MOUNT VERNON PLACE
RESTORATION and REVITALIZATION MASTER PLAN

Mount Vernon Place, South Square, 1946
Mount Vernon Place Conservancy
Brief History of Mount Vernon Place Restoration and Revitalization Master Plan

History of the Mount Vernon Place Conservancy
In 2008, the non-profit Mount Vernon Place Conservancy (MVPC) was formed to enter into a public-private partnership with the City of Baltimore to restore and maintain Mount Vernon Place, the cornerstone of a National Historic Landmark district. At present, the Conservancy is focused on two primary objectives: commissioning a Master Plan, and finalizing its partnership agreement with the city. These projects are being worked on simultaneously as each will inform the other.

MVPC is a 501(c)(3) organization governed by a Board of Directors.

History of Master Plan Team Selection
In the summer of 2008 the MVPC issued a Request for Qualifications, advertised on the American Society of Landscape Architects website (www.asla.org), in order “to identify a nationally recognized landscape architecture firm capable of undertaking the creation of a Master Plan for the restoration of Mount Vernon Place in Baltimore, Maryland.” Approximately twenty firms from across the country responded to this RFQ and five were selected to submit full proposals.

Selection Criteria
The teams were asked to submit proposals by August 15, 2009, and were informed that their proposal would be evaluated on the following criteria.

- **Related Experience:** State your firm’s experience with comparable projects.
- **Professional Qualifications:** Describe the project team that will be assigned to the work, together with the experience of key staff personnel. Provide resumes of each project team member.
- **Capacity of Firm:** Describe your team’s capacity to complete the project within four to six months.
- **Reputation:** Include case histories of the firm’s work on comparable historic sites. Include a minimum of five client references.

Master Plan Purpose
The Master Plan will articulate a restored vision for Mount Vernon Place that enables it to realize its potential as a world class urban space – a pedestrian-friendly environment with better and safer access to the squares for all. It should

- Include detailed condition surveys of all hard and softscape elements and attendant systems both above and below ground.
- Supply guidelines/recommendations regarding event capacity.
- Supply estimates of restoration.

The Master Plan will serve as the guiding document informing the fundraising and restoration of Mount Vernon Place to be completed before its bicentennial in July 2015.

Selected Firm
From these firms, OLIN of Philadelphia was selected to create the Mount Vernon Place Restoration and Revitalization Master Plan. What follows is a summary of an over one hundred page document.

Area of Master Plan
Mount Vernon Place is a cruciform-shaped public park owned by the City of Baltimore. Located in a local historic district, the squares and monument are also part of a National Historic Landmark District. For the purpose of the plan, Mount Vernon Place is defined as the area within the MVPC’s proposed management borders (see map) embracing all elements in the public right-of-way up to, but not including, the building line of the structures around the squares. This area contains roads, sidewalks, the four park squares, as well as the Washington Monument and its surrounding plaza. The plan will also include recommendations on how the central cruciform area connects with its intersections of the surrounding streets at Madison, St. Paul, Centre, and Cathedral Streets.

Washington Monument
Forming the centerpiece of Mount Vernon Place is Robert Mills’s Washington Monument, the first public monument to honor George Washington. Commenced on July 4, 1815, the marble monument proper was completed in 1829 when the statue of Washington was raised to the top. In the following decade, the elaborate cast-iron railing was installed that completely encircles the monument.

Park Squares
The four park squares have been designed three times by premier American architects, notably Mills, the Olmsted firm, and lastly, Carrère and Hastings. The final and existing design was commenced in 1917 and, in plan, survives largely unchanged, with only minor intrusions, since it’s completion in the early 1920s. Carrère and Hastings’s design for the squares included marble balustrades, retaining walls, and several elaborate fountains, granite steps and concrete pathways. In addition, the firm partially re-organized the many bronze statues that had been placed in the various squares. Electric lights were first installed under Carrère and Hastings (previously gaslight), and other subsequent lighting has since been added.

Park Use
Mount Vernon Place is used casually on a daily basis as well as for special events. It is a tourist attraction of the Mount Vernon Cultural District: the Walters Art Museum and Peabody Institute face the squares, and the Maryland Historical Society sits two blocks west.

