National Park Service
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Olmsted Center
for Landscape Preservation

Cultural Landscape Report for Adams Birthplaces Adams National Historical Park



"We have the finest Season here that I have know for many years...the corn looks well, Hay will be plenty..."
Abigail Adams,
letter to John Adams,
July 10, 1777

Cultural Landscape Report for Adams Birthplaces

Adams National Historical Park

Quincy, Massachusetts

Site History

Existing Conditions

Analysis and Evaluation

Treatment

Prepared by
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Olmsted Center for Landscape Preservation
National Park Service, Boston, Massachusetts, 2014

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Cover Photo: The John Adams birthplace (left) and John Quincy Adams birthplace (right), view looking southeast (Olmsted Center for Landscape Preservation, hereafter OCLP, November 2011).

Title Page: John Quincy Adams birthplace with John Adams birthplace partially visible in background, view looking north, 1910. (Historic New England).

TABLE OF CONTENTS

LIST OF ILLUSTRATIONS v

FOREWORD ix

ACKNOWLEDGMENTS xi

INTRODUCTION 1

Purpose, Scope, and Methodology 2
Summary of Findings 3

SITE HISTORY 9

Early History to 1720 9
Deacon John Adams through John Adams, 1720–1803 25
John Quincy Adams, 1803–1848 43
Charles Francis Adams, 1848–86 57
Adams Real Estate Trust, 1886–1940 71
City of Quincy, 1940–1979 97
National Park Service, 1979–2014 109

EXISTING CONDITIONS 133

Landscape Context 133
Park Operations 136
Landscape Characteristics and Features 138

ANALYSIS AND EVALUATION 147

National Register Status 147
Evaluation of Landscape Integrity 153
Analysis of Landscape Characteristics and Features 157

TREATMENT 185

Treatment Framework 186
Treatment Objectives and Tasks 195
Treatment Implementation 227

REFERENCES 233

List of Illustrations

FIGURES

INTRODUCTION

0.1 Location of Adams National Historical Park within Quincy 1

SITE HISTORY

1.1 Map by John Winthrop, 1633 13
1.2 Map by Mostyn John Armstrong showing Boston area, 1775 33
1.3 Map by John Groves Hales, 1819 showing Quincy area 44
1.4 Watercolor sketch of Adams birthplaces, 1822 46
1.5 Drawing of Adams birthplaces, c. 1828 48
1.6 Map by John Groves Hales, 1833 showing Quincy area 49
1.7 Drawing of Adams birthplaces, c. 1828 50
1.8 Photograph of John Adams birthplace and adjacent barn, c. 1845 50
1.9 Map of Boston area, 1849 showing early railroad lines 51
1.10 Painting by G. N. Frankenstein of Adams birthplaces, 1850 58
1.11 Engraving of the Adams birthplaces, 1852 59
1.12 Map by H.F. Walling, 1857 of the Town of Quincy 60
1.13 Map by H. F. Walling, 1866 showing Penns Hill and the birthplaces 61
1.14 Map of Dorchester and Quincy by W. Simons, 1868 61
1.15 Map of Southern Quincy, 1876 showing Adams farm and birthplaces 62
1.16 Aerial perspective map of Quincy by Edwin Whitefield, 1877 62
1.17 Sketch of the Adams birthplaces by Edwin Whitefield, c. 1879 63
1.18 Photograph of John Adams birthplace, c. 1880 64
1.19 Adams birthplaces, c. 1885 64
1.20 Adams birthplaces, c. 1885 64
1.21 John Quincy Adams birthplace, c. 1885 65
1.22 John Adams birthplace, c. 1885 65
1.23 Map of the Town of Quincy, 1888 72
1.24 Adams birthplaces, c. 1890 73
1.25 Adams birthplaces, c. 1890 73
1.26 John Adams birthplaces, c. 1890 74
1.27 Panoramic photograph of Quincy and the Blue Hills, c. 1892 74
1.28 Map by T. H. Whitman, c. 1894 75
1.29 John Quincy Adams birthplace, 1897 76
1.30 John Quincy Adams birthplace, 1897 76

1.31	Well and John Adams birthplace, c. 1899	76
1.32	Well and John Adams birthplace, c. 1899	76
1.33	Adams birthplaces, c. 1899	77
1.34	Adams birthplaces, c. 1900	78
1.35	John Quincy Adams birthplace, c. 1900	78
1.36	Map of City of Quincy by Ernest W. Branch, 1907	79
1.37	Adams birthplaces, c. 1905	79
1.38	Adams birthplaces, c. 1910	80
1.39	Adams birthplaces, c. 1910	80
1.40	Adams birthplaces, c. 1910	81
1.41	John Adams birthplace and well, c. 1910	81
1.42	John Adams birthplace, c. 1910	81
1.43	John Adams birthplace, c. 1910	82
1.44	John Adams birthplace, c. 1910	82
1.45	Adams birthplaces, c. 1914	82
1.46	John Adams birthplace, c. 1914	83
1.47	Adams birthplaces, c. 1914	83
1.48	Adams birthplaces, c. 1914	83
1.49	Map of South Quincy, 1924	84
1.50	Adams birthplaces, 1924	85
1.51	John Adams birthplace, 1929	86
1.52	John Adams birthplace, 1929	86
1.53	Adams birthplaces, 1929	87
1.54	John Quincy Adams birthplace, 1929	87
1.55	John Adams birthplace, c. 1930	88
1.56	John Adams birthplace, c. 1930	88
1.57	John Adams birthplace, 1930	89
1.58	John Quincy Adams birthplace, 1930	89
1.59	Plan of Adams birthplaces, 1936	90
1.60	John Adams birthplace, 1941	90
1.61	John Quincy Adams birthplace, 1941	91
1.62	Adams birthplaces, c. 1975	99
1.63	National Park Service ceremony, Adams birthplaces lawn, 1979	100
1.64	National Park Service ceremony, Adams birthplaces lawn, 1979	101
1.65	Adams birthplaces, c. 1979	101
1.66	Adams birthplaces, c. 1979	102
1.67	Adams birthplaces, 1979	102
1.68	Adams birthplaces, 1979	102
1.69	Plan of Adams birthplaces, 1979	103
1.70	John Adams birthplace, 1980	110
1.71	John Adams birthplace, 1980	110
1.72	John Adams birthplace, 1980	111

1.73 Adams birthplaces, 1980 111
1.74 John Quincy Adams birthplace, 1980 111
1.75 Adams birthplaces, 1985 112
1.76 John Adams birthplace, c. 1995 112
1.77 John Adams birthplace, c. 1995 113
1.78 John Adams birthplace, c. 1995 113
1.79 John Adams birthplace, c. 1995 113
1.80 John Quincy Adams birthplace, c. 1995 114
1.81 Adams birthplaces, c. 1995 114
1.82 Adams birthplaces, c. 1995 114
1.83 Norway maple removal and pruning at Adams birthplaces, 2010 115
1.84 Norway maple removal and pruning at Adams birthplaces, 2010 115
1.85 Tree inspection at Adams birthplaces, 2010 116
1.86 Kwanzan cherries blooming along Franklin Street, 2010 116
1.87 Sign, north lawn area, and John Adams birthplace, 2010 116
1.88 Adams birthplaces special exhibit, 2010 117

EXISTING CONDITIONS

2.1 View north from Penn's Hill summit toward Boston and Abigail Adams Cairn, 2013 134
2.2 View west from Penn's Hill summit toward Pine Hill and the Blue Hills, with Abigail Adams Cairn, 2013 134
2.3 View north from Penn's Hill summit toward Adams birthplaces, obscured by houses, 2013 135
2.4 View west from lawn area north of John Quincy Adams birthplace of well and neighboring commerical and residential development, 2013 135
2.5 View northeast of north lawn area at Adams birthplaces, 2013 135
2.6 View east from lawn area south of John Quincy Adams birthplace of intersection, 2013 137
2.7 View northwest from Franklin Street of intersection south of John Quincy Adams birthplace, 2013 137
2.8 View southwest of Independence Avenue from south of John Quincy Adams birthplace, 2013 137
2.9 View northwest of Franklin Street, trolley stop, and birthplaces, 2013 138
2.10 View northeast of north lawn area and mature trees, 2013 139
2.11 View northeast of John Adams birthplace framed by shade trees, 2013 141
2.12 View southeast of rear entry of John Quincy Adams birthplace, stone wall, and lawn, 2013 141
2.13 View northeast of flagstone path to John Adams birthplace, 2013 141
2.14 View southwest of Kwanzan cherry trees along Franklin Street, 2013 142
2.15 View northwest of Adams birthplaces, 2013 142
2.16 View southeast of fence and wall surrounding birthplaces, 2013 142
2.17 View north of law office entry at John Quincy Adams birthplace, 2013 143
2.18 View northwest of park sign at southwest corner of property, 2013 143

TREATMENT

4.1	Trolley stop location on Franklin Street	196
4.2	Photo-simulation of new park entrance on Franklin Street	196
4.3	Trolley stop location on Presidents Avenue	197
4.4	Photo-simulation of new park entrance on Presidents Avenue	197
4.5	Watercolor of birthplaces landscape, 1822	198
4.6	Lithograph of birthplaces landscape, 1877	198
4.7	Realignment of Franklin Street at intersection	199
4.8	Photo-simulation of enlarged John Quincy Adams house front yard	199
4.9	Photo-simulation of new trolley stop on Franklin Street	200
4.10	Existing flagstone path to John Adams birthplace	201
4.11	Photo-simulation of stonedust path to John Adams birthplace	201
4.12	Specification for compacted crushed stone or stonedust path	203
4.13	Section and plan for existing John Adams birthplace entry	204
4.14	Section and plans for proposed John Adams birthplace entry	205
4.15	Existing conditions at John Adams birthplace	206
4.16	Photo-simulation of John Adams birthplace stonedust path	206
4.17	Photo-simulation of permanent ramp at John Adams birthplace	206
4.18	Rear entry at John Adams birthplace	207
4.19	Portable ramp with permanent railings	207
4.20	Portable ramp with collapsible railing	207
4.21	Portable ramp with no railing	207
4.22	Photo-simulation of stonedust path to John Quincy Adams door	208
4.23	Section and plan for existing John Quincy Adams birthplace entry	208
4.24	Section and plans for proposed John Quincy Adams birthplace entry	208
4.25	Photo-simulation of ramp at John Quincy Adams door	210
4.26	Photo-simulation of more graded gradual path and ramp to door	210
4.27	Photo-simulation of ramp with retaining curbs on either side of walk	210
4.28	Existing Norway maples in fair and poor condition	212
4.29	Photo-simulation of healthy trees along Presidents Avenue	212
4.30	Photograph of tree south of John Quincy Adams birthplace, c. 1910	213
4.31	View of south of John Quincy Adams birthplace, 2013	213
4.32	Existing Kwanzan cherries along Franklin Street	214
4.33	Photo-simulation of elms along Franklin Street	214
4.34	Diagram of the Adams Birthplaces Local Historic District	215
4.35	Existing mature white pines along north property line	216
4.36	Photo-simulation of young evergreens along north property line	216
4.37	Photograph of shrubs in front of John Adams birthplace, c. 1930	217
4.38	Plan of vegetation on birthplaces property, 1936	217
4.39	Garden display beds at Minute Man National Historical Park	218
4.40	Plan showing five alternative sites for a shelter	219
4.41	Photo-simulation of small shelter location, alternative #1	220

4.42 Photo-simulation of larger shelter alternative, location #1 220
4.43 Photo-simulation of view looking north of larger shelter, location #1 221
4.44 Photo-simulation of small shelter, location #2 221
4.45 Photo-simulation of small shelter, location #3 222
4.46 Photo-simulation of small shelter, location #4 222
4.47 Photo-simulation of small shelter, location #5 222
4.48 Diagram of board fence for north property line 223
4.49 Historic photograph of stone wall, 1897 224
4.50 Existing condition of stone wall, 2013 224
4.51 Photo-simulation of repaired stone wall 224
4.52 Diagram showing walking route to Penn's Hill 225
4.53 Photo-simulation of new benches at the Adams birthplaces 226

DRAWINGS

SITE HISTORY

1.1 Early History to 1720 Penn's Hill Context Period Plan 21
1.2 Early History to 1720 Birthplaces Period Plan 23
1.3 1720–1803 Penn's Hill Context Period Plan 39
1.4 1720–1803 Birthplaces Period Plan 41
1.5 1803–1848 Penn's Hill Context Period Plan 53
1.6 1803–1848 Birthplaces Period Plan 55
1.7 1848–1886 Penn's Hill Context Period Plan 67
1.8 1848–1886 Birthplaces Period Plan 69
1.9 1886–1940 Penn's Hill Context Period Plan 93
1.10 1886–1940 Birthplaces Period Plan 95
1.11 1940–1979 Penn's Hill Context Period Plan 105
1.12 1940–1979 Birthplaces Period Plan 107
1.13 1979–2014 Penn's Hill Context Period Plan 119
1.14 1979–2014 Birthplaces Period Plan 121

EXISTING CONDITIONS

2.1 2014 Existing Conditions Birthplaces 145

ANALYSIS AND EVALUATION

3.1 Analysis and Evaluation, Birthplaces 183

TREATMENT

4.1 Treatment Tasks 231

TABLES

ANALYSIS AND EVALUATION

3.1 Landscape Characteristics and Features Summary 167

TREATMENT

4.1 Treatment Philosophy for the Adams Birthplaces Landscape 190
4.2 Treatment Tasks for Adams Birthplaces 227
4.3 Landscape Treatment Tasks and FMSS Hierarchy 229

FOREWORD

The history of the Adams family is tightly woven into the fabric of our country and that of Quincy, Massachusetts, where two United States Presidents were born and raised. For John Adams, his farm and family were of foremost importance, "My Mind has been running, chiefly upon my Farm and its Inhabitants and Furniture, and my Horses, Oxen, Cows, Swine, Walls, Fences etc. I have in several late Rambles very particularly traced, and pursued every Swamp and Spring upon the North Side of Penn's Hill from its Source to its Outlet." Similarly, for his wife Abigail, their farm was a source of strength, "Having learnt the virtue and the Art, To live on little with a cheerful Heart." Passing their dedication to farming to their son, John Quincy Adams wrote to his wife Louisa Catherine, "My farming advances slowly . . . and next Spring I hope you come and take a taste of farming too." Now surrounded by less than an acre of open land, the birthplaces retain their integrity as the nucleus of a working farm during the founding of the nation. The Adamses used and appreciated every aspect of their working farm. Whether harvesting apples, planting trees, building stone walls, or tending cows, the working landscape was an important part of family life for multiple generations of the Adams family, in addition to their dedication to careers in government, civic virtue, and patriotism.

This cultural landscape report documents in detail both the evolution of the places that John Adams and his son John Quincy Adams called home during the American Revolution as well as the larger Penn's Hill farm once owned by multiple generations of the Adams family. The report identifies the defining landscape characteristics to be preserved and enhanced for the enjoyment and education of present and future generations of visitors. Building upon the guidance set forth in the park's *General Management Plan,* the cultural landscape report also recognizes that the birthplaces attract thousands of visitors annually, and that the landscape requires some rehabilitation to improve the park experience for all visitors. Ranging from accessible walkways and trolley access, to shade and pedestrian safety improvements, the cultural landscape report offers treatment recommendations that strengthen the site's historic preservation mandate while leveraging opportunities to improve the experience for all visitors.

The authors call attention to the need for a visitor contact station and shelter to orient groups and provide restrooms, a critical need also identified in the park's *General Management Plan*. The park seeks to acquire an adjacent parcel on a willing-buyer/willing-seller basis. An adjacent parcel would also enable the park

to better interpret the bucolic setting that once surrounded the homes in what is now the heart of Quincy.

The cultural landscape report is a valuable tool for the park as we look forward to the three-hundredth anniversary of the construction of the birthplaces and the one-hundredth anniversary of the National Park Service. I thank the talented team at the Olmsted Center for Landscape Preservation for their quality work in producing this report, as well as the site staff and many professionals at historical societies and libraries who assisted the team. The report will benefit the Adams National Historical Park for many years to come.

Marianne Peak
Superintendent
Adams National Historical Park

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At the Olmsted Center, Kirsten Holder, Historical Landscape Architect, served as the primary author. Conservation Associates Jim Bertolini and Jaime Young contributed to the report. 'Designing the Parks' intern Ashley Braquet also assisted with the historic period plans, maps, and treatment chapter of the report. Bob Page, Director, and Margie Coffin Brown, Senior Project Manager, provided overall project guidance.

INTRODUCTION

The Adams birthplaces are part of the Adams National Historical Park within the City of Quincy in Norfolk County, Massachusetts, approximately eight miles south of Boston. A vestige of the former 200-acre Penn's Hill farmstead once owned by the Adams family, the birthplaces stand on adjacent parcels at the intersection of Franklin Street and Presidents Avenue, one mile south of Quincy Center. The distinctive saltbox homes are surrounded by a maintained lawn with stone walls, wooden fences, shade trees, and ornamental shrubs, all of which create a park-like setting in a dense suburban neighborhood of mixed residential and commercial buildings. The birthplaces are two of several sites within the fourteen-acre park including the Peace field property with the Old House, the Beale estate, and associated sites in Quincy Center including the United First Parish Church, Hancock Cemetery, and park visitor center (Figure 0.1). The park's purpose is

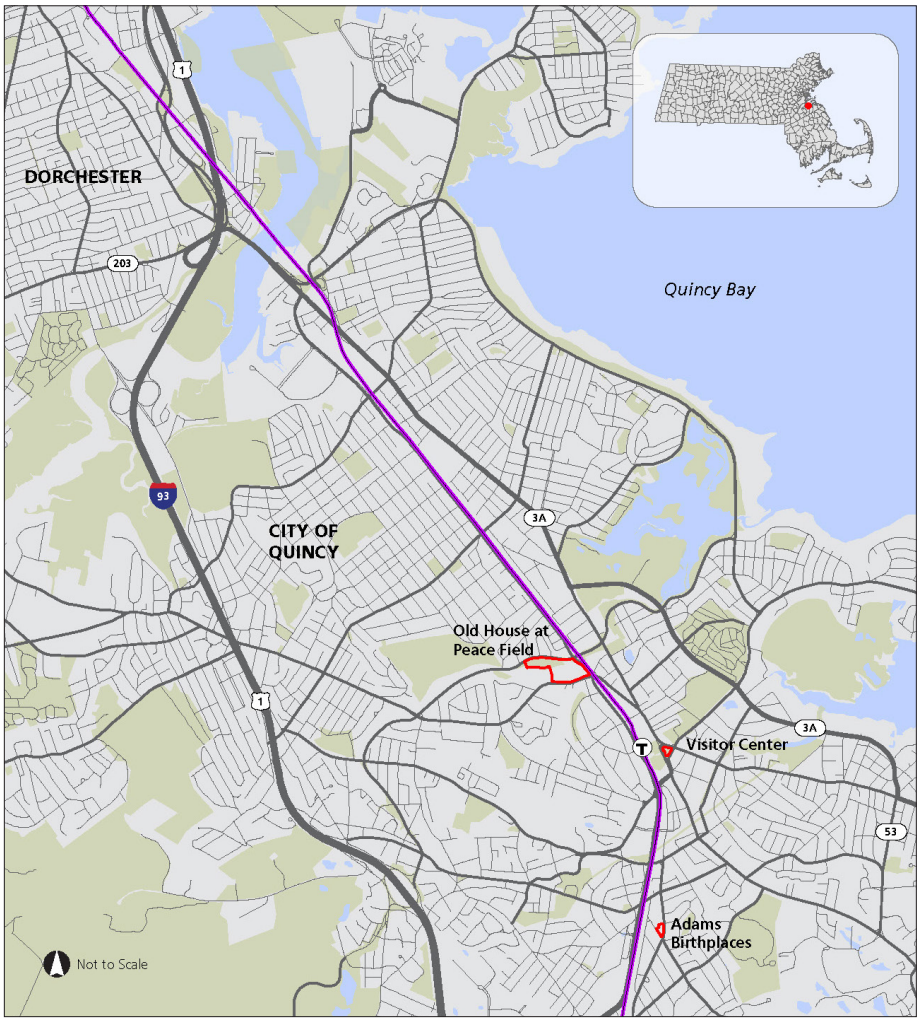


Figure 0.1. Location map showing the sites within Adams National Historical Park. The Adams birthplaces are located to the south of the Old House at Peace field and the park visitor center (Olmsted Center for Landscape Preservation, hereafter OCLP).

to preserve and protect the landscapes, homes, and personal property of four generations of the Adams family, and to interpret the history these resources represent to educate and inspire current and future generations.

