seven are in poor condition, and three are in seriously poor condition.</p>
	<p><i>The Asset Priority Index (API)</i> is a measure of an asset’s value relative to a park’s primary purpose and significance. An API of 100 indicates an asset most important and most relevant; zero represents an asset with no relevance or significance to a park’s mission. Hampton NHS’s twenty-four buildings have an average API of 71, with the mansion scoring 100.</p>
	<p>Potential Future Threats Change in the surrounding suburban neighborhood is increasing potential for larger, more visible development. Additional threats include environmental and cultural damage from deer population and increasing air pollution and noise pollution from the Beltway, as well as increasing crime in the neighborhood. Changes in landscape or structures to accommodate handicapped access will have an adverse impact on resources. Current trend of relying on non-recurrent or donated funds to support basic maintenance and operations is not sustainable in the long term.</p>
	<p>Stakeholder Interest Historic Hampton, Inc. (HHI), the park friends’ organization and cooperating association, has provided hands on and financial support to park management, preservation, and educational programs for over thirty years.</p> <p>Hampton National Historic Site’s historic buildings (especially the mansion itself) and grounds have been identified as a destination for a number of tourism-related initiatives. Park staff has been involved with the Greater Baltimore History Alliance, a coalition of cultural institutions that seek to do joint marketing, collaborate on areas of interest, and promote historic attractions to the tourism community in a strategic manner.</p> <p>Hampton also has an active volunteer program; the majority of these people participate in interpretive programs in the mansion and lower house.</p> <p>Other stakeholders include the Hampton Improvement Association, the neighborhood group; Delta Sigma Theta, an African-American sorority with significant interest in the park’s African-American history, and as-yet unidentified descendents of Ridgely workers.</p>
	<p>Law and Policy Guidance Pertinent federal laws and NPS policy guidance on historic structures, archeology, and cultural landscapes described in Secretary of the Interior’s Standards of Director’s Order 28 on Cultural Resources and Director’s Order 28A on Archeology and NPS Natural Resource Guidelines. Although there are no federal natural resource designations in the park, the park does contain a small stream, important local bird habitat, and dozens of remarkable specimen trees, including multiple Maryland State Champions.</p>
	<p>GMP Issues Continued protection and appropriate uses of historic structures and treatment of landscape features. Continued expansion of interpretive themes to include the entire history of the site, including the stories of the enslaved and indentured living at Hampton; protecting the significant resources, enlivening the visitor experience; and increasing visitation.</p>

Table 1-1: Fundamental Resources

FUNDAMENTAL RESOURCES	ANALYSIS and GUIDING PRINCIPLES
Museum Collections and Archives	Importance The historic collections at Hampton National Historic Site represent more than 160 years of life and work on the estate, with a concentration on the period between 1790 and 1870. They consist of over 45,000 historic objects, 100,000 archival items and 30,000 archeological artifacts. Surviving in their original context, they greatly enhance understanding of trends in American history and culture and are specially mentioned in the park's National Register documentation.
	Current State and Related Trends The site's collections are stored in multiple locations at the site and two off-site facilities: Fort McHenry National Monument and Historic Shrine and the NPS Museum Resource Center of the National Capital Region. Problems with existing on-site storage spaces include small rooms, low ceilings, inconvenient door and window locations, radiators, duct openings, limited floor load capacities, unheated spaces, dirt floors, and insect and rodent infestations. Many of these conditions preclude efficient use of standard shelving and museum storage equipment. The NPS <i>National Museum Storage Strategy</i> specifically describes the Hampton situation and recommends consolidation of storage into no more than six on-site locations.
	Potential Future Threats Damage from lack of environmental control and pest issues are substantial threats to the collections stored and displayed in the historic buildings. These threats would be mitigated substantially by consolidating storage to climate-controlled facilities.
	Stakeholder Interest Academics, specifically historical researchers and decorative arts specialists, represent the major stakeholder group. There is tremendous research interest in the park's collections and archives. Lack of dedicated space and staff for researchers to utilize the collection is limiting access. These resources provide park staff and volunteers information for development of public programs and interpretation.
	Law and Policy Guidance Pertinent federal laws and NPS policy guidance on collections and archives as described in <i>NPS Management Policies</i> , <i>NPS Cultural Management Guidelines</i> , <i>NPS Museum Handbook</i> , and <i>NPS Natural Resource Guidelines</i> .
	GMP Issues Appropriate storage, research space, and integration with regional/national collections planning documents.
FUNDAMENTAL VALUES	ANALYSIS and GUIDING PRINCIPLES
Hampton reflects the American experience as lived by a cross section of social and economic classes, and facilitates understanding of the central role of slavery in shaping American history.	Importance Hampton National Historic Site reflects a central irony in U.S. history – that a nation newly created on the principles of equality and freedom could accept the institution of slavery. The spatial relationships and designs of structures and landscape delineate the social and economic relationships of different people within this microcosm of early American history. The unmatched assemblage of cultural resources associated with a formerly vast commercial, industrial and agricultural estate forged with indentured and enslaved labor stimulates understanding of these resources and the activities of the family and workers—paid, indentured and enslaved—who lived and labored on this estate as it took shape and changed over the 18th and 19th centuries. The resources and the lifestyle they reflect were made possible by the institution of slavery.
	Current State and Related Trends Interpretive facilities and programs are diversifying to reflect slavery in more comprehensive and explicit ways, including expansion of programs and exhibits at the farm complex and modifications to mansion programs and exhibits
	Potential Future Threats Sensitive and controversial nature of the subject matter, coupled with lack of resources to provide exhibits, publications, and programs, may lead to failure to appropriately convey this value.
	Law and Policy Guidance DO-75A encourages Civic Engagement as a framework for creating plans and developing programs.
	GMP Issues Potential reconstruction or rehabilitation of the Summer Kitchen and domestic service cluster, including the Octagonal Servants' Quarters (if continuing archeological and scholarly research is adequate for the Octagon's reconstruction) would facilitate expansion and diversification of interpretation to include more emphasis on African-American history, as would expanded interpretive media. Staffing to provide increased interpretation at the farm complex remains an operational issue.

Special Mandates and Commitments

The U.S. Environmental Protection Agency joined with the State of Maryland, the Commonwealths of Virginia and Pennsylvania, the District of Columbia, and the Chesapeake Bay Commission in an agreement “to reduce and control point and non-point sources of pollution to attain the water quality conditions necessary to support the living resources of the Bay” (*Chesapeake Bay Agreement, 1992 Amendments*). This agreement established an interagency partnership committed to managing the Bay as an integrated ecosystem. The goal is to “provide for the restoration and protection of the living resources, their habitats and ecological relationships” (*1987 Chesapeake Bay Agreement*).

The NPS, as a formal partner of the *Chesapeake Bay Program* (CBP), is part of a network of public agencies leading the effort to protect the Bay and its 64,000-square-mile watershed. In joining the CBP, the NPS agreed to contribute to the restoration, interpretation and conservation of the many valuable resources within the watershed. In 1994 the Secretary of the Interior and the Director of the NPS signed the *Agreement of Federal Agencies on Ecosystem Management in the Chesapeake Bay*. Under this agreement, the NPS committed to work with the participating states, federal agencies and other CBP partners to manage the watershed as a cohesive ecosystem through the 26 national park units within it, including Hampton National Historic Site. Through a 1998 update known as the *Federal Agencies Chesapeake Ecosystem Unified Plan* (FACEUP), the NPS (including Hampton), and other federal agency partners recommitted to cooperative ecosystem management, watershed protection, living resources and habitat stewardship, nutrient and toxins prevention and reduction, and sustainability.

Overarching Guiding Regulations, Policies And Statutory Requirements

There are many laws, regulations, and policies that direct the NPS in the management of specific resources and programs at Hampton National Historic Site. The following five laws provide overall guidance for developing

the alternatives and the compliance portions of this GMP. *National Park Service Organic Act of 1916* (16 U.S.C. 1-4, et seq.) authorizes the NPS to promote and regulate the use of national parks, monuments, and reservations, by such means and measures as to conserve the scenery and the natural and historic objects and the wildlife therein and to provide for the enjoyment of the land in such manner as would leave them unimpaired for the enjoyment of future generations.

National Historic Preservation Act of 1966, as amended (16 U.S.C. 470) requires the NPS to identify, evaluate, and nominate historic properties to the National Register, and to preserve the archeological, architectural, and cultural values on these properties [Section 110(a)(2)]. Section 106 and Section 110 of the Act require the NPS consult with the State Historic Preservation Office to nominate eligible resources under its jurisdiction to the National Register of Historic Places.

National Environmental Policy Act of 1969 (Public Law 91-190) established a broad national policy to improve the relationship between humans and their environment, and sets out policies and goals to ensure that environmental considerations are given careful attention and appropriate weight in all decisions of the Federal Government. This is the legislation, along with implementing policies and regulations, which requires and guides the preparation of this EIS.

National Parks and Recreation Act of 1978 (The Redwoods Act) requires that general management plans be developed for each unit in the national park system, and that the plans include, among other things, measures for preserving the area’s resources and an indication of the types and intensities of development associated with public use of a given unit, as well as any proposed boundary adjustments.

Additionally, *National Park Service Management Policies* (2006) and current NPS planning standards have also guided the preparation of this plan. This document can be viewed at www.nps.gov/policy.

MISSION STATEMENT AND PARK GOALS

An understanding of the purpose for which the park was established and what it is about the site that is nationally significant leads to a mission statement that describes what the park desires to accomplish. The park's mission statement is:

Hampton National Historic Site preserves an unmatched assemblage of cultural resources associated with a formerly vast commercial, industrial and agricultural estate forged with indentured and enslaved labor. The park stimulates understanding of these resources and the activities of the family and workers—paid, indentured, and enslaved—who lived and labored on this estate as it took shape and changed over the 18th and 19th centuries.

Park goals broadly articulate the ideals NPS will strive to attain at the park. They are expressed as desired future conditions for resources, visitor experience, facilities and visitor use, and partnerships. These goals were developed in consultation with the public and park stakeholders in a series of public meetings, workshops, and consultations from 1998 to 2007. The management alternatives in this GMP, detailed in Chapter 2, describe different ways these goals might be accomplished. Park goals, and the methods for ultimately achieving them, will shape the way the park will look and feel, and the way it will operate in the future.

Goal One:

Cultural and Natural Resource Management

Historic structures, landscape, artifacts, archives, archaeological sites, and natural resources are protected, preserved, and maintained in good condition, and made accessible where appropriate. Scholarly research contributes to knowledge about all of the park's cultural resources and history.

To achieve this goal, park managers and partners must understand the nature and significance of the park's resources, both as an ensemble on the site and also in a larger historical and geographical context. Historic and natural resources research, including archeology, both by NPS and other scholars, is a key to such understanding and to making well-informed decisions. Moreover, adequate funding and staffing must be directed at the preservation and maintenance of the park's fundamental resources to ensure this goal is achieved.

Goal Two:

Interpretation and Visitor Experience

The public understands and appreciates historical national events and social change through their experience of the site's outstanding collection of resources and through its stories.

To achieve this goal, park managers and partners must convey the broad context and full significance of the site to visitors, including stories associated with the mansion, its setting, the farm, the slave quarters, and the many people, free and enslaved, who lived and worked there. A variety of excellent interpretive experiences based on the site as it exemplifies history must be provided. From these experiences, visitors can make connections to their own interests and understand the historic resources and stories, and their relevance to today's society, in ways that are most meaningful to each individual.

Goal Three:

Facilities and Visitor Use

Park visitors and staff enjoy high quality facilities accessible to all segments of the population. Administrative facilities are safe and efficient.

To achieve this goal, park managers and partners must make available safe, accessible and appropriate facilities to enable visitation and enjoyment of the park's resources. Visitor facilities need to be appropriate to the park's purpose and be convenient, yet not impair significant resources. Facilities need to efficiently support park operations and preservation activities. Events and recreational opportunities need to be consistent with the park's purpose and significance, and not harmful to park resources or the visitor experience.

Goal Four:

Partnerships and Cooperative Actions

The park works cooperatively with public and private entities that support its mission to protect and interpret park resources.

Managers must build on the park's long history of activities with volunteers and support organizations, cooperating with private, local, state, and federal partners to protect resources and tell the stories of the site and its role in American history.

DECISION POINTS RELATED TO PARK GOALS

The following decision points reflect the underlying planning issues that the GMP addresses and the are the basis for the development of the alternatives presented in this GMP/EIS. They are organized according to park goals and were developed in consultation with NPS staff representing relevant disciplines, the public and park stakeholders during the scoping process, in a series of public meetings, workshops, and consultations from 1998 to 2007.

Resource Management

How should the park landscape be managed?

In its topography, the spatial relationships of its structures, and its major plantings, the core landscape of Hampton National Historic Site strongly conveys the high point of its development, clearly retaining its picturesque designed landscape with the falling garden of the late 18th century and the largely intact ferme ornee of the mid-19th century. However, the long, slow decline of the estate's fortunes following the Civil War led to a number of alterations and diminutions in the overall property.

After the Civil War, the loss of enslaved labor and the increasing cost of hired help led the family to streamline maintenance of the grounds immediately surrounding the mansion—most notably by simplifying the plantings in the parterres in about 1900. Following designation of what remained of the estate as a national historic site, the parterres were modified according to a design by Alden Hopkins in the colonial revival style.

The primary change in the estate was the sale of thousands of acres of land that surrounded what is today the 62-acre park, creating a context of suburban homes rather than Ridgely-owned farms. As late as the 1940s, the primary views from both the mansion and the lower house were of open fields extending to the horizon. What are now the park's boundaries were established as the family parceled off the surrounding lands. Decisions on the ultimate lot lines for the site were largely based on septic suitability for new houses rather than on features of the historic landscape. Today the boundaries, lined in most places by a dense tree screen, cut across once expansive meadows and orchards, constraining the space and limiting the long views that characterized the site.

While the park still strongly exhibits its historic design framework, it also carries an overlay of modifications and additions to accommodate visitors and site maintenance—some not in keeping with the careful planning and formal design of previous eras. A parking lot for visitors was constructed about 1950 near the orangery. The original, historic entrance drive was closed and a new access road built across the west meadow in 1990 when modern buses proved too large to negotiate the historic entrance gates. A prefabricated steel building which now houses museum collection storage was added and screened with pines at approximately the same time.

Since these adaptations were made, a greater awareness of the importance of limiting modifications of the landscape to those necessary to protect the park's resources and support appropriate and accessible use by visitors has developed. The Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* (Secretary's Treatment Standards) presents the primary guidance for preserving landscapes that are listed in or eligible for the National Register. The GMP considers alternative landscape treatments that meet those guidelines. Their definitions are summarized as follows:

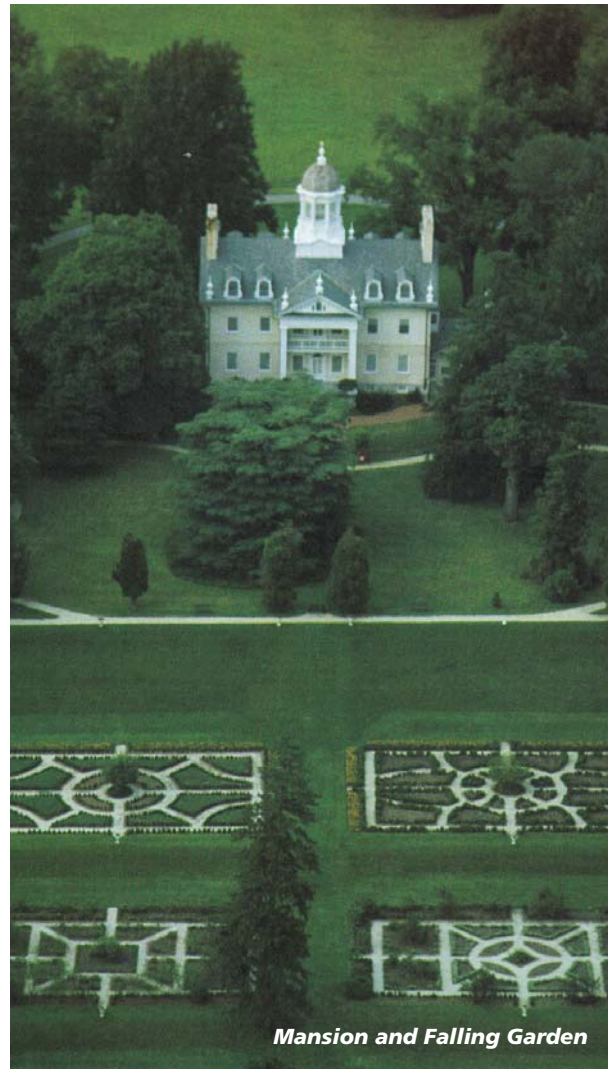
- **Preservation**—The current form and character of historic structures and landscapes are retained through maintenance and repair. Changes that have accrued over time are kept, and current uses continue. Vegetation is protected from deterioration to the extent possible. This is the default treatment for all historic landscapes and structures for which no other treatment is recommended.
- **Rehabilitation**—Historic structures and landscapes are made available for interpretation, other forms of education and other uses through repair, alterations and additions. Their character is retained by preserving historic features, including changes that have acquired significance, and by replacing missing features.
- **Restoration**—Historic structures and landscapes are returned to their appearance at a particular period of time. Features from that period are preserved and those from other periods are removed. Missing features for which there is substantiating evidence may be reconstructed.

- **Reconstruction**—No matter how well conceived or executed, reconstructions are contemporary interpretations of the past rather than authentic survivals from it. *The National Park Service will not reconstruct a missing structure unless “...there is no alternative that would accomplish the park’s interpretive mission; sufficient data exist to enable its accurate reconstruction based on the duplication of historic features substantiated by documentary or physical evidence rather than on conjectural designs or features from other structures; reconstruction will occur in the original location; the disturbance or loss of significant archeological resources is minimized and mitigated by data recovery; and reconstruction is approved by the Director.”* A structure will not be reconstructed to appear damaged or ruined. Generalized representations of typical structures will not be attempted. (NPS Management Policies (2006) 5.3.5.4.4)

How should historic structures be managed and maintained? There are 24 historic structures at Hampton, reflecting the many activities that supported its role as a country estate and working farm. These structures include the mansion, slave and other quarters, orangery, stables, icehouse, outhouses, greenhouses, maintenance buildings, lower house, barns, and dairy. All but one of them—the 1910 garage—date from the 18th or 19th century. Both as an assemblage and individually they retain remarkable historic integrity.

A few important original buildings have been lost. The orangery, which burned in 1926, was reconstructed in 1975–76. Still missing are the octagonal slave/servants’ quarters, which burned in 1945; the corn crib, which burned in 1988; and the summer kitchen, formerly attached to the mansion, which was demolished by the NPS in 1950 due to its deteriorated condition.

The exteriors of Quarters A and greenhouse #1 have been restored to their appearance circa 1870. The mansion exterior has been restored with the exception of the summer kitchen, chimney caps and shutters. The exterior of the lower house has been restored, including reconstruction of the mid-19th century porch, and the building made handicapped-accessible. The interiors of the lower house and stone slave quarters have been rehabilitated for interpretation. The structure that has served at different times as a chicken coop, garage, and dovecote is presently not in use, but is slated to house accessible restrooms.



Mansion and Falling Garden

Some of Hampton’s historic structures are being used for storage of collection items and some for maintenance materials, equipment and functions. Serving those purposes prevents their use for interpretation and can pose a threat to the structures’ integrity from fire and loading. Conversely, the historic structures that are empty are threatened with deterioration because of the difficulty in obtaining funding to preserve buildings that do not have a designated function. As with the landscape, the GMP considers choices and recommends an approach for treatment of the site’s structures in keeping with the Secretary’s *Standards for the Treatment of Historic Properties* cited earlier in this section.

The level of visitation that the mansion can support without damage to its resources (its carrying capacity) is constrained by the space needed to move people from room to room, by fire codes, and by security concerns that dictate the number of persons who can be overseen at a given time. With current staffing, approximately 100 people can tour the mansion in a day. A single commercial size bus group (45 people) may fill half the day's tours. Half-days are booked by schools or other groups approximately 85 times per year, and the mansion occasionally experiences days on which all tours are filled. With additional staffing and volunteers the park could accommodate more people while ensuring resource preservation. The GMP considers alternatives that disperse visitors to additional areas of the park, helping to ensure that the visitor capacity of the mansion is not exceeded.

How should the park's outstanding collections of site-related furnishings, fine and decorative arts, archives, ethnographic resources, and archeological artifacts be protected, maintained and used?

The multi-generational collections, surviving in their original context, are outstanding features of Hampton National Historic Site and greatly enhance its overall significance. It is largely these collections that have informed us of the history of the site and its people, and they hold the key to researching and telling its full story.

The museum collection contains almost 50,000 objects, including mansion furnishings, works of art, textiles, estate equipment, and garden furnishings. A majority of the items are original to the site, and the history of ownership of many of them is documented in the park's archives. Only 20% of the objects are on display at any time; the remainder is in storage at many different locations in the park, at Fort McHenry National Monument and Historic Shrine, and at the NPS Museum Resource Center of the National Capital Region. The diverse locations make the collection difficult for researchers to use and for curators to care for.

In many of the locations, environmental conditions are inadequate for the storage of historic artifacts because of excessive levels and fluctuations of temperature and humidity. These conditions subject the artifacts to mold and insect infestations, causing accelerated deterioration. Security and fire protection systems also are insufficient.

Deficiencies are noted annually in Hampton's *Automated Checklist for the Preservation and Protection of Museum Collections*.

The park receives an average of 250 collections-related information requests a year, including about 50 on-site visits that entail use of the reference and genealogical files and library materials currently stored at the park. Approximately 24 of the annual requests require access to the archives stored in the rehabilitated granary at the farm. Demand for information is increasing as a result of partnerships with colleges and universities. The lack of a staffed research library and reference facility with adjoining archival storage means that undue amounts of scarce existing staff time are required to assist researchers and monitor use. Space to display, store, and care for the collections and provide for their use in research is inadequate.

A new collections storage facility for the park has been identified for construction as this GMP/EIS was nearing completion, as one of the projects of the American Recovery and Reinvestment Act. This facility is included in the no action alternative and is common to both of the action alternatives. It is expected to be constructed early in the implementation of this GMP/EIS. The facility will consolidate much of the collection in storage, provide office and research space for the collections and archives, and provide a museum quality environment and protection for its precious contents. It will be located between the administrative trailers and the current metal building.