Master Plan Next Steps
The restoration and revitalization master plan for Mount Vernon Place is not a construction document, rather it establishes principals and presents a vision illustrating how the principals can be realized to improve the long-term viability of Mount Vernon Place. Each recommendation and proposal will undergo detailed analysis as the project progresses through additional phases of design. As the Mount Vernon Place Conservancy is in partnership with the City of Baltimore, each plan component will continue to receive input from city departments and will be reviewed at key phases in public hearings before the Baltimore City’s Commission for Historical and Architectural Preservation (CHAP).

The Conservancy and the City are committed to a transparent public process to restore and revitalize Baltimore’s historic urban design masterpiece.
EXISTING CONDITIONS

TREES

A comprehensive assessment of all 118 trees within the study area was completed by Bill Graham, a consulting arborist, previously Chief Horticulturist of the University of Pennsylvania Morris Arboretum. Existing trees in all four squares display signs of stress, with a number in very poor condition. From the arborist’s study, 21 trees are recommended for immediate removal due to their present condition and a further 24 trees are judged to have a life expectancy of less than 15 years. Additionally, 21 trees are planted within the view corridors to the Washington Monument, one of the “Character Defining Features” of this Historic Landmark.

The trees in poor condition display the following characteristics of stress:

- Roots exposed
- Trees planted too deep
- Stump only remains
- Thin canopies
- Calluses and wounds

There are 13 species of trees present within the squares five of which are native. The north square is dominated by Red Oak species with only two Kwazan Cherry trees. The south square contains various flowering trees including the magnolias and a red bud. The east square is primarily Zelcovas along with three Hawthorne trees, two of which are in poor condition, and one large American Elm. The west square has six trees species including two oak species, Chinese elms, hawthorns and Japanese maples.

Mount Vernon Place and Washington Place have 59 of approximately 90 possible street trees installed. Many are currently in poor condition due to trees being planted too deeply, preventing proper drainage and nutrient acquisition, and too-small soil pits, contributing to small tree size and poor condition.

Park Tree Species
Acer palmatum
Celtis occidentalis
Crataegus sp. (N)
Magnolia grandiflora (N)
Magnolia korbus
Magnolia virginiana (N)
Prunus serrata ‘Kwanzan’
Quercus acutissima
Quercus imbricaria
Quercus rubra (N)
Ulmus americana (N)
Ulmus parvifolia
Zelkova serrata

Street Tree Species
Acer platanodes (N)
Acer rubrum (N)
Acer saccharum (N)
Amelanchier sp. (N)
Fraxinus americana (N)
Fraxinus pennsylvanica (N)
Prunus okami
Prunus serrata
Prunus serrata ‘Kwanzan’
Prunus sp.
Pyrus calleryana
Quercus palustris fastigiata (N)
Quercus robur fastigiata
Tilia americana(N)
Tilia cordata
Ulmus parvifolia
Ulmus rubra
Zelkova serrata
Zelkova serrata fastigiata

Trees that are in the view corridors of the Washington Monument or are dead or in decline and have a life expectancy of less than 15 years
EXISTING CONDITIONS

PAVING & MATERIALS

Sidewalks
At the time of the Carrère and Hastings work, concrete was used throughout the plan area for sidewalk construction. There are some isolated areas of bluestone and brick that will be restored and reset. Although there is no available documentation that suggests the current concrete paving is original, the existing concrete is largely of a similar color, finish and tooling in all four squares.

The existing concrete is in poor condition in many places, spalled, cracked and patched with a variety of different mixes and finishes. In three of the squares, precast concrete planting curbs have been used, as in the original plans.

In the South Square, which was first to be constructed, planting curbs are a generous 6” by 12” granite band, carved to follow the layout of beds and steps. These curbs are in relatively good condition and will be restored as part of the historic masonry.

All street edges are faced with a 6” granite curb, which need to be reset. These curbs have been replaced by cast-in-place curb cuts at the corners, which are in variable condition, and do not necessarily align with the granite curbs.