The oldest presidential birthplaces and among the oldest homes in the country, the two saltbox buildings are listed on the National Register of Historic Places and designated National Historic Landmarks. John Adams, second President of the United States, was born in 1735 in the house that his father purchased in 1720. John Quincy Adams, sixth President, was born in 1767 in the neighboring home that his father inherited in 1761. John Adams used the old kitchen of this home as his law office beginning in 1764 and drafted his *Thoughts on Government* in 1776. These writings lay the foundation of the Massachusetts Constitution, which he drafted in his law office in 1779, and was later used as a model for the Federal Constitution in 1787. John's wife, Abigail Smith managed their farm during the American Revolution and described the events on the home front in her diary and letters. The homes remained in the Adams family for over 200 years and were formally opened to public visitation in 1897.

Recent documentaries and publications have contributed to a resurgence of interest in the Adams family and greatly increased the number of park visitors coming to the birthplaces to learn more about the Adamses and their family farm. A *General Management Plan* for the park (National Park Service, 1996) puts forth a vision for the birthplace properties to enhance visitor experiences and educational opportunities. To better understand the site and enhancement opportunities for its historic landscape characteristics and features, this report describes the evolution of the entire Penn's Hill farm as well as an in-depth examination of the landscape surrounding the two birthplaces.

PROJECT SCOPE AND METHODOLOGY

A cultural landscape report is the primary document used by the National Park Service to inform long-term management and treatment decisions for its historically significant landscapes. The report follows the approach defined in the *Guide to Cultural Landscape Reports: Contents, Process, and Techniques* (NPS, 1998). This report for the Adams birthplaces cultural landscape is organized into four chapters: site history, existing conditions, analysis and evaluation, and treatment. The first chapter includes a detailed history of the landowners and evolution of the Penn's Hill farm and built features. The second chapter documents the existing conditions of the birthplaces landscape in 2013. The third chapter contains an analysis and evaluation of the significance and integrity of the birthplaces landscape using the criteria established by the National Register of Historic Places. The final treatment chapter provides guidance for the long-term management of the landscape.

Research for this report has been undertaken at a thorough level of investigation, which includes review of all available historic resources including both primary and secondary sources. Primary source materials included letters, diary entries, maps, and photographs from the collections of the Adams National Historical Park archives, Quincy Historical Society, Thomas Crane Public Library in Quincy, Boston Public Library, Massachusetts Historical Society, Boston Athenaeum, Braintree Historic Society, and Historic New England. A wealth of secondary source material exists through the work of several researchers over the years relating to the character and history of the Adams birthplaces and the Penn's Hill farm. Sources included family and regional histories by Charles Francis Adams and Henry Adams, the draft *Historic Structures Report* (Perrault, 1993), *Historic Furnishings Report* (Racine, 2001), *New Area Study for the Birthplaces* (NPS, 1978), National Register documents (1975), and the park's *General Management Plan* (NPS, 1996). These reports, and many others, provide landscape context, describe extant features, document the landscape's significance, and provide a framework for the treatment approach and recommendations.

SUMMARY OF FINDINGS

OVERVIEW OF SITE HISTORY

The first chapter, site history, is organized into seven sections that correspond with distinct periods in the development of the birthplaces landscape from the area's pre-contact history to present. Each section describes key developments, uses, patterns, features, and important individuals and events related to the changes in the landscape. The site history is accompanied by historic photographs, maps, diagrams, and period plans that illustrate the condition of the landscape at the end of each historical period.

The first section covers the early history of the region, when members of the Massachusetts confederation of Native Americans occupied the Quincy area prior to the arrival of European settlers in the early 1600s. The Massachusett primarily relied on farming along the local waterways and in low-lying areas. The parcel of land that would later become the Adams farmstead was situated along the Plymouth Road, also known as the Country Road and the Plymouth Turnpike, between the North and South Commons. Homesteaders, including the Needham, Belcher, and Penniman families, established clusters of homes along the Plymouth Road and delineated outlying agricultural fields with fences and walls. William Needham acquired twenty acres in 1639. In about 1675, Needham sold his property to Joseph Penniman, who possibly built a home in 1681, then passed the property to his son, James Penniman in 1705. James Penniman likely rebuilt the house between 1710 and 1720. To the south, Gregory Belcher received fifty-two acres around 1639 and passed the property to his son, Samuel Belcher in 1663. The

Belchers built a home around 1663, but the structure was rebuilt in about 1716.

The second section of the site history covers the first period of Adams ownership of the future birthplaces. During this period the population of Braintree swelled as shipbuilding and fishing industries flourished along the coastline. Further inland, small businesses relied on local streams for water power to process grains and manufacture goods. In 1720 Deacon John Adams purchased six acres from James Penniman, which included an orchard, barn, and house. Here he and his wife Susanna Boylston raised three sons, the eldest, John Adams, was born in the house in 1735. Deacon John Adams also purchased the adjacent home and property to the south in 1744, which was subsequently the birthplace of his grandson, John Quincy Adams.

Young John Adams aspired to become a farmer, but his parents preferred that he study law. Graduating from Harvard in 1755, John divided his time between his family farm and his emerging profession as a lawyer, writer, and orator. Following his father's death in 1761, his mother resided in the birthplace home and John inherited a portion of his father's landholdings, including the adjacent home and approximately forty acres. In 1764, John married Abigail Smith and they resided in the home and raised four children, including the eldest, John Quincy Adams, who was born in 1767. During the American Revolution, John Adams served in the Continental Congress in Philadelphia while Abigail managed the farm and raised the children. John's political career resulted in lengthy absences during which he and Abigail provided advice and support for each other through their extensive correspondence. In 1787, two years before becoming the country's first Vice President, John and Abigail purchased the former Vassall-Borland estate in Braintree, yet retained the Penn's Hill farm property. Adams served as the nation's second President from 1797 to 1801. Throughout the late 1700s and early 1800s, the Adamses increased their landholdings in Braintree, a portion of which became Quincy in 1792.

The third section of the site history covers the ownership of the birthplaces by John Quincy Adams who, like his father, maintained a life-long connection with the Penn's Hill farm and birthplace homes. He purchased the farm from his father in 1803, which at that time consisted of approximately one hundred acres, three houses, three barns, five woodlots, two pasture lots, and a salt marsh. After his childhood years, he returned to his birthplace home with his wife Louisa and their children during the summers of 1805 and 1806. Thereafter, the house was leased to tenant farmers. John Quincy Adams' political career drew him to Europe and Washington, D. C. in his later years, including his term as U.S. President from 1825 to 1829, hence property management was passed to their youngest son, Charles Francis Adams. When John Quincy Adams and Louisa returned for short periods to Quincy, they spent most of their time at their Mount Wollaston farm, which encompassed over 600 acres in North Quincy in the area known as Merrymount.

John Quincy Adams left an enduring signature on the Quincy landscape by planting numerous shade trees on his properties, some of which are still standing.

The fourth section spans the ownership of Charles Francis Adams, who inherited the 200-acre Penn's Hill farm, birthplaces, and associated farm buildings and the Mount Wollaston farm upon his father's death in 1848, and retained the properties and continued farm operations. He leased the farm to several tenant families, including Charles Spear, who made major improvements to the farmland to increase hay production and raised dairy cows. Many other farms disappeared in Quincy, as the population more than doubled during the late 1800s due to the growing boot, shoe, quarry, and ship building industries and the rail line, which allowed Quincy to serve as a suburb of Boston.

The fifth section describes major changes to the Adams land holdings following the death of Charles Francis Adams in 1886, when his heirs transferred ownership of his properties to the Adams Real Estate Trust and sold most of the Penn's Hill farm to residential developers, retaining only a .34-acre parcel with the birthplaces. Recognizing the significance of the Adams family as Quincy natives and nationally significant figures, the City established the Quincy Historical Society in 1893 and appointed Charles Francis Adams, Jr. as its first president. The society restored the John Quincy Adams house to an earlier appearance and rehabilitated the landscape to create a commemorative setting for the historic home. Next door, the Adams Chapter of the Society of the Daughters of the Revolution managed and rehabilitated the John Adams birthplace. The two properties received new turf, a stone wall, reconstructed well, post and rail fence, turnstile, trees, shrubs, vines, and a flagpole. Both homes opened to the public in 1897. For the next forty years the sites remained relatively unchanged, while the City of Quincy grew at a fast pace due to the proliferation of jobs, housing, and automobiles.

The sixth section describes changes to the birthplaces when the City of Quincy acquired the .34-acre property in 1940 and funded capital improvements and maintenance for the buildings while the two local organizations continued to manage public programs. The Daughters of the Revolution managed the John Adams birthplace until 1950, when they passed their responsibilities to the Quincy Historical Society. The City purchased two adjacent house lots situated to the north of the John Adams birthplace in the 1950s and removed the houses, enlarging the commemorative site from .34 to .72 acre and expanding the setting for the houses. In the 1960s the properties were listed in the National Register and as National Historic Landmarks. By the mid-1970s, the sites received approximately 9,400 visitors a year. With the national recognition of the significance of the birthplaces and the fiscal burden on the city, the Quincy Historical Society lobbied for the transfer to the National Park Service, which had been managing the nearby Adams Peace field property since 1946.

The final section of the site history chronicles the most recent period of development, when the City of Quincy gifted the property to the National Park Service in 1979. For the next four years the park service restored the interiors of the buildings to reflect the John Adams and John Quincy Adams period of ownership, reopening them to the public in 1984. The park service carried out minor changes in the landscape based on research recommendations in the 1979 Historic American Building Survey and the 1993 draft Historic Structures Report. The City of Quincy also completed alterations to the landscape surrounding the property, installing Kwanzan cherry street trees in the early 1990s and replacing the Franklin Street sidewalk in 2012. The birthplaces property now receives approximately 120,000 visitors a year, and thousands of people pass by the site each day on the busy Franklin Street.

EXISTING CONDITIONS

The existing conditions chapter documents the appearance of the landscape in 2013 through narrative and graphics. It is based upon field inventory, the most recent site survey and plans, and geographic information system (GIS) data. The chapter describes the landscape context for the birthplaces, adjoining properties, park operations, and the .72-acre park property. Characteristics and features documented include spatial organization, circulation, vegetation, buildings and structures, views and vistas, small-scale features, and archeological sites.

ANALYSIS AND EVALUATION

The analysis and evaluation chapter reviews the National Register of Historic Places and National Historic Landmark documentation for the John Adams and John Quincy Adams birthplaces. The documentation is limited and does not ascribe a specific period of significance. Areas of significance include Criterion A for architecture and politics/government, Criterion B for association with the lives of individuals significant in our past, and Criterion C for locally significant early colonial saltbox homes.

Based on the findings of this cultural landscape report, the authors recommend updating the National Register documentation to provide greater detail and clarity on the areas of significance, contributing resources, and significant landscape features. The authors recommend highlighting the roles of both the Presidents and the First Lady Abigail Adams, as well as the family's role in the historic preservation movement in the late 1800s and early 1900s.

TREATMENT

Management direction related to the treatment of the Adams birthplaces is articulated in the park's 1996 *General Management Plan*. The plan specifies that the birthplaces will be a locus for interactive programs that convey the story of seventeenth and eighteenth century life, where visitors of all ages can learn about duty, responsibility, and education and can participate in activities highlighting the home life of the Adamses and the skills they used to fulfill their obligations and maintain their close family. While the home interiors have been restored to reflect the Adamses occupation, the site reflects the later commemorative period of the late 1800s and 1900s, when the family and local groups created a park-like setting for the homes, initiated their restoration, and opened them for public viewing and education.

As detailed in the treatment chapter, the Adams birthplaces landscape will be rehabilitated to reflect its appearance at the time that the Adams Real Estate Trust passed the property to the City of Quincy in 1940, while also allowing for ongoing use as an educational public property. The landscape retains a high level of historical integrity to the late 1890s when the Quincy Historical Society and Daughters of the Revolution installed a commemorative landscape, while the homes reflect their 1700s appearance, when they were occupied by the John, Abigail, and John Quincy Adams. Rehabilitation is the primary treatment approach for the landscape because it enables the park to repair and replace deteriorated and missing features, while simultaneously allowing compatible alterations and new additions to facilitate its continued use as a commemorative site. A rehabilitation approach will allow the park to maintain fences along the current property edges, add durable walkways to facilitate movement through the landscape, add screen plantings and fencing along the northern edge of the property, and create opportunities for visitor engagement and comfort in a sheltered setting. The report also incorporates a prioritized implementation strategy that integrates current Facility Management Software System (FMSS) data.

RECOMMENDATIONS FOR FURTHER RESEARCH

During the research phase of the cultural landscape report, the team hoped to find detailed information about the domestic landscape surrounding the homes during the 1700s. While the team found information about plant species, no specific drawings or photographs captured the physical location of a kitchen garden associated with either home. Further research of the Adams Family papers and tenant records may reveal more information about the kitchen gardens.

SITE HISTORY

This chapter details the evolution of the Adams birthplaces landscape. The history is organized into seven time periods, beginning with the pre-contact landscape and extending up to the present. The focus is on the landscape within the current birthplaces property but the site history also addresses the full extent of the Penn's Hill farm landholdings.

EARLY HISTORY TO 1720

The first period includes the geological processes that formed the hills and valleys, the use of the area by Native Americans, and the arrival of European settlers. This period extends into the colonial period, when the Town of Boston issued land grants along the South Shore, and through the earliest landowners, Needham and Ellis. The period ends in 1720 with the two colonists, Penniman and Belcher, who owned the future birthplaces of John Adams and John Quincy Adams. The record of early landscape characteristics for the birthplaces prior to 1720 is limited. Though deeds exist from the some of the first settlers in what was the North Precinct of Braintree, their land use activities lack concise descriptions. Consequently, much of the following narrative synthesizes the few period sources, including the *History of Braintree, Massachusetts (1639-1708)* and *The North Precinct of Braintree (1708-1792)* by Charles Francis Adams in 1891, as well as contextual descriptions of the New England environment and its agriculture in the pre-contact and early colonial period.

PRE-CONTACT HISTORY

Quincy lays at the southern edge of the geologic and physiographic area known as the Boston Basin. The receding North American Laurentide ice sheet formed ground moraines, terminal moraines, and drumlins about 12,000 years ago.[1] Spruce (*Picea sp.*) forests covered most of the Boston Basin 11,000 years ago, and by 9,000 years ago the land was dominated by pine (*Pinus sp.*) forests. By 8,000 years ago the forests contained oak (*Quercus sp.*) and other hardwoods. A warming climate and melting ice increased the sea level, flooding the basin and isolating high points in Boston Harbor. As the glaciers retreated north, the Charles, Mystic, and Neponset Rivers formed within the Boston Basin. In the Quincy area, drumlins punctuated the sandy outwash plains and ground moraines, while low points retained tidal marshes and inland swamps and ponds.[2]

Prior to Euro-American settlement, the Massachusett tribe of Native Americans inhabited the coastal area within the Boston Basin. The Massachusett relied on agriculture for the majority of their food, complimenting this with hunting, fishing, and gathering of nuts and berries from the surrounding region. Along the tributaries of what became Quincy's Town River, the Massachusett cleared fertile lowlands for crops, planted corn mounds with bean and squash varieties, and moved their farming settlements every few years as they depleted the soils.[3]

The forests were dominated by oak but also included chestnut (*Castanea sp.*), maple (*Acer sp.*), and hickory (*Carya sp.*).[4] The Massachusett frequently burned upland areas and created patches of meadow to attract game. They also removed underbrush for easy travel and hunting, which led to the dominance of fire-resistant trees like the oak and chestnut. In wet bottom lands such as the areas along Fresh Brook and the Town River, fires were less frequent, resulting in a forest with dense thickets and stands of red maple (*Acer rubrum*), American beech (*Fagus grandifolia*), ash (*Fraxinus sp.*), and alder (*Alnus sp.*). An early New England writer described the tribal land management practices: "for it being the custome of the Indians to burne the wood in November, when the grasse is withered, and leaves dryed, it consumes all the underwood, and rubbish, which otherwise would over grow the Country, making it unpassable, and spoile their much affected hunting." Wet areas, protected from the fires, were a tangle of underbrush. This fluctuating mosaic of forest, meadow, and cropland persisted until the arrival of Europeans in the late sixteenth century.[5]

Accounts of early European exploration along the New England coast describe encounters with tribes that lived in the coastal areas. In 1602, Captain Bartholomew Gosnold made the first attempt to settle in New England, where his recorder John Brereton noted "five Indians, in a barke-shallop with mast and saile, an iron grapple, and a kettle of copper, came boldly aboard us..." and several additional encounters, though none hostile.[6] Over the next decade, Europeans recorded contact with the local tribes, including Martin Pring in 1603, George Weymouth, and Samuel Champlain in 1605, and John Smith and Thomas Hunt in 1614. The earliest accounts refer to large numbers of Indians inhabiting the coast of New England, especially around Massachusetts Bay. John Smith counted forty considerable settlements from the Penobscot River to Cape Cod, and often mentioned cleared corn fields.[7]

Between 1616 and 1618, Native Americans were devastated by an epidemic of European disease that swept through the coastal region. The disease, introduced by the early European expeditions, killed an estimated one to two thirds of the native population in New England, with local death rates of the Massachusett tribe as high as ninety percent.[8] When the Pilgrims arrived in Plymouth in 1620, they described deserted villages, empty houses, and abandoned agricultural fields lying fallow.[9]

COLONIAL SETTLEMENT AND LAND GRANTS

The landscape of the future Penn's Hill farm of John Adams transitioned quickly after the founding of the Plymouth Colony in 1620 to the southeast and the Massachusetts Bay Colony in 1628 in the present-day city of Boston to the north. Early explorers such as Captain Wollaston established trading posts among the surviving Massachusett Indians, including one at Passonagessit in 1625, near what is now called 'Merry Mount.'[10] In 1635, the Boston General Court made efforts to purchase the land from the Massachusett tribe but "had some trouble in buying up the rights…of the Indians."[11] Puritan colonists began actively converting the greatly diminished population of Native Americans at praying towns that were established throughout New England, including Ponkapoag near the Blue Hills and Herring Pond in Plymouth. The colonization of New England effectively removed the Native Americans of present-day Quincy into Christian communities by 1700. In their wake came new Euro-American settlers who attempted to reorder the New World in the model of the old, all the while adapting to their new environment.[12]

During the 1630s the town of Boston received a large influx of English immigrants, requiring the colony to expand. In 1634 the General Court noted that Boston was "too small to contain many," that those living there were "constrained to take farms in the country," and could find "convenient enlargement at Mount Wollaston."[13] A survey by Governor John Winthrop carried out in the previous year depicts the waterways to the south of Boston and an early overland route to the Plymouth Colony (Figure 1.1). In 1634, Mount Wollaston incorporated as part of the town of Boston and a ferry was established across the Neponset River.[14] In this year, William Wood wrote about his travels in the Massachusetts Bay area and shared his own views of the newly-established settlement. He described Mount Wollaston as a place with "a very fertile soil, and a place very convenient for farmers' houses, there being great store of plain ground without trees. Near this place is Massachusetts Fields, where the greatest sagamore in the country lived before the plague, who caused it to be cleared himself. The greatest inconvenience is that there are not very many springs, as in other places of the country, yet water may be had for digging. A second inconvenience is that boats cannot come in at a low water, nor ships ride near the shore."[15]

An "enlargement" of 365 acres of land in Mount Wollaston was initially granted to Reverend John Wilson. Further land grants followed in 1636 and 1637, and most of the Mount Wollaston bay-front passed to Atherton Hough, William Coddington, and Edmund Quincy.[16] Later that year, Reverend John Wheelwright received 250 acres adjacent to Wilson and established the first meeting house for the settlement.[17] Following these large land grants or "Great Lotts" the General Court issued many smaller lots to "the common people" as they continued to arrive from England. Generally allotments consisted of four acres per an

individual. By the time Braintree was incorporated in 1640, 105 allotments had been parceled out to 565 people, though not all were residing in the community.[18]

During the initial colonization of Mount Wollaston and later Braintree, Fresh Brook and the Town River influenced settlement patterns, with the marshes of Fresh Brook carving between Pine and Penn's Hill to the east and west and the area known as 'the Rock' to the north. The marshes surrounding the brook were "rich ground" that brought "plenty of hay, of which the cattle feed and like as if they were fed with the best upland hay in New England."[19] Such rich grasslands grew "commonly between the marshes and the woods," joined in the valley west of Penn's Hill by an expansive open area named Captain's Plain by its first settlers. Plains such as this were dry sandy lowlands above the marshes with grass growing "as high as a man's middle, some as high as the shoulders," which provided "coarse fodder" for cattle.[20] To the southwest was a prominent knob known as Pine Hill, dominated by red cedar. To the east, Penn's Hill (alternately called Payne's Hill) received its name from William Penn, a local landowner who established part of his homestead on its slopes. As water from Fresh Brook collected behind Richard Wright's dam, it created the mill pond, a swampy loop of meadow at the north end of Captain's Plain that surrounded the Island, a rise that split Fresh Brook into two forks before it rejoined at the mill dam. From here, water in the brook flowed north and east until emptying into the Town River by present-day Quincy Center. It is likely that the marshes along Fresh Brook extended from the salt marshes along the sea inland past what became the Adams birthplaces. Swamps were extensive, being "ten, some twenty, some thirty miles long, being preserved by the wetness of the soil wherein they grow."[21] Above the plain and meadows, the landscape transitioned into rocky upland and forest."[22]