How will archeological resources, both identified and unknown, be protected, maintained, and used?

Initial archeological studies indicate that the Hampton property was used for hunting and gathering but was not occupied by Native Americans on a permanent basis. Eighteen sites were excavated and studied in conjunction with ground-disturbing projects between 1966 and 1990. Results of these 18 investigations are summarized in *Archeological Overview and Reassessment* (King and Breckenridge 2000). Building materials, ceramics, oyster shells, animal bones, and household objects were found; their types and distribution are indicative of short-term campsites.

Four additional archeological investigations conducted at Hampton between 1998 and 2001 to mitigate the effects of construction activities at the park are reported in *Hampton National Historic Site Archeological Survey*

(Long and Kehs 2001). Artifacts observed include architectural materials, brick and tile drainage features, a stone retaining wall or step, and a brick and oyster shell path or road. Data from the survey itself have provided information on building construction, horticultural practices, landscape alteration and design, yard use, and the extent of prehistoric activity at Hampton.

Additional archeological research could help expand and diversify the interpretive focus of the park by increasing our knowledge of the people who lived and worked the property, as well as by providing information on buildings such as the Octagonal Servants' Quarters and landscape features. The survey identifies 28 areas with the potential to contain significant archeological resources, and recommends that a GIS map of these locations and all previous excavations at Hampton be produced prior to any future construction. It also recommends that a comprehensive archeological resources management plan be developed, and points out the need for sound research designs based on integrated archeological and historical data.

All of the park's 30,000 archeological artifacts are managed by NPS, and were stored, cleaned and cataloged at the Maryland Archeological Conservation Laboratory until 2008, when they were returned to the park. Original field notes and documentation are stored at Hampton. This collection is expected to grow substantially.

Interpretation And Visitor Experience

What kinds of interpretive and other educational experiences should the park provide?

The term "interpretation," while commonly used by NPS, state and local parks, museums, and nature centers, sometimes causes confusion. For such institutions, the term is defined as an educational activity intended to reveal meanings and relationships through the use of original objects, firsthand experience, and illustrative media. Interpretation is fact-based and depends on the results of professional scholarship, but it does more than communicate facts. The aim is to provoke visitors to discover for themselves the larger truths and personal connections that lie behind any set of facts.

Hampton was originally designated a national historic site for the quality of its architecture. Since it opened to the public in 1949, the primary focus for interpretation has been on the mansion, its occupants, its outstanding

collection of fine and decorative arts, and its gardens. Its reputation and imposing presence guarantee that most visitors see the mansion, filled with the portraits and possessions of generations of the Ridgely family. Fewer visitors tour the other historic structures or the farm, with its slave quarters and working buildings that offer a striking contrast to the mansion and represent stories very different to those of the family.

Congressional language supporting designation of the farm in 1978 indicated that an expansion in focus was necessary. In addition to providing the familiar and well-regarded programs and publications that interpret the mansion, the park must convey the larger significance of the site. Efforts have been made to diversify the interpretive story since the late 1980s, including the contracting of living history programs regarding African-American roles at Hampton and the recent introduction of exhibits in Slave Quarters B. The *Statement for Management for Hampton National Historic Site* (SFM, 1989) and the *Long Range Interpretive Plan for Hampton National Historic Site* (LRIP, 1993) recognized the need for an expanded presentation. The SFM set an objective to "manage and interpret the site so that visitors understand the history of the site in all its complexity, including the history of the Ridgely's, the operations of the estate, and the social hierarchy required for its support."

The farm complex is open and tours are available during the summer and by reservation throughout the year. Tours provide information about the historic context of the site, the economic enterprises that created and sustained the family's wealth, and the hundreds of people—enslaved, indentured, and free—who built and maintained the house and garden, labored in the iron works, forests and quarries, worked the farms, tended the racehorses and other animals, and accomplished the other labors that kept the estate running. However, efforts to expand the visitor experience to the farm have been limited by lack of staff and funds and by the farm's lack of restrooms.

It is the intent of NPS, with strong concurrence from the State of Maryland, Baltimore County, local educators, and interested individuals, to interpret the full significance of Hampton. The GMP considers the development of new interpretive programs to accomplish that objective.

The interpretive themes set forth above in this chapter

will influence the management and operation of the park. Decisions about which structures or parts of the site are open to the public; how structures and the landscape are preserved; and what tours, programs, and publications are most important to provide, are all linked to themes.

What are the best strategies for providing interpretation and other forms of education, and how should staff and operational resources be allocated to support them?

Except for brochures and the park web site, tours are presently the only means of providing any orientation to the park or its history. Information is limited by the lack of space for visitor reception and exhibits, as well as the constrained numbers of staff and volunteers. Many visitors do not have the opportunity to make choices about what they want to do or learn at the site, to pose for themselves a set of questions that would make their visit more meaningful, or to receive the knowledge they need to best enjoy and learn from their experience.

The permanent interpretive staff at the park consists of three positions to cover a seven day per week operation, with 50% of one of those positions devoted to visitor protection and safety. One or two seasonal employees augment this staff. Dedicated volunteers present approximately 60% of programs and tours, and are critically important to the park's ability to provide visitor services.

The volunteer interpretation corps of about 15-20 persons contributes an average total of 40 hours each week.

Expansion of interpretation to the farm will require that new programs be developed and that the number of volunteer service hours be greatly increased. Additional staff time will be required for training and monitoring the volunteers. The GMP considers the allocation of staff and volunteers to the development and presentation of new interpretive programs. The details of interpretive programs such as tours, special events, interpretive media, and publications will be developed in subsequent implementation plans.

The State of Maryland, Baltimore County, and many organizations and individuals have demonstrated strong interest in the site's possibilities for becoming a more effective and widely used educational resource. The recent rehabilitation of part of the lower house provides classroom space but it only seats a maximum of 20 people, fewer than half a bus load. The GMP considers ways of integrating the farm into the typical

visitor experience, as well as other means of increasing the use of Hampton for educational purposes. The details of educational programs will be developed by working closely with elementary and secondary schools and colleges.

How can Hampton's message reach a broader and larger audience?

Part of the mission of every national park is to interpret the relevance of its resources and history to all citizens. Hampton's landscape, artifacts, places, people, and events contributed in unique ways to the shared national experience and values of a diverse people. Yet the current profile of visitors is somewhat one-dimensional—the majority of the site's 30,000 annual visitors are adults, most are white, and most are from the region.

Regional and national tourism trends show that historic sites and museums are favored by leisure travelers and by the aging population. However, elder travelers increasingly prefer the use of tour buses rather than personal vehicles for leisure travel. Hampton is currently not considered a destination site by the larger tour operators, in large part due to lack of facilities to handle groups.

The GMP considers alternatives for attracting and benefiting a larger and more varied visitor population encompassing all ages, races and ethnic origins. Possible changes to park programs that could broaden audiences and increase visitation include:

- Improvements to interpretive programs, the addition of topical tours and the opening of new areas of the site to visitors;
- Improved management and promotion of mission-related special events;
- A marketing initiative by Historic Hampton, Inc. (HHI), and other partners;
- Partnerships with organizations representing or serving minority populations;
- A student education program; and
- A new program of changing exhibits on site-related topics.

Facilities And Visitor Use

What are the appropriate type, mix and level of visitor uses?

A desire that is shared by the park and the community is to enliven the typical experience for visitors and to present programs and activities that attract and sustain visitation, involve the community, and generate interest and support for the site. The possibility of generating community interest, support, and revenue has to be balanced against impacts to the site's cultural and natural resources, and the costs, including use of paid and volunteer staff time.

NPS Management Policies guide park managers in their decisions about special events and park uses. Because there is no way to protect Hampton's historic furnishings and objects without careful supervision of limited numbers of people at a time, the mansion is not used for private events. Public activities in the park, such as concerts and lectures, have potential value in advancing the park's mission by generating interest and support for the site and may be appropriate. The park is considering undertaking a study to evaluate the effects of different types and levels of food service to determine the feasibility of a concession for food service in compliance with new concession laws. The GMP considers ways of facilitating activities that are related to the purpose of the park, recognize the reasons for its significance, and do not impair the resources that make the site nationally significant.

What facilities are needed to support appropriate visitor use and experience?

Existing support facilities are inadequate and do not enable visitors to experience the park's cultural resources fully. Park entry and exit occur at a location with limited visibility of oncoming traffic, just west of a hill on Hampton Lane. The entrance drive, constructed in the 1980s, bisects the west field, detracting from the visitor's sense of the open fields that once surrounded the mansion. The main parking lot, accessed from that drive, is too small for the number of cars needing space daily, and the overflow parking area is down a steep hill from the mansion and orangery.

The visitor reception area is in the west hyphen, a one-story room connecting the mansion's three-story main section with its two-story wing. The size of this room is only 320 square feet, with usable space significantly reduced by stairways, handicapped lift, and four inward-

opening doors. Because the area can comfortably hold only 10 people, it is difficult to orient visitors to the site or to stage mansion tours. Full bus loads or classes cannot be contained in one place indoors, and there is no shelter for people who must wait outside. The park's museum shop, operated by HHI, occupies 360 square feet in the adjoining two-story addition, with productive use again constrained by stairways and multiple doors. The limited number of interpretive and other educational items that can be offered restricts the potential revenue stream. The bookstore is now handicapped accessible.

Restrooms are insufficient, and only those in the Orangery are handicapped accessible. It can take 45 minutes for a single bus load of visitors, ranging from 40 to 60 persons, to be accommodated—a particular problem for school groups with limited time. The site, in general, poses significant difficulty for physically challenged individuals because of its hilly terrain, uneven walking surfaces, and many-leveled mansion. Although most of the park's current programs are programmatically accessible through photographs, publications, and ranger-conducted activities, physical access for wheelchairs is only available to the orangery, the first floor of the mansion's west hyphen and main block, and the first floor of the lower house. Plans for access to the stone slave quarters are in development, but have not been implemented at the time of this plan.

It is a park and community desire to use the farm's historic structures and stories to broaden the context for understanding Hampton's complete history. However, achievement of this goal is impeded by the absence of facilities for visitors. The farm buildings are open for guided tours at limited times, but the farm has no restrooms. The narrow width of the single lane farm road and the sharp angle of its connection with Hampton Lane make it unsafe for buses and difficult for cars to maneuver, especially when two vehicles are there at the same time. The half-mile walk from the mansion to the farm involves hills and a road crossing. Those who walk down the East Road may find themselves sharing the road with cars. The alternative route, the mown path, is not accessible for everyone. Limited sight lines on Hampton Lane make crossing hazardous.

Addressing these needs through new construction or safety modifications has the potential to affect the park's cultural landscape. The GMP

considers visitor support needs and alternatives for accommodating them with the least intrusion on the visual, cultural and natural resources of the site.

How can efficient administrative space be provided?

Offices for the park's administrative, interpretive, and curatorial staff have been moved from the basement of the mansion, which posed health hazards from radon, mold and mildew, to the modular buildings placed in the garden maintenance area. The small trailer used by the park's cooperating association and official friends group, HHI, is located next to the park's modular building.

As noted above, any new construction to deal with facilities' needs could have an impact on the park's cultural landscape, although the impact could be lessened by careful siting, incorporation into existing building clusters, rehabilitation of existing structures, and installation of dense plantings using plants listed in the park's *Cultural Landscape Report*. The GMP considers alternatives for providing needed administrative space efficiently and with the least intrusion and impact on the visual, cultural and natural resources of the site.

How can the impact of any potential new facilities on the surrounding neighborhood be minimized?

Neighbors of the site have expressed concern for the visual impression that potential new construction for visitor services, collections storage, and operational needs might present for the character of the neighborhood and for individual homes. Concern over the level of traffic that increased visitation could bring has also been conveyed. The GMP considers alternatives that achieve park goals with the least possible impact on the neighborhood.



Partnerships And Cooperative Actions

What roles should partnerships play in the development and operation of the park?

Hampton National Historic Site has been a partnership park from the time of its designation. It was managed for NPS by the Society for the Preservation of Maryland Antiquities, now commonly known as Preservation Maryland, from 1948 until 1979, and the park has continued to enjoy active affiliations with a number of organizations serving a variety of functions. NPS understands partnerships as a means to integrate the park with the community, making the park's resources and benefits more readily available to the public and generating awareness, caring, support, and advocacy for the park.

Hampton's existing partners are:

Historic Hampton, Incorporated, the park's cooperating association and official friends group, provides both hands-on and financial support of park goals for resource preservation and interpretation.

The park has worked in partnership with HHI to coordinate and present special interpretive programs and to make Hampton-related archives available to researchers. The association operates the museum shop, offering theme-related reproduction items as well as books, and donates resulting revenues to support interpretation and resource management. HHI regularly facilitates grant requests on behalf of the park, including annual requests to Preservation Maryland and a variety of requests to local government, private foundations and individuals for such activities as restoration, museum object acquisition, implementation of furnishing plans, and educational programs. HHI completed a major capital campaign in 1999 to match Maryland State Bond funds and funds from the Save America's Treasures program to rehabilitate the historic lower house and one of the slave quarters and provide Hampton's first classroom space, greatly

enhancing the park's role as a resource for schools. The park and HHI work closely with the Maryland Office of Tourism Development, the Baltimore County Conference and Visitors Bureau, and Historic Towson, Inc., to promote the site.

Baltimore County funded replacement of the mansion's slate roof and associated repairs in 1997-98 (through a grant to HHI), preventing further damage from the leaking roof. County government views Hampton as an important educational and cultural resource that enhances the quality of life for residents and contributes to the positive image of the county. The Conference and Visitors Bureau provides information about the park to visitors to the county and to those who request information about the area. The Baltimore County Historical Trust has supported interpretive programming through funding and volunteer services.

Colleges and universities including Goucher College, Villa Julie College, Morgan State University, Towson University, and the University of Maryland, provide interns to conduct historical research, care for the museum collection, and assist with visitor services. Many interns have focused their research on topics in African-American history. The park cooperated with Goucher College, specifically, on a variety of research projects and grants, and has participated in grant proposals with the goals of making archival information more widely available and improving resource management.

Colonial Dames of America, Chapter One, assisted with furnishing the mansion parlor to represent the period 1790 to 1810. The installation used many Ridgely items including portraits by John Hesselius of the Ridgely's who built the mansion (Charles and his wife), painted around 1762. They provided additional funding for both the updating of scholarship and furnishings reinstallation.

The **Hampton Improvement Association**, which represents the residential neighborhood adjacent to the park, cooperates with the park in a neighborhood security patrol and shares information about local events and developments that might affect the historic setting.

The **Maryland Archeological Conservation Laboratory** catalogued and stored artifacts from excavations at the park until 2008, and provides professional support to Hampton's archeology program.



The **Maryland Historical Society** holds and makes available to researchers archival materials related to the Ridgely family and Hampton estate.

The **Maryland State Archives** also holds and makes available to researchers archival materials related to the Ridgely family and Hampton estate.

Preservation Maryland managed the park for thirty years, and has provided grants and other forms of funding to further research, interpretation, and resource preservation.

The **State of Maryland** cooperates with the park in multi-faceted partnerships. The State Legislature approved a bill in 1998 for a \$200,000 matching bond to rehabilitate the lower house and stone slave quarters for use in interpretation and other educational programs. State agencies include the park in promotional materials for travel and tourism.

Volunteers contributed almost 10,201 hours to the park in fiscal year 2007.

- Interpretive volunteers greet and give guided tours.
- Curatorial volunteers catalog objects in the museum collection and care for them according to museum standards, conduct primary research, and assist with exhibit preparation and dismantling.
- Maintenance volunteers paint and repair fences and masonry work.
- The Federated Garden Clubs of Maryland District III, particularly Hampton and Glen Arm chapters, provide funding and help maintain the landscape through work in the herb garden and parterres.

These interested citizens free park personnel to focus on critical public safety and maintenance needs and on additional interpretive efforts. Without volunteers, the park could not provide services on a daily basis. The GMP explores the roles of partnerships in the future of the park.

How can community and regional partnerships be developed and enhanced?

Hampton National Historic Site recognizes the importance of enhancing existing partnerships and building new ones with individuals, businesses, government agencies, and interested non governmental organizations. Such efforts can help to meet a number of needs. For example, Hampton National Historic Site is little known, even in the Baltimore/Washington region. It is an objective of the park to increase the number and diversity of visitors. While the park has not been widely marketed, it can reach out to a broader audience by working with certain local, state, and national organizations whose mission is the promotion of historic sites. Another example is the park's desire to expand its interpretive programming. Research conducted through partnerships with educational institutions can provide the basis for seminars, lectures, exhibits, and elementary and secondary school programs. These and some other potential affiliations and initiatives are described below.

African-American associations can offer support, expertise, and advocacy for the research and investigation needed to fully develop the interpretive themes and resources of Hampton. Significant interest and support have already been received from a number of organizations focusing on African-American history, including donations from the Baltimore Chapter of Delta Sigma Theta sorority. As the park's programs and facilities are improved, the site

will become an important part of the regional heritage tourism scene. African-American themes and resources constitute one of the fastest growing segments of the tourism industry, and great opportunity exists to achieve that part of the vision for the park that calls for expanded and more diverse visitation.

Colleges and universities offer significant possibilities for research and information-sharing, as well as expanded internship programs. The park has a trove of untapped information for theses, dissertations, and field studies in architecture, landscape architecture, historic preservation, horticulture, and American studies.

Local schools present an audience eager for the educational opportunities the park intends to offer. Baltimore County and Anne Arundel County schools have indicated interest in the cooperative development of curriculum-related programs and in internships for high school students in resource preservation and history.

Museums and cultural institutions in the Baltimore area and further afield have missions, themes and collections that are similar to those of Hampton National Historic Site. The potential exists for shared research and educational initiatives, and for development of traveling exhibits.

Tourism organizations have the potential to address the site's relative obscurity. The Maryland Office of Tourism Development and the Maryland Department of Business and Economic Development are resources for the promotion of heritage tourism. The Baltimore County Conference and Visitors Bureau can include the park in its promotional programs. State travel centers, rest areas, libraries, and numerous publications are excellent means of publicizing the park. Participation in consortium of sites that address special interests such as historic houses or with the State of Maryland in its heritage tourism initiatives can bring recognition and attention that the park would be unable to generate on its own.

Descendents of Hampton's workforce have a personal stake in the interpretation and preservation of resources at Hampton NHS with direct ties to the enslaved and paid workers of the historic estate. Descendents can participate in oral histories, support the annual symposium on topics relating to slavery, and help the park develop new interpretive and educational programs related to their ancestors. The GMP explores strategies for widening partnership opportunities in the region.



POTENTIAL BOUNDARY ADJUSTMENTS

Hampton National Historic Site was established in order to preserve its cultural resources and to encourage an understanding of the way the social and economic structure represented by the estate influences current conditions and issues. Land surrounding the park was once part of the 24,000-acre Ridgely property. The view from the high point of the mansion was one of open fields, giving a sense of the extensive land holdings. Much of that original landscape context has been lost as fields have been converted to housing. Retaining what remains is essential for interpreting the interrelationships of the estate and fulfilling the park's purpose.

This GMP/EIS does not include proposals for any major boundary adjustments for Hampton National Historic Site, but provides for the possibility of minor boundary adjustments to help avoid additional degradation of the historic setting. An example of this was the acceptance by the park of the donation of a 50 foot wide strip of property that was once part of a right of way on the eastern boundary. Such adjustments will be pursued by NPS only if there are willing donors or sellers.

PUBLIC SCOPING

The public scoping process for this GMP/EIS included discussions with public agencies and partners, neighbors and others who have an interest in the park. Internal NPS scoping included consultation with natural and cultural resource experts and staff and managers from the park, and the Northeast Region and Washington offices of the NPS. External scoping began with the publishing a Notice of Intent to Prepare an EIS in the Federal Register, which asked citizens, organizations and agencies to identify any issues of concern, as well as ideas for the park's future. NPS conducted public meetings, discussion groups and briefings to solicit ideas on the public's vision for the future of the park. The dates and more information about these notifications and workshops are included in Chapter 5. Public Scoping has continued throughout the planning process.

As noted earlier, the decision points reflect the information gathered during this scoping session. Resource management issues, need for facilities and other topics identified during the meetings and discussions formed the basis for the decision points and the focus of this plan.

Internal and external scoping helped to formulate which resources and other values and associated impact topics are important to address in the GMP/EIS and which can be eliminated from further consideration because they are either not present or the impact from the actions of the alternatives, is none to negligible. The impact topics retained for further analysis and those eliminated from further analysis are identified in the next columns.

IMPACT TOPICS

Topics Retained For Further Analysis

The analyses of potential environmental impacts of two action alternatives and the continuation of the current management alternative is located in Chapter 4: Environmental Consequences. The following criteria were used to identify which impact topics should be retained for further analysis in the GMP: resources cited in the establishing legislation and Congressional testimony; resources critical to retaining the significance and character of the park; resources recognized as important by laws or regulation; and other resources and values of concern which emerged from internal and external scoping.

The impact topics retained for further analysis include:

- **Cultural Resources** including historic buildings, cultural landscapes, archeological sites and ethnographic resources.
- **Natural Resources** including water quality and vegetation.
- **Socioeconomic Resources** relating to contribution to the local economy and land use.
- **Visitor Use and Experience** including the experience in the park, interpretive materials and programs.
- **Park Operations and Management** including operational efficiency, facilities, staffing and partnerships

Topics Eliminated From Further Analysis

During the scoping process, the following impact topics were initially considered, but then eliminated from further analysis because they are either not within the affected environment or would not be affected by any proposed action. Reasons for eliminating them are described under each impact topic.

Prime and Unique Farmland

Prime farmland is farmland with the best combination of physical and chemical qualities to sustain a variety of crops—such as food, oil seed, or trees—and can include farmland and forested land. Unique farmland is other than prime farmland and has special characteristics such as soil quality, location and growing season for crops, such as certain commercially grown berries or apples. Both are treated and managed for high-yield production

of high value food and fiber crops. There are no prime or unique farmlands within the boundaries of Hampton National Historic Site, as defined under the *Farmland Protection Policy Act* (7 U.S.C. 4201(c) (1)).