Streets
At the time of the construction of the Carrère and Hastings design, all of the streets in the plan area were paved in brick. Brick remains only on the streets of the east square. The plaza of the monument appears to have been treated differently, and retains a stone pavement treatment (Belgian block).

<table>
<thead>
<tr>
<th>Square</th>
<th>Area</th>
<th>Paved</th>
<th>Vegetated</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>North Square</strong></td>
<td>22,925 sq ft</td>
<td>45%</td>
<td>55%</td>
</tr>
<tr>
<td>Concrete Paving</td>
<td>7,400 sq ft</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Concrete Curbs</td>
<td>1,125 sq ft</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Granite Curbs</td>
<td>650 linear ft</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>West Square</strong></td>
<td>19,380 sq ft</td>
<td>43%</td>
<td>57%</td>
</tr>
<tr>
<td>Concrete Paving</td>
<td>8,125 sq ft</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Concrete Curbs</td>
<td>1,325 sq ft</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Granite Curbs</td>
<td>650 linear ft</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>East Square</strong></td>
<td>26,900 sq ft</td>
<td>48%</td>
<td>52%</td>
</tr>
<tr>
<td>Concrete Paving</td>
<td>12,000 sq ft</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Concrete Curbs</td>
<td>11,100 sq ft</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Granite Curbs</td>
<td>650 linear ft</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>South Square</strong></td>
<td>22,925 sq ft</td>
<td>42%</td>
<td>58%</td>
</tr>
<tr>
<td>Concrete Paving</td>
<td>12,000 sq ft</td>
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</tr>
<tr>
<td>Concrete Curbs</td>
<td>1,325 sq ft</td>
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<td></td>
</tr>
<tr>
<td>Granite Curbs</td>
<td>750 linear ft</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total Project Area (incl streets): 275,850 sq ft (6.3 acres)
Total Area of 4 Squares: 103,955 sq ft (2.4 acres)
Total Paved Area: 51,115 sq ft (1.7 acres)
Total Vegetated Area: 54,200 sq ft (1.2 acres)
HISTORIC FABRIC

Restore the Washington Monument
The masonry of the column, its base, stairs and paving, will be cleaned, repointed and restored. The balcony will be disassembled and the fittings replaced with new stainless steel cramps and pins prior to reinstallation.

Restore and repaint Cast Iron Fence
The fence will be disassembled and its components and attachments repaired. Existing paint will be carefully removed and the fence will be re-coated with a new high performance historically sympathetic paint.

Repair historic stone balustrades, masonry and extant historic paving
The balustrades will be cleaned and repaired where possible and individual elements replaced where necessary.

Replace concrete walks
Replace all concrete walks with new concrete, with finishes and jointing to match original concrete paving.

Repair and restore fountains, fountain sculptures and plumbing
Restore fountain masonry and plumbing systems. Sculptures, which are in remarkably good condition, and sculpture bases will be cleaned and restored as needed.

STREETS

Restore the historic brick and 'Belgian' block paving on the East Square and around the Monument
Brick, which remains intact on the East Square, was the street paving material used at the time the Carrère and Hastings plan was completed in the early 1920s. The historic Belgian block around the monument will be retained, repaired and reset.

PEDESTRIAN ACCESS & SAFETY

Consider adding sidewalks on the long sides of squares
On each long side of all squares consider adding a new sidewalk to allow step-less access along the perimeter, significantly increasing access to the squares for all. After detailed traffic and parking studies determine the best method to increase access, while maintaining the functionality of the streets for surrounding users.

Re-install historic fixtures
Work with the City to develop and implement traffic calming strategies, particularly on the north-south streets. Traffic calming has been demonstrated to significantly reduce traffic speeds and increase driver vigilance to enhance pedestrian safety. All measures will be carefully coordinated with long-term city-initiated studies to maintain the functionality of streets for surrounding users.

PLANTING

Reinforce the Carrère and Hastings design with new trees and planting
Install new planting and planting beds to support the format French layout of the squares, restore the axial views and architectural character of allees formed by perimeter trees. Replace all trees but the existing large Elm in the East Square with new large caliper trees. Select species that are tolerant of urban conditions and where possible use native species. Plant trees according to best contemporary horticultural practice in continuous trenches complete with irrigation and aeration.