Due to the isolation of the land grants, a church or meeting house and a school house were integral to each settlement. Reverend Wheelwright is credited with erecting the first meeting house near a small bridge and possibly near the Town River, but its exact location is unknown. The Church of Braintree formed in 1639, and was the fifteenth to be established in the Massachusetts Bay Colony.[23] The following year, the community of Braintree incorporated, separating itself from Boston and establishing authority over land presently in Quincy, Braintree, Randolph, and Holbrook.[24] By 1647, the General Court ordered the establishment of schoolhouses in every township.[25] Braintree, however, did not establish a schoolhouse until 1697, when a one-room structure was built below Penn's Hill on what would become part of the Adams farm.[26]

In 1646 the town of Braintree established iron works along Furnace Brook near the future Adams property known as Peace field.[27] Iron was one of the few essential building products that was not already available in the Massachusetts Bay Colony. A substantial amount of timber was needed to sustain the furnace, and by 1653 the operation was too expensive and went bankrupt. Charles Francis Adams

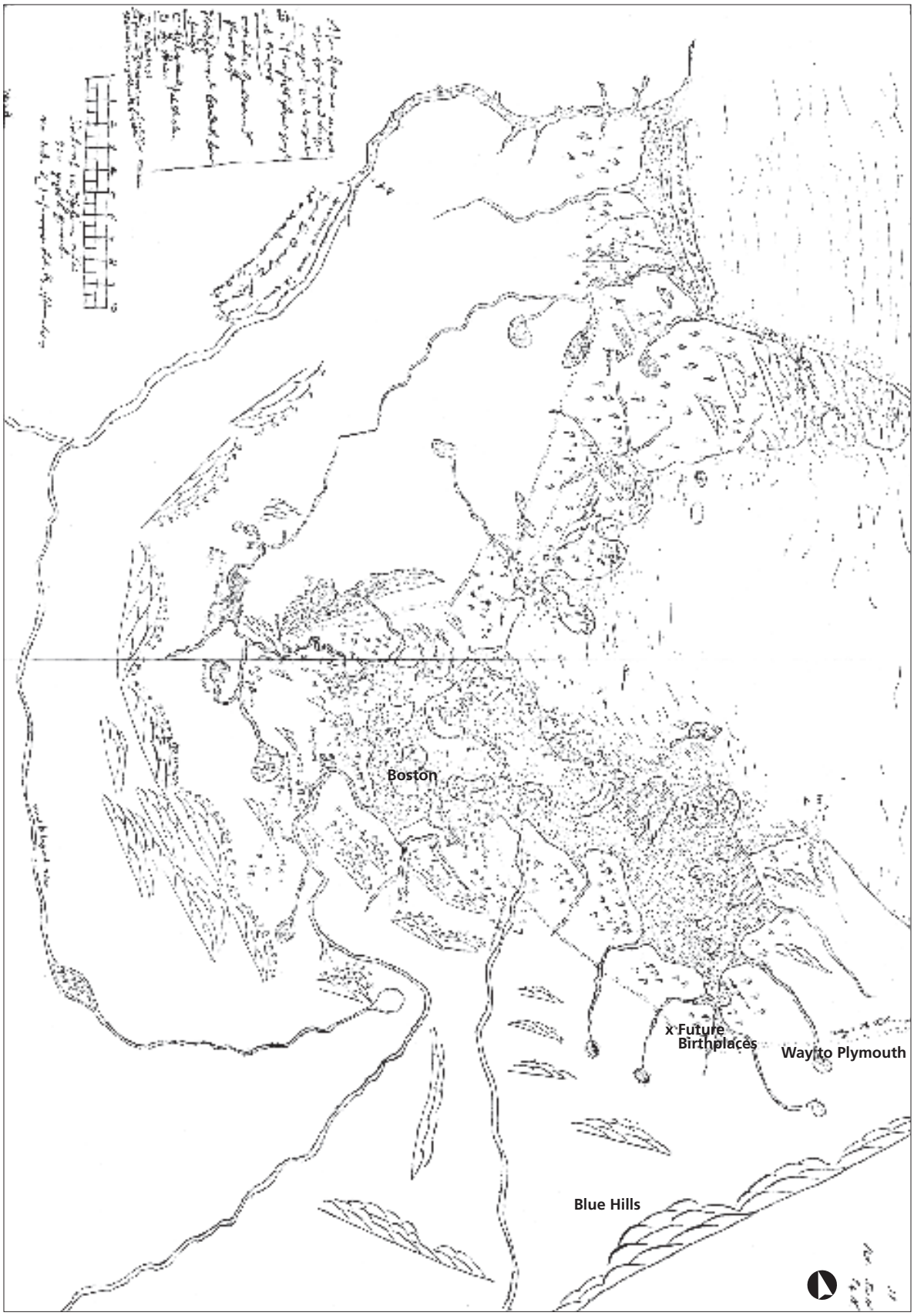


Figure 1.1. Copy of a map prepared by John Winthrop in 1633 showing the Boston area including the rivers and brooks and the highway to Plymouth, the precursor of the Country Highway. Annotations by the authors indicate the location of the Adams birthplaces site, the Blue Hills, and Boston. Courtesy of the private collection of Roy Winkelman, from the Florida Center for Instructional Technology, ect.usf.edu/maps/8527.

later remarked that the company failed as "every pound of iron made cost more than two pounds imported from Europe."[28]

Initially the Mount Wollaston settlers relied on boats rather than roads to reach Boston. As the settlers pressed inwards and grew in number, roads and river crossings became a necessity. The colony's General Court ordered the construction of the "Country Highway" from Boston to Plymouth, built by the labor of those along it, to connect colonies by way of Braintree.[29] Upon its completion in 1648, the road passed by the meeting house at a ford in the Town River. While sections of the road had to cut across wet areas with a tangle of underbrush that "swarmed with reptile life," the route generally traversed higher ground and areas cleared by homesteaders.[30] It was common practice to plant shade trees along highways and roads in the Massachusetts Bay area, meaning that indigenous trees probably lined the Country Road as it passed by the farms near Penn's Hill.[31] Though passable, the road remained a rough route for several decades. Residents of South Braintree complained in 1695 that it was difficult to travel to the meeting house and "very irksome, especially in winter, to come so far as most of them came to meeting, and through such bad ways, whereby the Lord's day, which is a day of rest, was to them a day of labor rather."[32]

Though it is not clear precisely when Braintree established its commons, the North Commons, South Commons, and ministerial lands totaling 1,500 acres had been set aside by the end of the 1640s.[33] Covering much of the upland from present day Adams Street south to near Fresh Brook's headwaters, the North Commons was a rocky pasture that provided timber and grazing land west of the Country Road. The South Commons lay east of the road and covered most of the Penn's Hill upland with open, rocky woodland and at least two springs feeding streams that flowed off the hill's northern and western slopes.[34] The commons provided valuable resources such as stone, timber, thatch, and pasture and in 1646 the town of Braintree passed a vote "authorizing legal inhabitants to take timber off the commons for any use in the town."[35]

SETTLEMENT OF FRESH BROOK AND PENN'S HILL AREA

Most early farmers in what later became Quincy received large parcels of land along the coast and along waterways such as Fresh Brook which offered fertile, easily plowed, and well-watered land.[36] Among the first grants made along the Fresh Brook was for a mill to process grains. As millers were a rarity in the colonies, towns frequently offered prime land and a monopoly on milling to attract a specialist. In February 1640, Richard Wright received from the town of Boston "a narrow piece of land lying at Mount Wollaston between the Rocks and the Fresh brooke," at which he established a small grist mill.[37] Wright received the land and a portion of the grain he milled in return for operating what was, in many respects, a public service. Lying adjacent to lands that would become part of the

Adams' family farm, the transfer describes the land given to Wright as a meadow "situated on both sides of the Fresh Brook" that was "undoubtedly good mowing land."[38] The low flow rate of Fresh Brook compelled Wright to construct a dam that created "Mill Pond," a marsh on the west end of Wright's land. The pond allowed Wright to control the flow of the brook and store enough water power to grind when needed (Drawing 1.1).

NEEDHAM AND ELLIS-BELCHER HOMESTEADS, MID 1600S

The same year, other settlers joined Wright, establishing farms upstream. Gregory Baxter and Deacon Samuel Bass received grants west of the brook on land known as the Captain's Plain. William Needham received twenty acres located directly south of Wright's grant along the brook. Needham's grant would later pass to Deacon John Adams, the home of which became the John Adams birthplace. To the south of Needham, William Ellis (or Allis) received a grant of fifty-two acres upon which he built a house, the site of which became the John Quincy Adams birthplace.[39] The date of Ellis' grant is not known, and an "Ellis" or "Allis" does not appear on William Pattee's list of homesteaders that arrived in the 1630s and 40s.[40] It is likely that Ellis purchased the parcel from one of the original settlers sometime around 1650 (see Drawing 1.1).

Records indicate that Ellis constructed a residence (the future John Quincy Adams birthplace) around 1660, possibly accompanied by several outbuildings.[41] However, also in 1660, Ellis sold his farmstead to Gregory Belcher for reasons unknown. The deed transferred "one dwelling house situate in Braintree [illeg.] with the Barnes buildings cowhowses stables shops & outhowses orchyards gardins and seventene acres of land. . .the Comon Roadway leading to Waymouth running through the middle thereof."[42] Like most early colonial farms, the farmstead included several outbuildings devoted to specialized tasks, which may have included meat-curing to cider-making, and were clustered near the farm house.[43] Small gardens likely grew adjacent to the house that were fertilized with fish and manure and fenced in to keep livestock out. Irregularly-spaced apple tree orchards provided fodder for livestock and crop for cider.[44] These homesteads filled the valley area known collectively as the mill pond and the Captain's Plain and passed frequently to newcomers or family members. In 1663, Gregory Belcher passed the former Ellis farm to his son Samuel.[45]

Alongside Fresh Brook and on the western edge of the Needham and Belcher farms, lowland meadows provided grass for haying and pasturing cattle. These meadows were optimal for farming and drew colonists away from concentrated settlements near the coast to inland farms along the Neponset River and upstream along Fresh Brook toward what became Braintree.[46] Though native marsh grasses provided nutritious fodder for livestock during the summer, feed during the winter was nearly impossible to find, requiring storage of surplus feed and the

limitation of herd sizes. Initially farmers preserved meadow and salt marsh lots and excluded livestock so the grasses could be cut and cured for winter storage.[47] However, both accidental and intentional importation of Eurasian grass varieties transformed the grasslands and meadows of New England, leading to marked changes in the pastures of Needham and Ellis. By 1650, the Massachusetts Bay Colony actively imported "Herd's grass" or timothy, a perennial bluegrass. 'English Grass," a mixture of this import with white clover, began thriving along the tidewater settlements including those in the area that became eastern Quincy. The arrival of these new grasses shifted the meadows of the New England colonies toward one that was more familiar and nutritious for European livestock. It also provided the new and struggling colonies with a boost to their subsistence, as English grasses remained green into December, long after American grasses had browned for the winter.[48] The success of these grasses allowed the pasturing of livestock and meat and dairy production that defined Braintree and later Quincy until the late 1800s.

While early settlers clustered together to share resources including pastureland, the clearing of plots and cultivation of English grass allowed Needham and Belcher, and those who followed them, to successfully farm in terrain that normally would have yielded little pasture for livestock.[49] Despite their success, most family stock herds remained at a dozen animals or less into the eighteenth century. Though cattle were initially the predominant livestock, sheep became an important commodity by the end of the 1660s.[50]

In the upland fields, the first North Braintree farmers grew wheat, maize, and other grains. Marginal areas were used for woodlots, orchards, and to pasture livestock, while vegetable plots and assorted fruit trees were placed closer to the homesteads.[51] In the eighteenth and nineteenth centuries, common orchard practice dictated that trees be spaced "three or four rods apart so the roots of one rarely crossed those of another. After the trees matured, most farmers pastured cattle among them."[52] Cattle frequently browsed on low-hanging branches creating a 'browse-line' of clear trunks up to six feet on the tree.[53] Though all fruit trees with the exception of plums were European imports, by the 1650s Boston area farmers began to incorporate the American Roxbury Russet variety into their orchards. Cherry tree imports flourished in New World orchards to the point that by 1700, they were considered a weed in some communities. Quince trees also proved ubiquitous in early colonial orchards but declined in popularity by the 1800s.[54]

Homesteaders such as Needham, Ellis, and Belcher brought with them a new kind of agriculture rooted in permanent settlement. Where the Native Americans rotated through farming sites every few years as the soil's nutrients gave out, New England colonists expected homesteads to sustain a family for generations. Permanent agriculture required a change in practice from the slash-and-burn

style of the natives to a fertilizer-based agriculture for the colonists. Manure, fish remains, seaweed, and potash all supplied nitrogen and other nutrients for soils that normally would have become barren after more than a few years of agricultural use. To fill land adjacent to the new homesteads, New England farmers grew maize for similar reasons as had the Native Americans before them: it grew well in poorly plowed, half-cleared fields which were plentiful in the hilly farmlands of coastal Massachusetts. Furthermore, it fertilized well with the remains of alewives, fish that migrated up streams like Fresh Brook, requiring little transport.[55]

English grains such as wheat, rye, and barley performed better in the fields of New Jersey, New York, and Pennsylvania, and few areas in Massachusetts outside the Connecticut River valley had the soils and terrain to sustain large-scale English grain production. Braintree famers began sowing grains in the seventeenth century, but by the eighteenth century, they faced the introduction of blight and black-stem rust. These diseases, combined with the inability to compete economically with larger western farms, crippled their capacity to produce English grains. Consequently, North Braintree farmers adopted crops and techniques more suitable for smaller farms with smaller fields. They grew corn in mounds and continued to plant beans and squash alongside these, resembling the gardens of the Native Americans more than European crop fields. Most fields were only an acre or two, plowed by horse in the spring or autumn but tilled by hand through most of the summer. The tillage and the importation of English crops also brought English weeds such as Couch grass and Saint-John's-wort that competed with food crops and invaded pastures.[56]

Deeds reveal that North Braintree farmers fenced their small fields as early as the 1660s. An influx of immigrants following the end of the English Civil War compelled many freeholders to press for more lands farther inland, increasing the population of Braintree in areas south and west of Penn's Valley and increasing the need for clear property boundaries.[57] In 1668, as the mill property to the north of Needham's land changed hands, the deed between Jonathan Gatlin and John Holbrook mentions that the mill was "within a common fence, bounded with the said fence and pond toward the north."[58] It is likely that the properties of Needham and Ellis were also bounded and perhaps divided by wooden fences by this time.[59] By 1672, part of the mill property transferred to Moses Fields who built a dwelling house on six acres north of Needham's grant.[60] Many of the earliest fences, used mostly to keep free-range livestock out of crop fields and gardens, would have been a collection of markers, both natural landmarks and wooden stakes to mark the boundary. After the grants of 1640, Ellis and Needham would have progressively established more permanent fencing to delineate their property lines. The lack of stones and abundant timber meant that the first fences would have been wood, either closely-spaced pales or stakes combined with short lines of piled rocks.[61] Once Needham and Ellis established their farmsteads, they

probably built wooden split-rail fences. As fields were cultivated and soils eroded, farmers moved exposed stones to boundary walls.

Late in the seventeenth century, Braintree developed into two concentrated communities to the east and southwest of Penn's Hill, with the Penn's Valley farms in between. By 1696, Ship Cove along what is now the Quincy shoreline established a shipwright that contributed small vessels to the coastal trading fleets of Massachusetts.[62] In October of 1697, the town government elected to build the school house between the two Braintree communities, "between Clement Cox his house and Gregory Belchers, hard by the white oak tree," placing it across the road and only a few hundred feet from what became the John Adams birthplace.[63] Farther to the north, in what is now Quincy Center, Benjamin Webb established the first tannery for the community, which later attracted boot and shoe businesses to the town.[64] The development of North Braintree compelled the community to establish two precincts of governance, splitting off Penn's Valley and the Mount Wollaston area into the north precinct in 1708.[65]

PENNIMAN AND BELCHER HOMESTEADS, LATE 1600S AND EARLY 1700S

Amid King Philip's War in 1675, the landowners of North Braintree began selling their lots in Penn's Valley to newcomers to the area. That year, William Needham sold his homestead, which included about seven acres of farm land and the house, to Joseph Penniman. The deed transferred "all houses, outhouses, gardens, orchards, yards, fences, and trees," on the lot (the future John Adams birthplace).[66] Needham sold the remaining thirteen acres to Theophilus Curtis, William Vesey, and Gregory Belcher. Penniman also purchased about nine or ten acres from William Savil to the north on what had been the mill property. Sometime after, Penniman added houses to both properties. Penniman subsequently leased the Needham property to a newcomer, physician Leonard Hoar of Boston.[67]

To the south of Penniman's lot, the Belcher family continued to develop the fifty-two acre farm formerly homesteaded by William Ellis. Upon Samuel Belcher's death in 1679, the farm, including a "Dwelling house Barn Orchard & Land adjoining," passed to his brother, Deacon Gregory Belcher.[68] Deacon Gregory likely added a two-story, two-room wide, one-room deep house with a large central chimney.[69] An inventory of the property the following year listed a dwelling house, barn, orchard, and land with a value of £160. The Belchers expanded their house in 1716, constructing what became the John Quincy Adams birthplace.[70]

In 1705, Joseph Penniman passed away and his wife, Sarah, and his sons Moses and James inherited his Braintree land holdings. Sarah received the homestead, though it appears James became the property's steward. Between 1710 to 1720, James Penniman constructed a new home at the farm, either to replace the old or add to it, creating what is considered to be the John Adams birthplace.[71] Two

years later, Penniman added a lean-to onto the rear of the house. In 1720, James Penniman sold his property to Deacon John Adams, the father of John Adams. The deed transferred

> a certaine Peice or Parcel of Land in Braintree afores'd, containing six acres (be it more or less) being orchard & arrable Land, adjacent to the Country Road, Situate in the North Precinct of Braintree afores'd. Bounded Eastwardly on the afores'd Road, Northwardly on the lands of Moses Curtiss, Southward mostly on the lands of Dec. Gregory Belchor…together with a Dwelling House, Barn and Well thereon…[72]

The Penniman's neighbors to the north on the west side of the Country Road were Moses Curtis, and further north, William and Amy Vesey. The Veseys indentured a portion of their farm to Peter Webb in 1706, the compact of which described the tract as "20 acres of land, arrable, meadow and swampy land [counted?] in the old mill field" at the back of their lot, providing access to it by way of a road over the mill dam.[73] Deacon John Adams later purchased about five acres from John Vesey that lay west of his property, extending the Adams tract to Fresh Brook. The addition included "Fresh meadow" and "upland…situated in the 'Old Mill Pond' so-called."[74]