Floodplain and 100-Year Coastal Flood

Executive Order (EO) 11988: Floodplain Management requires that all federal agencies evaluate the potential effects of any action it may take in a floodplain. NPS compliance with *EO 11988* is guided by *Director's Order 77-2: Floodplain Management* and its companion procedural manual. There is no designated floodplain area within the boundaries of Hampton National Historic Site

Air Quality

Hampton National Historic Site is located in the Baltimore Metropolitan Region for air quality control purposes. Pollutants of primary importance to the park include ozone and particulate matter. Baltimore is a ground level ozone non attainment area. All of Maryland is in attainment for particulate matter. The actions proposed in this plan are expected to have less than minor impacts on air quality.

Wild and Scenic Rivers and National Natural Landmarks

Nationally designated Wild and Scenic Rivers are rivers that must be free flowing and possess “outstandingly remarkable” geologic, historic, cultural, natural or recreational resources. None of the streams flowing within the boundaries of Hampton National Historic Site are designated Wild and Scenic Rivers or eligible for such designation.

National Natural Landmarks (NNL) are nationally significant examples of the Nation’s natural history. The NNL program is intended to encourage preservation of sites which illustrate the geological and ecological character of the United States, to enhance the educational and scientific value of these sites, to strengthen appreciation of natural history, and to foster public interest and concern for the conservation of the Nation’s natural heritage. There are no NNL’s within the boundary of Hampton National Historic Site.

Wildlife and Their Habitats

The natural resources report for Hampton National Historic Site (1998) stated that the majority of the wildlife at the historic site consists of resident and transient

bird and mammal species, with expected seasonal variation, common to the general suburban environment around Baltimore.

A resident population of white-tailed deer travels along the interstate noise wall and stream corridor near the farm. Other common suburban mammals found within the park include Virginia opossum, bat, red fox, gray squirrel, groundhog, eastern chipmunk, meadow vole, raccoon and a number of rodents and insects. None of the proposed actions for Hampton National Historic Site will alter the existing habitat or negatively impact wildlife within the boundaries of the park.

Rare, Threatened, Endangered or Special Concern Species and Their Habitats

The *Endangered Species Act of 1973* (Section 7) requires that a federal agency consult with the US Fish and Wildlife Service (USFWS) on any action that may affect federally-listed endangered or threatened or candidate species, or that may result in modification of their habitat.

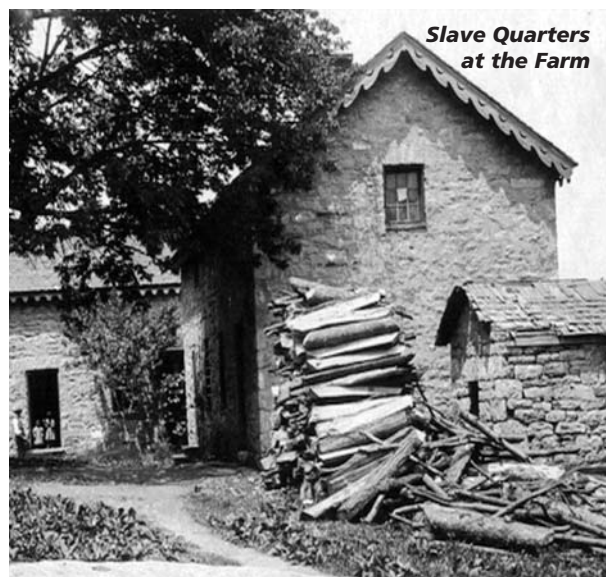
On the basis of a site survey of the area and consultation with the U.S. Fish and Wildlife Service and the Maryland Department of Natural Resources, it has been determined that no known federally or state-listed threatened or endangered species or ecologically critical areas exist in or adjacent to the park.

Geology, Topography and Soils

The Hampton mansion sits on top of a ridge overlooking the Dulaney Valley. The park falls away on all sides from there. Over the past 300 years, the top of the hill was leveled for the mansion and roads, garden terraces and fields have been carved out of the slopes falling away on all sides. None of the alternatives propose actions that will negatively affect the geology, topography or soils of Hampton National Historic Site.

Indian Trust Resources, Sacred sites and NAGPRA:

Secretarial Order 3175 requires that any anticipated impacts to Indian trust resources from a proposed action or project by Department of Interior agencies be explicitly addressed in environmental documents. The federal Indian trust responsibility is a legally enforceable fiduciary obligation on the part of the United States to protect tribal lands, assets, resources and treaty rights, and it represents a duty to carry out the mandates of federal law with respect to American



Indian and Alaskan Native tribes. There are additional Executive Orders and Acts which protect Native American rights and resources. These include *Executive Order 13007: Indian Sacred Sites*, protecting and allowing access to Indian sacred sites; and the *Native American Graves Protection and Repatriation Act of 1990*, a federal law providing for museums and federal agencies to return certain Native American cultural items—human remains, funerary objects, and objects of cultural patrimony—to lineal descendants, culturally affiliated Indian tribes, and Native Hawaiian organizations.

Based on consultation with the American Indian liaison for NPS, Northeast Region and review of the 2001 *Archaeology Survey*, there are no known Indian trust resources—protected tribal lands, sacred sites, graves, or objects—within the boundary of Hampton National Historic Site.

Environmental Justice

Executive Order 12898: Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, provides that federal agencies achieve environmental justice by identifying and addressing, as appropriate, disproportionately high and adverse human health or environmental effects on minorities and low-income communities. For the purposes of identifying low-income and minority populations, data from the *U.S. Census 2000* were utilized. The Hampton Census Designated Place (CDP) was identified as capturing the



Hampton National Historic Site and was determined to be the area of effect for the purposes of Executive Order 12898. In 1999, the percentage of families in Hampton living below the poverty level was 0.4; for those with related children under 18 years of age it was 1.1. However, Hampton sits in a larger urban context. In the Towson CDP 7.7 percent of individuals live in poverty, and in the City of Baltimore the percentage is 22.9.

The racial composition of the Hampton CDP is 91.4 percent white, while the Towson CDP is 86.9 percent white, and the City of Baltimore is 64.3 percent African-American and 31.6 percent white. Since 1970, the number of white residents has changed very little; however, the county's net population growth after 1970 is largely attributable to an increase in the population of racial minority groups. While none of the proposed improvements identified under any alternative would result in any disproportionately adverse human health or environmental effect on minority or low-income communities, this plan seeks to ensure that Hampton National Historic Site responds appropriately to these changing demographics.

Soundscape and Noise Management

Director's Order 47: Soundscape Preservation and Noise Management directs the NPS to preserve and/or restore, to the greatest extent possible, the natural soundscapes of national parks. Natural sounds are intrinsic elements of the environments that are often associated with national

parks and park purposes. They are inherent components of the "...scenery and the natural and historic objects and the wildlife" protected by the *Organic Act of 1918*.

Natural sounds exist in the absence of human-caused sound and are the aggregate of all the natural sounds that occur in a park, together with the physical capacity for transmitting natural sounds. Some natural sounds are also part of the biological or other physical resources of the park. Examples of natural sounds include winds in the trees, claps of thunder, and falling water.

Hampton National Historic Site sits within a completely suburbanized environment. In spite of a sound wall, traffic noise from Interstate 695 is very evident in the southern third of the park, particularly in the gardens and in the vicinity of the mansion. The farm area is not affected by the interstate noise, but receives some traffic noise from Hampton Lane, the public road that bisects the park, and smaller residential roads that surround the park. Although less 21st century noise would result in more appropriate historic scene, Hampton is not known for any particular natural soundscape. No action proposed in this plan is expected to substantially change the level of noise in the park or the community above current levels.

Health

For many years, the park staff had offices in the basement of the mansion. Concern over potential radon exposure in parks across the country led to a nationwide NPS testing initiative. At Hampton NHS, park managers chose to test in eight different locations in the mansion basement from January 1997 to March 1998. While there was some variation in the results over this 14 month period (WASO Radon Test Log, 1998), the readings showed that the level of radon in the offices and administrative areas in the basement was consistently two to eight times higher than the federally recognized acceptable level (4 pCi/L). The NPS determined that three major mitigation actions were needed to bring the radon level in the basement down to an acceptable level. This included exhausting the air in the basement to the outside by installing a positive pressure ventilation system for this entire area, limiting air exchange with the upper floors by adding a barrier in the basement ceiling, and reducing exposure by relocating all staff offices from the basement area and rehabilitating this space for utilities and for long

term storage with no public access. By 2005, this work was completed. The ventilation system continues to be maintained according to the manufacturer's specifications and the 1997-98 test results have been entered into the park's data base and noted in their administrative history.

All the alternatives proposed in the GMP recommend continued use of the basement for utilities and long term storage. None of them propose actions that would require periods of extended stay in the basement or would increase air exchange with the upper floors. Should there be a need for construction in the future, the inclusion of the test results in the park data base would insure that NPS managers would become aware of the presence of radon in the building and would consider the need for additional testing as part of any future action.

VISION FOR THE PARK

The vision for Hampton National Historic Site is derived from the park's foundation document, park goals, and the public scoping process. Vision statements describe ideals that the park seeks to achieve.

Interpretation is expanded and diverse.

The interpretive palette includes a broad range of Hampton's stories and resources, while those for which Hampton is now known continue to be interpreted. The focus of programming is expanded to "present all segments of Hampton's past."

Educational experiences involve children in their history, and provide special value for all visitors to the site.

Seminars, conferences and other educational programs are offered. We can "spur a passion in students to love history and want to preserve it."

There are more places to experience in the park.

More of the park's buildings, garden, and little known places are open and interpreted. The focus is broadened from the mansion to include the entire site.

The site's remarkable collection of historic structures is well preserved and demonstrates the park's commitment to historic preservation.

Hampton NHS includes a truly unique collection of historic buildings and structures that represent all aspects of the estate's operation and work force. The buildings are all preserved and maintained in excellent condition

and interpretive programming draws on the presence and integrity of these remarkable survivals to share rich and diverse programming about the site's stories and significance.

The historic landscape is recognized for its quality and rarity. The landscape of the mansion and farm is maintained at a high level and fully interpreted. "The grounds are as impressive as the mansion."

The level of visitation is high and diverse.

Interpretive and other educational programming and events are planned to attract a wide spectrum of people. "The park is full of all kinds of people."

Community interest and involvement is strong.

Using the site flexibly and developing interesting events and activities are essential to community involvement and increased interest in and support for the site. "More choices are offered to the community that supports Hampton."

Support facilities, funding and staffing meet the operational and visitor service needs.

Adequate means and space for caring for the collection, offering scholarly access to the archives, and providing adequate, environmentally safe space for staff and volunteers are recognized as basic needs for sustaining the site. A visitor reception area enhances visitation and utilization of the park's resources by allowing for orientation and programming. Basic visitor facilities including restrooms and retail space are provided as appropriate.

There is adequate funding to move ahead and achieve goals for which there is widespread support.

Federal, state and private funding combine to support park functions.

There is adequate staffing to "make the site work."

Professional staff, skilled volunteers and partners all have mutually supporting roles to play.

Partnerships multiply the site's impact.

Building on current partnerships and seeking new partners who share the park's mission of interpretation and preservation, benefit the site, the partners, and the community.

There is better and more frequent communication of the value of the park and also of the way decisions about the site are made and the reasons for them.

The NPS recognizes this need for communication and builds support at every level.

CHAPTER 2

ALTERNATIVES

Introduction	31
Actions Specific to Alternative 1 (No Action)	32
Actions Common To Action Alternatives	35
Actions Specific to One Action Alternatives	38
Alternative 3-Broadening the Hampton Experience	43
Cost of Implementing the Alternatives	48
The NPS Preferred Alternative	54
Alternatives Considered But Eliminated from Further Study	54
Consistency with the National Environmental Policy Act	55
Environmentally Preferred Alternative	57
Summary of Environmental Consequences of the Alternatives	58



John Ridgely, and wife Jane, with unidentified servant, move to lower house after completing the agreement that would make Hampton, a National Historic Site, 1948.



Ridgley Landholdings, 1890

Falling Gardens

INTRODUCTION

This chapter describes three distinct alternatives for achieving Hampton National Historic Site's (Hampton NHS) purpose and desired future conditions including a “no action” alternative. These are described in terms of cultural and natural resource management, interpretation and visitor experience, facilities and visitor use, and partnerships and cooperative actions. Before describing each alternative, certain common actions are described—statements describing future resource conditions and the desirable visitor experience. Actions for achieving these future conditions are also described through zoning of the park. This chapter also describes the environmentally preferred and the NPS preferred alternative, with analysis showing how these alternatives were identified, and a discussion of alternatives that were initially considered but then eliminated from further discussion.

The three alternatives presented can be summarized as follows:

- **Alternative 1—the no action alternative** would continue the current management practices and serve as a baseline against which the action alternatives would be measured.
- **Alternatives 2 and 3—the action alternatives** express different ways of achieving the park's purpose and park goals through expanded use of resources and visitor programming.

The alternatives evolved through public comment and agency analysis from three preliminary concepts that were developed and presented to the public in April and October of 1999, and through continued input from staff and partners and the public from that time until the present. Due to the length of time since their original introduction, these alternatives were reintroduced to the public in a March 2008 open house. Comments in March of 2008 were very supportive of work already underway at the park to expand programming and engage visitors. The majority of visitors expressed support for continuing this work and encouraged the development of better visitor orientation. Support for Alternatives 2 and 3 were expressed fairly equally, and were qualified with statements related to cost, staffing, and general concerns about continuing federal support in a time of budget constraints.

For both action alternatives, rehabilitation would be proposed as the overall treatment strategy for the cultural resources. The essential landscape features, integrity and character would be retained and managed to represent the latter part of the 19th century, because the dominant surviving landscape characteristics of the site were developed during that period. No features that continued to 1948 (the end of the period of significance) would be removed; specifically, no tree that can be documented before 1948 would be taken out.

Alternatives 2 and 3 differ in the approach to the visitor experience, the extent of landscape rehabilitation and the use of buildings that would be proposed. Alternative 2 recommends rehabilitation of all six parterres of the formal garden, the orchard, the west field and ornamental plantings to provide visitors the views found on the Ridgely estate during the latter part of the 19th century to the greatest extent possible. Historic buildings would be used for interpretation to the greatest degree possible and collections, administration and visitor services would be housed in modern buildings. Alternative 3 recommends a more limited rehabilitation of the formal garden, west field and ornamental plantings and would rely on multiple approaches to experience the Ridgely estate. The primary historic buildings would be interpreted, but others would be rehabilitated to accommodate collections, administration and visitor services. For each alternative there is a management zone map that illustrates the zones described for that specific alternative.

Actions Specific to Alternative 1 (No Action)

Overview

Under this alternative there would be no change in management direction or visitor experience. Plans already in place would be carried out. Although some rehabilitation would continue to occur, preservation would be the general approach to treatment of Hampton NHS's historic structures and cultural landscape.

Staff offices, permanently removed from the mansion basement for health and safety reasons, would continue to occupy the trailer. The Historic Hampton, Inc., (HHI) partnership offices in the trailer closest to the metal building would be relocated and the trailer removed to accommodate the new collections facility. A 4,000 square foot collections management facility would be constructed next to the remaining modular structures and the roads, parking lots, paths and lawns would be modified to accommodate the new building.

The visitor experience would primarily rely on conducted tours of the mansion and conducted or self-guided tours of the grounds and the farm. Brochures and wayside exhibits would supplement tour guides. Supplemental programs would be offered as staffing and budget allow. Park boundaries would remain unchanged.

Cultural and Natural Resource Management

A preservation approach for the cultural landscape means that the current—rather than the historic—form and character of the landscape would be maintained, and ongoing natural processes such as succession of wooded areas would be allowed to continue.

The cultural landscape of Hampton would strongly retain its 19th century structure and design. For the most part, the main character-defining features including historic circulation patterns, major plantings, the ensemble of buildings, and the topographical design would remain. However, changes have occurred since the 1870s—forty years after the estate's zenith and the time considered the end of major development. These changes include the loss of some major plantings and the addition of others; the loss of some outbuildings; the addition of a modern entrance drive and parking lots for visitors; and most importantly, the loss of farmlands that once surrounded the mansion and home farm.

Under this alternative, most of these landscape changes would be perpetuated with the exception of two projects begun in Fiscal Year 2009: two parterres in the formal garden and vegetation along the dairy stream. Parterre 1 and 2 have been rehabilitated to reflect their appearance in the latter part of the 19th century with some modern additions relating to accessibility. The non-historic invasive exotic plants along the dairy stream have been replaced with non-invasive vegetation to stabilize the stream banks, protect water quality and re-establish the historic appearance of the stream.

The historic structures throughout the park would be preserved and kept in good repair. Exteriors of the historic buildings would be preserved in their current condition, primarily reflecting their mid-to-late 19th century appearance. Some changes to individual structures have occurred since their original construction. Under this alternative, deterioration would be halted, but these changes would be accepted and preserved as part of the continuum of the site's history. Some of the changes include change of use and design (chicken coop remodeled into a garage), deterioration and loss of historic fabric (greenhouse #1 and garden maintenance building), loss of entire structures (blacksmith shop, corn crib, octagonal servants quarters), and reconstruction of historic structures with modern additions (orangery). Structures that postdate the 19th century would also remain, for example, the early 20th century garage and the 1948 lower house addition would be preserved.

Most of the interiors of the park's historic structures still retain some historic fabric. Although many are in less than good condition, all would be preserved and a few would be open to the public. Ten rooms in the mansion have been rehabilitated and would continue to be used to interpret periods between 1790 and 1910. The lower house and stone slave quarters have also been rehabilitated and would continue to be used for interpretation. Stables #1 and 2 would continue to be used for collections storage and Stable #1 would continue to also provide visual access for interpretation. Other buildings would be used for park operations or would be empty.

Museum collection items would be stored in the new collections management facility on-site and in other historic buildings at Hampton and Fort McHenry. Collection management activities, including cleaning,

preservation, documentation, cataloging and storage for supplies, would be conducted at the new facility. Archives would also be stored in the new building. The archeological collection would be stored on-site, in the historic Mansion.

Archeological resources would be preserved in situ, unless impacted by natural disaster or unexpected rehabilitation project. Future research potential of these resources would remain largely unexplored, unless funding or project needs motivated a particular program of investigation.

Interpretation and Visitor Experience

Visitors would continue to reach Hampton NHS by exiting I-695 at Dulaney Valley Road, turning onto Hampton Lane, and entering the park on the mansion side via the visitors' entrance drive. The parking lot would be at the top of the hill near the orangery, with overflow and bus parking located below in the west field adjacent to the administration trailer. Existing walkways would continue to provide access to the mansion from these parking lots.

Visitors would continue to be oriented to the park in the west hyphen of Hampton mansion with instructions for guided tours of the mansion and self guided ones of the grounds. Providing these tours would continue to be a priority for interpretive staff and volunteers. Information on Hampton's historical context, significance, and diverse work force would continue to be presented in addition to traditional topics such as life style, fine and decorative arts, furnishings, and architectural and landscape design. Tours of the grounds would continue to be featured in warm weather. Farm tours would be given at scheduled times. Educational programs for school classes and adult groups would continue to be offered as time and funding permit.

Special events would continue to be limited to those that would be in keeping with the historic significance of the site and would not impair its resources. Examples would be programs on gardening, music, literature, games and other entertainments, and social mores. Indoor space for special events would be available only in the orangery, which can seat 40 to 50 people but is not conducive to audio-visual presentations, and in one of the rehabilitated rooms in the lower house, with space for approximately 20 chairs.

A retail shop would continue to be managed by Historic Hampton, Inc., in the mansion. Outside, plaques would identify a few trees and key structures. Most visitors to the farm would walk down the East Road or the mown path in the north lawn, or would drive over and park in the small lot behind the mule barn.

Facilities and Visitor Use

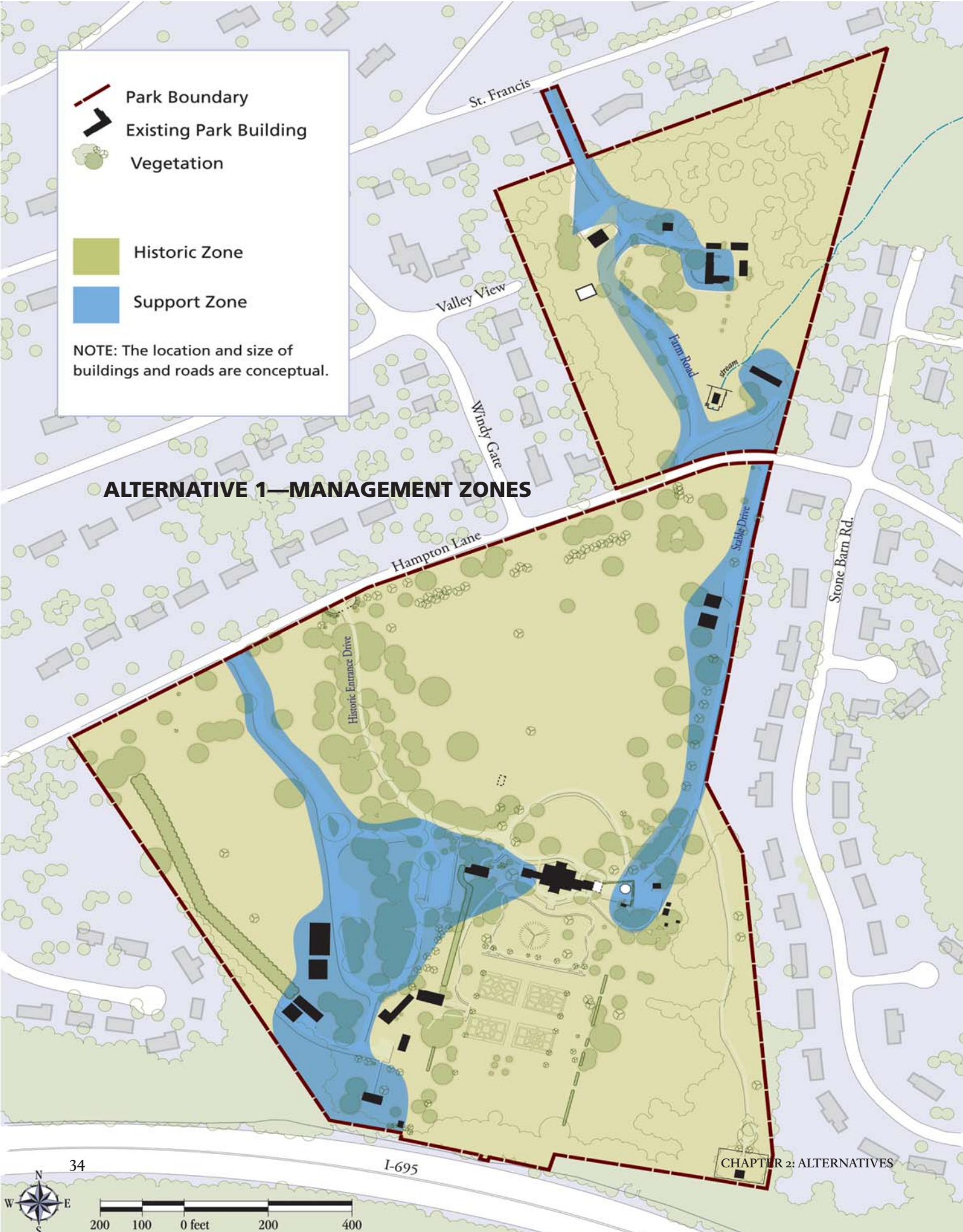
Administrative offices would remain in their current location in a trailer, with a supplemental room in the lower house. Staff and volunteers would continue to park in the west field (overflow) lot, in the visitor lot west of the mansion, and behind the mule barn. Although most maintenance equipment used at Hampton would be kept at Fort McHenry, some equipment and supplies would be stored on-site. Staff would perform horticulture and preservation maintenance activities on site.