UTILITIES & INFRASTRUCTURE

Repair, replace and upgrade utilities to meet long term capacity requirements.
Assess the condition and capacity of existing utilities to determine future needs. It will be essential to the long term success of Mount Vernon Place to install the supporting infrastructure of utilities, power supply and stormwater management.

STEWARDSHIP

Develop a management, maintenance and operations plan
Establish a clear and coordinated management strategy led by the Conservancy, between the City, Midtown Benefits District and others to provide for the longterm care and stewardship of this historic landmark cultural landscape.

LIGHTING

Re-install historic fixtures
Re-install the historic "Great White Way" fixture originally specified by Carrère and Hastings, and which is still in production. If these are not readily available, consider similarly appropriate historic fixtures.

Highlight the fountains and sculptures
Reinforce the night time identity of the squares by lighting the fountains and sculptures with new efficient spotlights on masts, located to minimize the visual intrusion of fixtures.

Collect and reuse stormwater
Stormwater will be retained onsite to meet City standards, and will be collected in underground cisterns to recycle for irrigation.

Develop a calendar of smaller events throughout the year.
Continue to encourage volunteer efforts that engage the Mount Vernon Place community and all of Baltimore.

Foster year-round use of Mount Vernon Place
Continue to engage the city and region in large events such as the Book Fair, with a new calendar of smaller events throughout the year.
MASTER PLAN PROPOSALS

HISTORIC FABRIC
- Restore the Washington Monument
- Restore and repaint cast iron fence
- Repair historic stone balustrades, masonry and extant historic paving
- Replace concrete walks
- Repair and restore fountains, fountain sculptures, and plumbing

STREETS
- Restore the historic brick and cobble paving on the East Square and around the Monument
- Replace existing asphalt streets with brick or other appropriate historic paving

PEDESTRIAN ACCESS & SAFETY
- Consider adding sidewalks on the long sides of the squares
- Improve curb cuts to meet current ADA standards
- Re-align pedestrian crossings at intersections
- Enhance traffic calming
- Coordinate with long term studies to continue to explore further traffic calming measures in Mount Vernon Place

PLANTING
- Reinforce the Carrère and Hastings design with new trees and planting
- Replace soils
- Install irrigation

LIGHTING
- Re-Install historic fixtures
- Highlight the fountains and sculptures

UTILITIES & INFRASTRUCTURE
- Repair, replace and upgrade utilities to meet long term capacity requirements.
- Collect and reuse stormwater

STEWARDSHIP
- Develop a management, maintenance and operations plan
- Engage the community and volunteers
- Foster year-round use of Mount Vernon Place
Pedestrian circulation within and around Mount Vernon Place is relatively unsafe in part because of angled street crossings and high speeds of traffic on Charles Street. Because there is no sidewalk on the park side of the East and West Squares (only sloping granite setts), pedestrians walk in the street or in planting beds. The steep slopes of the south and east square and adjacent streets make ADA access a challenge.

Half (14) of the access points into the parks include historic granite steps and therefore cannot be made accessible, as this action would compromise the historic integrity of the place. However, fourteen remaining entries do not have character-defining features and can be made accessible without compromising the historic fabric. Currently, only two of these entries are accessible; the others are all edged with curbs.

The Master Plan recommends the addition of sidewalks on the long sides of the squares in order to significantly increase access to the squares, and recommends exploring the best way to accomplish this access while maintaining the functionality of the roads.

Existing barriers to universal access are identified in red. Barriers with potential to become stepless entrances without disrupting the historic integrity of the design are circled in blue.

Areas (in red) having barriers to access

Proposed condition showing reduced areas having barriers to access (in red) under one possible scenario of a new perimeter sidewalk and curb cuts
“A beautiful park awakens a desire for a lovelier home-garden, and the wish for a beautiful home grows into the wish for a beautiful street and every other development will be influenced by it and will follow in its train.”

John Carrère 1910
“Why should Baltimore not have a square as beautiful as the Palais Royal? Or one as beautiful as the Luxembourg Gardens and the Tuileries?”

John Carrère 1902,
Lecture at McCoy Hall, Johns Hopkins University