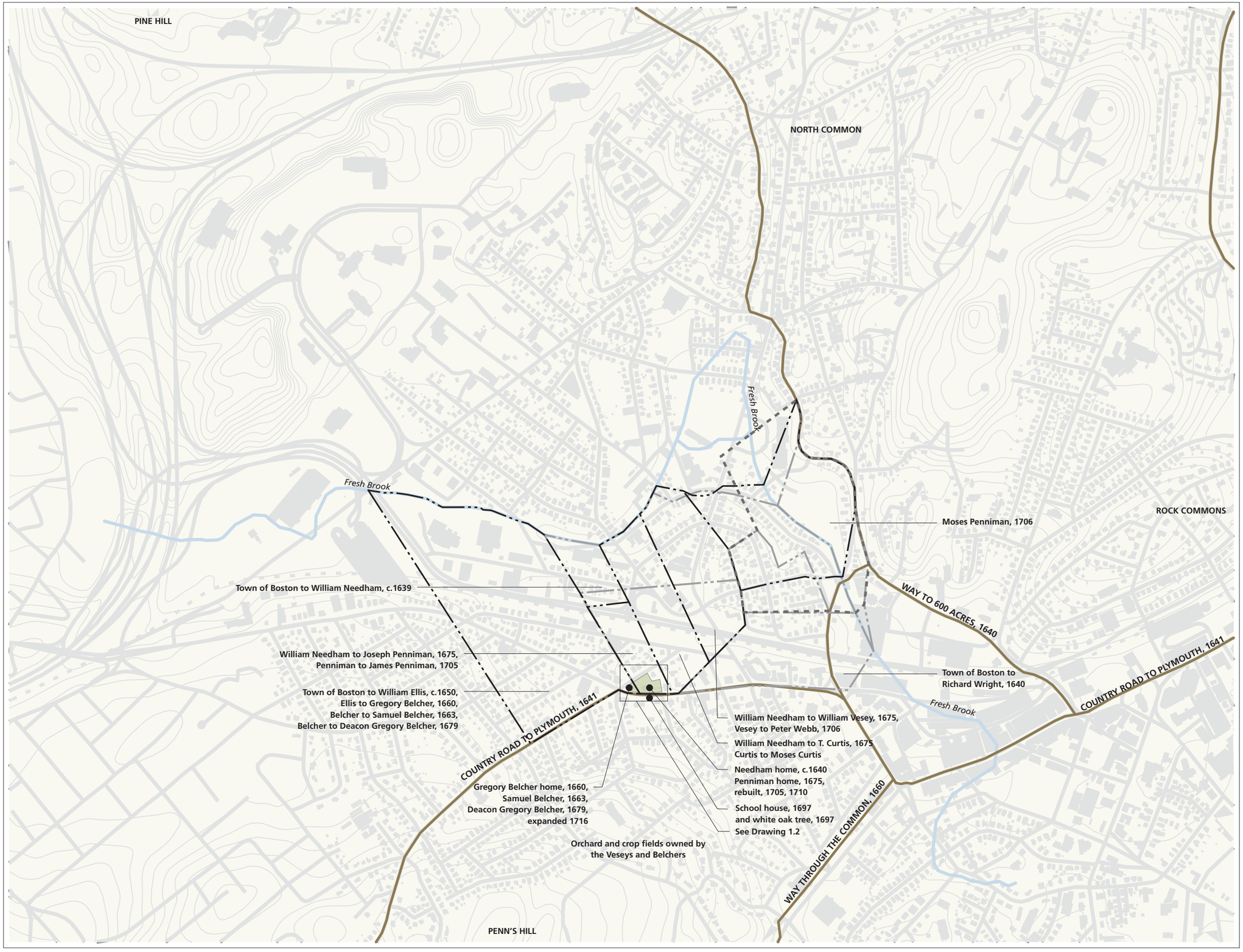
LANDSCAPE SUMMARY, 1720

In 1720, as illustrated in Drawings 1.1 and 1.2, the Penn's Hill farm contained about fifty-two acres owned by the Belcher family and six acres owned by the Penniman family. The open landscape included agricultural fields, pastures, meadows, swamps, and woodlots with a few houses dispersed along the Country Road. The rural farming area between the north and south precincts of Braintree, known as Penn's Valley, supported around a dozen families, including the Adams, Belchers, Veseys, Paynes, and Pennimans. The Penniman and Belcher properties lay between the road to the east and Fresh Brook to the west. To the east of the homes and across the road were several tracts of orchards and fields owned by the Veseys and Belchers.[75]

Circulation in South Quincy included the Country Road, which ran adjacent to the birthplaces, and the Boston-Plymouth Highway, which lay east of the Country Road. Other roads around the Penn's Hill farm included the road to the mill, which connected the Country Road to the Mill and the 'Way to 600 acres' (Granite Street), which ran along the North Common. The John Adams birthplace, owned by the Pennimans, was a two-room wide, one-room deep, hall-and-parlor plan house with a partial lean-to at the rear (or north side) of the house.[76] A barn likely stood south west of the house and several outbuildings may have stood clustered near the house. The John Quincy Adams birthplace, owned by the Belcher family, was a two-story, two-room wide, one-room deep house with a chimney. A barn likely stood to the south west of the house. The Braintree schoolhouse was across the road, and north from the John Adams birthplace. Vegetation around the

birthplaces likely included vegetable gardens near the homes, orchards and crop fields farther west, and pastures and meadows near Fresh Brook. A white oak tree likely grew across the road from the John Adams birthplace.

From the top of Penn's Hill, views likely extended toward the Braintree shoreline and north to Boston. Views from the birthplaces into the surrounding fields were open as Native Americans and settlers cleared most of the forested areas. These views extended to the neighboring homes and farms and past the surrounding hills. Small-scale features included post-and-rail fences that marked property lines, surrounded livestock, and divided pastures. A well stood to the west of the John Quincy Adams birthplace, which may have been shared by the two families.



Cultural Landscape Report

Birthplaces
Adams National Historical Park
Quincy, MA

Early History to 1720

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. City of Quincy, 2011
2. Aerial photograph, 2012
3. Site visit November, 2013
4. Lawrence D. Gall, 1981
5. Quincy Historical Society, Ezekiel C. Sargent Quincy Land Records Collection

DRAWN BY

Kirsten Holder, AutoCAD 2013 and Illustrator CS5

LEGEND

- Existing railroad
- Existing roads
- Existing building
- 10 Feet contour
- Adams birthplaces
- Property lines
- Historic property lines
- Roads
- Creek
- Stone wall

NOTES

1. All features shown in approximate scale and location.
2. Plan shows conditions in 2013.

0′ 400′ 800′ 1600′

Drawing 1.1



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SOURCES

1. HABS Survey, 1936, 1979
2. City of Quincy, 2011
3. Aerial photograph, 2012
4. Site visit November, 2013, 2014

DRAWN BY

Updated by Ashley M. Braquet, Illustrator CS6, 2014
Kirsten Holder, AutoCAD 2013 and Illustrator CS5, 2013

LEGEND

- Existing roads
- Existing building
- Dirt road
- Gardens
- 10 Feet contour
- Stone wall
- Flagstones
- Deciduous and Evergreen trees
- Deciduous shrubs
- Adams Birthplaces Property Lines
- Property Lines
- Picket Fence
- Split Rail Fence
- Chain link fence

NOTES

1. All features shown in approximate scale and location.
2. Fences are most likely located on property lines, although no specific information is available.

0’ 15’ 30’ 60’

Drawing 1.2

DEACON JOHN ADAMS THROUGH JOHN ADAMS, 1720–1803

During the eighteenth century the population of Braintree increased as the shipbuilding and fishing industries expanded along the shoreline. Farther inland, small business such as the tanneries and the town mill operated along local streams. Immigrants from Germany settled in the planned community at Germantown by the bay at the outlet of the Town River, where laborers specialized in glass works and other labor-intensive trades. Granite mining increased in West Braintree, attracting laborers to extract, cut, and transport the stone. Landowners built homesteads or small country estates along the Country Road, often with large agricultural fields and pastures. Residents in the North Precinct of Braintree first attempted to form a separate town in 1728.[77] However, the Braintree Town Committee did not initially support the division.

The Adamses established a strong presence in the community during this period. John Adams, Sr. was a Congregationalist deacon, a lieutenant in the Massachusetts colonial militia, a tax collector, and a selectman of the Town of Braintree. His wife, Susanna Boylston was from a prominent family of scientists and medical doctors. At a young age John Adams, Jr. distinguished himself as a capable lawyer, writer, and orator. At the outset of the American Revolution, Adams was elected to represent Massachusetts in the first and second Continental Congresses. His diligence and political acumen would eventually lead to his election as the nation's first Vice President and second President. His wife, Abigail Smith, was the daughter of a Congregational minister and descended from the prominent Quincy family. As the nation's first Second Lady and second First Lady, Abigail took an active role in politics and policy, and in her letters communicated her emotional and intellectual respect for her husband throughout his long and often turbulent political career. The Penn's Hill farm was essential for sustenance, yet also a source of pride and devotion for generations of the Adams family.

Early on in the development of Braintree, the North and South commons provided ample resources such as stones for building walls and foundations, timber for fences and houses, and land for pasture. With an increasing number of settlers throughout Braintree, land and resources became scarce, and the town of Braintree attempted to lease the commons and use the income to fund the schools. Neither the town people, nor the lessees, were happy with the more formal arrangement, as townspeople frequently removed walls and trespassers removed resources from the commons.[78] In 1749, Boston built the King's Chapel, which reportedly used surface stones collected from the commons.[79] The town struggled for several decades with how to distribute resources found in the commons. By 1764, a town committee led by the younger John Adams proposed the division and sale of the commons.[80]

By 1765, the population of Quincy, Braintree, and Randolph reached 2,433 people, with about 780 residents living in what later became Quincy.[81] In 1791 the

North Precinct of Braintree, Knight's Neck, and Milton petitioned the General Court to form as an independent municipality. Quincy incorporated in 1792 and was named after Col. John Quincy. Norfolk County was established the following year.

ADAMS EXPANSION OF PENN'S HILL FARM

In 1720, Deacon John Adams purchased six acres from James Penniman, which included a house (the future John Adams birthplace), barn, and orchard.[82] Adams also purchased about five acres from John Vesey, which extended his landholdings between the Country Road to the east, and Fresh Brook to the west.[83] That same year, Moses Curtis sold twenty acres of orchards and meadows, lying west of the birthplaces, to John Vesey.[84]

When Joseph Adams (Deacon John Adams' father) died in 1731, Deacon John Adams inherited "Twelve acres of Fresh meadow and upland at the East End of my [Joseph Adams'] Home Lot adjoining to his own Lands."[85] Two years later, Deacon John Adams acquired eighteen acres to the southwest of his existing holdings from Samuel Payne and Moses Payne.[86] While living on the small farm, Deacon John Adams and his wife Susanna Boylston had three children, John in 1735, Peter Boylston in 1738, and Elihu in 1741. `

At the neighboring house to the south, Deacon Gregory Belcher passed away in 1727 and his three sons inherited the home and fifty-two acre parcel of farmland near Penn's Hill. Belcher's son, Gregory Belcher Jr., received a nine-and-a-half acre parcel that included a house, which later became the John Quincy Adams birthplace.[87] Following Gregory Belcher Jr.'s death in 1728 and the death of his wife soon after, the couple's daughter Abigail Belcher inherited the house, barn, and nine-and-a-half acre farm.[88] The Belcher family leased the house and farm to tenant farmers who fenced in the front yard and made minor home repairs. Abigail Belcher married Samuel Nightingale in 1742, and sold the nine-acre farm to Lewis Vassall, which included "all the Edifices Buildings Fences Trees Wood Underwoods Ways Passages Rights Easements Profits and appurtenances."[89] When Vassall died in 1743, his family deeded the farm to John and Richard Billings.[90] In 1744, Deacon John Adams purchased the nine-acre farm with "a dweling house and Barne" from the Billings brothers, thus expanding Adams' landholdings to the south and uniting the two birthplace properties.[91]

Deacon John Adams made improvements to the buildings—including the John Adams and future John Quincy Adams birthplaces and farm, in the years ahead. Deacon John Adams continued to live with his family in the John Adams birthplace and leased the future John Quincy Adams birthplace to tenants. In 1750, Deacon John Adams expanded the lean-to across the entire back of the John Adams birthplace, thus creating a "saltbox profile," and built a shed on the north end of the site.[92]

JOHN ADAMS INHERITS PENN'S HILL FARM

As a young adult, John Adams lived with his parents in Braintree and graduated from Harvard Law School in 1755.[93] John maintained a diary in which he recorded daily life on the farm. At twenty-one, admiring the countryside, he wrote, "I take great Pleasure, in viewing and examining the magnificent Prospects of Nature, that lie before us in this Town. . .I perceive a wide extensive Tract before me, made up of Woods, and meadows, wandring streams, and barren Planes, covered in various places by herds of grazing Cattle, and terminated by the distant View of the Town."[94] John Adams wrote about how he preferred a quiet life in the country over that of the city—in 1759 he wrote, "In such silent scenes, as riding or walking thro the Woods or sitting alone in my Chamber, or lying awake in my Bed, my Thoughts commonly run upon Knowledge, Virtue, Books, &c. tho I am apt to forget these, in the distracting Bustle of the Town, and ceremonious Converse with Mankind."[95] John Adams believed that colonization had benefited the local landscape: "The whole Continent was one continued dismall Wilderness, the haunt of Wolves and Bears and more savage men. Now, the Forests are removed, the Land coverd with fields of Corn, orchards bending with fruit, and the magnificent Habitations of rational and civilized People."[96]

Adams wrote several entries in the 1750s that described events from the day or observations from the house or farm. In the fall of 1755, he recorded, "We had a severe Shock of an Earthquake. It continued near four minutes. I was then at my Fathers in Braintree, and awoke out of my sleep in the midst of it. The house seemed to rock and reel and crack as if it would fall in ruins about us. Seven Chimnies were shatter'd by it within one mile of my Fathers house."[97] In the spring of 1756, Adams wrote short entries for each day that often included a description of the surrounding environment such as, "Charming Weather. The Fields begin to look verdant. The leaves and bloss begin to shew themselves on the apple Trees, and Blossoms on the peach Trees."[98] By May he detailed, "The Weather and the Season are beyond expression delightful. The Fields are coverd with a bright and lively Verdure. The Trees are all in bloom, and the atmosphere is filled with a ravishing Fragrance. The Air is soft and yielding and the Setting sun Sprinkled his departing Rays over the Face of Nature, and enlivened all the Land skips around me. The Trees put forth their Leaves and the Birds fill the Spray."[99] He also recorded his descriptions of the landscape that surrounded the birthplaces, stating, "The Road is walled on each side with a Grove of Trees. The stillness, silence, and the uniformity of the Prospect puts the Mind into a stirring, thoughtful Mood."[100]

Following Deacon John Adams' death from influenza in 1761, his three sons inherited his extensive landholdings in Braintree, including the birthplaces and adjacent farm land. His wife, Susanna, continued to reside in the John Adams birthplace. Deacon John's probate inventory included a "House Out Houses and

35 Acres… House & Barn 10 Acres Land … House 92 Acres land … 7 Acres Salt Marsh … 8 Acres fresh Meadow … 12 Acres Upland … 22 Acres Woodland and 2 Acres Cedar Swamp" and land held jointly with Ebenezer Adams and Samuel Bass.[101] Peter Boylston Adams inherited the family's primary residence that included the thirty five-acre Penn's Hill farm and house (John Adams birthplace). John Adams inherited forty acres of the Penn's Hill farm including ten acres near the road, eight acres of meadow, twelve acres of upland pasture and orchard, and ten acres of woodland, the future John Quincy Adams birthplace, which Doctor Elisha Savel was renting, and a barn. Elihu Adams received the third house mentioned in the probate with ninety-two acres in the South Precinct of Braintree (which later became Randolph), and saltmarsh.

As the owner of the forty-acre farm, John Adams made several upgrades to increase crop production and to improve the pastures.[102] With his assistant Tirrell, Adams made improvements along Fresh Brook, clearing away "all the Trees and Bushes, Willows, Alders, Arrow Wood, Dog Wood, Briars, Grape Vines, Elms, Ashes, Oaks, Birches, &c. that grew upon the Brook and burned them."[103]

Fences were essential to protect crops and hold livestock. The amount of labor required to build stone walls meant that many landowners had to hire out to workers to help complete their fencing. Adams wrote, "Have contracted with Jo. T[irrell]to clear my swamp and to build me a long string of stone Wall, and with Isaac [Tirrell] to build me 16 Rods more and with Jo Field to build me 6 Rods more."[104] The need to reduce labor costs led some farmers to begin bounding their lots and fields with split-rail fences, though this did not become common practice in New England until the mid-1800s after forests had recovered.[105]

Adams' primary crops were corn, potato, and other hardy vegetables. He maintained apple orchards for cider and pastures for cattle. In the fall of 1762, before his marriage to Abigail and the beginning of his political career, he described farm work:

> Sometimes I am at the orchard Ploughing up Acre after Acre and Planting, pruning Apple Trees, mending Fences, carting Dung. Sometimes in the Pasture, digging stones, clearing Bushes, Pruning Trees, building Wall to redeem Posts and Rails, and sometimes removing Button Trees down to my House. Sometimes I am at the old swamp, burning Bushes, digging stumps and Roots, cutting Ditches, across the Meadow, and against my Uncle, and am sometimes at the other End of the Town, buying Posts and Rails, to Fence against my Uncle and against the Brook, and am sometimes Ploughing the Upland, with 6 Yoke of oxen, and planting Corn, Potatoes, &c. and digging up the Meadow and sowing onions, planting cabbages &c. &c.
>
> Sometimes I am at the Homestead running Cross Fences, and planting Potatoes by the Acre, and Corn by the two Acres, and running a Ditch along the Line between me and Field, and a Fence along the Brook [against] my Brother and another Ditch in the Middle from Fields Line to the Meadow. Sometimes

> am Carting Gravel from the Neighboring Hills, and sometimes Dust from the streets upon the fresh Meadow. And sometimes plowing, sometimes digging those Meadows, to introduce Clover and other English Grasses.[106]

John Adams became increasingly involved in town affairs. In 1763 he was appointed Surveyors of Highways. Although Adams claimed he knew very little about road construction he, "went to ploughing and ditching and blowing rocks upon Penn's Hill, and building an entire new bridge of stone."[107] In 1763 or 1764, the town sought counsel on the ongoing dispute on whether to lease or sell the Commons. John Adams later wrote,

> The south parish was zealous, and the middle parish much inclined to the sale; the north parish was against it. The lands in their common situation appeared to me of very little utility to the public or to individuals; under the care of proprietors where they should be come private property, they would probably be better managed and more productive. My opinion was in favor of the sale. The town now adopted the measure, appointed Mr. Niles, Mr. Bass, and me to survey the lands, divide them into lots, to sell them by auction, and execute deeds of them in behalf of the town.[108]

John Adams subsequently purchased a large portion of the North Common at auction, including parcels known as Mount Ararat Pasture and Rocky Pasture (or Red Cedar Pasture), which he later conveyed back to the town for the endowment of temple and an academy.[109] Adams later described these parcels in more detail, "The North Common Pasture has a numerous Growth of Red Cedars upon it, perhaps 1000, which in 20 years if properly pruned may be worth a Shilling each. It is well walled in all round. The Prunings of those Cedars will make good Browse for my Cattle in Winter, and good fuel when the Cattle have picked off all they will eat. There is a Quantity of good Stone in it too."[110]

John and Abigail Adams

In 1764 John Adams married Abigail Smith, Daughter of the Reverend William Smith of Weymouth, and Granddaughter of the Honorable John Quincy Esquire of Braintree. John Adams moved out of his birthplace and the newlyweds settled into the neighboring house, which later became John Quincy Adams' birthplace. John Adams' mother, Susanna, and brother, Peter, remained in the John Adams birthplace. John and Abigail Adams made several changes to the John Quincy Adams birthplace, likely adding two new sheds, one on the north face and one on the west face, and a door to John Adams' law office.[111] These alterations are depicted in later sketches of the property.

Following the move into John Quincy Adams birthplace, John Adams quickly expanded the Penn's Hill farm. In 1765, he purchased eleven acres, south of the birthplaces and on the Country Road, from Peter Boylston and Joseph Fields. The deed was recorded as "a certain Tract of Land partly upland and partly

Fresh Meadow."[112] That same year, the Town of Braintree transferred two upland pastures near Pine Hill to Adams, including a twenty-three acre parcel and a fourteen-acre parcel, located southwest of the birthplaces.[113]

Adams acquired two parcels from Ann Savil in 1770, which included five acres of salt marsh near the old mill pond, north of the birthplaces, and four acres of upland pasture, south of the birthplaces.[114] The following year, Adams purchased five parcels from Joseph Palmer. Two of these parcels, a seventeen-acre parcel and a thirteen-acre parcel, were located at the base of Penn's Hill.[115] Later in 1771, Adams purchased about an acre of salt marsh from Tompson Baxter, located north of the birthplaces and near the mill pond.[116]

John Adams' law practice and political career often drew him away from Braintree. In his work, Adams found both local and regional recognition. In 1765, he drafted the Braintree Instructions for the town's position on the Stamp Act, and in 1767 he defended John Hancock against the Townshend Acts, which placed taxes on common household items. In court, Adams defended the British soldiers involved in the Boston Massacre in 1770. Shortly thereafter, he won a seat in the House of Representatives.