Public restrooms would continue to be found in the orangery, the mansion, and in the dovecote at the farm. Visitors to the farm would use restrooms introduced in FY 2011. Portable toilets similar to those found on construction sites would be provided if needed..

All buildings that would be open to the public would be at least partially handicapped-accessible, but the only accessible restrooms would continue to be those located in the orangery and in the dovecote at the farm. Most paths would continue to have limited accessibility; exceptions would be the walkway between the main parking lot and the mansion, and the walk in front of the lower house.

Partnerships and Cooperative Actions

Partnerships would continue with park volunteers, Historic Hampton, Inc., and numerous other institutions and organizations. Volunteers would lead tours of the mansion and farm, take care of collections, conduct research, assist with exhibits, and help maintain the landscape. Historic Hampton, Inc. would coordinate special interpretive programs, help with archive management, and continue to raise money for the park through the book store, grants, and fund raising campaigns. Activities of other partners would include, among others, promoting the park, developing and presenting interpretive programs and public events, providing interns, seeking grants, offering grants and endowment funding, and managing artifacts and archival materials.



ACTIONS COMMON TO ALL ACTION ALTERNATIVES

Park-wide Actions

Statements of the future resource conditions and desirable visitor experiences are identified for each alternative. These actions address the park goals and decision points presented in Chapter 1 and form the basis for development of each of the alternatives. Some of the actions are common to all alternatives and are not linked to a particular place, while others apply to specific geographic locations or zones. All of the park-wide and zone-specific actions would be implemented in accordance with NPS *Management Policies* (2006) and other laws or regulations governing operations of units of the national park system.

The following are the actions common to all of the action alternatives.

- **Cultural and Natural Resource Management**
Historic structures and landscapes would be protected and maintained in good condition. Archeological resources would be identified, evaluated, preserved in place or recovered for research and mitigation purposes, analyzed, documented and interpreted. Collections would be exhibited and stored in a protective and accessible environment that meets NPS museum standards. Water quality would be maintained. Historic specimen plants within the cultural landscape, regardless of origin or invasive qualities would be stabilized and protected consistent with safety and the protection of historic structures. Non-historic plant material, whether native or exotic, would be controlled to preserve the integrity of the landscape. Carrying capacity of park resources would be not exceeded.
- **Interpretation and Visitor Experience**
Interpretive and other educational programming would use a variety of techniques and media to appeal to diverse audiences both on and off site. Through

thematic interpretive programs and exhibits, visitors would gain a larger understanding of the roles of enslaved, indentured, and other workers, as well as, the Ridgely family in creating and maintaining the estate.

- **Facilities and Visitor Use**
Visitors would be afforded safe access to and within the park in a manner that protects the character of park resources. Consistent with adequate resource protection, historic structures would be open to the public. Public events using park facilities would support the park's purpose and generate community interest and support. Park staff would work in safe and efficient facilities.
- **Partnerships and Cooperative Action**
Existing relationships with Historic Hampton, Inc., (HHI) and other partners would be strengthened and appropriate new ones developed to increase the park's ability to protect its resources and provide high quality interpretation and visitor experiences.

Actions for Specific Management Zones

For actions that are specific to certain geographic locations, the park is divided into management zones. At Hampton NHS there would be Support and Historic zones. The Support Zone would permit preservation, rehabilitation and limited new construction; would primarily encompass modern buildings or landscape elements; and, would be used for primarily park operational activities—i.e., modern buildings that house administrative offices, museum storage, or the modern entrance drive and the modern path from the mansion to the farm that are used for visitor access around the park. The remainder of the park, called the Historic Zone, would permit rehabilitation and preservation activities only, would primarily encompass areas with historic buildings or landscape elements, and would be used for primarily interpretive and/or administrative uses.

Actions by zone are presented below. Table 2-1 then relates both park-wide and zone-specific management prescriptions to the park goals described in Chapter 1.

Cultural and Natural Resource Management

- **Historic Zone**
Historic structures and landscapes would be managed and maintained through preservation and rehabilitation. The park would seek to bring all historic structures into good condition. Rehabilitation and reconstruction, if Department of Interior/ National Park Service (DOI/NPS) documentation needs are met, of certain buildings and grounds would help to expand the visitor experience throughout more of the site. Designated historic buildings housing collections or used for administrative purposes would be upgraded to provide appropriate environmental conditions, fire protection, and security.
- **Support Zone**
All new development (whether new construction, rehabilitation, or expansion of an existing structure) would be located and designed to minimize intrusion on the historic landscape and capable of accommodating events and special uses with larger groups.

Interpretation and Visitor Experience

- **Historic Zone**
The park's ability to tell the full story of the site would be enhanced through rehabilitation and restoration of buildings and landscape. Visitors would understand the broad array of stories connected with Hampton NHS.
- **Support Zone**
Integration of the farm into the visitor experience would be facilitated by better access and a safer crossing across Hampton Lane.

Facilities and Visitor Use

- **Historic Zone**
Public events at the park would be compatible with protection of historic structures and landscape. The need for visitor facilities on the farm side would be met by rehabilitation of historic buildings.
- **Support Zone**
Administration functions would be accommodated in existing modular and rehabilitated historic buildings or through new construction. Access to the farm would be improved through rehabilitation of the farm lane.

Partnerships and Cooperative Actions

- **Historic Zone**
Partners would help to protect, manage and interpret the historic landscape, structures and collections. Rehabilitated and restored buildings would increase the opportunity for partner exhibits and programs.
- **Support Zone**
Partnership functions would be accommodated in new and historic buildings.

Table 2-1 Goals, Park wide Actions and Zone Specific Actions

PARK GOALS	PARK WIDE ACTIONS	ZONE-SPECIFIC ACTIONS
One: Cultural and Natural Resource Management	<p>Historic structures and landscapes would be protected and maintained in good condition.</p> <p>Archeological resources would be identified, evaluated, preserved in place or recovered for research and mitigation purposes, analyzed, documented, and interpreted.</p> <p>Collections would be exhibited and stored in a protective and accessible environment that meets NPS museum standards.</p> <p>Water quality would be maintained or improved.</p> <p>Historic specimen plants within the cultural landscape, regardless of origin or invasive qualities would be stabilized and protected consistent with safety and the protection of historic structures. Non-historic plant material, whether native or exotic, would be controlled to preserve the integrity of the landscape.</p> <p>Carrying capacity of park resources would be not exceeded.</p>	<p>Historic Zone Historic structures and landscapes would be managed and maintained through preservation, rehabilitation, and restoration. The park would seek to bring all historic structures into good condition.</p> <p>Rehabilitation and reconstruction, if Department of Interior/National Park Service (DOI/NPS) documentation needs are met, of certain buildings and grounds would help to disperse visitors throughout the site.</p> <p>Designated historic buildings housing collections would be upgraded to provide appropriate environmental conditions, fire protection and security.</p> <p>Support Zone All new development would be located and designed to minimize intrusion on the historic landscape and capable of accommodating special uses with larger groups and more intense impact on the resource.</p> <p>New collections facility will provide appropriate environmental conditions, fire protection and security.</p> <p>Visitor dispersal beyond the mansion would be encouraged by new support facilities.</p> <p>A higher level of use would be allowed in this zone, possibly accommodating special events or more intensive visitation patterns</p>
Two: Interpretation and Visitor Experience	<p>Interpretive and other educational programming using a variety of techniques and media would appeal to diverse audiences both on site and off site.</p> <p>Through thematic interpretive programs, visitors would gain a larger understanding of the roles of enslaved, indentured, and other workers as well as the Ridgely family in creating and maintaining the estate.</p>	<p>Historic Zone The park's ability to tell the full story of the site would be enhanced through rehabilitation and restoration of buildings and landscape. Visitors would understand the broad stories connected with Hampton NHS.</p> <p>Support Zone Integration of the farm into the visitor experience would be facilitated by better access new and/or improved facilities.</p> <p>Special events and programs would serve diverse audiences while also minimizing impact to the park's historic resources.</p>
Three: Facilities and Visitor Use	<p>Park operation and visitor needs would be met by facilities located, designed and constructed to minimize impacts on the park's cultural and natural resources and on the neighborhood.</p> <p>Visitors would be afforded safe access to and within the park in a manner that protects the character of park resources.</p> <p>Consistent with adequate resource protection, historic structures would be open to the public.</p>	<p>Historic Zone Public events at the park would be compatible with protection of historic structures and landscape.</p> <p>The need for visitor facilities on the farm side would be met by rehabilitation of historic buildings.</p> <p>Support Zone Administration functions would be accommodated in existing modular and rehabilitated historic buildings or through new construction.</p>

ACTIONS SPECIFIC TO ONE ACTION ALTERNATIVE

Alternative 2 Experiencing The Past

Overview

This alternative would remove post-1948 development, rehabilitate the farm and mansion and consolidate modern park operations in an effort to immerse visitors, to the greatest extent feasible, into the Hampton Estate near the end of its period of greatest significance—the mid to late 19th century.

In the Historic Zone, missing architectural and cultural landscape features, critical to understanding the 19th century experience, would be rehabilitated in accordance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties* to enable interpretation of this period. The primary historic structures and major elements of the cultural landscape would be rehabilitated and adaptively used for interpretation. Extensive new interpretive media would be developed so that the visitor could experience the estate and all those who worked and lived there during the latter part of the 19th century. Whenever possible, modern intrusions would be removed from the Historic Zone.

In the Support Zone, the trailer used for park administration would be removed. An administration and visitor services facility (around 5,000 square feet) would be constructed to provide administrative offices and the visitor orientation functions currently housed in the mansion's hyphen would be relocated to this building as well. This facility would provide the primary visitor contact to the park and would be located adjacent to the new collections management facility and rehabilitated pole barn and metal building. Finally, the modern entrance drive would be relocated closer to the western park boundary and new parking lots developed for visitor orientation and access to the Mansion, formal garden and other parts of the historic estate, along with the new administration building, the collections facility and other park operations functions located in the historic service area.

More detailed site planning and building design, along with related compliance and cost estimates, would be required as these construction and rehabilitation efforts proceed. Every effort would be made to meet the park needs, while limiting the intrusion of modern structures and activity into the historic setting and the visitor experience.

Minor changes (less than an acre) to the alignment and cross section of the farm lane would be made to improve safety and improve access for buses and emergency vehicles to the farm side of the park. Every effort would be made to maintain the historic character of the farm lane, but provide the width for vehicles to safely pass each other in opposite directions.

Interpretive media and programs, research and outreach would be expanded to widen the audience base and engage a greater diversity of interests. It would also provide more opportunities to connect the visitor with the full range of activities that occurred at the Hampton Estate, the Home Farm and related agricultural and industrial activities during the Ridgely family tenure at Hampton. The activities and stories from the period of greatest significance (the mid to late 19th century) known about the workers—free, indentured and enslaved—as well as the family in the big house would be used in new programs, media and exhibits.

Park boundaries would remain unchanged. The NPS would consider minor adjustments to protect important resources or enhance the visitor experience, only through donations or a willing seller process.

Cultural and Natural Resource Management

The cultural landscape at both the Home Farm and the Mansion would be rehabilitated to the greatest extent feasible.

- At the farm, landscape rehabilitation would include planting field crops and orchards, establishing gardens and replacing missing fencing. Rehabilitating the farm landscape to represent the working landscape during the mid-nineteenth century would comply with

conditions for rehabilitation of cultural landscapes specified in *NPS Management Policies* (2006) and would bring the look of the farm, as closely as feasible, to its historic appearance.

- Around the Mansion, all six of the parterres in the formal garden (expanding on the modest rehabilitation efforts identified in Alternative 1) and its support areas, the west field and orchard, historic entrance drive and gates, the garden maintenance area, and plantings in the cemetery, along the access road and north of the Mansion would be rehabilitated to reflect its appearance during the latter part of the 19th century. Rehabilitating the landscape in front of the mansion could involve reestablishing historic vegetation, regrading contours to reestablish historic features or provide for resource protection, reclaiming areas that would be overgrown, replacing missing historic paths and plantings, and burying power lines along Hampton Lane.

Rehabilitation of the lower house and stone quarters for enslaved workers for interpretation would expand the existing visitor experience. This space would include exhibits, feature historic furnishings and other types of interpretive media and programming. The stables, dairy, and other historic structures would be restored for interpretation and the interiors would be accessible to the public. The granary would be rehabilitated to provide interpretation of the exterior and the interior would be upgraded with improved environmental controls, fire suppression, and security for collections storage. The greenhouses and garden maintenance building would be rehabilitated for interpretation, as would the ice house, coal gas building and other historic outbuildings around the mansion.

Restoration of the mansion interior would continue by maintaining the already furnished rooms and furnishing up to an additional six historic rooms. The mansion's exterior restoration would be completed. Partnership contributions would be sought to assist in accomplishing restoration activities.

Current NPS Management Policies (2006) allow reconstruction of missing buildings and features where necessary to accomplish the park's interpretive mission if there is sufficient documentation for duplicating the structure in its original location, and disturbance of archeological resources can be minimized and mitigated. The corn crib

and the summer kitchen would meet these requirements and would be reconstructed, upon approval by the Director of the NPS, in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and upon the required approval of the NPS Director. Additionally, the park will continue to conduct archeological and scholarly research on the octagonal servants' quarters to determine when and if information is sufficient for the potential reconstruction of that missing resource. The octagonal servants' quarters and the summer kitchen would be vital resource components of the story of the enslaved workers who supported the mansion and would be interpreted as such. The corn crib would be an important element of the farm landscape, necessary to visitor understanding of the farm operations, facilities and worker activities. Outside exhibits and some additional interpretive media inside would be provided. All three structures, assuming that further archeological and other research provides the basis for reconstruction of the octagonal servant's quarters, would be needed to interpret the daily lives of the large, diverse work force.

Although there are currently no historic structure reports for these buildings, appropriate documentation exists for the corn crib and summer kitchen. The 1998 field report completed by historical architects at the time the corn crib burned recommended reconstruction based on excellent physical and photographic evidence, as well as detailed drawings from the Historic American Building Survey (HABS). Historic photographs and drawings survive for the octagon quarters and the summer kitchen, but more information, including archeological investigations, will be sought to fully support the accurate reconstruction of the octagonal servant's quarters.

In this alternative, museum collection items not on exhibit would be stored in the mansion, the new collections management facility, stables, and granary. Archives would be stored in the new collections management facility, where research access would be provided as well. This scenario would meet the guidelines for collections storage consolidation outlined in the Northeast Regional Museum Storage Plan and the Hampton Collections Management Report (2009). Some items might continue to be stored at Fort McHenry, as necessary.

The archeological collection would be stored on-site. In-ground archeological resources would be preserved

by avoiding the construction of new buildings in sensitive areas identified by the Archeological Survey (2001). Additional testing and other survey recommendations would be implemented, including the creation of a GIS map showing sensitive areas and previous excavation sites, and development of an archeological resources management plan. Ground disturbance at all three potential reconstruction sites would be preceded by thorough archeological investigation, and findings would be used in accomplishing accurate reconstructions.

Funding would be pursued to develop a research methodology and program around the two midden areas of the farm property believed to be of particular significance archeologically to the lives of the property's enslaved workforce. This research work would also address these resources from an ethnology point of view, contributing important findings for resource management and interpretation. Archeological research would be undertaken in other potential locations of the park to provide additional understanding of Hampton's resources and human occupation as funding permits.

Interpretation and Visitor Experience

Visitors would be encouraged to start their tour of Hampton NHS at the administration/visitor orientation building, located in the Support Zone, and then depart from this central location to explore the mansion and farm properties. This facility would orient visitors to the site using maps, brochures, exhibits and staff and would contain a multipurpose program space that could house up to 50 people for a lecture or a small changing exhibit.

The reconstructed corn crib would serve as an unstaffed visitor contact station to provide orientation to the farm side of the property. It would be a faithful reconstruction on the outside with minimal interpretive media inside.

Interpretive programs presented in the orangery, lower house, and stone slave quarters would focus on Hampton's historic residents—including its enslaved and free workers—and on topics such as farm operations and the changing relationships among inhabitants of the estate throughout its history. Programs and interpretive media would be added that would be derived from historical activities and events at Hampton. The mansion tours would be expanded to include the domestic workers and their activities in the summer kitchen, the indoor kitchen and the pantry. Should the octagonal servants'

quarters be reconstructed based on sufficient information, it would be used for this same purpose.

Facilities and Visitor Use

Offices for staff, volunteers and Historic Hampton, Inc. would be provided in the new building, which would provide space for visitor orientation and administrative offices.

As in Alternative I, most maintenance equipment and staff would be based at Fort McHenry; however, some materials would be stored in existing buildings in keeping with their historic uses.

The entrance drive, on the mansion side of the park, would be relocated close to the western boundary of the park, and would allow for the restoration of the historic orchard and field. This new drive would bring visitors to the multipurpose building for orientation and on to the mansion for tours of the building, garden and grounds. In addition, this drive would provide park staff with access to the administrative offices and to storage areas. Existing parking would be removed and reconfigured or newly constructed at the multipurpose building and orangery areas. Where possible, paths in historic locations would be modified to allow universal access and non-historic path locations would be minimized. All paths, roads and parking areas would be surfaced to evoke the historic feel of the property.

To help visitors make their way around the park, a new system of standardized and discrete interpretive and directional signs would replace current signage. As mentioned above for paths, roads and parking areas, these signs would be designed to evoke the historic feel of the property. New signs on I-695 would direct visitors to the Providence Road exit, which would bring them into the park alongside the farm.

A pedestrian path system—based on the historic location of pathways—would connect the mansion and the farm. It could use the existing East Road past the stables, the mown path through the north lawn, or the original entrance drive from the mansion to the historic gates. A new path on the south side of Hampton Lane would be constructed to connect these three paths with a marked crosswalk and signs for safer crossing of Hampton Lane. All visitors would then use the farm road to get to the farm. Should it prove unsafe for visitors to walk along the

farm road, a separate walkway would be established on the side of the road.

All main paths connecting visitor services, mansion and garden, farmhouse and outbuildings would meet ADA regulations. Modification to and construction of new roads, parking areas and paths would not damage significant cultural features or archeological resources and would be surfaced to evoke the historic character of the estate.

Vehicles could access the farm via the farm road. The farm lane cross section and alignment would be rehabilitated to enhance safety and allow larger buses and trucks to access the farm without damaging the resource. The character of the road would be maintained through planning and design in consultation with the Maryland State Historic Preservation Officer (SHPO), using materials that would preserve its historic appearance. For the most part, visitors would use the farm road and park behind the mule barn or drop off their passengers and park in a bus parking lot on the mansion side of the park. However, a few buses and emergency vehicles could enter the farm via Windy Gate and Valley View roads if necessary. As with other buses, any using these roads would be required to drop off their passengers and then go to the new bus parking area near the multipurpose building.

The reconstructed corn crib would house limited interpretive media that would orient visitors to the farm. The rehabilitated lower house and stone slave quarters would offer interpretation and other educational programs for small groups of visitors. The rehabilitated chicken coop would provide handicapped-accessible restrooms.

