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"an 'after' appraisal of the environment was not carried out inasmuch as no appreciable amount of work was done to improve the conditions found in the 1960 study. There was not sufficient change to justify the expense involved to accomplish an additional study."

Aspects beyond the structural conditions did not fare as well and the report states that,

"The problems of the environment pointed out in the 1960 study remain unchanged, such as:

1. Lack of yard areas.
2. Nonresidential land use.
3. Nonresidential nuisances and hazards.
4. Sidewalks in need of repair.
5. Street traffic.
6. Need for open spaces and park areas."

With the withdrawal of the special enforcement staff from the area and the passing of time, there has been a backsliding of even the structural improvements. Without continuous follow-up the improvements made begin to fade and the many basic problems that can only be handled through a comprehensive renewal program remain unresolved. The recognition of these facts led to community pressure to have Reservoir Hill become an official urban renewal project.

History of Reservoir Hill^{1/}

An exploration of the history of Reservoir Hill produces a romantic picture of an era of gracious living in a setting of natural beauty, quiet and harmony. A backward glance from today's overcrowded homes and overutilized land and facilities makes those early days seem completely unreal. Huge private estates, magnificent mansions and glorious gardens provided summer homes for the first families who built in this country area beyond the town of Baltimore.

Reservoir Hill is closely bound to the early history of Baltimore. Now, less than two miles from the downtown center of the city it was a wilderness in 1680 when Maryland was being colonized. Baltimore Town first developed to the east of the river now known as Jones Falls. The early settler, David Jones, claimed land and built his home on the east bank of the river. A settlement developed in that area and came to be known as Jones Town.

^{1/} This summary used extensively the paper "History of Reservoir Hill", prepared by Alicia Sheppard, Planning Assistant, Department of Housing & Community Development, June 1970.

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In 1730 the Maryland Colonial harbor and west of Jones Falls as area further north remained under Maryland's representative at the nation of Independence was granted of Baltimore Town. It is believe this area.

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In 1789 Charles Carroll sold Birckhead, as a summer retreat from the Mount Royal estate encompassed a two room grey stone mansion perched high on a hill terraced down to Jones Falls. The Norwegian Seamen's home, still standing

land, to Dr. Solomon Reet near Fayette Street. Reservoir Hill. A twenty acre tract of land was added by a garden that was a few years ago as the

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The only commercial street within Reservoir Hill had its beginning as a narrow road cut through the wooded estate of Robert Whitelock for the convenience of a group of tenant farmers living nearby. In later years, widened and named Whitelock Street, it provided fine convenience shops for the local residents. But today, deterioration and neglect characterize this strip of commercial facilities making it a major neighborhood sore spot.

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From the late 1700's to the 1830's, Reservoir Hill remained the private province of a few wealthy families. But, these families contributed to the wider community welfare. Enoch Pratt Carroll opened his wooded grounds, known as Callow Grove, to people from neighboring sections for picnicking and so they could obtain fresh water from a spring, located in what is now Bolton Street. The owners of "Cloverdale" an estate of some 150 acres which extended from what is now Brooks Lane to the bed of Druid Lake, allowed Union troops to camp there during the Civil War.

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Hugh Bond occupied for many years the Mount Royal estate inherited by his mother from her parents, the original purchasers in 1789 from Charles Carroll. He gave the city one half of the land now occupied by Mt. Royal Terrace and the Druid Hill Reservoir. Mr. Bond, an important figure of his day, supported the emancipation of the Negroes and organized the first public school for blacks in Baltimore. In 1860 Baltimore had the largest population of free blacks of any American city. Maryland was the home of more prominent Negroes in the Nineteenth Century than any other state.

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Mr. Bond's home, the Mt. Royal mansion, continued to serve as a private residence until the mid 1900's. It was sold first to the Meeting of Friends as a rest home for its aged members. In 1957 the property was purchased by the Norwegian government and became a lodging and center for Norwegian Seamen while their ships were in the Baltimore Port.

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In 1966 the mansion and surrounding acreage were purchased from the Norwegian government for speculative development. After much resistance to having the mansion torn down and the land privately developed, the wishes of the neighborhood are being responded to and plans are being made to convert this landmark into a multi-purpose community center.

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Toward the middle of the 1800's, Baltimore developed into one of the country's major cities. Massive immigration from all parts of Europe accompanied the industrial growth of Baltimore. This resulted in a northward push of the existing residents. By 1840 residential development was on the increase in the Mount Royal Area.

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the section above North Avenue attracted wealthy families who built large three and four story houses.

Park In 1860 the owner of a vast estate northwest of Mount Royal sold part of his property, known as Druid Hill, to the city. These private grounds with horse trails, natural lakes, sculptures, and elaborate fountains became a popular public park. What is now Druid Hill Reservoir had been a 55 acre, 30 foot deep lake, surrounded by a gravel bridal path.

Street cars ran from four areas of the city to the entrance of Druid Hill Park on Madison Avenue. From there a steam car would carry passengers to the interior of the park and to the mansion house. This huge structure in the center of the park was used as a resting place for hikers. Through the years it has continued to serve an important park function and has for some time been used as part of the extensive zoo in the park. The popular zoo attracts people from the entire Baltimore area. A century ago wild deer could be seen in the park.

In its early days, the mansion house was the starting point for horse drawn carriages that could be rented for a few pennies. The park contained boating ponds and picnic groves, one of which, called Reservoir Hill, was 300 feet above sea level and afforded a splendid view of the city down to the harbor.

Druid Hill, still one of the great parks of American cities, acted as a magnet for residential development. Most of the land was bought up and subdivided into small parcels. Streets were constructed or widened. Street car lines were built including one that connected the Mount Royal area with the city center.

By the end of the 1800's, all of the area had been developed with the exception of the "Bond" property. By 1914 this too had been sold and built up except for a few acres around the mansion which were sold in the mid 1900's.

★ The early 1900's with rapid industrial expansion, population growth and the introduction of the car exerted pressure for more housing. The big townhouses were subdivided. Others were cleared and large apartment houses built. With their prime location and modern conveniences these apartment houses adjacent to Druid Hill Park were highly desirable residences.

Neighborhood decline began to set in in the 1940's and was accelerated by the pressures of the housing shortage that developed during World War II. The blighting influence of further subdivision of homes, overcrowding and inadequate community facilities was difficult to combat in spite of strenuous neighborhood efforts.

The intensive development and serious deterioration of Reservoir Hill today contrasts radically with the early idyllic days of the area. Yet, it retains great potential as a neighborhood of charm, convenience, and urbanity.

Recent Neighborhood Trends

Enormous neighborhood changes over the past 20 years are clearly reflected in the data below which compares population and housing information from the 1950 and 1960 Censuses with that from the 1970 socio-economic survey. A pattern typical of neighborhoods in many cities is seen in Reservoir Hill. Over time one ethnic group is replaced by another, white residents move further out from the city center and Negro families replace them, coming from more severely deteriorated inner city areas. A decline in home ownership accompanies this trend.