Despite his frequent travel away from Braintree, Adams wrote about the Penn's Hill farm while he was away. While on a trip to Cambridge, Adams recorded, "My Mind has been running, chiefly upon my Farm and its Inhabitants and Furniture, my Horses, Oxen, Cows, Swine, Walls, Fences &c. I have in several late Rambles very particularly traced, and pursued every Swamp and Spring upon the North Side of Penn's Hill from its Sourse to its Outlet. And I think if I owned the whole of that Side of the Hill I could make great Improvements upon it, by Means of Springs, and Descents and falls of Water."[117]

While at the farm, Adams frequently rode around his land to check in on tenants and agricultural production. In late December 1765 he wrote, "Walked in the Afternoon into the Common and quite thro my Hemlock Swamp. I find many fine Bunches of young Maples, and nothing else but Alders."[118] In mid August in 1770 he wrote, "Arose and walked with Patten to see the neighbouring Fields of English Grass and Grain and Indian Corn, consuming before the Worms."[119]

John and Abigail moved back and forth between Braintree and Boston several times but John felt healthier and more at home in Braintree. They moved to Boston in 1768, moved back to Braintree two years later, and returned to Boston again in 1772. By this time, John and Abigail had four surviving children, Abigail "Nabby" Adams, born in 1765, John Quincy Adams, born in 1767, Charles Adams, born in 1770, and Thomas Boylston Adams, born in 1772. After their departure from Braintree in 1772, John's mother, Susanna, and her second husband, Lt. John Hall, leased the John Quincy Adams birthplace. John Adams wrote upon returning to Boston that, "if my Health should again decline, I must return to Braintree and

renounce the Town entirely. I hope however to be able to stay there many Years! To this End I must remember Temperance, Exercise and Peace of Mind. Above all Things I must avoid Politicks, Political Clubbs, Town Meetings, General Court, &c. &c. &c."[120] Despite the family's move to Boston, Adams retained Penn's Hill farm and wrote, "I must ride frequently to Braintree to inspect my Farm, and when in Boston must spend my Evenings in my Office, or with my Family, and with as little Company as possible."[121]

As the American Revolution approached, and John Adams spent most of his time in Philadelphia, Adams felt that his family would be safer in Braintree. They returned to Braintree in 1774, and Adams purchased his birthplace from his brother Peter. John Adams described the purchase as, "my fathers Homestead, and House where I was born. The House, Barn and thirty five acres of Land of which the Homestead consists, and Eighteen acres of Pasture in the North Common, cost me 440. . .The Buildings and the Water, I wanted, very much."[122] Adams was very fond of this property and had several ideas on how to improve its function:

> That beautifull, winding, meandering Brook, which runs thro this farm, always delighted me. How shall I improve it? Shall I try to introduce fowl Meadow And Herds Grass, into the Meadows? or still better Clover and Herdsgrass? I must ramble over it, and take a View. The Meadow is a great Object—I suppose near 10 Acres of [it]—perhaps more—and may be made very good, if the Mill below, by overflowing it, dont prevent. Flowing is profitable, if not continued too late in the Spring. This Farm is well fenced with Stone Wall against the Road, against Vesey, against Betty Adams's Children, vs. Ebenezer Adams, against Moses Adams, and against me.[123]

While away from his family, John wrote about how he longed to spend more time at the farm. In 1774, he wrote in a letter to Abigail, "I believe it is Time to think a little about my Family and Farm. . . It is a great Mortification to me that I could not attend every Step of their Progress in mowing, making and carting. I long to see what Burden."[124] Despite his great interest in farming, John Adams's role in government would absorb most of his time in the decade ahead.

AMERICAN REVOLUTION AND LANDLORDS FOR THE PENN'S HILL FARM

During the American Revolution, John Adams served in the Continental Congress in Philadelphia. As the revolution solidified, John Adams's insights on government structure drew him further into the role of drafting a new constitution. His pamphlet, *Thoughts on Government, Applicable to the Present State of the American Colonies* laid the foundation for his future contribution the Massachusetts State Constitution and the foundation for the United States Constitution. While he was away, Abigail cared for the Braintree house and farm. This was a difficult task as Abigail had four young children, limited access to supplies, and the Penn's

Hill farm required constant oversight. Abigail leased a portion of John Adams birthplace to a man named Hayden.[125] He and his two sons worked in the dairy, which helped pay their rent.

Abigail watched the Battle of Bunker Hill with her son, John Quincy, from the top of Penn's Hill on June 17, 1775 (Figure 1.2). On that day, mother and son climbed up the hill, which was about a half mile southeast of their home, where they had an unobstructed view over the Boston Harbor. In a letter to John the following day Abigail wrote, "The Day; perhaps the decisive Day is come on which the fate of America depends…How [many ha]ve fallen we know not—the constant roar of the cannon is so [distre]ssing that we can not Eat, Drink or Sleep."[126] John Quincy Adams, who was eight years old at that time, later recalled, "I saw with my own eyes those fires, and heard Britannia's thunders in the Battle of Bunker's hill and witnessed the tears of my mother and mingled with them my own, at the fall of Warren a dear friend of my father, and a beloved Physician to me."[127]

John and Abigail maintained frequent correspondence while he lived in Philadelphia and later traveled to France. She wrote about the farm with detailed notes on the cattle and sheep and conditions for that season. She processed dairy products, of which they were never in short supply, with her staff. They had an abundance of produce, including asparagus, corn, hay, and apples, which she often shared with other families.[128] Abigail made her own apple cider from the orchards on Penn's Hill. In the fall of 1775, she wrote to her husband, "We have lately had a week of very cold weather, as cold as January, and a flight of snow…It has spoild many hundreds of Bushels of Apples, which were designd for cider, and which the great rains had prevented people from making up."[129] In June of 1777, during a productive year, she wrote, "The season promisses plenty at present and the english grass never lookd better. You inquire after the Asparagrass. It performs very well this year and produces us a great plenty."[130] The next month she reiterated, "We have the finest Season here that I have known for many years… the Corn looks well, Hay will be plenty, but your Farm wants manure. I shall endeavour to have Sea weed carted every Leasure moment that can be had."[131] Adams often advised Abigail on how to better manage the farm. Later that month he wrote, "The true Maxim of profitable Husbandry is to contrive every Means for the Maintenance of Stock.—Increase your Cattle and inrich your Farm.—We bestow too much manure upon Corn—too little upon Grass. Make Manure, make food for Cattle, increase your stock—this is the Method."[132]

During the war years John served in the government while Abigail managed the farm and household, leasing a portion of the farm. In July 1778 she wrote to John, "The Season has been fine for grass but for about 3 weeks past we have had a sharp and severe Drouth which has greatly injured our grain and a blast upon english grain with a scarcity for flower so that a loaf which once sold for 4 pence is 4 shillings."[133] From 1778 to 1792, Matthew and James Pratt lived in



Figure 1.2. Portion of map prepared in 1775 by Mostyn John Armstrong showing thirty mile radius from Boston. Each circle represents a five mile distance. The Plymouth Road is depicted extending south from Boston through Braintree and across the Smelt River. (Courtesy of the Norman B. Leventhal Map Center at the Boston Public Library).

the John Adams birthplace and leased the farm from Abigail. The Pratt brothers also managed the dairy.[134] Under this agreement, Abigail named the brothers as "Tenants to the halves," which entitled them to half the farm produce.[135] In 1779 the region suffered from droughts and storms. Abigail wrote, "Not a single Barrel of cider was made upon the Farm. I do not exaggerate when I say that 100 and hundreds of families have not a mouth full of Bread to eat."[136]

As the financial burden of the war increased, farming became even more difficult in the North Precinct as high taxes and inflation forced many landowners to sell their farms. Abigail wrote to John, "Land here is so high taxed that people are for

selling their Farms & retireing back."[137] In the fall of 1780, Abigail wrote to her friend Mercy Otis Warren that, "the Scenes arround me wore a dismal aspect—the dyeing Corn, the Barren pastures and the desolated Gardens threaten us with distress, and Hunger."[138]

John Adams returned to the farm for a brief period after serving as commissioner to the French Court. In 1779, while in Braintree, he drafted the Massachusetts Constitution. Later the same year, he returned to Europe to negotiate with Great Britain and France, and then went on to Amsterdam until 1783.[139] The Adams outlook on farming must have improved slightly by 1783 when Abigail purchased three acres of woodlands and four acres of pasture from Moses Babcock, west of Fresh Brook.[140] Writing to Abigail in June, John Adams regretted his distance from his family and farm, "I had rather chop Wood, dig Ditches, and make fence upon my poor little farm. Alass! poor Farm and poorer Family."[141]

In 1784, Abigail and her daughter, Nabby, joined John Adams and John Quincy in England, France, and back in England, where they lived until 1788. Prior to their departure, Abigail searched for a tenant for their house. She instructed her uncle Cotton Tufts, who managed the farm in her absence with her sister Mary Cranch, that:

> The dwelling house, Garden and furniture to be left in the care of Pheby and Abdee, who are to have their Rent the privilege of occupying the kitchen, Buttery, 2 Back chambers and cellar with the yard belonging to the house… They are to be allowed to keep a pig, in the yard upon which the Barn stands and which I used to occupy for the same purpose. They are during the present year to have the use of the Garden east of the House and that part of the Great Garden next the road—all the fruit which grows in the Garden.[142]

Cotton Tufts responded to Abigail that, "Pheebe has been exceeding attentive to the Preservation and cleanliness of Your House and Houshold Stuff, and Your Farm is well managed by Pratt at present."[143] Phoebe (referred to as Pheby or Pheebe in letters) was previously a slave owned by Abigail's father, who was freed after his death in 1783. Phoebe and her husband, William Abdee, moved into the John Quincy Adams birthplace and Abdee continued to aid Abigail's sisters.

While they lived abroad, Adams purchased additional farmland around the Penn's Hill farm. In 1785, he bought a twenty-acre pasture from James Thayer Jr.[144] He then purchased five acres from James Apthorp, which was likely located on Penn's Hill, south of the birthplaces.[145] In 1786, Abigail's niece wrote with updates about the farm, "Phoebe says the Peach trees are decaying—the others are in good condition. The Laylocks are just opening, & have grown very much. The grass Plot before the house looks most delightfully green."[146] While production on the farm declined during some years, the Adams continued to lease a portion of the Penn's Hill farm to the Pratt brothers who lived in the John Adams birthplace. In 1786,

Cotton Tufts wrote to Abigail, "The Losses sustained in the Stock and the low Price of Produce greatly lessened your Income."[147]

MOVE TO PEACE FIELD

While in England in 1787, the Adamses purchased the forty-six acre Vassall-Borland property, which they subsequently named "Peace field."[148] Their new house was larger than their house by Penn's Hill and included several buildings, a garden, and an orchard. John and Abigail returned from Europe in June of 1788, and moved into their new estate. Soon after, John Adams was elected Vice President in 1789 and President in 1796. He lived first in New York, then in Philadelphia with Abigail, and eventually in Washington, D.C. The Penn's Hill farm continued to have several unproductive years and fell short of the Adams financial expectations.

In the fall of 1790 Abigail wrote to her sister and stated, "In short I do not know of any persons property so unproductive as ours is. I do not belive that it yealds us one pr. Cent pr Annum… I am really however very uneasy with Pratt as a Farmer."[149] James Faxon leased the John Adams birthplace for two years beginning in 1792, and managed the same farm land that the Pratt brothers had previously farmed.[150] Regardless of the unproductive years at the end of the eighteenth century, John Adams continued to purchase new tracts of land, thus adding to the Penn's Hill farm. In 1793, Adams purchased several parcels from Elkanah Thayer including two parcels near Pine's Hill, southwest of the birthplaces.[151] John and Abigail continued to own and lease the Penn's Hill farm and buildings until 1803 when they encountered financial trouble.

While living in Philadelphia in 1795, John Adams hired John Briesler to construct a foundation for a new barn, east of the barn built by his father, Deacon John Adams, near John Adams birthplace.[152] By the time construction began, Moses French leased the John Adams birthplace and likely ran a small agricultural operation.[153] In 1796 John wrote to Abigail, "it is high time I had a Barn to Shelter my Hay that the Cattle may not complain of it so much, as they do this year, with Justice. I shall build only the shell this year—Raise the Barn & Board & Shingle, it."[154] John Adams described the new barn's relationship to the barn his father built, "My new Barn is to be raised this Afternoon, a Rod or two from my Fathers which he built when I was two or three Years old—about 58 years ago, or 59… This Day my new Barn was raised near the Spot where the old Barn stood which was taken down by my Father when he raised his new barn in 1737. The Frame is 50 by 30–13 foot Posts."[155]

John Adams returned to Braintree for short periods at a time where he oversaw work on the farm and buildings. He recorded several diary entries in the summer of 1796, writing, "My Corn this Year, has been injured by two Species of Worms...

I have been to see my Barn, which looks very stately and strong. Rode up to Braintree and saw where Trask has been trimming Red Cedars."[156] The next day he "Went with 3 hands, Puffer, Sullivan Lathrop and Mr. Bass, to Braintree and cutt between 40 and 50 Red Cedars and with a team of five Cattle brought home 22 of them at a Load."[157] A couple days later, he describes another haul:

> Rode to the Swamp, at the Top of Penns hill. Trask is mowing the Bushes, cutting the Trees, and leaves only the White Oaks which he trims and prunes as high as he can reach. . .Walked in the Afternoon over the Hills and across the fields and Meadows, up to the old Plain. The Corn there is as good as any I have seen, excepting two or three Spots. . .My beautiful Grove, so long preserved by my Father and my Uncle, proves to be all rotten. More than half the Trees We cutt are so defective as to be unfit for any Use but the fire. I shall save the White Oaks, and cutt the rest.[158]

During his rides around Penn's Hill farm, John Adams recorded several tree species that grew within his property. "Bass staid and cutt down and cutt up an old Walnut, murdered: by the Women and Children for their Dye Potts, cutt down and cutt up an old Appletree and a Buttonwood Tree."[159]

The John Quincy Adams birthplace was likely vacant for several years until 1797 when Reverend William Clark leased a portion of the house.[160] In 1800 Reverend Peter Whitney leased the house. Meanwhile, James Shipley leased the John Adams birthplace and farm in 1801, followed by John Briesler in 1802. Briesler had traveled to Europe with the family in 1784 as a servant, managed the Mt. Wollaston farm in 1788, and helped build the barn in 1796. Briesler also managed the Penn's Hill farm until 1807. Cotton Tufts continued to manage the Penn's Hill farm while the Adams lived in Philadelphia. In 1800 Abigail wrote instructions to Tufts, which included a description of the houses, barns, fences, and walls at the birthplaces:

> Mr. Whitney shall have the House and he requests that you would sit Mr. Beals to paint the outside stone coulour, to repair the Garden fence. . .The old Barn which is in the yard had better be considered as attachted to the House & the spot of ground which we used to make a Garden of, provided you have not already let it to French. I mention this to avoid all interference between families a Fence between the two places had better be run of post & rails, or if you think of part wall. This French can do immediately. The well must always be in common, but if the yards be in common, as they do now cattle will trespass and offences will come, which it is desirable to avoid particularly between minister and people.[161]

Following a failed reelection for second term as president in 1800, John and Abigail returned to the Peace field property in 1801. John Adams encountered financial trouble in 1803 when the merchant banking firm of Bird, Savage & Bird failed. In an attempt to save his parents, John Quincy Adams purchased the Penn's Hill farm from John Adams in 1803. This included land willed to John Adams

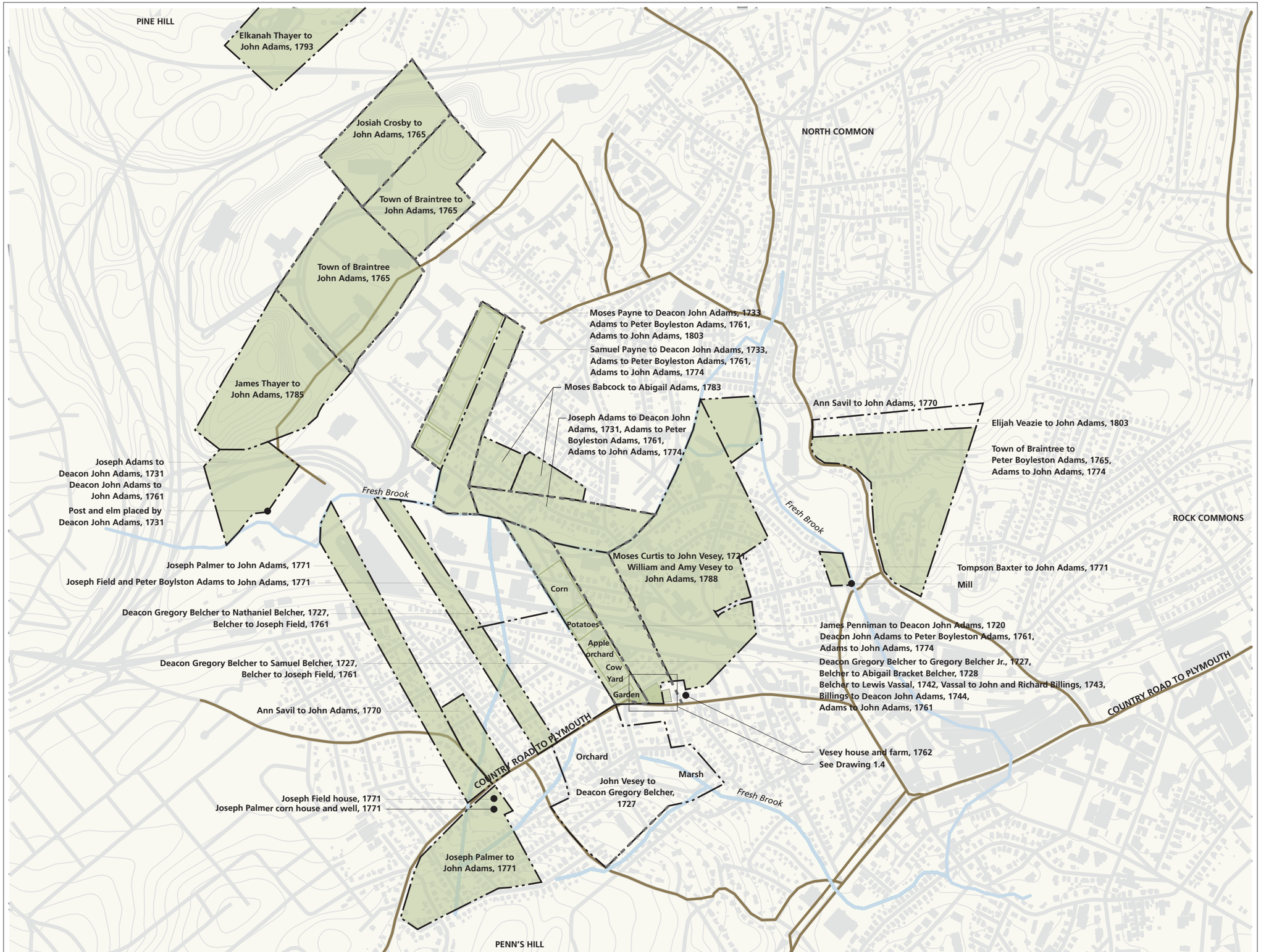
by Deacon John Adams, land purchased from Peter Boylston Adams, and three additional parcels. The parcels were described as "a certain Tract of Land, situated on the Plain below Penns hill, in Quincy aforesaid containing by estimation, about one hundred and Eight acres be the same more or less, with the three Houses, Three Barns and other buildings upon it, and bounded Easterly on the Country Road to Plymouth."[162] A subsequent survey by John Quincy Adams revealed that the parcels covered ninety-one acres.

LANDSCAPE SUMMARY, 1803

In 1803, as illustrated in Drawings 1.3 and 1.4, the ninety-one acre Penn's Hill farm included a cluster of buildings, crop fields, pastures, and was bisected by the road. Neighbors included the Field and Belcher families. The farm lay within the recently incorporated town of Quincy, which was still rural with residents regularly traveling to Boston for goods on foot, on horseback, in chairs or carts, or by water. Local roads were rough and oxen-driven carts were used to transport farm goods, cordwood, and manure. Main roads at this time included the Country Road and Common Street, which ran through the center of Quincy. Many unnamed lanes ran through farm land that would later be improved for roads. Quincy offered a diverse range of jobs at the quarries, near the shoreline, and along the waterways. Farmers tended to lease their agricultural land, typically to tenants who grew corn or raised cattle.

The John Adams and John Quincy Adams birthplaces abutted the road and tenants occupied both homes. Deacon John Adams had expanded John Adams birthplace with a lean-to and built a shed at the rear (or north side) of the house. A barn stood just west of the John Adams birthplace. The John Quincy Adams birthplace remained unchanged with a barn southwest of the home. Vegetation around the birthplaces likely included lilacs and lawn in front of the John Quincy Adams birthplace, vegetable gardens near the homes, and orchards, pastures, farther west and near Fresh Brook. The Adams grew a variety of produce near their home such as asparagus and corn, and maintained orchards that supplied them with apples for cider. The farmland was made up of meadow, pasture, salt marsh, woodlands, and orchards. Deciduous trees may have lined many of the roads and around the perimeter of farms.

From the top of Penn's Hill, views extended north to Boston, east to the shoreline, south to farmland, and west toward the Blue Hills and quarries. Views from the birthplaces included nearby pastures and fields. Stone walls and picket and split-rail fences lined the road that passed by the John Quincy Adams and John Adams birthplaces. Stone walls began to take the place of post-and-rail fencing and lined most of the agriculture fields in Penn's Valley.