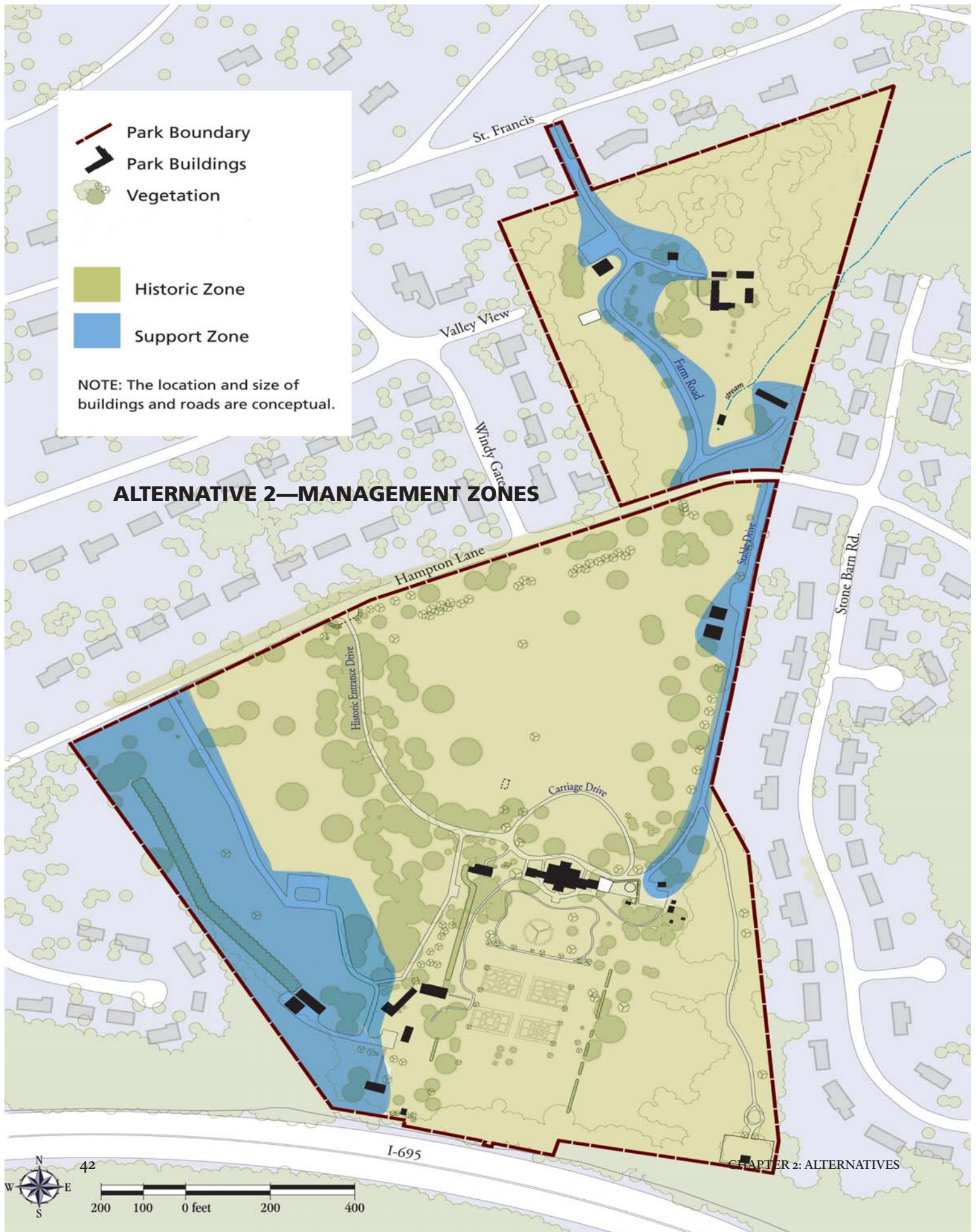
Partnerships and Cooperative Actions

Existing partnerships would be maintained and strengthened and appropriate new ones fostered to help the

park carry out its mission. Increased focus on the farm, slavery and the economic network of Ridgely family enterprises over time would require additional scholarship. New partnerships would be initiated to foster and support these efforts and to develop new programs and exhibits based on this scholarship. Broadening the audience base by expanding the interpretive experience would also generate new partnerships. Some of them could include community partnerships with descendants of enslaved workers, tour companies focused on African-American topics and sites, or universities and historic societies interested in the stories of enslaved workers, indentured servants or other social, economic and labor topics. Research by the park and its new and existing partners would lead to new interpretive programs and demonstrations anchored in historic uses and activities at the property. New programs and initiatives would also open opportunities for existing and new volunteers.

Staffing

As identified in Alternative 1, this alternative would also share the same Superintendent, five division chiefs and management assistance team with Fort McHenry National Monument and Historic Shrine. In order to accomplish all that is described in this alternative, Hampton National Historic Site would require a significant addition of staff based at this park to work with the superintendent and division chiefs. These new staff members would substantially augment the visitor services team, making it possible for all tours and programs to begin at the new central visitor services facility, go out into the park, and return visitors to their starting point. With a more extensive restoration of the formal gardens and cultural landscape around the mansion and the farm, additional staff would be required to maintain these improvements. Finally, this alternative also adds additional permanent museum services staff to implement changing exhibits, service researchers, and manage a robust museum program.



Alternative 3—Broadening the Hampton Experience

Overview

This alternative is the preferred alternative. It would expand the visitor experience to include the entire story of the park, from its heyday in the 19th century through the changes of activity and ownership in the 20th century. It would broaden the stories to include all those who lived and worked at the mansion, the plantations and related Ridgely family enterprises. It would provide visitor services and accommodate park operations primarily within the historic and modern buildings existing on the property now.

Modern and historic buildings would be rehabilitated to provide for visitor services—orientation, group programming, restrooms and bookstore—collections and archival storage and workspace, limited storage, and administrative and partnership offices within walking distance of the mansion. While this approach could disperse interpretation and administrative functions throughout the park, every effort would be made to group these operational functions near one another to enhance the ‘campus feeling’, maximize organizational efficiency, and minimize their intrusion into the historic scene.

The modular buildings housing administrative and partner offices would be removed. Two critical features missing from the landscape and essential to the visitor experience, the summer kitchen and the corn crib, would be reconstructed and adaptively used for interpretation. Relocation of the modern entrance drive on the mansion side and changes to the access road to the farm would provide access to new visitor orientation and administration areas on both sides of the Hampton Lane and provide access for buses and emergency vehicles.

Exhibits, media, programs and scholarship would reflect the breadth of lives and events experienced by all of Hampton’s residents and workers and would connect those stories with visitors’ lives today. These experiences would include both the events and people of the 19th century and those associated with the family and place into the 20th century.

Park boundaries would remain unchanged. Minor adjustments would be considered through donation and willing seller processes.

Cultural and Natural Resource Management

Rehabilitation and limited reconstruction would be the treatment for historic resources and cultural landscapes in this alternative.

A number of historic structures would be rehabilitated for administrative and partner offices throughout the park. Visitor orientation and services would also be accommodated in a mansion side small visitor contact station in the Support Zone.

Museum collection items would be stored in the new collections management facility on-site and in other historic buildings at Hampton and Fort McHenry. Collection management activities, including cleaning, preservation, documentation, cataloging and storage for supplies, would be conducted at the new facility. Archives would also be stored in the new building, where research space would also be provided. The archeological collection would be stored on-site, in the historic Mansion.

As with Alternative 2, more detailed site and building design, compliance and cost assessments would be required to determine what combination of rehabilitation, restoration and/or new construction would be needed to meet the design program. Regardless of the treatment decision, the process would insure that these new and/or rehabilitated facilities would have limited intrusion on the historic character of the cultural landscape or on the visitor experience of the mansion and the farm. Any additions or changes would be reviewed with the Maryland State Historic Preservation Office for concurrence prior to construction.

This alternative would adaptively utilize the many historic buildings at Hampton and would not require construction of one large headquarters facility. Instead, it would distribute park functions and use across the property

and would ensure appropriate occupancy of historic buildings as a preservation strategy. The modern modular buildings housing administrative and partner offices would be removed and the landscaped rehabilitated.

The archeological collection would be stored on-site. In-ground archeological resources would be preserved by avoiding the construction of new buildings in sensitive areas identified by the 2001 Archeological Survey. Additional testing and other survey recommendations would be implemented and an archeological resources management plan developed. Ground disturbance at any reconstruction site would be preceded by thorough archeological investigation, and findings would be used in accomplishing accurate reconstructions.

As in Alternative 2, funding would be pursued to develop a research methodology and program around the two midden areas of the farm property believed to likely have unrecovered archeological resources relating to the lives of the property's enslaved workforce. This research would examine these resources from an ethnographic view point, providing needed data to inform resource management and interpretation. Archeological investigations at the park would be generally expanded based on available funding.

In this alternative, the top terrace of the formal garden would be rehabilitated to its original condition. The lower terraces and the gardens and fields around the farm would be managed to evoke the original uses and designs with a limited gardening staff. This hybrid or compromise to full restoration of the formal gardens and farm would still allow visitors to understand these resources, while providing reasonable and feasible operational and maintenance considerations.

The mansion would continue to maintain at least ten furnished rooms and could add up to an additional six furnished or interpreted rooms. Additional interpretive media would be required to expand the stories in the existing rooms and to interpret those areas newly opened to the public. The mansion's exterior restoration would be completed, including reconstruction of the formerly attached summer kitchen. The remaining rooms would be used for collections storage and exhibit preparation areas.

Interpretation and Visitor Experience

Park visits would begin at an orientation point in a small visitor contact station on the mansion side in the Support Zone or in the reconstructed corn crib on the farm side. Each of these facilities would focus on those stories related to resources on their side of Hampton Lane. The lower house and stone slave quarters would offer space for interpretation on the farm side and the octagonal slave quarters (assuming further research permits reconstruction) the garden and numerous outbuildings would provide the same for the mansion side. Handicapped accessible restrooms would be provided in the rehabilitated chicken coop and in the orangery.

Interpretive programming and media would cover all aspects of the site's history and would offer the visitor a variety of ways to engage with and understand the significance of life ways depicted at Hampton. There would be a great emphasis on connecting Hampton's history to the lives of today's visitors; the site would be relevant to a diverse population of individual visitors, families, tours and school groups. The mansion tours would include the reconstructed octagonal servants' quarters (if further research permits reconstruction) and summer kitchen, as well as, changing exhibit spaces within the mansion itself. Regular tours of the farm would be given with more visitors entering the site on the farm side. Changing exhibits would also be offered in the lower house.

As this alternative seeks to use Hampton's historic resources and stories to make relevant connections to visitors today, ethnography contributes greatly to the development of interpretive programming and research initiatives. In particular, the annual symposium held in partnership with Goucher College focused on the African-American experience at Hampton is continued and institutionalized. Oral histories with descendants of Hampton's enslaved workforce contribute to the development of programming and special events at the park. Additional research efforts and studies are identified to continue the expansion of understanding of the African-American experience at Hampton and those research efforts inform and expand public offerings.

Facilities and Visitor Use

Rehabilitated structures would provide office space needed for staff. The new visitor contact station would provide offices for partners. As in the other alternatives, maintenance equipment and staff would be based at Fort McHenry; however, some materials would be stored in existing historic buildings in keeping with their historic uses.

The entrance drive, on the mansion side of the park, would be relocated close to the western boundary of the park, and would allow for the rehabilitation of the historic orchard and field, evoking the character of the historic estate. This new drive would bring visitors up to the parking and visitor orientation and connect to paths to the mansion for tours of the building, garden and grounds. In addition, this drive would provide park staff with access to the historic building(s) used for administrative offices and maintenance storage in the support zone. Existing parking would be removed and reconfigured for a new visitor lot within the historic service area for overflow. Where possible, paths in historic locations would be modified to allow universal access and non-historic path locations would be minimized. All paths, roads and parking areas would be surfaced to evoke the historic feel of the property.

As described in Alternative 2, a new system of standardized and discrete interpretive and directional signs would replace current signage to help visitors make their way around the park. As mentioned above for paths, roads and parking areas, these signs would be designed to evoke the historic feel of the property. New signs on I-695 would direct visitors to the Providence Road exit, which would bring them into the park alongside the farm.

A new pedestrian path system would connect the mansion and the farm. It could use the existing East Road past the stables, the mown path through the north lawn, or the original entrance drive from the mansion to the historic gates. A new path on the south side of Hampton Lane would be constructed to connect these three paths with a marked crosswalk and signs for safer crossing of Hampton Lane. All visitors would then use the farm road to get to the farm. Should it prove unsafe for visitors to walk along the farm road, a separate walkway would be established on the side of the road.

All main paths connecting visitor services, mansion and garden, lower house and outbuildings would meet ADA regulations, as described in Alternative 2. Modification to and construction of new roads, parking areas and paths would not damage significant cultural features or archeological resources and would be surfaced to evoke the historic character of the estate.

Vehicles could access the farm via the farm road. The farm lane cross section and alignment would be rehabilitated to enhance safety and allow larger buses and trucks to access the farm without damaging the resource. The character of the road would be maintained through planning and design in consultation with the Maryland State Historic Preservation Officer (SHPO), using materials that would preserve its historic appearance. Visitors would use the farm road and park behind the mule barn or drop off their passengers and park in a bus parking lot on the mansion side of the park.

The exterior reconstructed corn crib would house a visitor contact station to orient visitors to the farm. This facility would be staffed seasonally—a modern structure housed within a historic shell.

As identified in Alternative 2, the rehabilitated lower house and stone slave quarters would offer interpretation and other educational programs for small groups of visitors. The rehabilitated chicken coop would provide handicapped-accessible restrooms.

This alternative would allow for study of the feasibility and suitability of concessions operations at the park, which would include feasibility and suitability of a small vending or food service area.

Partnerships and Cooperative Actions

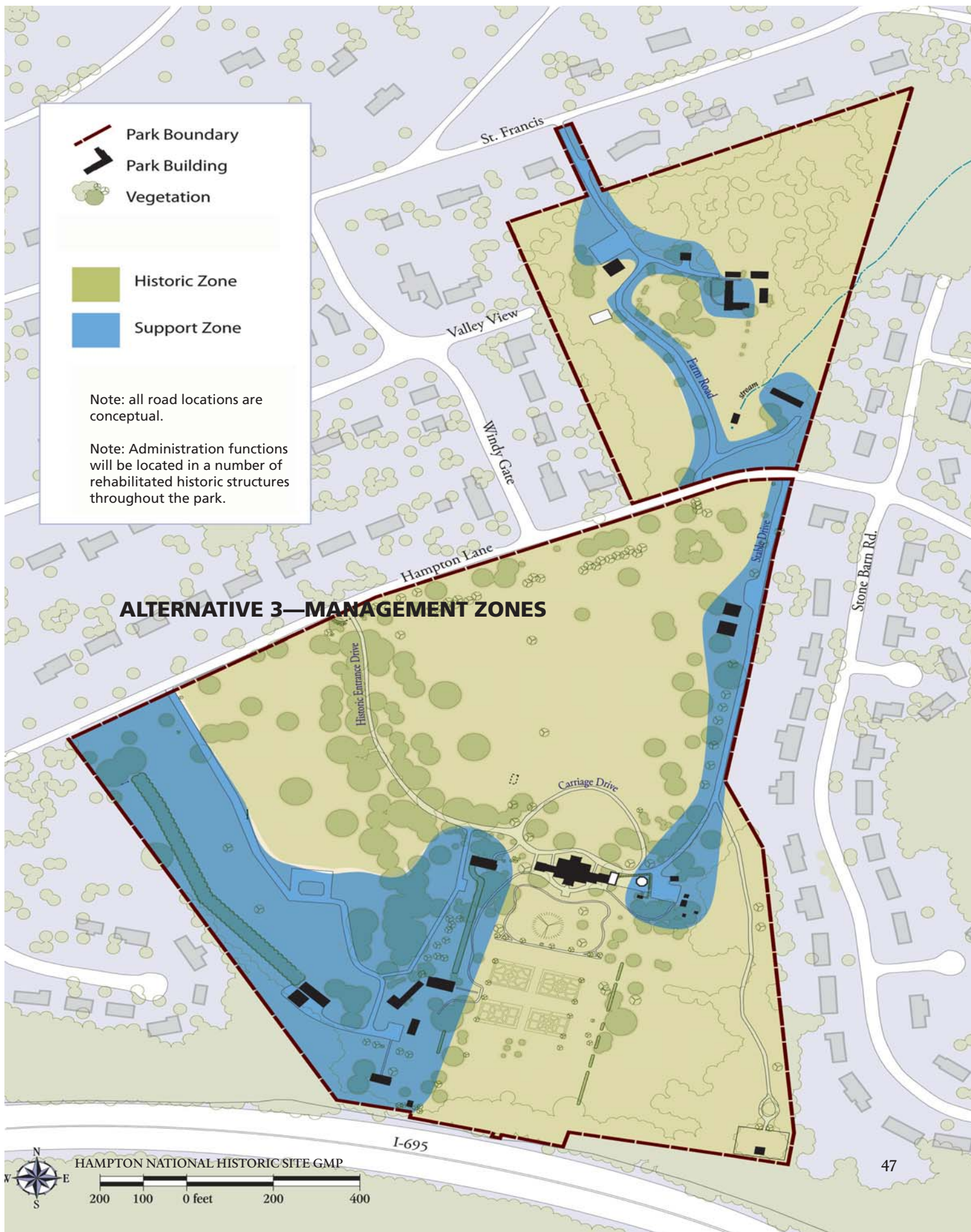
Existing partnerships would be maintained and strengthened and appropriate new ones fostered to help the park carry out its mission. Increased focus on the farm, slavery and the economic network of Ridgely family enterprises over time would require additional scholarship. New partnerships would be initiated to foster and support these efforts and to develop new programs and exhibits based on this scholarship. Broadening the audience base by expanding the interpretive experience would also generate new partnerships. Some of them could include community partnerships with descendants of enslaved workers, tour companies focused on

African-American topics and sites, or universities and historic societies interested in the stories of enslaved workers, indentured servants or other social, economic and labor topics. In addition to these historic themes, connecting this historic site to lives and concerns of the visitor today and in the future would be a new focus of the interpretive experience. Research by the park and its new and existing partners would lead to new interpretive programs and demonstrations anchored in historic uses and activities at the property. New programs and initiatives would also open opportunities for existing and new volunteers.

Staffing

As identified in Alternatives 1 and 2, this alternative would also share the same Superintendent, five division chiefs

and management assistance team with Fort McHenry National Monument and Historic Shrine. In order to accomplish all that is described in this alternative, Hampton National Historic Site would require additional staff than are currently assigned to the park. These new staff members would further augment the visitor services team, making it possible for visitors to receive orientation at contact stations on the farm and mansion sides of the property—currently only one point of contact is manned full-time. The rehabilitation of the garden and grounds would also increase the need for staff to maintain these improvements and continually support partnerships for these resources. Finally, this alternative also adds additional permanent museum services staff to implement changing exhibits, service researchers, and manage a robust museum program.



COSTS OF IMPLEMENTING THE ALTERNATIVES

The cost estimates for implementing each alternative reflect certain assumptions. Estimates are based on the 2009 condition of Hampton NHS structures and grounds, anticipated preservation activities and staff and operational requirements. These estimates are for planning and comparison only, represent gross costs, and are based on 2009 dollars.

It is anticipated that any improvements, staff, and operational costs will be phased in over the life of this plan. The implementation of the approved plan will depend on future funding, Service-wide priorities and potential partner contributions. The approval of a GMP does not guarantee that funding and staffing needed to implement the plan will be forthcoming. Full implementation of the GMP will be many years into the future.

Three categories of cost are estimated for each alternative: one-time capital costs, annual and periodic recurring costs and partnership contributions. Actual costs will be determined through a design development process for each project. These actions are dependent on the availability of funding and would be phased over the life of this GMP—the next 20 years. The following descriptions of

each category are paraphrased from the *DO 2: Park Planning Sourcebook (2005)*.

- **Annual and Periodic Recurring Costs** reflect the park's annual operating budget (park base funding) plus other recurring costs. Some of the elements of this category include staff costs, office expenditures, general maintenance contracts and utility costs. The general costs have been calculated as a percentage of the staff costs (\$11,700 for each full time equivalent position (FTE)).
- **One-Time Capital Costs** include the park's maintenance backlog, any formulated projects through fiscal year 2012, infrastructure upgrades, rehabilitation of historic structures and cultural landscapes and associated research and planning.
- **Partnership Contributions** include staff assistance, capital projects and operating or maintenance assistance provided by individuals and organizations that are known at this time. Future contributions could increase as currently unknown donors are identified.

Table 2-2: Summary of Cost by Alternative

	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3
Annual Operating Costs	1,602,424	3,333,564	2,546,675
Staff	1,348,424	2,736,564	2,117,675
Supplies	199,000	462,000	334,000
Utilities	55,000	135,000	95,000
FTE	17	40	29
One-Time Capital costs	2,025,000	14,947,000	7,982,000
Costs Unique to an Alternative	2,025,000	9,088,000	2,123,000
Costs common to Action alternatives	0	5,859,000	5,859,000
Total Operating and Capital Costs	3,627,424	18,280,564	10,528,675
Partnership Contributions	0	1,125,000	720,000
NPS Costs	3,627,424	17,155,564	9,808,675

NOTES for ANNUAL OPERATING COSTS: The full time equivalency (FTE) and salary costs were generated by the park.

All salaries use FY2008 Step 5 pay grades. The number of individual staff is larger than the FTE, since several part-time positions can be aggregated into a single FTE. The utility costs were estimated by the park using 2008 utility costs. The supply costs were generated using \$11,700/FTE.

NOTES for ONE-TIME CAPITAL COSTS: The Alternative 1 costs were identified using FY2009-FY2012 formulated and funded projects, including those identified on the 2009 American Recovery and Reinvestment Act lists. All other costs were generated using similar GMP-related projects in other NER parks and/or with assistance from Harpers Ferry Center, Northeast Museum Services Center and the Denver Service Center.

NOTES for PARTNERSHIP COSTS: These costs were identified by the park relating to contributions by Historic Hampton, Inc. and other existing and/or potential partners.

Table 2-3: List of Major Projects by Alternative

	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3
Construction of new collections building			
Rehabilitation of dovecote/garage			
Archeology, historic structures and historic furnishings studies			
Rehabilitation of cultural landscape			
Rehabilitation of historic buildings for collections			
Rehabilitation of historic buildings for interpretation			
New pathways and crossing			
Construction of new headquarters			
Reconstruction of missing historic buildings			
Construction of new visitor entrance			
Expansion of interpretive materials and directional signs			
Rehabilitation of historic buildings for park operations			
Construction of mansion side visitor contact station			

NOTE: This chart includes the major projects identified in the alternatives and should not be seen as a comprehensive list of all projects. The darker cells represent if that project is included in the alternative.

For the purposes of considering the alternatives, it should be presumed that the NPS would be able to secure funding necessary to implement each alternative; however, all rehabilitation, restoration and new construction and staffing proposals in the alternatives are contingent on NPS Service wide funding priorities. Congressional funding can always be augmented by private, nonprofit or corporate funding.

Alternative 1 Costs

Estimates of annual operating costs and one-time costs associated with Alternative 1 have been supplied by the park staff and have been reviewed in relation to the most recent PMIS statements, the final PAMP for the park and the most recent values identified in FMSS. In addition, these projects have been reviewed with the park staff and the Maintenance Division of the Northeast Regional Office. These costs are presented for comparative purposes only and will be refined at a later date based upon final design of facilities and other considerations. Actual costs will vary depending on if and when specific actions are implemented and on contributions by partners and volunteers. The costs have been rounded up to the nearest \$1,000.