Cultural Landscape Report

Birthplaces
Adams National Historical Park
Quincy, MA

Deacon John Adams, through John Adams, 1720–1803

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. City of Quincy, 2011
2. Aerial photograph, 2012
3. Site visit November, 2013
4. Lawrence D. Gall, 1981
5. Quincy Historical Society, Ezekiel C. Sargent Quincy Land Records Collection

DRAWN BY

Kirsten Holder, AutoCAD 2013 and Illustrator CS5

LEGEND

- Existing railroad
- Existing roads
- Existing building
- 10 Feet contour
- Adams birthplaces
- Property lines
- Historic property lines
- Roads
- Creek
- Stone wall

NOTES

1. All features shown in approximate scale and location.
2. Plan shows conditions in 2013.

0′ 400′ 800′ 1600′

Drawing 1.3



Cultural Landscape Report

Birthplaces
Adams National Historical Park
Quincy, MA

Deacon John Adams, through John Adams, 1720–1803

National Park Service
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SOURCES

1. HABS Survey, 1936, 1979
2. City of Quincy, 2011
3. Aerial photograph, 2012
4. Site visit November, 2013, 2014
5. John Adams Diary, AFP/MHS
6. Eliza Susan Quincy, 1822

DRAWN BY

Updated by Ashley M. Braquet, Illustrator CS6, 2014
Kirsten Holder, AutoCAD 2013 and Illustrator CS5, 2013

LEGEND

- Existing roads
- Existing building
- Dirt road
- Gardens
- 10 Feet contour
- Stone wall
- Flagstones
- Deciduous and Evergreen trees
- Deciduous shrubs
- Adams Birthplaces Property Lines
- Property Lines
- Picket Fence
- Split Rail Fence
- Chain link fence
- Removed feature

NOTES

1. All features shown in approximate scale and location.

0′ 15′ 30′ 60′

Drawing 1.4

JOHN QUINCY ADAMS, 1803–1848

The population of Quincy increased slowly as new transportation corridors improved access to the South Shore and industries grew, creating more jobs and prompting the need for more housing. The Braintree-Weymouth Turnpike and the Neponset Turnpike and bridge opened in 1803, and the Quincy-Hingham Turnpike in 1812 (Figure 1.3). Industrial and manufacturing growth gradually took the place of farming as the primary source of income in Quincy as land was more available elsewhere and the city's resources provided valuable opportunities for new businesses. By the 1820s, the primary source of jobs in Quincy included two shipyards by the harbor, boot and shoe businesses along the town brooks, and granite industries in West Quincy. The town remained relatively small with only one tavern, a couple of manufacturing companies, leather businesses related to shoe making, fishing operations, and a coach lace company.[163]

By the late 1820s, the Quincy Canal Corporation built a canal through the center of town to aid with the transport of granite.[164] Crews built the First Parish Church (also known as the United First Parish Church) in Quincy Center in 1826, using local granite. The Granite Railway, the country's first commercial railway, opened in Quincy in 1826. Quarry workers transported stone on the granite railway from West Quincy, near the present day Blue Hills Reservation, to the wharfs on the Neponset River.[165] The success of the local granite and shipbuilding industries attracted more residents and the town population doubled from 1800 to 1830, resulting 2,200 inhabitants.[166] Built in 1845, the Old Colony Railroad improved transportation between Quincy and Boston, creating an opportunity for increased housing development. By the middle of the nineteenth century, Quincy was becoming a suburb of Boston with easy access into the city and a thriving industrial center of its own.

BIRTHPLACES AND EXPANSION OF PENN'S HILL FARM

In the same year that John Quincy Adams assumed ownership of the ninety-one acre Penn's Hill farm, he was elected to the U.S. Senate and served until 1808. In 1804, he resided for part of the summer with his parents at Peace field and managed the Penn's Hill farm. Tenant farmer John Briesler lived in John Adams birthplace and various tenants leased Penn's Hill farmland.[167]

During the summer of 1804, John Quincy Adams recorded several observations from his trips to the farm, stating, "Went up to my farm this morning, and fixed upon a place for setting out an orchard…"[168] Around this time John Adams gifted sixteen acres at the base of Penn's Hill and seventeen acres of pasture and swamp to John Quincy Adams.[169] A couple days later he wrote continued work on his orchard stating, "Had 55 more trees set out in my new orchard."[170] He wrote to Louisa reporting, "I have set out an Orchard of nearly an hundred trees, which

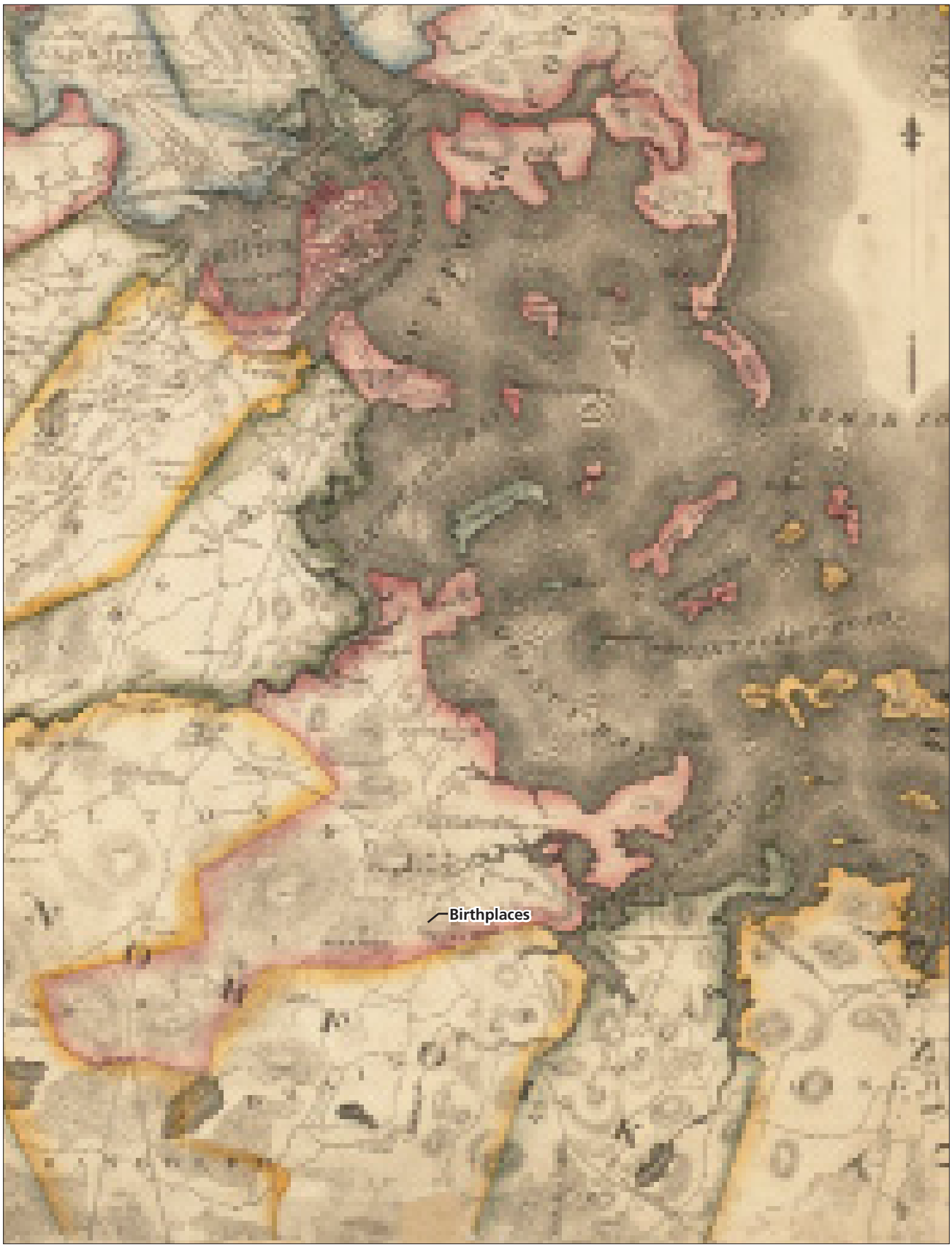


Figure 1.3. Map by John Groves Hales in 1819 showing Quincy and the towns in the Boston Metropolitan area. Labeled features include Plymouth Turnpike, Hingham Turnpike, Payne's (Penn's) Hill, Pine Hill, and the home of John Adams (Peace field). The Plymouth Turnpike runs east of Penn's Hill and a parallel road to the west extends up the north side of the hill. (Courtesy of the Norman B. Leventhal Map Center at the Boston Public Library).

will I hope one day produce fruit for our children."[171] In May he wrote, "I observe the progress of the vegetation, and think myself growing a farmer" and a few days later he added, "My farming advances slowly… and next Spring I hope you come and take a taste of farming, too."[172]

By this time the couple had two children, George Washington Adams, born in 1801, and John Adams II, born in 1803. In May of 1804, young John Adams II almost drowned in the rainwater barrel, which sat outside of the John Quincy Adams house, when Eliza rescued him and brought him inside.[173] That fall, Adams witnessed the 1804 New England Hurricane and wrote, "saw more than a hundred trees, of all sizes torn up by the roots, or shettered into fragments. Windows blown down, roofs blown away…and other marks of the most violent storm I ever witness'd upon the land…One of my own barns has lost part of its roof."[174] Later that year he wrote in his diary that he paid for work on a "corn house" at the farm.[175]

John Quincy Adams and his wife, Louisa Catherine Adams, lived with their children in his birthplace during the summers of 1805 and 1806. He managed both birthplace homes as well as the Penn's Hill farm. Louisa's sister, Eliza Johnson, assisted the Adamses while they lived in the John Quincy Adams birthplace. During the winter of 1805, prior to the family's visit to the farm for the summer, Louisa wrote to Abigail requesting, "make William do up the garden a little, that is to sow some different sorts of Peas some mustard…"[176] During the spring of 1805, John Quincy Adams was back at work on at Penn's Hill farm recording, "…I had a number of peach, pear and cherry trees set out this afternoon; in the spot I have allotted for a nursery…Here I propose to reside during the Summer Seasons; in the intervals from my attendance in Congress–At the expiration of my term of service, my intention is to remove again into Boston; all in my power, for the preservation of my family."[177] In May he recorded that he reserved part of the day to, "layout out my garden" to the west of the house and in June he wrote, "One of the cherry-stones I sowed this spring behind my Barn has also thrown up a shoot."[178]

In the fall of 1805 Adams surveyed the boundary of his property and recorded, "There is on great part of it no fence between me and Mr. Bracket my next neighbor. A large pine tree standing in the gap between two walls, and on which Mr. French says the number of the lot was marked has been cut down by a trespasser. The stump alone now remains. From this the line northward is marked by heaps of stones at small distances–one other pine tree stands in the direct course–the line passes through the centre of that Tree, and I marked an A. on my side of it; which I carved with a penknife."[179] Later in 1805, the Adams returned to Washington and left their two sons, George and John with their grandparents at Peace field.

After a second summer at the Penn's Hill farm in 1806 John Quincy Adams moved his family to Boston and their third child, Charles Francis Adams, was born in 1807. In 1809, President James Madison appointed John Quincy Adams to a post in Russia, and John Quincy Adams and Louisa moved with their youngest son, once again leaving their two older sons with their grandparents. While traveling, Louisa gave birth to a daughter, Louisa Catherine in 1811 who died a year later. Louisa, John Quincy Adams, and young Charles moved from Russia to London in 1814, where John Quincy Adams served as minister to the court. In 1817, the entire family moved to Washington, D.C., where John Quincy Adams served as secretary of state. In 1825 John Quincy Adams was elected President of the United States and served one term.

TENANTS AT JOHN QUINCY ADAMS BIRTHPLACE

John Quincy Adams managed several tenants in his birthplace after he acquired the building from his father in 1803.[180] After the Adams family moved out in 1806, Joseph Faxon leased the house from 1807 to 1813.[181] In 1814, Luther Spear leased the house for one year.[182] From 1815 to 1823, Ebenezer Green leased the house with his wife and nine children (Figure 1.4).[183] Various tenants leased the house from 1824 through 1840, including John Faxon (1824–27), who was a butcher; Noah Clark and Tom Hayden

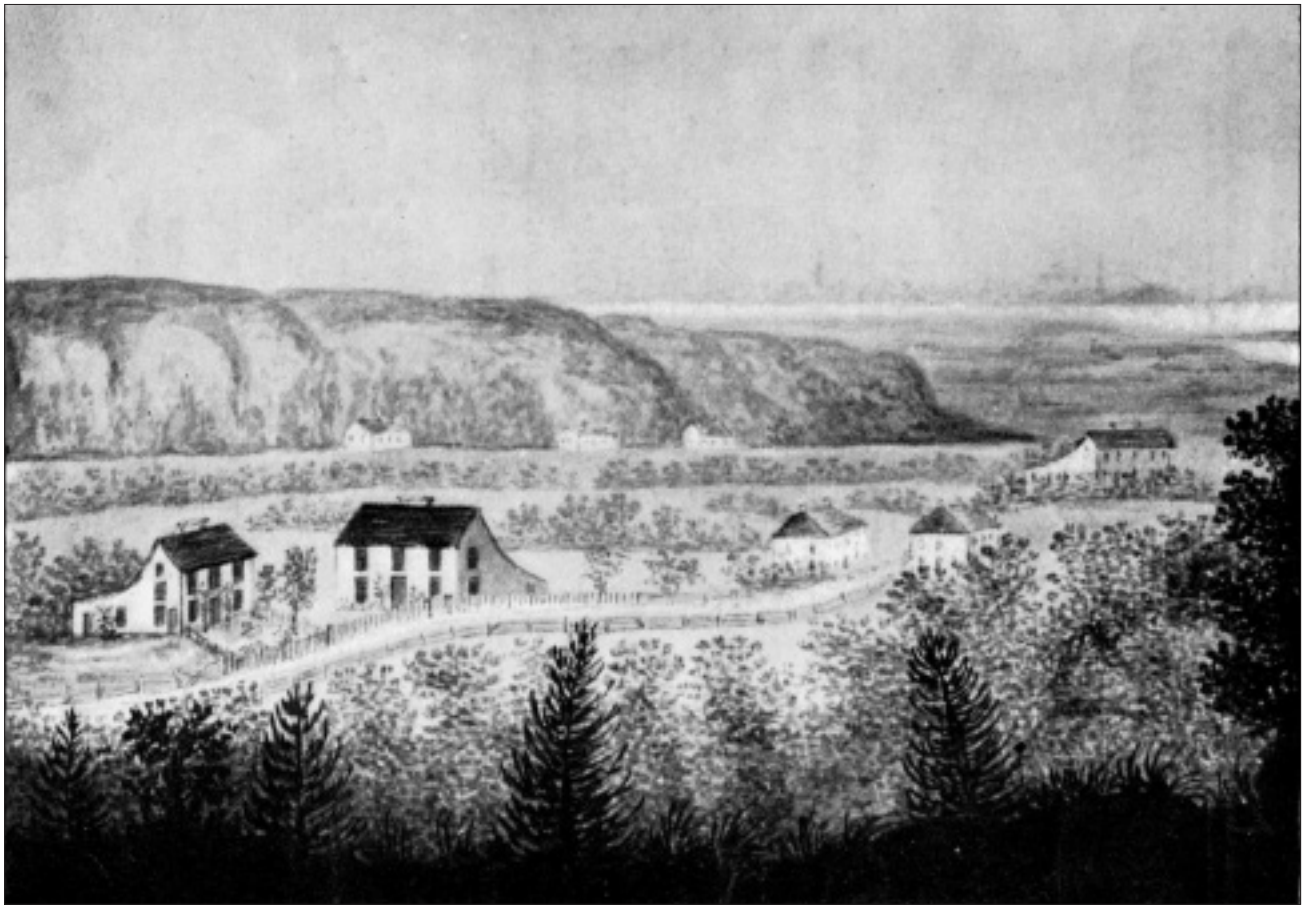


Figure 1.4. Watercolor of the Adams birthplaces painted by Eliza Susan Quincy in 1822 as viewed from Penn's Hill, looking north. The John Quincy Adams birthplace is on the left and the John Adams birthplace to its right. The sketch also shows the Blue Hills and Boston spires in the distance. The home of Joseph Marsh is depicted at the far right. (Adams National Historical Park).

(1825–29), who shared the house, ran an apothecary, and worked as shoemaker and cordwainer; William Field and Harvey Field (1829–1833), who worked in the quarry and worked in various trades; Carr (1833); Henry Wilson (1834), who worked in the stone cutting business; Charles Spear (1841), who also leased the John Adams birthplace; and Thomas Kelley (1840), who lived with several other tenants.[184]

Meanwhile, tenants in John Adams birthplace remained for longer periods of time and typically leased a portion of the Penn's Hill farm. Joseph Arnold leased the John Adams birthplace and a large portion of the Penn's Hill farm in 1808.[185] While living abroad, John Quincy Adams' brother, Thomas Boylston Adams, managed the Penn's Hill farm and lived in the John Adams birthplace from 1810 to 1820.[186] Thomas managed a law office in the farm house but suffered from alcoholism. By the late 1820s, John Quincy Adams no longer trusted his brother with the family's financial responsibilities.

For the next decade, two Curtis families leased the John Adams birthplace.[187] The Curtis brothers operated a cordwaining shop from the house and lived there until they were able to build their own house.[188] The Crane family moved into the house, either while the Curtis brothers were still living there, or shortly after, and they stayed for a couple years. After leaving John Adams birthplace, the Crane family built a house across the street from the birthplaces.[189] George Hardwick leased the house from 1830 to 1841.[190] Sukey Burrell likely leased the house in 1833, where he managed a private school.[191] By 1841, Charles Spear and his family leased the John Adams birthplace and remained in the house until 1868.[192] While leasing the house, Charles Spear operated the dairy and housed seamen, servants, and later, farm laborers. Charles had married Caroline Green, who was the daughter of Ebenezer Green, an early tenant of the John Quincy Adams birthplace.

In his final years, John Adams continued to divest himself of land. He sold to John Quincy Adams a seventeen-acre parcel of pasture known as the "Verchild Pasture," located south of the birthplaces and at the base of Penn's Hill in 1819.[193] Three years later, as noted earlier, John Adams conveyed two parcels to the Town of Quincy to endow a temple and academy including the Mount Ararat parcel and a "Rocky Pasture commonly known by the name of the Red Cedar Pasture, or the Centre Rock Pasture, situated near the Grist Mill."[194] Prior to John Adams' death in 1826, he appointed John Quincy Adams and Josiah Quincy (Abigail Adams' cousin) as his executors.[195]

In 1829 John Quincy Adams and his son Charles Francis Adams surveyed the Penn's Hill farm, after which Charles Francis Adams' recorded, "I obtained some acquaintance with this property which I never had before and perhaps attached a little more idea of value to it than heretofore although in truth it is most unmanageable property as to any change to be made of it."[196] Around that

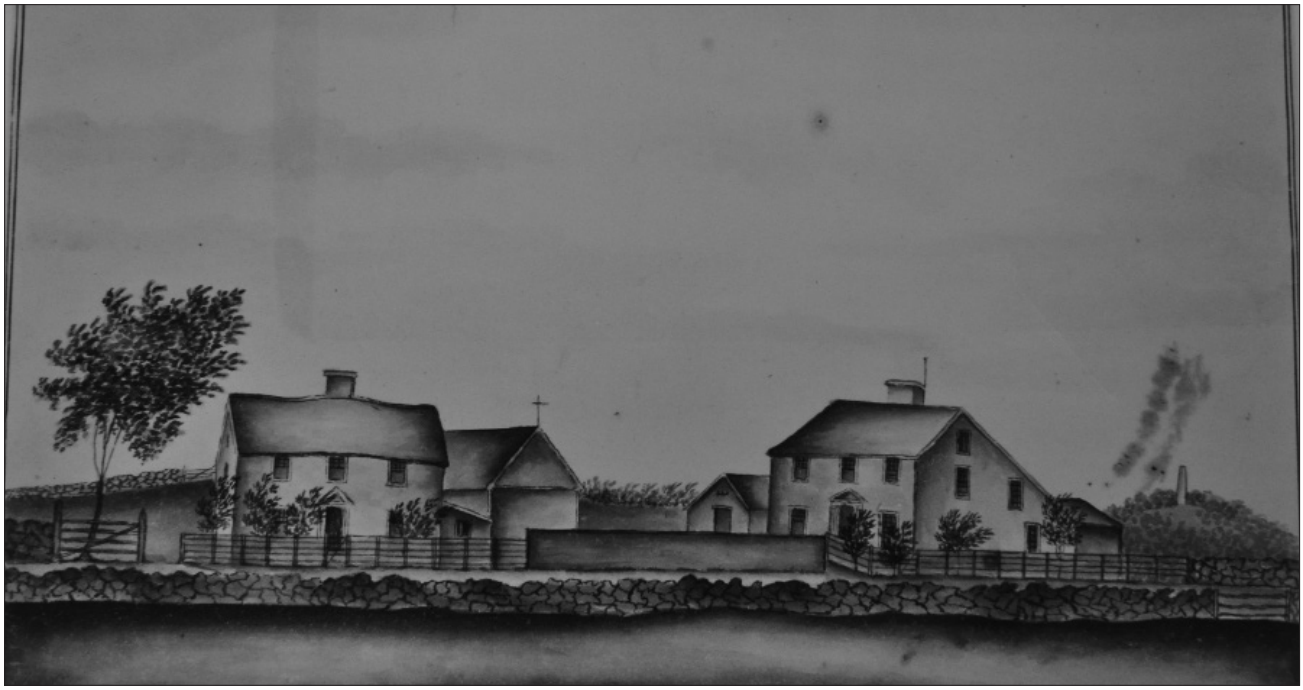


Figure 1.5. Watercolor of the Adams birthplaces by Ann G. Gray, August 1828. The John Quincy Adams birthplace (left) has a lean-to or shed as well as a barn near the northwest corner of the house. The John Adams birthplace (right) has a lean-to behind the home and a shed to the west. This image portrays a split-rail fence in front of the homes, while most other images show picket fences in front of the homes and stone walls beyond and along the east side of the road. (Adams National Historical Park).

time, Charles began assisting his father with regular maintenance at the Penn's Hill farm. A drawing from about 1828 shows the birthplaces and associated outbuildings. A barn stands to the northwest of the John Quincy Adams birthplace and sheds stand to the north and west of the John Adams birthplace (Figure 1.5).