Annual operating costs for this alternative are estimated to be \$1,603,000. (2009). This includes the anticipated cost for staff salaries and benefits for 17 full-time equivalent staff (FTE) of \$1,348,424 and an annual cost for utilities, supplies and other materials needed for park operations of \$254,000.

One-time construction costs for this alternative are estimated to be \$2,025,000 (2009). This includes all those projects that have been formulated and funded from FY2009 to FY 2012, including those identified in the 2009 American Recovery and Reinvestment Act. This does not include the cost of deferred maintenance, which at this point is approximately \$2.099 million.

There would be no land acquisition costs for this alternative.

There would be no contribution by partners to the annual or one-time construction costs for this alternative.

The total cost for this alternative is estimated to be \$3,628,000 (2009). Since there would be no partnership contributions, the cost for the entire alternative would be borne by the NPS.

Alternative 2 Costs

Estimates of annual operating costs and one-time costs associated with Alternative 2 have been supplied by the park staff and by similar construction projects in other NER parks, Class C estimates for other NER GMP cost estimates provided by Harpers Ferry Center and the Denver Service Center, as well as, the most recent PMIS statements, draft PAMP and FMSS values for Hampton NHS. In addition, these costs have been reviewed with the park staff and the Maintenance and Cultural Resource divisions of the Northeast Regional Office and with curators and historic architects from the Northeast Museum Center. These costs are presented for comparative purposes only and will be refined at a later date based upon final design of facilities and other considerations. Actual costs will vary depending on if and when specific actions are implemented and on contributions by partners and volunteers.

Annual operating costs for this alternative are estimated to be \$3,334,000 (2009). This includes the anticipated cost for staff salaries and benefits for 39.5 full-time equivalent staff of \$2,736,564 and an estimated annual cost for utilities (estimated by park staff) and supplies (calculated by \$11,700/FTE) needed for park operations of \$597,000. It is anticipated that the utility and materials costs would more than double over Alternative 1 due to the opening up of the greatest number of historic structures in the park for interpretation, an increase in the space dedicated to education, and other visitor services, and the construction of a new, energy-efficient building to house visitor orientation, administration and collections management and the corn crib and summer kitchen structures.

One-time costs for this alternative are estimated to be \$14,947,000. (2009). This includes rehabilitation of historic structures, construction of an administration and visitor services building, reconstruction of the corn crib and summer kitchen, resource management and operations studies and expanded interpretive materials. The one-time construction costs for this alternative are estimated to be \$14,947,000 (2009).

There would be no land acquisition costs for this alternative.

There would be no new deferred maintenance costs in this cost estimate for this alternative.

Costs to be incurred for rehabilitation of the historic structures and of more modern NPS facilities are included in the NPS one-time facilities costs presented above.

The contribution by partners to one-time construction costs for this alternative is estimated to be \$1,125,000 (2009). It is anticipated that Historic Hampton, Inc. (HHI) would contribute \$925,000 to assist the park in restoring period interiors. HHI and other partners could also assist with the rehabilitation of the cultural landscape, especially the falling garden and with other resource assessment and management studies. Other partners would be needed to rehabilitate and run the greenhouse.

The total cost for this alternative is estimated to be \$18,281,000 (2009). There is a \$1,025,000 contribution from partners. The NPS cost for this alternative is estimated to be \$17,156,000.

Alternative 3 Costs

Estimates of annual operating costs and one-time costs associated with Alternative 3 have been supplied by the park staff and by similar construction projects in other NER parks, Class C estimates for other NER GMP cost estimates provided by Harpers Ferry Center and the Denver Service Center, as well as, the most recent PMIS statements, draft PAMP and FMSS values for Hampton NHS. In addition, these costs have been reviewed with the park staff and the Maintenance and Cultural Resource divisions of the Northeast Regional Office and with curators and historic architects from the Northeast Museum Center. These costs are presented for comparative purposes only and will be refined at a later date based upon final design of facilities and other considerations. Actual costs will vary depending on if and when specific actions are implemented and on contributions by partners and volunteers.

Annual operating costs for this alternative are estimated to be \$2,547,000 (2009). This includes the anticipated cost for staff salaries and benefits for 28.5 full-time equivalent staff for a total of \$2,117,675, an estimated annual cost for utilities of \$95,000 (2008) and an estimated cost for supplies and other materials needed

for park operations of \$334,000 (calculated by \$11,700/FTE). It is anticipated that the utility costs would increase only 60% over Alternative 1 due to the opening up of a more limited number of sites for interpretation and visitor use, the redistribution of park operations into existing buildings, and the construction of a new, energy-efficient collections facility.

One-time costs for this alternative are estimated to be \$7,982,000 (2009). This includes construction costs for historic and park operations structures, resource management and operations studies, interpretive materials and collections acquisition.

There would be no land acquisition costs for this alternative.

There would be no new deferred maintenance costs for this alternative. Costs to be incurred for rehabilitation of the historic structures and of more modern NPS facilities are included in the NPS one-time facilities costs presented above.

The contribution by partners to one-time construction costs for this alternative is estimated to be \$720,000 (2009). The contribution of partners to the annual and one-time costs of this alternative reflects their significant role in this alternative. Partners would contribute to the preservation and rehabilitation of historic buildings and cultural landscapes, and potentially to new interpretive efforts.

The total cost for this alternative is estimated to be \$10,528,000. (2009). The total cost of the alternative is \$10,528,000, with a \$720,000 contribution from partners. The NPS cost of this alternative is estimated to be \$9,809,000.

Table 2-4: Actions by Alternatives

	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3
Natural, Cultural and Resource Management	Preserve existing form and character of the farm and mansion grounds cultural landscape	Rehabilitate existing form and character of the farm and mansion cultural landscape to reflect latter part of the 19th century	Fully rehabilitate top terrace and maintain second and third terraces to evoke period of significance
	Rehabilitate top terrace to 19th century appearance	Rehabilitate all three terraces to 19th century appearance	Establish interpretive planting to evoke historic orchard location, shape and scale
	No Action	Plant a new orchard in west field to evoke historic orchard	Same as Alternative 1
	Preserve exteriors of buildings in current form and character	Same as Alternative 1	Expand interpretive use in up to 8 historic buildings
	Maintain existing interpretive use of historic buildings	Expand interpretive use in up to 12 historic buildings	Maintain existing furnished and interpretive rooms and expand up to 6 additional furnished and interpretive rooms in mansion
	Maintain existing furnished rooms in mansion	Maintain existing furnished rooms and expand up to 6 additional furnished rooms in mansion	Same as Alternative 1
	Consolidate collections and archival storage on site using a new collections facility to the greatest extent possible	No new action	No new action
	No Action	Reconstruct summer kitchen, octagonal slave quarters and corn crib (if further research permits reconstruction of these structures) as landscape features with adaptive reuse of interiors for interpretation and park operations	Rehabilitate out buildings to evoke period of significance and allow for other uses and consider reconstruction of octagonal slave quarters and corn crib if research permits and interpretation requires additional facilities
	No Action	Rehabilitate greenhouses and other historic outbuildings to reflect latter part of the 19th century	No new action
	Continue natural resources management practices	Explore wildlife & vegetation management options	Same as Alternative 2
Interpretation and Visitor Experience	Maintain visitor orientation in west hyphen of mansion	Construct new orientation center and administration building	Develop new corn crib and mansion side visitor contact stations
	Maintain existing interpretive focus	Expand interpretive themes to include enslaved and free workers, farm operations and changing relationships over time	Same as Alternative 2
	Maintain school and group tours as funding permits	Establish permanent school and group tours	Same as Alternative 2

Table 2-4: Actions by Alternatives

	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3
Facilities and Visitor Use	Maintain administration in trailers and supplemental rooms in farmhouse	Remove administrative and partnership trailers	Same as Alternative 2
		Construct multi-use building to accommodate orientation, visitor services, administration and collections storage	Construct mansion side visitor contact station and reconstruct corn crib to accommodate orientation and visitor services
			Rehabilitate historic buildings to accommodate administration and partnership offices
	Maintain public restrooms in orangery	Same as Alternative 1	Same as Alternative 1
	Rehabilitate farm garage/ dovecote into public restrooms	Same as Alternative 1	Same as Alternative 1
	Maintain bookstore in mansion	Provide for bookstore in new multiuse building	Same as Alternative 1
	Maintain primary regional access to park using Dulaney Road exit off I-695	Change primary regional access to park using Providence Road exit off I-695	Same as Alternative 2
	Maintain primary entrance on modern entrance road west of mansion	Remove existing modern entrance and relocate primary entrance to west field	Same as Alternative 2
	Maintain secondary access on existing farm road	Rehabilitate secondary access on farm road for safety	Same as Alternative 2
	Maintain pedestrian circulation using existing park roads and Hampton Lane	Rehabilitate all existing pathways and construct new pedestrian connection between mansion and farm with new crossing of Hampton Lane	Same as Alternative 2
	Maintain primary visitor parking at orangery with overflow parking at administration trailers and maintain supplementary parking at mule barn near farm	Construct new primary visitor and staff parking at new headquarters/ orientation center and rehabilitate secondary parking at orangery and mule barn	Rehabilitate primary parking at orangery, secondary parking at mule barn, and new overflow lot if needed
Partnerships and Cooperative Actions	Maintain active park volunteer, HHI and Friends programs and efforts	Expand all partnership efforts by maintaining existing mansion programs and adding new farm, mansion and garden programs	Same as Alternative 2

THE NPS PREFERRED ALTERNATIVE

After review of the alternatives by an interdisciplinary team of park and regional office staff, utilizing factors regarding resource protection, visitor experience and operations, Alternative 3 was identified as the NPS preferred alternative. Alternative 3 enhances opportunities of resource protection through rehabilitation and use of existing historic structures for park operations. It provides opportunities for a wider range of potential visitor experiences than Alternatives 1 and 2, putting the emphasis on connecting people lives today to the historic stories that make Hampton so unique. Moreover, it presents the two sides of the property in balance with appropriate visitor orientation on both sides of the road. This will encourage more visitors to explore the entire estate, not just the mansion side of the park. This alternative, along with others, offers the best solution for museum collections and archives management—a consolidated collections management center—as recommended by the 2009 Hampton Collections Management Report and consistent with the revised recommendations of the regional collections plan. Moreover, better research facilities will also encourage additional work on archeological and ethnographic resources and stories. This alternative also utilizes historic structures in a more cost efficient manner for visitor services and park operations. Alternative 3 improves staff and visitor safety, and represents a more sustainable option for fully achieving the park's goals and mission. Finally, Alternative 3 provides many opportunities to expand partnerships and continue the highly successful collaborations already in place.

ALTERNATIVES CONSIDERED BUT ELIMINATED FROM FURTHER STUDY

Many alternatives that were considered during the course of development of this plan were later discarded in part or in whole, often as a result of consultation with the Maryland State Historic Preservation Office (SHPO), other agencies or the public. This section describes those alternatives and the reasons they were eliminated from further study.

The planning team considered a restoration approach for the landscape and some structures. The principle that

guides restoration would be the accurate depiction of the form, features and details of a non-surviving cultural landscape as it appeared at a specific period. For the historically and culturally most significant period of Hampton's development, prior to 1843, there would not be sufficient documentary information to restore the landscape without an unacceptable amount of conjecture. Hampton in the mid to late 19th century is well documented but the surrounding agricultural setting of that time, important to the integrity of the landscape, has been lost.

A true landscape restoration could be achieved for the later 20th century period; nearby residential development was underway so the agricultural landscape was no longer a dominant characteristic, and aerial photographs were available—Cultural Landscape Report (2006). However, that was a time of decline for the estate. Rehabilitation to the mid to late 19th century was selected instead for both action alternatives, as that treatment entails depiction of the character of the landscape rather than accurate re-creation of all the landscape's features from the chosen historic period. It also allows for a phased approach to the formal gardens.

Several possibilities were considered for site ingress and egress on the mansion side of the park. Although the Maryland SHPO indicated that using the original drive to the mansion would present a positive visitor experience, potential damage to the historic gates from trucks and buses and the possible inability of tour buses to clear the gates were cited as concerns. In addition, the drive would likely have been subject to safety improvements in order to accommodate the weight and turning capacity of buses and fire trucks. These issues caused the use of the original drive to be eliminated as an option.

Another possibility, on which the Maryland SHPO commented positively, was to enhance the old western access road as the entry way, opening the west field and providing a greater sense of the historic landscape. Concern for the neighbors along the edge of the park resulted instead in the proposal in Alternative 3 for moving the current entrance road to the west, connecting to the location of the soon to be constructed collections management facility (in the garden maintenance area) and loop up to the parking by the orangery, yet keeping away from the park boundary.

Under Alternative 3, expansion of the Orangery as the mansion side visitor contact station was considered. After discussion with the Maryland SHPO, it was decided that this would constitute an adverse impact and since it did not have wide spread public support, the idea was dropped from further consideration.

Proposals for the farm site included construction of a new visitor center and associated parking, reorienting visits to begin there; construction of a curatorial facility; and widening the farm road to accommodate two-way traffic. These actions were not supported by the Maryland SHPO because of disruption of the historic landscape and associated visitor experience. During public meetings the neighborhood residents expressed concern regarding impacts from increased activity on the homes that border the western edge and northwestern corner of the farm. Also, a natural resource, the spring and creek in the southeastern quadrant of the farm, would likely have been put at greater risk of degradation by the new construction. These proposals were replaced with lower impact alternatives that distribute administrative space to other locations, and modify improvements for the farm road.

CONSISTENCY WITH THE NATIONAL ENVIRONMENTAL POLICY ACT

The NPS requirements for implementing NEPA include an analysis of how each alternative meets or achieves the purposes of NEPA, as stated in Sections 101(b) and 102. Each alternative analyzed in a NEPA document must be assessed as to how to meets the following purposes:

1. Fulfill the responsibilities of each generation as trustee of the environment for succeeding generations;
2. Ensure for all Americans safe, healthful, productive, and aesthetically and culturally pleasing surroundings;
3. Attain the widest range of beneficial uses of the environment without degradation, risk to health and safety, or other undesirable and unintended consequences;
4. Preserve important historic, cultural, and natural aspects of our national heritage, and maintain, wherever possible, an environment which supports diversity, and variety of individual choice;

5. Achieve a balance between population and resource use that would permit high standards of living and a wide sharing of life's amenities; and
6. Enhance the quality of renewable resources and approach the maximum attainable recycling of depletable resources.

Criterion 1: The responsibility to protect the environment for future generations would be addressed in Alternative 1 by the park's continuing efforts to maintain Hampton's historic environment through rehabilitation, restoration and preservation of the park's natural and cultural resources, which include collections, natural resources, archeological resources, ethnographic resources, cultural landscape, and historic structures. This "no action" alternative would propose no new construction or reconstruction. Alternatives 2 and 3 would go further by rehabilitating additional portions of the landscape and reconstructing historic structures that have been destroyed. Alternatives 2 and 3 would add the west field to the areas to be rehabilitated and would mandate additional research and interpretation of archeological, ethnographic and museum collection resources. Additionally, Alternative 3 would provide programming that directly connects today's visitors with the history of Hampton, ensuring relevancy for future generations.

Criterion 2: Under Alternative 1, staff would continue to remain out of unhealthful office space in the mansion basement, but would remain in the modular building in the west field. In the action alternatives, offices would be moved to a new headquarters on-site building (Alternative 2) or rehabilitated historic building(s) (Alternative 3). In Alternative 1, entrance to the mansion side of the park would occur at a point on Hampton Lane where visibility would be limited. Entry and exit would be made safer in Alternative 2 and 3, by moving the entry drive to the edge of the west field, where the sight line on Hampton Lane would be better. Removing the existing entry drive from its present course through the west field would also create more aesthetically and culturally pleasing surroundings than in Alternative 1, by bringing back the open appearance of the field and the orchard. In all three alternatives, rehabilitation would result in a more culturally pleasing landscape; however, it would be considerably more extensive in Alternatives 2 and 3 than in Alternative 1. Removal of modern structures, like the modular buildings in the garden maintenance area and the power

lines along Hampton Lane in both Alternatives 2 and 3 would definitely improve the visual aesthetics of the park.

Farm access would be made safer in both action alternatives. Pedestrian access would be improved in Alternatives 2 and 3 by a new path along Hampton Lane and a marked crosswalk. Adverse effects on the cultural landscape from changes to the farm road would be minimized through attention to design and consultation with the State Historic Preservation Office in accordance with Section 106 of the National Historic Preservation Act. Further aesthetic, as well as, functional improvement would come from a consistent design for replacement of the plaques and markers remaining under Alternative 1, with a consistent signage system in Alternatives 2 and 3.

Criterion 3: In all three alternatives, uses of the park would be expanded through rehabilitation of the lower house and stone slave quarters to serve interpretive purposes. Reconstruction of the corn crib in Alternatives 2 and 3 would help bring people to the farm by providing space for visitor orientation; Alternative 3 would go further by allowing for a visitor contact station in this location. Interpretation would be expanded under both action alternatives to areas of the site not previously covered, including the reconstructed summer kitchen and octagonal servants' quarters. Educational programs for groups would be presented in the new headquarters in Alternative 2 and in the mansion side visitor contact station in Alternative 3.

Criterion 4: Preservation of the park's museum collection would improve in Alternative 1, but research space would not be addressed at all. Alternative 2 would offer some improvement by providing research space in the new headquarters, while Alternative 3 would provide a dedicated museum collections management center with space for researchers and scholars. In both action alternatives, a greater level of rehabilitation of historic structures would better ensure a higher level of preservation and maintenance of historic structures while also giving visitors more resources to explore and understand. In Alternative 2, most historic structures would be returned to historic appearance and use; while in Alternative 3, compatible reuses would augment historically interpreted historic structures to ensure occupancy and preservation through use. Similarly, both

action alternatives describe greater levels of rehabilitation of the cultural landscape and management of natural resources compared with Alternative 1. Both action alternatives also include construction of restrooms and a visitor contact station at the farm, increasing individual choice in comparison with Alternative 1, by making the farm more accessible and providing needed facilities and information. An overview of the park that enables visitors to make knowledgeable choices regarding their itinerary would be presented in Alternative 2 in a central location (the new headquarters building) and in multiple locations (corn crib and mansion side visitor contact station) in Alternative 3. Finally, both action alternatives also promote additional research in support of archaeological resources and ethnography. Alternative 3 also highlights continued collaboration with Goucher College on an annual symposium focused on African-American themes. Both action alternatives promote a higher degree of focus on these resources, with perhaps slightly more emphasis on ethnographic resources in Alternative 3.

Criterion 5: Under Alternative 1 most visitors would go to the mansion and may be less apt to venture to the farm. Dispersal of visitors to the farm would be encouraged by minimal visitor contact station in the corn crib in Alternative 2. In Alternative 3, by having a campus approach with multiple locations for interpretation, visitors would be more likely to visit many locations across the property. Also, modification of signage on I-695 would encourage visitors to come to the farm first in Alternatives 2 and 3. Spreading people over the site would help keep a balance between resource use and protection that allows continued sharing of Hampton's resources.

Criterion 6: Neither renewable nor depletable resources at Hampton would be affected by any of the three alternatives.

ENVIRONMENTALLY PREFERRED ALTERNATIVE

In accordance with NPS Director's Order #12, Conservation Planning, Environmental Impact Analysis, and Decision-making (2001), the NPS is required to identify the environmentally preferred alternative in its NEPA documents. The environmentally preferred alternative is the alternative that best promotes the national environmental policy expressed in NEPA (Section 101(b)) (516 DM 4.10).

The Council on Environmental Quality's (CEQ) Forty Questions (Q6a) further clarifies the identification of the environmentally preferred alternative stating, "simply put, this means the alternative that causes the least damage to the biological and physical environment; it also means the alternative which best protects, preserves, and enhances historic, cultural, and natural processes." Through identification of the environmentally preferred alternative, NPS decision-makers and the public are clearly faced with the relative merits of choices and must clearly state the values and policies used in reaching final decisions.

TABLE 2-5: Summary of Environmental Consequences

	NO ACTION	ALTERNATIVE 2	ALTERNATIVE 3
Historic Structures	Minor beneficial and minor to moderate long term adverse impacts	Moderate to major long term beneficial and minor to moderate short term adverse impacts	Moderate long term beneficial and minor to moderate short term adverse impacts
Cultural Landscape	Moderate to major beneficial and negligible to minor adverse impacts	Moderate to major long term beneficial and minor to moderate short term adverse impacts	Moderate to major long term beneficial and minor to moderate short term adverse impacts
Collections	Major long term beneficial and negligible short term adverse impacts	Major long term beneficial and negligible short term adverse impacts	Major long term beneficial and negligible short term adverse impacts
Archeology	Moderate to major beneficial and negligible to minor adverse impacts	Minor to moderate beneficial and minor adverse impacts	Minor to moderate beneficial and minor adverse impacts
Ethnography	Moderate to major long term beneficial and no adverse impacts	Moderate to major long term beneficial and no adverse impacts	Moderate to major long term beneficial and no adverse impacts
Water Quality	No adverse impact	Short term minor impact	Short term minor impact
Vegetation	Negligible short term adverse and minor long term beneficial impacts	Minor long term beneficial impacts and negligible short term adverse impacts	Minor long term beneficial impacts and negligible short term adverse impacts
Economy and Land Use	Negligible beneficial impact	Minor beneficial impact	Minor beneficial impact
Transportation	Minor to moderate long term adverse impacts	Minor beneficial and negligible adverse impacts	Minor beneficial and negligible adverse impacts
Visitor Experience and Interpretation	Moderate long term adverse impacts	Moderate to major long term beneficial and minor short term adverse impacts	Moderate to major long term beneficial and minor short term adverse impacts

After careful review of potential resource and visitor impacts, as a result of implementing any of the management alternatives and assessing proposed mitigation for cultural and natural resource impacts, it is determined that the environmentally preferred alternative is Alternative 3. This alternative reinstates the open west field while creating a safer entry and exit on the mansion side, would improve the safety of the farm road without using neighborhood streets, would increase the choices available to visitors, would broaden the use of the park, and would help balance the visitor population throughout the site and avoid overuse of the resources on the mansion side.

SUMMARY OF ENVIRONMENTAL CONSEQUENCES OF THE ALTERNATIVES

This GMP/EIS describes the affected environment—the existing natural, cultural and socioeconomic resources that would be affected either directly or

indirectly by implementation of any of the alternatives—in Chapter 3 and evaluates the consequences of implementing these alternatives in detail in Chapter 4. Impact topics eliminated from further analysis, because they are not present at Hampton National Historic Site, or will not be affected by any of the alternatives include prime and unique agricultural lands, vegetation, floodplains, Wild and Scenic Rivers and National Natural Landmarks, Wildlife, Rare, Threatened, Endangered or Special Concern Species, Geology, Topography and Soils, Indian Trust Resources, Sacred Sites and Native American Graves Protection and Reparation Act, and Environmental Justice, Sound and Noise Management, and Health.

Impact topics that have been retained for further evaluation include historic structures, cultural landscape, collections and archives, archeology, ethnography, water quality, vegetation, socioeconomic environment—economy and land use, socioeconomic environment—transportation, visitor experience, and operations and maintenance. A summary of the environmental consequences of the alternatives is provided in Table 2-5.

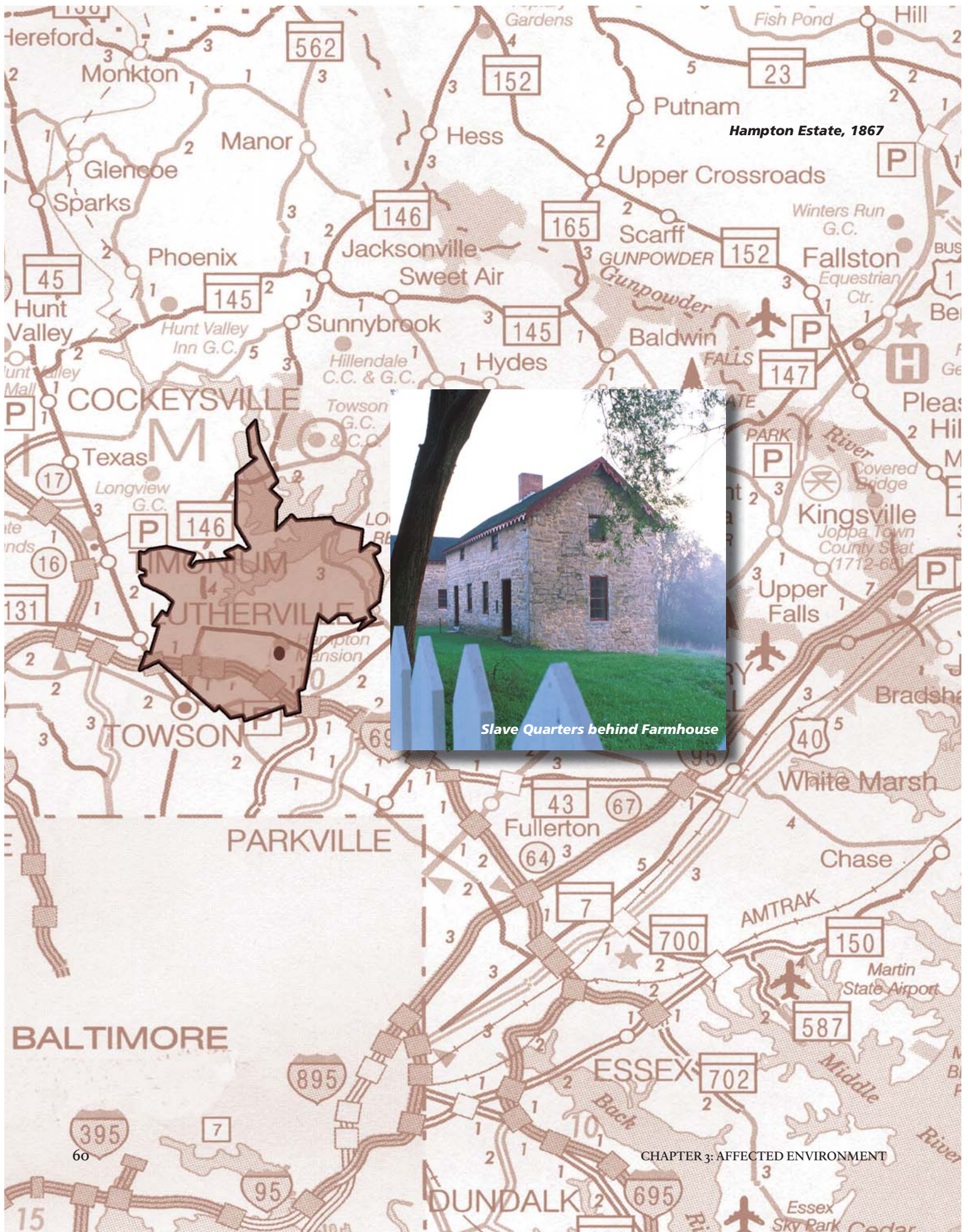
CHAPTER 3

AFFECTED ENVIRONMENT

Introduction	61
Cultural Resources	61
Natural Resources	68
Socioeconomic Environment	70
Visitor Experience	72
Operations and Maintenance	74



Gardeners in Parterre II, 1879



Hampton Estate, 1867

Slave Quarters behind Farmhouse

INTRODUCTION

Implementation of any of the alternative actions proposed in Chapter 2 could affect cultural and natural resources, socioeconomic environment, visitor experience and park operations. To establish a baseline for Chapter 4's analysis of the impacts of each proposed alternative, the existing condition of the resources and related conditions, identified above, are described in this chapter.

CULTURAL RESOURCES

In support of this General Management Planning effort, extensive efforts to inventory and identify park cultural resources were undertaken and the results of those efforts are available for additional reference. Archeological resources were reviewed in both an *Overview and Assessment Report* (Breckenridge, 2000) and an *Archeological Survey* (Long, 2001). For the Hampton cultural landscape, a *Landscape History and Contextual Documentation* was completed in 1999 (Ford), a Cultural Landscape Inventory was completed in 2006, and the *Cultural Landscape Report* was finished in 2006. Historic structures are documented in various historic structures reports, the park's formal *List of Classified Structures*, and annual condition assessments. Museum collections are documented through the Automated National Catalog System, the *Annual Checklist Program of Museum Storage Deficiencies*, the NPS *National and Northeast Region Storage Plans*, a Collections Storage Plan for Hampton, a *Collections Management Review* (1998), and Collections Management Plans (1997 and 2009). Ethnographic and historical research needs were assessed in a study of *African-American History at Hampton, Booker T. Washington, and George Washington Birthplace* (Farrar, 1990) and the *Hampton National Historic Site Research Needs Assessment Study* (King, 1996). Finally, all these resources were evaluated against the criteria of the National Register of Historic Places (NR) and the park's *NR Nomination and Continuation Sheets* were updated formally in 2004 (McKee).

Cultural Landscape And Historic Structures

Hampton National Historic Site retains the original spatial organization of the estate. The mansion sits atop a ridge overlooking Maryland's sweeping Dulaney Valley and the farm, gardens and outbuildings descend from this high point in all directions. The estate was designed to take advantage of the topography and micro climates of the site. The formal garden makes full use of light and the declining elevation as it steps down the south-facing hillside in five terraces. An icehouse rests out of the sun on the north-facing slope. The dairy, used for sterilizing containers and cooling milk, is placed below grade over a small spring-fed stream.

Overall, the original layout and design of the Hampton estate exhibits the sophisticated English picturesque design principles of the late 18th and early 19th centuries. As one of the most renowned farms in the United States during the early 19th century, Hampton was viewed as an American counterpart to the greatest of the improved English estates such as Holkham and Woburn Abbey. In Britain, the practical concerns of the rural economy had been melded with the aesthetic appreciation for the landscape garden. These aesthetic precedents were followed at Hampton's home farm in the siting and ornamental detailing expressed in the dairy and other outbuildings, the assemblage of ornamented farm buildings in a village-like setting in full view of the mansion, and the axial relationship between the mansion and the farmstead. Many of the support structures display high-quality construction with decorative details. The site is thought to be one of the few intact examples of the *ferme ornee*—or “ornamented farm”—in America. *Ferme ornee* is a term generally used by landscape historians

to refer to country estates laid out with both romantic aesthetic principles and practical farming considerations influencing the design and juxtaposition of built elements and decoration.

Gradually, the landscape changed: first with the loss of the original farmlands, then with their transformation into modern residential communities, and then with the redesign or loss of individual elements of the estate itself.

At the estate's height, the Ridgely family amassed 24,000 acres, including the core four thousand-acre Hampton estate (Home Farm). Gradually, portions of the family lands, including land around the Home Farm, were sold off. By the late 1930s, the Ridgely Family decided to sell the lands surrounding Hampton for housing. By the end of World War II, this last Ridgely owner was concerned that "...the estate would be swallowed up by the encroaching suburbs and eventually destroyed." *Cultural Landscape Report* (2006).

In the first half of the 20th century, the Loch Raven Reservoir was created, flooding the family iron works and related worker housing. Later in the century Interstate Route 695 was built, cutting off the mansion from former family lands to the south. To preserve the core of the original Home Farm, 43.29 acres surrounding the mansion and the farm buildings, the last remaining portion of the original 24,000 acres of Ridgely family lands, were sold and donated to the Society for the Preservation of Maryland Antiquities (SPMA) and the National Park Service. The residential development bordering the park is mostly screened by vegetation planted by NPS and adjacent residents. A tall concrete sound wall and vegetation block views of, but not noise or air pollution from, the Baltimore Beltway.

In the 1950s, the SPMA contracted with Alden Hopkins, a renowned preservation landscape architect, to reconstruct parterres on the three upper terraces based largely on English designs from the late seventeenth and eighteenth centuries. His designs for the garden and for a new visitor parking lot were partially put into place. The *Cultural Landscape Report* (2006) and the National Register Documentation (2004) state that the Hopkins designs do not contribute to the period of significance and are not historically significant in their own right.

Since the 1950s, many changes to the landscape on the estate occurred including creation of a parking lot by the orangery in the 1950s, loss and subsequent rebuilding of the orangery in 1976; construction of a park maintenance facility (the metal building) in the 1980s; authorized bulldozing of sections of the farm, including several building foundations and fence rows, in 1982; loss of the corn crib to arson in 1988; and construction of a modern entrance drive and overflow parking lot with adjacent large culverts on the west field in 1988.

Eight areas still retain significant elements of the original landscape: north lawn; west field, mansion and domestic service cluster; family cemetery and cemetery road; terraced garden; and, east orchard, garden maintenance area, farm landscape, and farm cluster.

The *Cultural Landscape Report* (2006) examined the estate and made a series of findings and recommendations: that are useful in understanding the value of the cultural landscape to us today.

Landscape Significance

The landscape at Hampton is nationally significant for archeology, agriculture, architecture, conservation (historic preservation), landscape architecture, ethnic heritage, and social history. In addition, Hampton is also significant for its association with the Ridgely Family, and for its influence on settlement patterns of the Chesapeake region.

Period Of Significance

Taken together, Hampton's existing landscape has multiple layers of history and retains a high to moderate degree of integrity for a period of national significance spanning from 1745 through 1948. The period of significance from 1745 through 1945, were the years that Hampton was settled and built into a commanding, slave-holding estate that featured designed landscapes, progressive agricultural and commercial approaches, and period social trends and steady economic constriction as the transition from slavery to tenant farming impacted the economy of the estate.

Hampton also played a pivotal role in historic preservation in America after World War II. This period of national significance is 1945 through 1948. Post 1948 physical interventions in the landscape have low integrity and are non-contributing. Although once a vast



industrial and business empire, elements in the landscape that depict an area of significance related to industry and economy no longer survive and therefore have potential integrity as archeological resources only.

Hampton retains a high to moderate degree of landscape integrity and a strong ability to effectively convey the primary areas of significance of landscape architecture, agriculture, and social history. The challenge for the future is long term preservation of the critical elements that make this landscape significant.

Cultural Landscape Boundary

The recommended cultural landscape boundary is the park boundary. Within this boundary lie buildings, structures, sites, objects, landscape features and qualities that contribute to all periods and areas of significance. Some parts of Hampton, such as the west field and other remnant fields, have diminished integrity, and there are many modern, non-contributing features that are within the park boundary. The surviving landscape area of Hampton, however, played a critical role in its long history and, as an assembly, is critical in conveying its national significance.

In the cultural landscape report eight areas retaining significant elements of the original landscape were identified. A summary of these are presented below.

A more detail description of these landscapes with their associated structures can be found in *Cultural Landscape Report* (2006).

North Lawn: Visitors approaching the park are greeted by large open areas dotted with deciduous trees. Masses of trees line the perimeter of the 17-acre lawn, a tall grass meadow directly north of the mansion. Two two-story stone stables located on this lawn housed thoroughbred race horses and carriage horses. The subterranean icehouse, used for food preservation throughout the year, is visible above ground as an oval mound of earth. Its interior is a stone-lined shaft leading to a circular chamber with a brick dome.

West Field: The 13-acre west field is separated from the north lawn by the Ridgely-era entrance drive and sloping terrain. At the beginning of the drive is a pair of wrought iron gates displaying a stag, the Ridgely family emblem. This drive is closed to traffic because the gates' narrow width prohibits safe access by large vehicles. Visitors instead enter the park on a road that bisects the field and goes alongside an overflow parking lot in the vicinity of the former location of an orchard. The field has a rock outcropping in its center and a dense evergreen screen planting along its western edge.

Mansion and Domestic Service Cluster: The mansion is a three-story house of scored stucco over stone, built between 1783 and 1790. At that time it was the largest Georgian-style house in the United States, with two-story wings, one-story connecting rooms (hyphens), a cellar, an attic, and an oversized cupola. A red brick terrace extends along the full length of the south façade and around the east end.

On the east side of the mansion are several white clap board structures: a smokehouse, two privies, a garage, and a woodshed/paint house that was modified in the mid-20th century to accommodate a small carriage. This area also encompasses a small shingled house for a pump used to provide water to the mansion, the ruins of a building that stored coal gas used for lighting the mansion circa 1850 to 1925, and the remains of a foundation for a building of unknown purpose. A modern herb garden maintained by the Glen Arm Garden Club is planted on the site of an octagonal frame building that housed slaves and later servants, and burned in 1946.

West of the mansion is a brick and frame building rebuilt in 1976 over the foundations of an orangery that burned in 1926. The original was used by the Ridgely family to protect potted citrus and other plants through the winter. Its replacement serves as a meeting facility and the location of the site's only handicapped-accessible restrooms.

Ridgely Family Cemetery and Access Road:

The cemetery contains the remains of seven generations of the family and includes a small, classical revival mausoleum built early in the 19th century. It is located at the end of an unpaved road that winds through woodlands of the lower elevations to the southeast of the mansion. Enclosed by a six-foot-high brick, stone and metal wall, it has an iron-gated entrance framed by two very large yews. Little ornamental planting is evident inside the walls, although at one time there were many specimens present.

Falling Garden and East Orchard: The Great Terrace lies south of the mansion. Formerly a bowling green, the nearly level lawn is scattered with trees, including catalpas planted at the time of the mansion's construction. The "Falling Garden"

below it contains a series of terraces adorned with intricate parterres. Only the east parterre on terrace one retains its original design from the late 18th century. The gardens are maintained by the NPS with support from District III Federated Garden Clubs of Maryland, Inc. and Historic Hampton, Inc. The third terrace contains peony beds planted during the residence of Mr. and Mrs. John Ridgely III; the peony beds frame a grassy area and a weeping Japanese pagoda tree. A Chinese chestnut tree grows on the fourth terrace, which is kept in grass. A wooded area, approximately 100 feet deep, separates the fourth terrace from the I-695 noise wall and remnants of a fifth terrace.

On the east side of the terraced garden, the former location of the 21-acre orchard is today an open, meadow with the subtle remains of at least four terraces. No orchard trees survive. The southern and eastern edges of the orchard site are defined by natural woodland.

Garden Maintenance Area: Since the early 19th century this area has been the center of garden maintenance activities on the Hampton estate. The one-and-one-half-story wooden garden maintenance building is currently used for maintenance and curatorial storage. The two-story caretaker's cottage, constructed of brick and stone, is used as park quarters. The two stone and glass greenhouses continued to be used into the mid-20th century; greenhouse #2 was rehabilitated in 2000 but doesn't have heat. Further from the garden toward the park's western boundary, are two modern facilities built in the 1980s and the 1990s and presently used for collections storage: an aluminum-sided structure referenced elsewhere in this document as the metal building, and an enclosed and improved wooden shed, known as the pole barn. In 2005, modular buildings housing park staff and HHI were placed next to the metal building on the eastern edge of the overflow parking area.

Farm Landscape and Lower House Cluster:

The home farm is set in a rolling landscape with small fields and wooded boundary line. The spring-fed stream that flows from the dairy runs northeasterly 442 feet to the edge of the property. Nine structures remain, representing the core of the home farm.

All were designed, built and maintained with exceptional care, since they all were visible from the mansion.

The two-story frame lower house and its supporting buildings are located on the edge of a large limestone outcropping. The oldest part of the lower house dates from about 1740, and was expanded and modernized around 1775. After the family moved to the mansion around 1790, the lower house was inhabited by a succession of farm overseers. Major additions were made to the building circa 1830 and 1948.

Two stone structures, slave quarters B and C, were built circa 1850. Their barge board ornamentation and the high quality of their construction are attributed to the desire of the estate owners to create a picturesque village to be seen from the mansion. Following the Civil War, they were used to house tenant farmers. The historic use of slave quarters A, a log building near the lower house, has not been conclusively documented. These three buildings plus an ash house (used for making soap, candles, and lime for fertilizer) and a chicken coop (originally a dovecote and later a garage) are clustered near the lower house but outside a white picket fence that surrounds the house and encloses private lawns. Vehicular access to the lower house cluster is provided by a spur road off the main farm lane.

In the fields adjacent to the lower house cluster are several structures that were directly involved in the farm operation. A stone foundation marks the site of a large corn crib that was destroyed by fire in 1988. The mule barn and the long house granary are two-story, well constructed stone buildings that share design elements such as scalloped barge board ornamentation with the stone slave quarters. The mule barn retains much of its historic interior of stalls and feed boxes. The granary was used to house hogs as well as to store feed. The



late eighteenth-century dairy, a one-story stuccoed building, also shows careful design and construction. Dairy farming continued to be important to the Hampton estate into the 20th century.

Collections

The historic collections at Hampton represent more than 160 years of family life, with a concentration on the period between 1790 and 1900. They consist of over 45,000 historic objects, 100,000 archival items and 30,000 archeological artifacts. Surviving in their original context, they greatly enhance the overall significance of the site (*Collections Management Review*, 1998).

Storage of Hampton's collections has been addressed by NPS in a *Collections Storage Plan* (1993) and *Collections Management Plans* (1997 and 2009). The most recent *Collections Management Plan* (2009) (CMP) makes recommendations about consolidating storage of Hampton's museum collections on-site and to fewer storage facilities. These recommendations are certainly in the

spirit of the National and Northeast Region's Storage Plans which recommended consolidation. However, the new CMP provides more efficient and cost effective strategies than the national and regional plans, as the CMP responds to some new developments and more specific resource data than was available when the regional plan was developed. The collections are currently being stored in many different locations—nine on the Hampton grounds and two off site. Problems with existing storage spaces include small rooms, low ceilings, inconvenient door and window locations, radiators, duct openings, limited floor load capacities, unheated spaces, dirt floors, and insect and rodent infestations. Many of these conditions preclude efficient use of standard shelving and museum storage equipment. Table 3-1 describes the areas, on site and off site, that are currently used for storing Hampton's collections.

Table 3-1: Collections Storage Facilities

BUILDING USED FOR STORAGE	AREA USED FOR STORAGE (sq ft)
Mansion (9 rooms on 2nd and 3rd floors)	1,580
Long house granary (2 floors)	1,900
Stable #1 (ground floor)	1,200
Stable #2 (ground floor)	1,000
Quarters B (2 rooms, 2nd floor, 225 SF per room)	900
Garden maintenance bldg. (part of 1st and 2nd floors)	300
Greenhouse #2 (stone section)	200
Pole Barn	1,000
Metal Building	2,100
Civil War powder magazine, Fort McHenry NM	1,370
NPS Museum Resource Center Storage Facility, NCR	16

Source: *Collections Management Review* (1998) with Hampton staff revisions (2006)

Environmental conditions for collections at Hampton range from completely unregulated (quarters B, greenhouse #2) to heating and cooling with some degree of humidity control (long house granary, stables 2, the mansion, and the Civil War powder magazine at Fort McHenry National Monument and Historic Shrine (NM&HS) in Baltimore). The powder magazine, the granary, pole barn, and the metal building currently offer the best environmental conditions for Hampton's collections. Pest management is of considerable concern, especially in historic buildings. An integrated pest management plan was prepared in 2002, but has not been fully implemented due to lack of staff.

Storage spaces at the granary are on two floors that have significantly restricted access. Small, boxed items easily carried through small doorways are best stored there. A water line was installed to improve humidification during the winter. Dehumidifiers are operated during the summer and other periods of high humidity. A 416-square-foot work room on the second floor of the

mansion offers space for cleaning and maintenance of the scattered collections. The third floor of the mansion is now a principal object collections storage area. Hampton's curatorial staff estimates that, at most, half of the collections currently stored at Fort McHenry will be used in implementing the furnishing plans for the mansion. With the exception of several textiles stored in the long house granary, less than half of the remaining material currently in storage at Hampton will be used for exhibit (*Collections Management Review*, 1998). Curation of the collection is very professional; collections are catalogued and housekeeping and preventative conservation programs are in place. This is clearly documented in the 2009 *Collections Management Plan*.

The furniture and decorative arts acquired by the Ridgelys sustained a country house lifestyle, reflecting elegance on a grand scale combined with conveniences for daily activities. The historic furnished interiors presently open to the public relate the social and aesthetic history of this prominent Maryland family. The music room, drawing room, parlor, dining room, great hall, three bedrooms, and first story and second story stair halls exhibit period styles ranging from 1790, when the mansion was completed, to the latter 1800s.