FARMING AND SUBURBANIZATION IN QUINCY

Prior to the 1830s, Quincy had a primarily agricultural based economy where large landowners farmed or leased land to tenant farmers. Beginning in the 1830s, small industries such as boot making and stonecutting provided more jobs and the economy shifted away from agriculture, spurring development of the region (Figure 1.6).[197] With the increase in local labor and housing demand, landowners, including John Quincy Adams, subdivided their farmland for house lots. In 1829, he sold a half acre along Plymouth Road, north of the birthplaces, to Samuel Curtis, whose brother built a home.[198] In 1831, he sold a small parcel across the Country Road to Joseph Crane, who built a house, near an abandoned schoolhouse and stone wall.[199] In 1836, Adams sold a parcel of land north of the birthplaces to Benjamin F. Curtis.[200]

During the 1830s, John Quincy Adams became increasingly interested in planting trees on his properties, some of which are recorded in 1840s images (see Figures 1.5, 1.7, and 1.8). He planted horse chestnuts (*Aesculus hippocastanum*), elm (*Ulmus sp.*), sycamore (*Platanus*), maple (*Acer*), and hickory seeds (*Carya*) in the

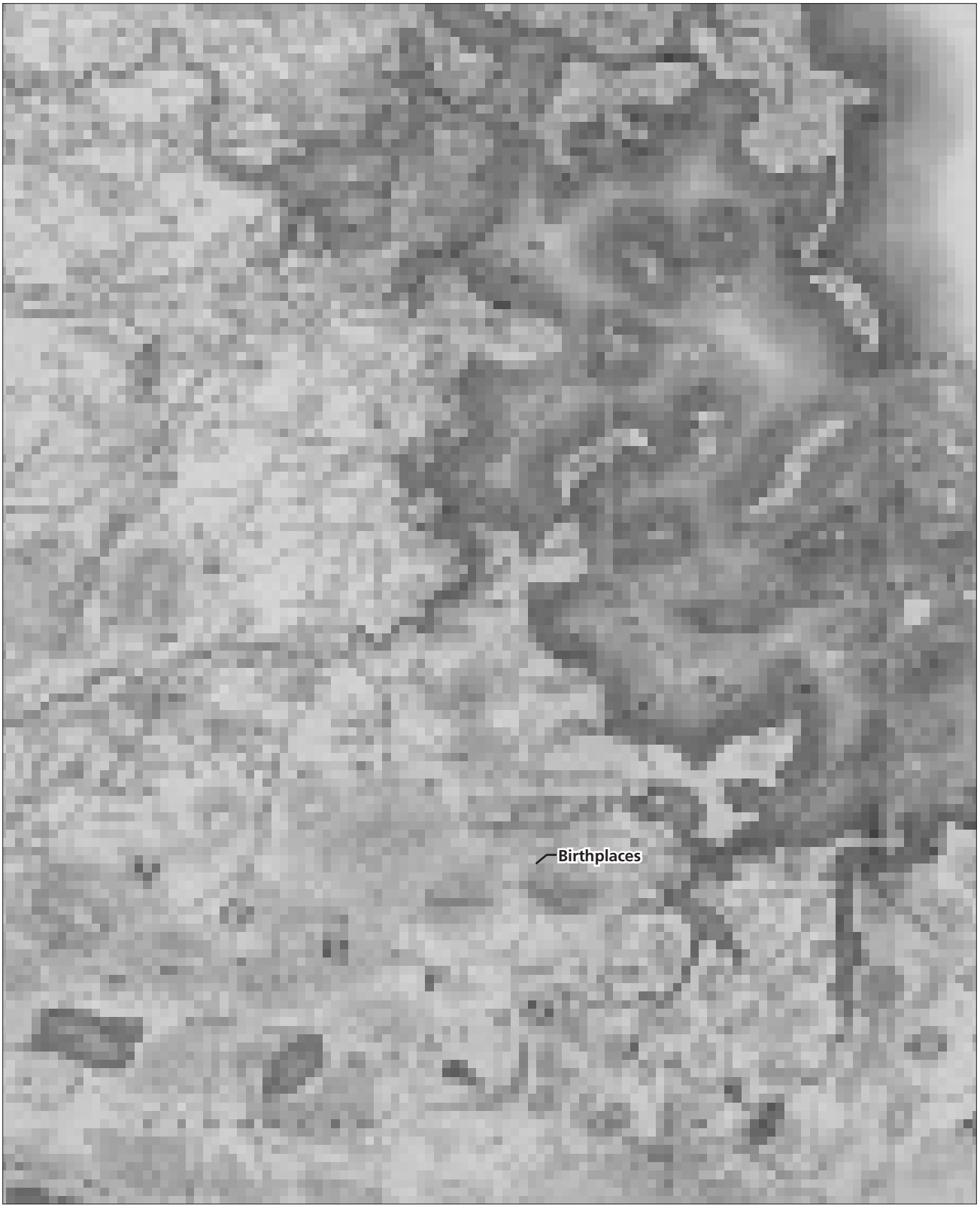


Figure 1.6. Map by John Groves Hales in 1833 of the Boston area showing early roads. Plymouth Turnpike extends south and is east of Penn's Hill. Like the 1819 map, a parallel road to the west extends around the west side of Penn's Hill. Noted the addition of the Quincy Railway to the quarries to the northwest of Penn's Hill. Also, three rail lines radiate from Boston. (Courtesy of the Norman B. Leventhal Map Center at the Boston Public Library).



Figure 1.7. Drawing of the Adams birthplaces, c.1840, as viewed looking northwest. A barn and shed appear in the background, with small trees and shrubs around the two birthplaces. Split-rail fences extend in front of the homes. (Quincy Historical Society, 73.445).

Penn's Hill area.[201] While he tended to the Penn's Hill farm, he spent most of his time at his Mount Wollaston farm, planting rows of oaks, acorns, walnuts, and apple seeds. In 1836, John Quincy Adams described a shagbark tree (*Carya ovata*) in the yard at the John Adams birthplace, he wrote:

> There is at the northwest corner of the garden adjoining the old house in which my father was born at the foot of Penn's Hill a Shagbark tree transplanted from my garden here by my brother, when he lived in the old house about 1811, and was from one of the nuts that I planted in 1804. The tree there is not more than half the size of height of the one in my garden, but it now bears nuts – These two trees alone have survived of my plantation of October 1804.[202]



Figure 1.8. Daguerreotype of John Adams birthplace and adjacent barn by John Adams Whipple, c.1845. View looking northwest with the road running between a picket fence on the west side and a stone wall with split-rail gate on the east side of the road. A small tree grows in front of the house. (Adams NHP, 18379).

In 1845, the Old Colony Railroad was built through Quincy Center and near the Adams birthplaces (Figure 1.9).[203] As land became more valuable, John Quincy Adams continued to sell parcels of the Penn's Hill farm. In 1846, he sold 2.25 acres along Fresh Brook, southwest of the birthplaces.

John Quincy Adams served in the House of Representatives until his death in 1848. Upon his death, Louisa Catherine Adams and Charles Francis Adams inherited the majority of his estate including the Penn's Hill farm, Peace field, Mount Wollaston, and several properties throughout Boston and Quincy. Charles Francis Adams received the, "Penn's Valley [Hill] Farm, with two dwelling houses, deed John Adams to J.Q. Adams, 8 August 1803."[204]

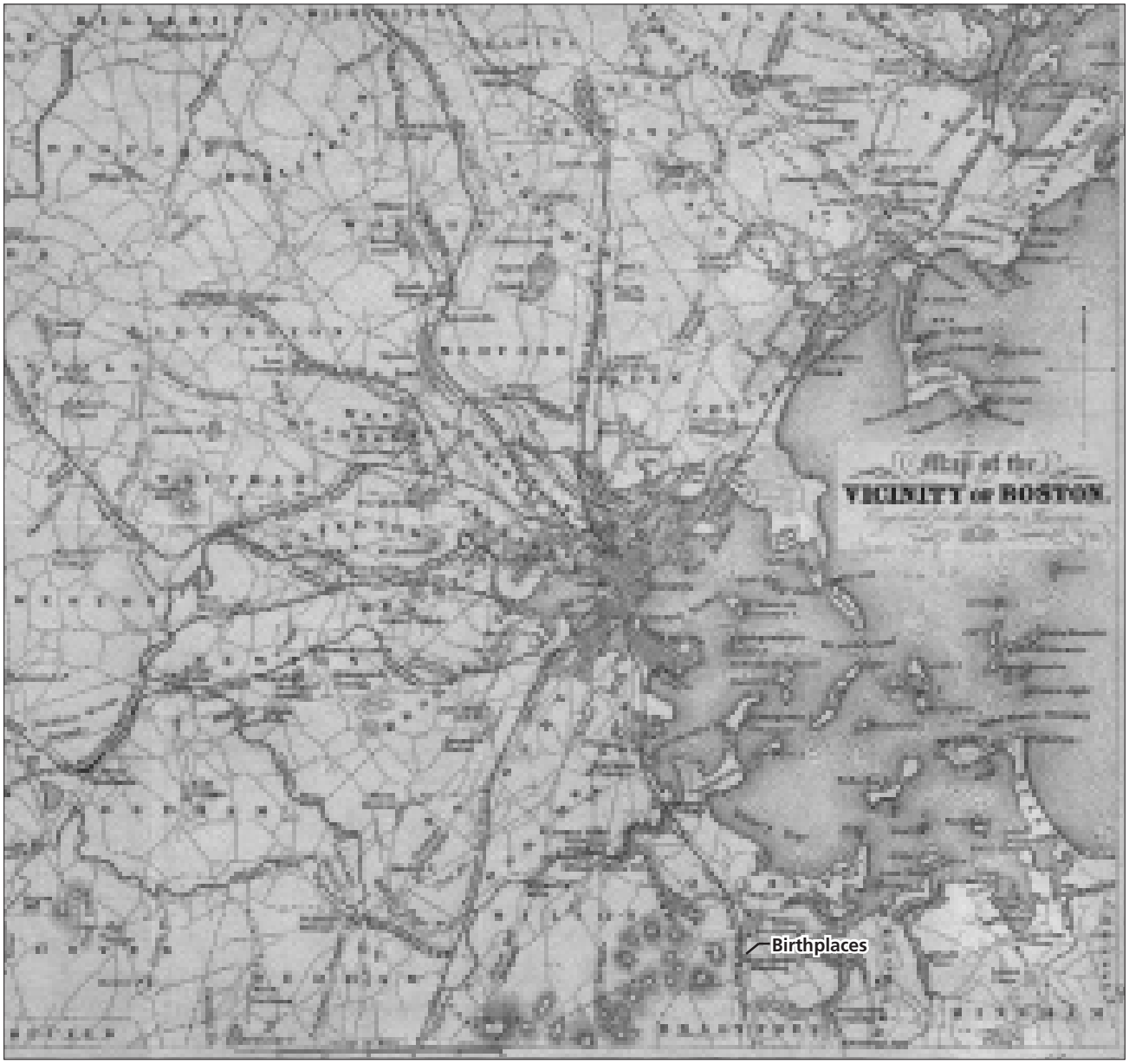


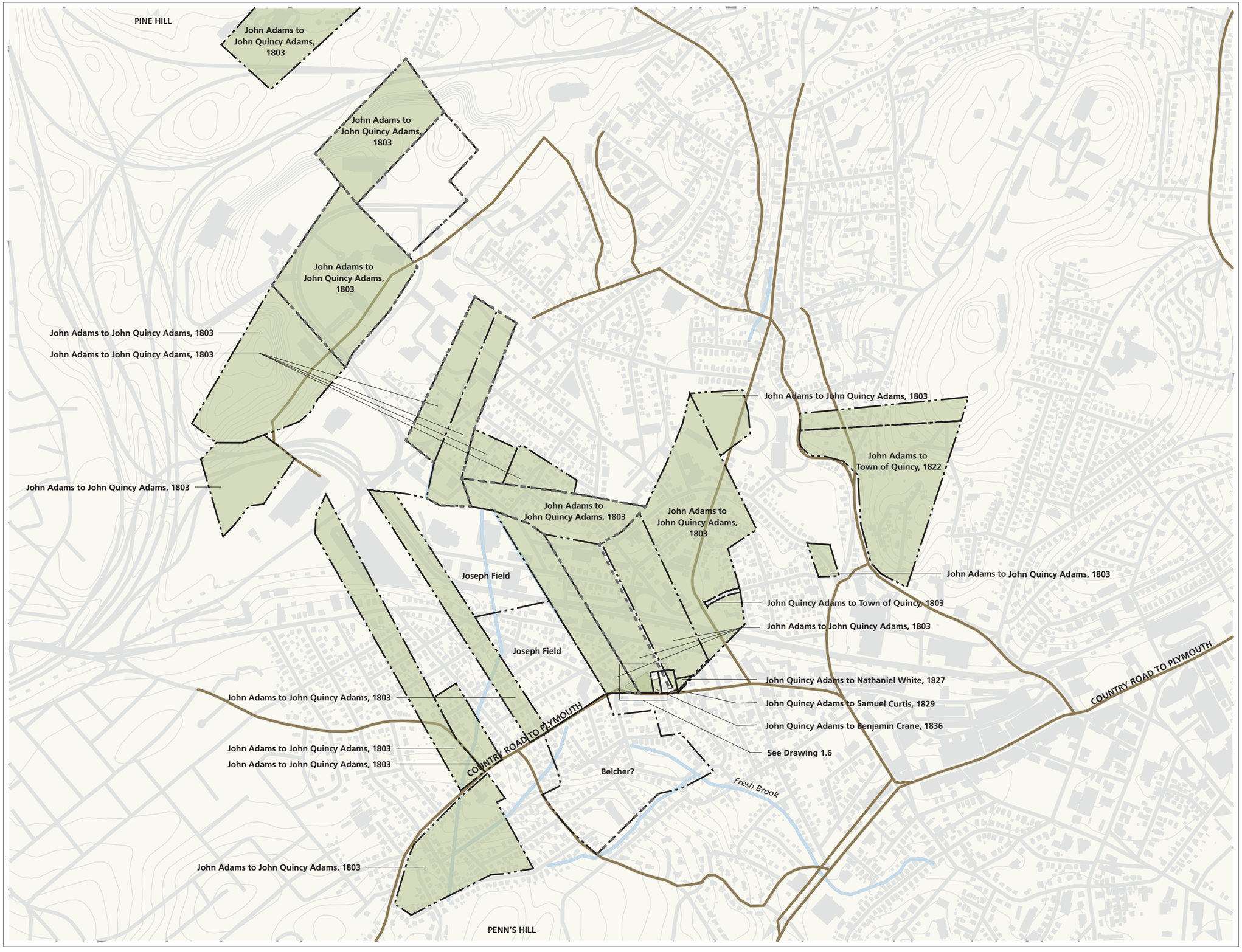
Figure 1.9. Map engraved of the Boston area in 1849, a year after John Quincy Adams died, showing early railroad lines radiating from Boston. The Old Colony Line cuts across the Adams land at Peace field and the Penn's Hill farm. (Courtesy of the Norman B. Leventhal Map Center at the Boston Public Library).

LANDSCAPE SUMMARY, 1848

In 1848, as illustrated in Drawings 1.5 and 1.6, the Penn's Hill farm contained about two hundred acres owned by John Quincy Adams. Agricultural fields, pastures, salt marshes, and woodlots covered the landscape and the John Adams and John Quincy Adams birthplaces stood at the edge of the road, soon to be known as Franklin Street. Though John Quincy Adams served in the U.S. Senate and spent much of his time in Washington, D.C., he made frequent trips to his farm and his parent's Peace field property, slowly expanding his landholdings at the Penn's Hill farm, while also selling off houselots. Tenants of the John Adams birthplace farmed a portion of the Penn's Hill farm and operated the dairy.

A railroad line and several new roads improved transportation with new turnpikes along the coast and through central Quincy. The John Adams birthplace remained unchanged and inhabited by tenants. The John Quincy Adams birthplace had two additions, one on the north side and one on the west side of the house. Two barns likely remained standing northwest of the houses and it is likely that a new shed stood northwest of the John Adams birthplace. Vegetation around the birthplaces included small gardens and a few trees, and possibly some lilacs. Surrounding orchards consisted of peach, pear, cherry, and apple trees. Pastures lined the foothills with meadows, small forests, and crops on the lower terrain.

From the top of Penn's Hill, views included the surrounding farmlands, quarries, Quincy Bay, and Boston in the distance. Views from the birthplaces included the surrounding agricultural land and dispersed homes along the Country Road and neighboring streets. Small-scale features included the stone walls and split-rail fences that lined the road and property boundaries. The well remained in the yard west of the John Quincy Adams birthplace and a picket fence wrapped around the small front yard of the John Quincy Adams birthplace.



Cultural Landscape Report

Birthplaces
Adams National Historical Park
Quincy, MA

John Quincy Adams, 1803–1848

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. City of Quincy, 2011
2. Aerial photograph, 2012
3. Site visit November, 2013
4. Lawrence D. Gall, 1981
5. Quincy Historical Society, Ezekiel C. Sargent Quincy Land Records Collection

DRAWN BY

Kirsten Holder, AutoCAD 2013 and Illustrator CS5

LEGEND

- Existing railroad
- Existing roads
- Existing building
- 10 Feet contour
- Adams birthplaces
- Property lines
- Historic property lines
- Roads
- Creek
- Stone wall

NOTES

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2. Plan shows conditions in 2013.

0′ 400′ 800′ 1600′

Drawing 1.5



Cultural Landscape Report

Birthplaces
Adams National Historical Park
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John Quincy Adams, 1803–1848

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DRAWN BY

Updated by Ashley M. Braquet, Illustrator CS6, 2014
Kirsten Holder, AutoCAD 2013 and Illustrator CS5, 2013

LEGEND

- Existing roads
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- Deciduous shrubs
- Adams Birthplaces Property Lines
- Property Lines
- Picket Fence
- Split Rail Fence
- Chain link fence
- Removed feature

NOTES

1. All features shown in approximate scale and location.

0′ 15′ 30′ 60′

Drawing 1.6

CHARLES FRANCIS ADAMS, 1848–86

During the middle of the nineteenth century, housing clusters surrounded railroad stations and major streets, large farms covered low lying fertile areas, and granite quarries dotted the Blue Hills around Quincy. Growing industries attracted new residents and Quincy's population more than doubled from 5,017 people in 1850, to 12,145 in 1885.[205] For example, the Curtis family employed over four hundred people and produced forty-eight thousand pairs of shoes in 1856.[206] Granite production in South and West Quincy increased in the mid-nineteenth century as new steam and compressed air technologies increased the rate of granite extraction and reduced labor.[207] As a result, employment opportunities for new immigrants of primarily Irish, English, and Scottish descent in the granite industry shifted from the quarries to stone cutting businesses. During the peak of granite production, local groups constructed several granite buildings including the Adams Academy, built in 1872, the Thomas Crane Library, built in 1882, and various churches. Granite production decreased at the end of the century as quarries farther inland could transport stone blocks efficiently by train and steel replaced stone as the primary building material.