Hampton's collections include outstanding examples of American silver, paintings by leading 18th and 19th century artists, a remarkably intact collection of household textiles representative of both centuries, and high-style American furniture. Furniture on display includes, in the drawing room, a complete suite of Baltimore painted furniture regarded by leading authorities in the field as the finest of its kind extant. The northeast bedchamber is furnished for children, although the children actually occupied rooms on the third floor. The third floor rooms are used for curatorial storage instead of exhibits because rooms open to the public need a second egress in the event of fire.

Recently, the construction of a new collections management facility was funded as part of the 2009 *American Recovery and Reinvestment Act*. This new facility is included in the no action and the two action alternatives of this GMP/EIS. The new facility will alleviate collections storage and access problems related above as the current condition. It is anticipated that the new facility will be constructed early in the implementation of this GMP/EIS.

Archeology

Archeological investigations were carried out at Hampton between 1966 and 1994, and a park wide archeological survey was conducted in 2000. Most of the projects completed prior to the survey had focused on a single structure or landscape feature, and archeological excavation was primarily an adjunct to restoration or occurred in response to utility work that disturbed subsurface resources, see Breckenridge (2000) and Long (2001).

The *Archeological Survey* identified over fifty cultural features and collected over forty thousand artifacts relating to prehistoric and historic activity at the park. The prehistoric artifacts include Early Woodland projectile points and Late Woodland ceramics. The types and distribution of prehistoric resources at the park are indicative of short-term campsites at which lithic reduction, tool maintenance, and resource procurement were the primary activities. The historic artifacts collected date from the mid-eighteenth century to the late twentieth century. These objects provide important information about the various changes that occurred on the property. The historic features identified during the survey included pathways, trash pits, post holes, and several construction-related features. (Long, 2001)

In July 1999, Hampton entered into a cooperative agreement with the Maryland Archeological Conservation (MAC) Laboratory of the Maryland Historic Trust in Annapolis to preserve, inventory and document archeological collections. Approximately 90 boxes of Hampton's archeological material have been processed by the Trust and returned to the site for storage.

Ethnography

Rare surviving slave quarters include two stone structures and possibly a log building near the lower house. The octagonal house, a wooden building that also originally housed slaves and servants, with its adjacent work yard and summer kitchen, was destroyed by fire. This work area survived through the mid-20th century and is documented in photographs, however, additional research is required to fully understand the design and use of the octagonal servants' quarters in order to meet requirements for reconstructing it for interpretive purposes in the future.

Dr. Kent Lancaster, Professor Emeritus of Goucher College, conducted African-American research in Hamp-



Mule Barn and Corn Crib Foundation

ton's primary records and archives from 1989 to 2004. Under a grant received from Preservation Maryland, Dr. Lancaster interviewed people who lived or worked at the Hampton estate, their descendents and acquaintances. Of 24 people interviewed between 1998 and 2001, five have been African-Americans who either worked at Hampton or were descended from former slaves on the estate. Dr. Lancaster bequeathed to Hampton his very extensive research and writings—which are now part of the park's archives. The work is principally composed of the numerous, highly detailed papers and analyses that he wrote after years of studying materials related to Hampton and all of its' people, both the Ridgelys and their servants. His work was especially, though not exclusively, focused on the history of the enslaved people at Hampton. His writings are particularly concerned with the number, identities, and occupations of the slaves, how they were cared for, and what eventually happened to them. The research collection is deep and rich in content.

Hampton's manuscript and archival collections also contain a considerable number of original documents related to the enslaved population. These include extensive probate records relating to the disposition of slaves after the death of Charles Carnan Ridgely, documents related to the purchases of slaves, reward announcement for a runaway slave, certificate for freeing a slave, a pass for a slave to travel, and a newspaper article about a slave of Governor Ridgely's.

NATURAL RESOURCES

Riparian Wetlands And Water Quality

Hampton is in the Loch Raven watershed within the larger Gunpowder basin, which drains into Chesapeake Bay. At one time, two springs flowed on the park site. One was located in the wooded area on the south side of the property, just inside the I-695 noise wall. The ruins of a stone arch mark the origin of the former spring head. However, three site visits did not reveal any evidence of activity at this particular spring; even after heavy rainfall (EMC, 1999). Over the last ten years, park staff has improved the riparian buffer and removed invasive exotic plants from the spring, returning it to good condition. The water quality is good. The mansion, lower house, and caretaker’s cottage are now connected to the city sewerage system. Overall quality of water from the dairy spring was found to be extremely good, as shown in Table 3-2 below.

Table 3-2: Water Quality Analysis— Hampton Dairy Spring	
Water temperature	12° C
Dissolved oxygen	8 ppm
Biochemical oxygen demand	4 ppm
pH (standard units)	8 ppm
Total nitrogen	<5 ppm
Total phosphorus	1 ppm
Turbidity	0
Coliform bacteria	Positive

Source: Environmental Management Collaboration, Ltd. (1999).

Soil classifications are based on the *Baltimore County Soil Survey* (1976). The largest percentage of soils at the Hampton site are in the Joppa series, which consists of deep, well drained to somewhat excessively drained soils that include gravelly sandy loam, with 2-5 percent slopes. Much of the farmstead soils and a portion of those on the south side of the mansion are in the Conestoga series, consisting of very deep, well drained soils on uplands. Conestoga loam with 3-8 percent slopes is found on a section of the western part of the farm property.

Conestoga loam with 8-15 percent slopes underlies the higher elevation of the mansion, extends into the parterres, and also continues onto part of the farmstead.

Baltimore County floodplain maps and the U.S. Fish and Wildlife Service’s *National Wetlands Inventory* (1981) show no floodplains or wetlands identified within the park boundaries. However, a band of hydric soil and hydrophytic vegetation extends along the banks of the dairy stream, the western border of the mansion site, and the far southern boundary of the park in the wooded area next to the I-695 noise wall. The soil in those areas is Melvin silt loam, local alluvium (Mo) from the Melvin series, which is subject to flooding at irregular intervals because the water table is at or near the surface for long periods during the year (*Baltimore County Soil Survey*, 1976). The narrow strips of palustrine forested, broad-leaved deciduous wetlands along the dairy stream banks are similar to those found in two streams near the park, one about 800 feet east of Hampton’s boundary adjacent to an unnamed tributary to Loch Raven Reservoir, and the other about 800 feet west of the park boundary along Hampton Branch.

Vegetation

Vegetation is a defining feature of the Hampton landscape. Plant species and planting styles represent changing horticultural and design trends from the 18th century through the 20th century as well as changing land uses on the property. A total of 823 native and exotic trees and shrubs have been identified by park staff as important elements of the site’s designed landscape. Vegetation presently on site can be divided into four categories: natural woodland, ornamental plantings, lawns and fields, and planted screens.

Natural Woodland

The natural woodlands at Hampton occur primarily along park boundaries and in other areas that are not actively managed. The southern and eastern edges of the terraces and the approach to the cemetery are cloaked in a natural stand of deciduous trees consisting of tulip poplar, American sycamore, sugar maple, black cherry, red mulberry, and red, white and black oak. Dogwood, sassafras and spicebush are present in the understory. The area between the garden and the Beltway sound wall contains a very dense plant community of spicebush, honeysuckle, and deciduous trees. A row of three swamp white oak trees were discovered growing in this

area in the fall of 2003. Along the northern reaches of the spring-fed stream is a mix of native canopy trees and understory exotics, some of which are highly invasive. Woodland also extends along the park's northern and eastern boundaries, where successional vegetation has taken over.

Ornamental Plantings

The ornamental plantings reflect centuries of interest in horticulture and landscape design by the Ridgely family. Ornamental trees are numerous in the park. Plantings in the garden maintenance area and around the lower house have a much less formal quality than the designed plantings of the mansion landscape. Around the mansion many very old trees remain, some of them planted by the first Ridgely families. Two large catalpas on the great terrace may date to the construction of the mansion. Two of Hampton's trees have been designated "state champions" by the Maryland Department of Natural Resources, based upon height, crown spread, and diameter at breast height: a black pine west of the historic entrance and a weeping Japanese pagoda tree in the formal gardens. A third state champion, a pecan tree, was taken down in 2007 after severe storm damage.

Lawns And Fields

The lawns and fields consist of frequently mown lawns, and tall grass fields of both native and exotic grasses. Most of the area south of Hampton Lane falls into this category. The north lawn and the west field are both currently maintained in a combination of tall grass meadow and mown lawn, with stately canopy trees and other designed plantings. The site of the east orchard is a tall grass meadow with scattered deciduous trees. Mown lawn exists adjacent to the caretaker's cottage, the garden maintenance building and the greenhouses. On the north side of the lane, the farmstead comprises a mostly open landscape of lawn and meadows. The open areas outside the picket fence of the lower house are managed in tall grass meadow with a distinct edge of mown lawn. Inside the picket fence is mown lawn, with large canopy shade trees, dogwood understory, and ornamental shrubs along the inside of the fence.

Plant Screens

The vegetative screens have been planted to block views of the residences along the park boundaries. They are located along Hampton Lane on the north lawn (deciduous trees, Norway spruce, white pine, and a very large

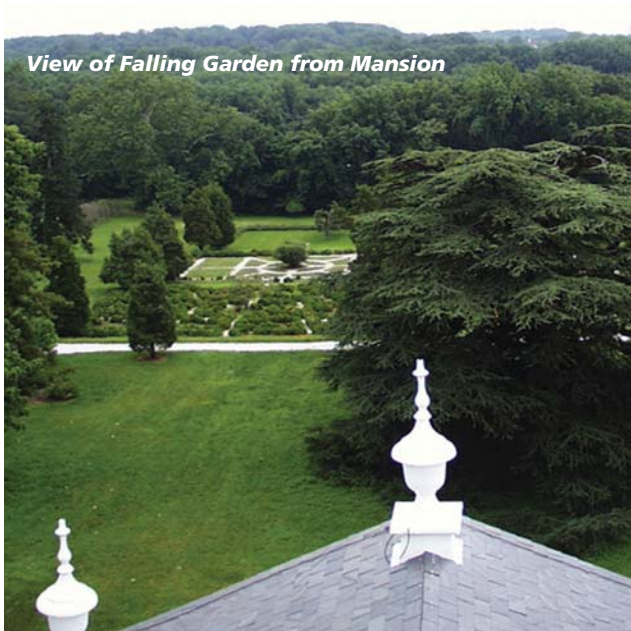
arborvitae), along the edges of the west field (white pine), and along the western edge of the farm (white pine and sweet gum). Both evergreen and deciduous trees have been planted as screening for the metal building in the garden maintenance area.

Throughout the park, changes in taste of family members and landscape architects have created incongruities and contradictions among landscape features. For example, the cedar of Lebanon on the great terrace, a contributing landscape feature that was planted in accordance with the design philosophy of Andrew Jackson Downing, has obliterated the sight line through the parterres from the south portico of the mansion as the garden was originally laid out. Various other tree plantings and garden "restorations," including the work of Alden Hopkins in the early 1950s, have altered some of the historic elements of the landscape.

The character and integrity of the landscape are additionally threatened by the establishment of opportunistic species that have adapted to altered environmental conditions such as wet soils, changes in mowing practices, and the growth of secondary forest vegetation. Turquoise berry, Japanese honeysuckle, American bitter-sweet, Chinese elm, and tree-of-heaven are examples that jeopardize the survival of Hampton's historic species by crowding them out. This problem is being addressed along the dairy stream through a project to remove exotic plants and replace them with appropriate vegetation, substantially completed in 2006.

Several pests have attacked the ornamental garden, trees and vegetation, causing much damage and loss. In 1992, the University of Maryland conducted a pest management study at Hampton. A total of 43 different insect pests were identified, representing 927 occurrences. Eighteen diseases, representing 593 occurrences, were also observed. An integrated pest management approach is being used to treat insects and diseases.

Soil compaction, which affects water and nutrient absorption and gas exchange by tree roots, is evident in areas of concentrated visitor use and pedestrian traffic. Fertilization, pruning, cabling, and lightning protection have helped the site's historic trees survive. To preserve exact genetic material, propagation of the purple European beech was contracted through Manor View Farms, Inc.; the Biltmore Ash, and catalpa were propagated by



View of Falling Garden from Mansion

the Olmsted Center for Landscape Preservation's Historic Plant Nursery.

Wildlife

Hampton has a resident population of white-tailed deer that travel along the noise wall at the far south end of the property and along the dairy stream banks. The deer browse on vegetation and severely limit the use of certain plants; e.g., tulips can no longer be successfully grown at Hampton. Rutting activities in the fall damage young trees and shrubs, particularly the arborvitae bordering the formal garden. Deer are also of great concern to the neighbors.

Other wildlife known to occur on site is red fox, gray squirrel, flying squirrel, groundhog, eastern chipmunk, meadow vole, eastern cottontail, and raccoon. Many species of passerine migrate through the area along the Atlantic flyway during spring and fall. American kestrels, broad-winged hawks and red-shouldered hawks have been seen soaring over the park. Cavity-nesting birds and animals have a wealth of tree cavities to utilize because of the abundance of large, mature trees. Species that have adapted to suburban environments and could visit the park are Virginia opossum, bat, and various species of rodent. Rodents, insects, and other animals are presently causing damage to the grounds and to some park buildings (*Natural Resources Inventory*, 1998).

SOCIOECONOMIC ENVIRONMENT

Land Use And The Neighborhood

Over the past 50 years the quiet rural setting of Hampton National Historic Site changed significantly as highway infrastructure expanded and commercial, institutional and residential development intensified. While a sound wall blocks the view of the Baltimore Beltway (I-695) from the site, the sound of traffic on the park's southern boundary is highly audible. South of the Beltway are both the campus of Goucher College and Towson Center, a sprawling, congested commercial district. The single-family residences on the north, east and west sides of Hampton are zoned DR-2 (Density Residential: two houses per acre) by the county. Less than a mile east of Hampton is Notre Dame Preparatory School. Towson United Methodist Church is half a mile west of the park at the intersection of Dulaney Valley Road and Hampton Lane.

The Hampton Improvement Association has an architectural review committee that considers building requests throughout the neighborhood for compliance with historic covenants and community architectural harmony. They are continuing to see requests for small homes to be replaced by very large residences. They have been approving those plans as being in accordance with zoning and regulations they can enforce.

Transportation

Virtually all visitors to Hampton arrive by car or bus on I-695 and exit onto Dulaney Valley Road (MD 146) on the west, as directed by signs on the interstate. It is also possible to enter the park from the east by exiting onto Providence Road from I-695. Both roads intersect Hampton Lane, a two-lane paved county residential road that separates the farm from the mansion site. This road is classified as an urban collector, a roadway that provides both access and traffic circulation within residential, commercial and industrial areas. Estimated average daily traffic on Hampton Lane in 2003 was about 6,000 vehicles east of Dulaney Valley Road, and about 3,000 west of Providence Road. The level of service at the intersection of Hampton Lane and Dulaney Valley Road was 'A', and 'B' at Hampton Lane and Providence Road (Emery Hines, Baltimore County, September 2003).

Interchange improvements at Hampton Lane and Dulaney Valley Road and at Hampton Lane and



Visitors enjoy a carriage ride by the Hampton Mansion

Providence Road were completed in 2002. In 2003 a left turn lane was constructed from Providence Road onto Hampton Lane (at Cowpens). The county has plans for adding a four-foot bicycle lane and sidewalks along Providence Road, but no significant capacity enhancements have been identified for automobile traffic on Hampton Lane, Dulaney Valley Road, or Providence Road in the 2010 *Baltimore County Master Plan*.

The Ridgely-era entrance drive to the mansion was replaced in 1988 with an entry way that begins near a hill on Hampton Lane, resulting in some improvement from the historic drive but still leaving a somewhat hazardous situation with limited visibility of oncoming cars.

The new entrance road is used by staff and park visitors; the Ridgely-era entrance still exists but is no longer in use. The current entrance road is a paved circular driveway and crosses formerly open fields to the west of the historic entrance. It loops toward the garden maintenance area and then leads to a paved parking lot near the orangery. There are five paved parking spaces for buses and recreational vehicles on the west side of the loop. The upper parking lot was constructed by the NPS in the 1950s using designs of Alden Hopkins. It now includes four handicapped parking spaces with a small, paved ramp allowing people with disabilities to negotiate the curb.



Dairymaid and cow at Hampton's historic Dairy Day

An overflow parking area that can accommodate 50 cars has been constructed approximately 100 feet down the hill. This lot was covered in rolled white gravel in 2006 to improve appearance and safety. A crushed white limestone area off the east end of the mansion provides emergency access as well as space for service vehicles for short term loading and unloading.

Primary road access to the lower house cluster is provided by a 14-foot-wide dirt and gravel drive leading from Hampton Lane. A field access lane extends from Hampton Lane to the long house granary. Parking space for the farm is available at a gravel lot behind the mule barn.

Pedestrian pathways within the lower house cluster include a flagstone walkway from the drive to the house, and a boardwalk from the drive to the gate at the back-yard fence. Pedestrian access to farm buildings does not meet current *Americans with Disabilities Act* standards.

VISITOR EXPERIENCE

Visitors to Hampton today encounter a very different setting from that of the late 1700s, 1800s, and early 1900s, when farmland stretched for thousands of acres around the magnificent mansion. The typical visitor approaching from Hampton Lane is not likely to see the full view of the front of the house until after having taken the mansion tour. This omission negates much of the potential drama of the site's initial visual impact, although the entrance into the west hyphen through a wide lawn shaded by mature trees does suggest that the site is an elaborate and grand one.

Approximately ninety percent of Hampton's visitors are adults; one-quarter of those adults are estimated to be senior citizens. In 1998, 3.4 percent (1,005) of the visitors were in school groups. Although guests to Hampton are not recorded by race or ethnicity, minorities are observed to represent a low but increasing percentage of the total.

Park facilities are not sufficient to accommodate all visitors. Public restrooms are located in the non-handicapped accessible basement of the mansion and in the accessible orangery. The restrooms are not adequate to serve peak visitation, school groups or bus tours. The orangery is currently used for meetings but is not considered suitable for educational use because of its acoustics and the difficulty of darkening the room for visual aids. Other accessible visitor areas include the west hyphen and the first story rooms of the main block of the mansion, and the first floor of the lower house, where small mechanical lifts are available. However, there is no assistance to the second floor of the mansion and no other visitor facilities are located at the farm complex.

Hampton has no visitor orientation or information center, or any space large enough to accommodate a bus load of people; the west hyphen, a single small room of the mansion, is the major public contact area. Space constraints do not allow for an orientation program that would give visitors a preliminary sense of the site's layout and their options for exploring it. Interpretive signs are mainly limited to label-type plaques or markers that identify a few trees and the uses of key structures. Basic exhibits on the workers were added to Slave Quarters B in 2007 and the Tenant Farmers' Quarters in 2008. Without orientation to the farm complex, located across Hampton Lane from the mansion, a visitor may easily miss seeing the farm or recognizing that it is a part of the site.



The NPS *Map and Guide* functions as the primary orientation guide for the site. It includes a general introduction, a time line, several brief pictorial essays, a site map, and a keyed text for a self-guided tour of the grounds, including the farm. A second brochure, *Gardens and Grounds*, lays out a detailed, self-guided tour of the mansion, garden and outbuildings, and was replaced in 2008. The grounds, cemetery, and farm are open every day for self-guided visits.

Three full-time, professional NPS interpreters are employed at Hampton, one of whom is also responsible for law enforcement 50% of the time. Seasonal employees and volunteers undergo a lengthy training process before undertaking public programs, making interpretation a labor-intensive commitment. The programs provided help visitors understand the complex human interactions and economy that maintained the estate for nearly 200 years.

Guided tours of the mansion are given regularly throughout the year. These tours focus on the development, history, and workings of the estate as well as its architecture and decorative arts. Guests see the great terrace with its spreading old specimen trees and the parterres of the garden. They can also enjoy the panorama overlooking the farm complex. Tours of the garden, grounds, cemetery, and wooden quarters A are offered with varying frequency depending on visitation, staffing, and season. The farm is staffed for a portion of each day, and farm tours are available by reservation any time of year as staffing permits.

For visitors interested in the estate and family history, architecture, and decorative arts, the Guidebook to Hampton National Historic Site is available for purchase from the gift shop. Site bulletins describe African-American culture at Hampton, the grounds, and the historic ironworks. Educational materials, including an 18-minute video, are available to schools prior to site visits. The park maintains an Internet web site at www.nps.gov/hamp that provides a description of the park, fee information, travel directions, and information updates on events and studies. Historic Hampton, Inc. publishes a biennial newsletter.

A small, but increasing, number of visitors are arriving on foot from the immediate neighborhood and by car from the surrounding community for recreation. Most of these visitors are using the park for passive recreation (dog walking, evening strolls, etc.), although the hill behind the mansion is the best sledding hill in the area. In general, these visitors are dispersed and in low numbers, except for the infrequent sledding enthusiasts. There has been no attempt to count these visitors, but general observation by park staff indicates that the numbers of neighborhood recreationists are increasing. Sledding is prohibited and this is enforced when possible.



OPERATIONS AND MAINTENANCE

Staffing for the park consists of 12.5 Full Time Equivalents (FTE) assigned to park, supplemented by approximately 4.75 additional FTE from shared positions with Fort McHenry National Monument and Historic Shrine. Hampton and Fort McHenry are both managed by the same Superintendent and management team; all five division chiefs and the park's management assistant have responsibility for programs at both parks and therefore, divide their time. This is true of staff members in many of the workgroups, as well. In 2002 more than 17,000 volunteer hours were committed to interpretation, museum and landscape services.

Staff offices have been relocated from the basement of Hampton Mansion, where radon levels were unacceptable, to modular buildings placed in the garden maintenance area in 2005. A similar but smaller building already

in use by Historic Hampton, Inc., too small for the needs of the organization, was moved next to them. Administration is handled by park staff stationed at Fort McHenry. The maintenance crew is also based at Fort McHenry, and most maintenance equipment is kept there; however, some equipment and supplies are still housed in Hampton's historic structures.

One fire hydrant is located on Hampton Lane, one near the garden maintenance building, and one in front of the orangery. The orangery and lower house have fire detection systems but no fire suppression system in place. An FM 200 fire suppression system in the long house granary replaced a halon system in 2004. Installation of a sprinkler system and state of the art fire detection system for the mansion occurred in 2007. Security systems are in place in the mansion, orangery, lower house, and granary, as well as a number of outbuildings.