The granite railway was replaced by the Old Colony and Newport Railway in 1871. At that time, steam trains transported the granite directly to Boston. The Old Colony Railroad ran through Quincy Center and near the Adams birthplaces with multiple stations in Quincy (see Figure 1.9). The railroad attracted industrial development along the line as well as early suburban development near the stations and in North Quincy. While the granite industry created jobs in South and West Quincy, the shipbuilding industry expanded along the waterfront. Deacon George Thomas operated a ship yard at Quincy Point in the mid-nineteenth century and in 1883, Thomas A. Watson founded the Fore River Shipyard, which began in Braintree and later moved downstream to Quincy.[208] Shipbuilding would soon become Quincy's largest industry.

PENN'S HILL FARM

Following the death of John Quincy Adams in 1848, Charles Francis Adams inherited the 200-acre Penn's Hill farm, which included the birthplaces and associated farm buildings (Figure 1.10). In anticipation of the demand for suburban growth, Charles Francis Adams purchased woods, salt marsh, and pastureland throughout South Quincy in the 1840s through 60s, and at the same time gave up parcels for the development of roads and railroads. He continued to lease the farm and birthplaces to various tenants and never lived at the base of Penn's Hill.

Charles Francis Adams had a long political career while he owned the Penn's Hill farm, though he invested most of his free time at the Mount Wollaston



Figure 1.10. Oil painting by Godfrey N. Frankenstein of the Adams birthplaces, 1850. View looking northwest from the Plymouth Road of the birthplaces and several outbuildings. Stone walls extend along both sides of the road, but the wall on the west side of the road changes to picket fence in front of the birthplaces. The Blue Hills appear in the background. (Adams NHP, 8453).

farm, which he received from his father in 1840. He served as a member of the Massachusetts House of Representatives from 1841 to 1843, the Massachusetts state senate from 1844 to 1845, and the Congress from 1859 to 1861. Meanwhile, tenant farmer Charles Spear leased and made substantial improvements to the 200-acre Penn's Hill farm while living in the John Adams birthplace. During that time, Charles Francis Adams leased the John Quincy Adams birthplace to tenants John Harrison and Patrick Hailey, who worked as boot makers, followed by Ebenezer Green, his wife, and the Joseph Branbury family.[209]

Since Charles Francis Adams was more engaged in politics and spent his free time at the Wollaston farm, Spear likely maintained the dairy farm and made most of the agricultural improvements at Penn's Hill during the middle of the nineteenth century. As farmers in the Midwest were able to grow grain on cheaper and larger parcels of land, farmers in New England frequently shifted away from grain and toward dairy and vegetable production.[210] In 1860, the Norfolk Agricultural Society described the Penn's Hill Farm:

> The Committee was gratified to see many fine and some rare species of trees, which were planted by the ancestors of the present proprietor, and not less gratified at the sight of others, which under his own direction, have added beauty and interest to the place. Several acres of land lying on each side of a fine stream of water, have within a few years been converted from an unsightly waste to a beautiful meadow, producing large crops of good hay.[211]

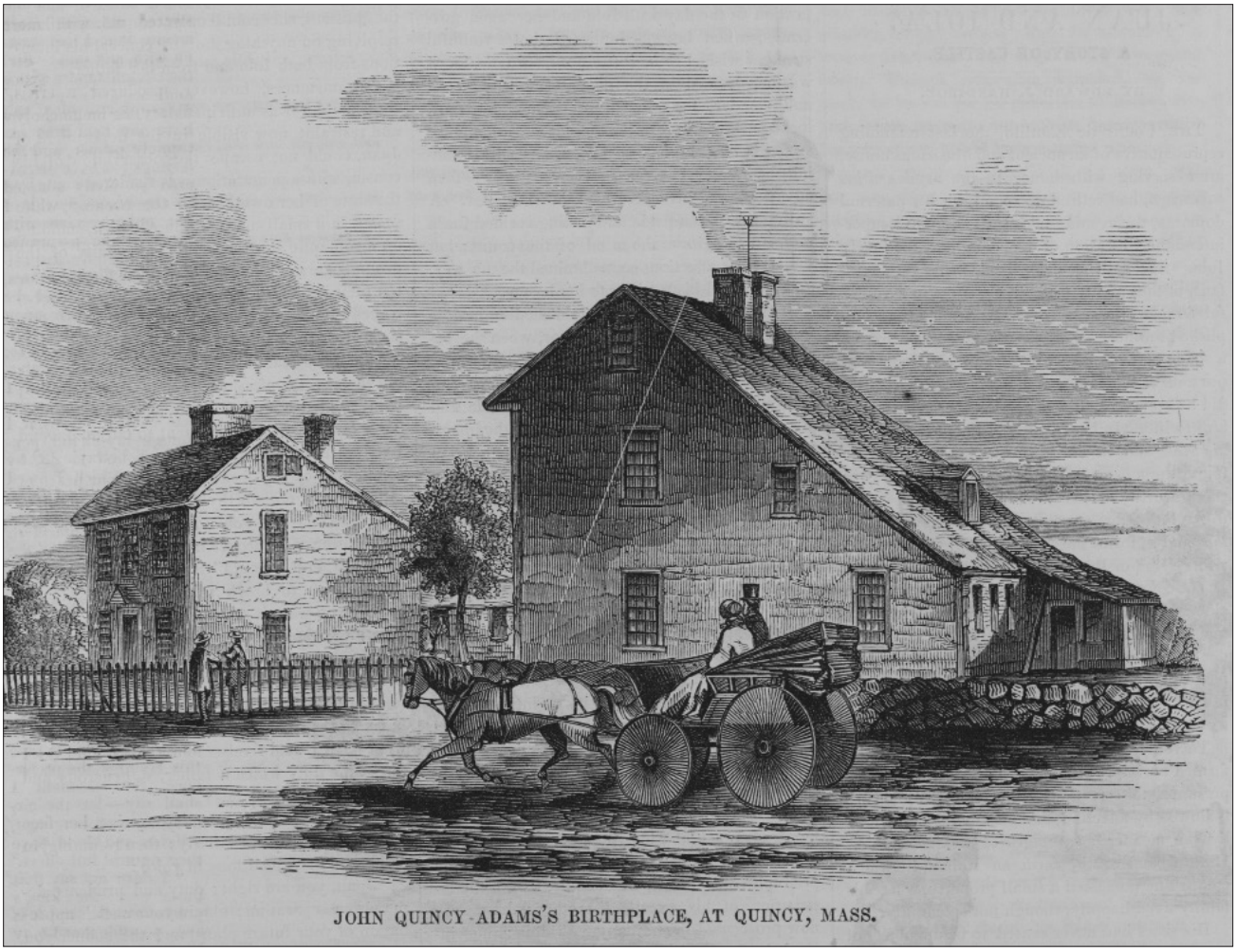


Figure 1.11. Engraving of the Adams birthplaces in *Gleason's Pictorial Drawing Room Companion,* August 1852. View looking southwest with the stone wall, picket fence, and a small tree in the foreground. (Courtesy of Historic New England, 2336A).

The Agricultural Society commended Spear's farming practices, stating:

> This farm, consisting of about 200 acres, has been leased for several years to Mr. Charles A. Spear, whose management presents such an example of the profits of farming as is seldom seen in this country. He pays a rent which is considered equal to a fair interest on the value of the farm—not, of course, what some of it might be worth for house-lots—and makes for himself a satisfactory profit—thus making tenant farming profitable to both landlord and tenant. By the improvement of some portions of the farm and greatly increasing the growth of grass, he has been enabled to more than double the number of cattle kept. The improvements have been expensive, but have still been made to pay. On some boggy and wet lands, which were formerly actually worthless, so far as regards the production of a crop, he has expended $100 per acre in drainage and covering with earth—mostly gravel—yet it has for five years paid interest of more than $200 per acre. It has produced an average of more than three tons (at two cuttings) of good hay to the acre each season. The produce of the farm is converted chiefly into milk.[212]

While Spear managed Penn's Hill farm, there were few physical changes. One minor change was an addition to the shed located north of the John Adams birthplace in 1850 (see Figures 1.10 and 1.11).[213]

DEVELOPMENT AROUND THE BIRTHPLACES

Large farms remained into the 1870s, when local industries created more jobs and increased demand for suburban development (Figures 1.12). Many large landowners subdivided their farms and sold parcels for house lots. Before the city installed street cars, developers built subdivisions near the railroad stations, particularly in the northern part of Quincy, as residents frequently took the train into Boston. The horse railway, constructed in 1861, provided another method of transport from the Penn's Hill area into Boston, and sparked dispersed development along the railway lines, which later became street car lines. (Figures 1.13 and 1.14).

The town constructed Independence Avenue, which connected to Franklin Street just south of the John Quincy Adams birthplace, in around 1865 (Figure 1.15).[214] The birthplaces sat at the edge of Franklin Street since their construction, however, the new intersection created by Independence Avenue cut very close to the birthplaces, reducing the frontage of both lots (Figures 1.16 and 1.17). In the c. 1879 sketch, sections of picket fence and scant vegetation separated the yards

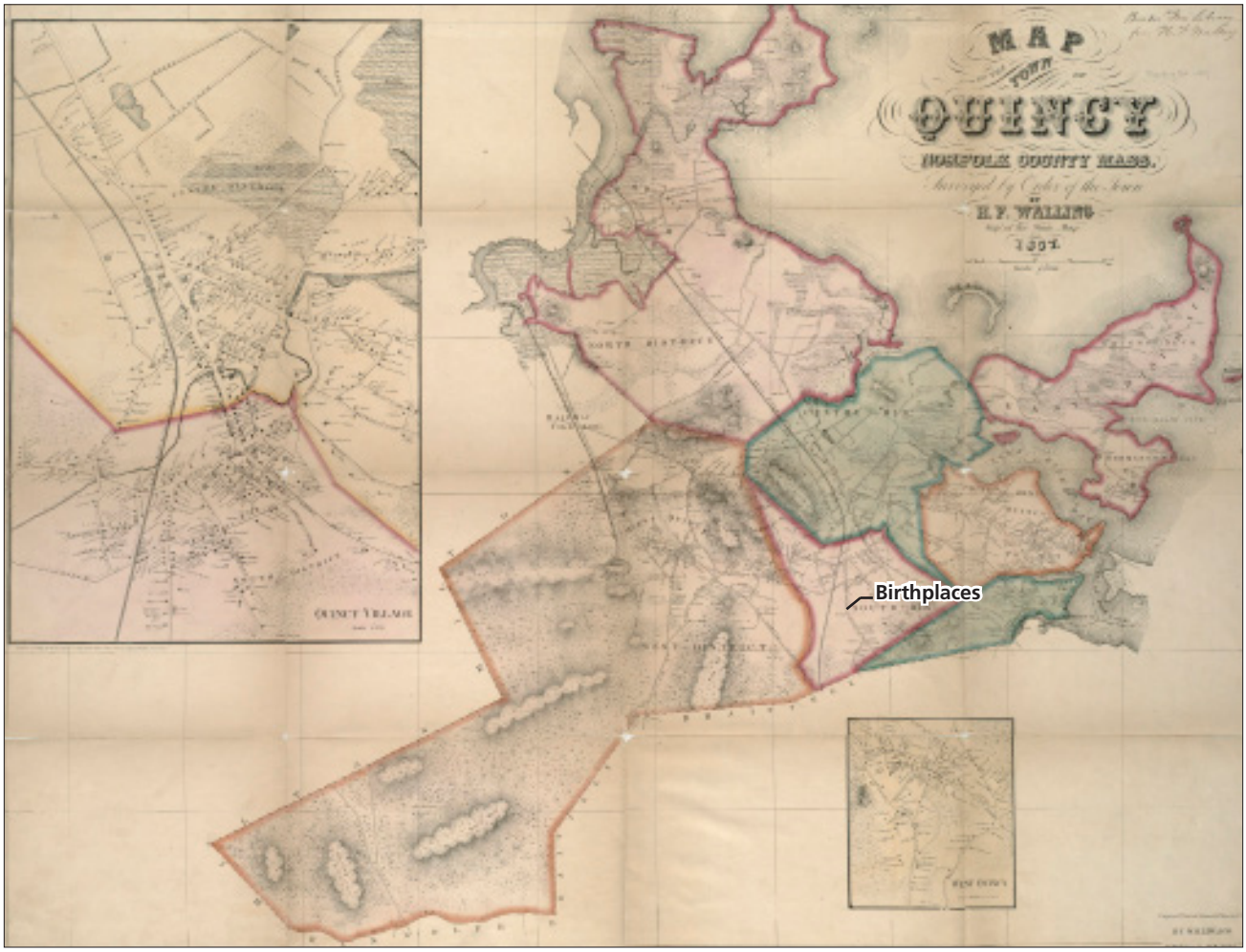


Figure 1.12. Map by H.F. Walling in 1857 of the Town of Quincy. Labeled features include the Old Colony and Fall River Railroad, Franklin Street, Paynes (Penn) Hill, and several granite quarries. (Courtesy of the Norman B. Leventhal Map Center at the Boston Public Library).

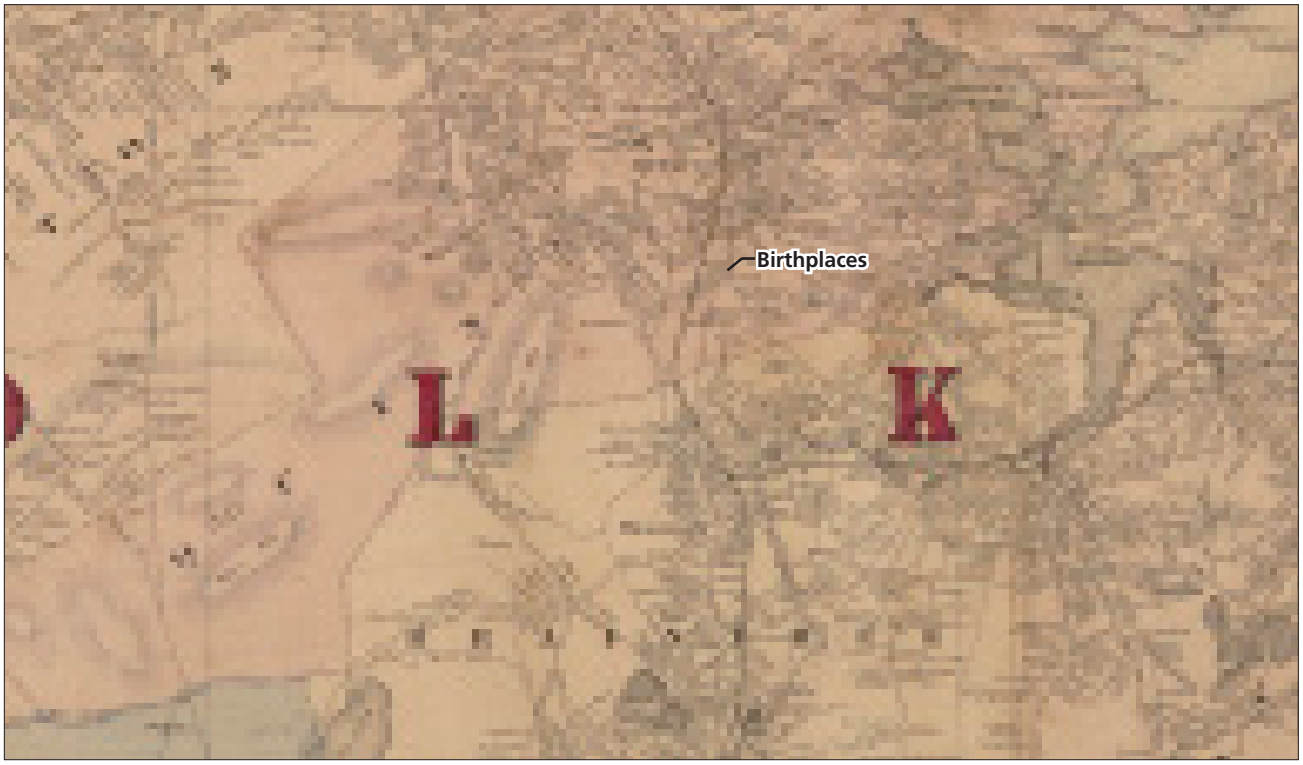


Figure 1.13. Map by H.F. Walling in 1866. Labeled features include Penns Hill and the birthplaces (Courtesy of the Norman B. Leventhal Map Center at the Boston Public Library).

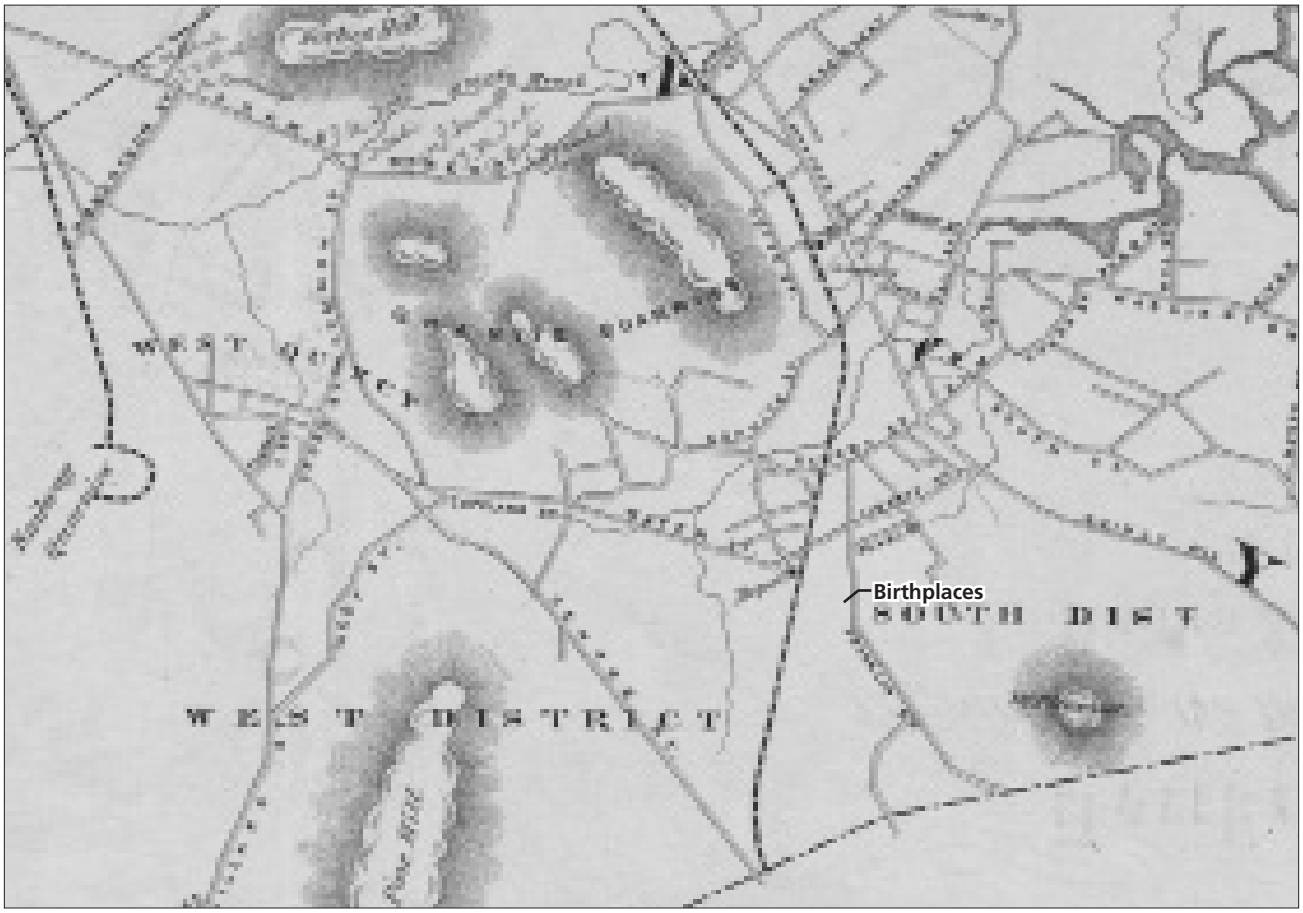


Figure 1.14. Map of Dorchester and Quincy by W. Simons in 1868. Labeled features include Franklin Street, Mt Pleasant (Penn's Hill), the train depot, and the Railway to the granite quarries. (Courtesy of the Norman B. Leventhal Map Center at the Boston Public Library).



Figure 1.15. Map of Southern Quincy in 1876. Labeled features include Adams farm and the birthplaces, C.F. Adams properties, and the Town Brook. Newly constructed Independence Avenue is visible, but runs off of the lower edge of the map (Maps of Norfolk County, Courtesy of Thomas Crane Public Library).



Figure 1.16. Aerial perspective map of Quincy by Edwin Whitefield in 1877. Labeled features include the Adams birthplaces, schools, and churches. The Adams birthplaces appear on the lower part of the map, near the railroad. (Courtesy of the Norman B. Leventhal Map Center at the Boston Public Library).

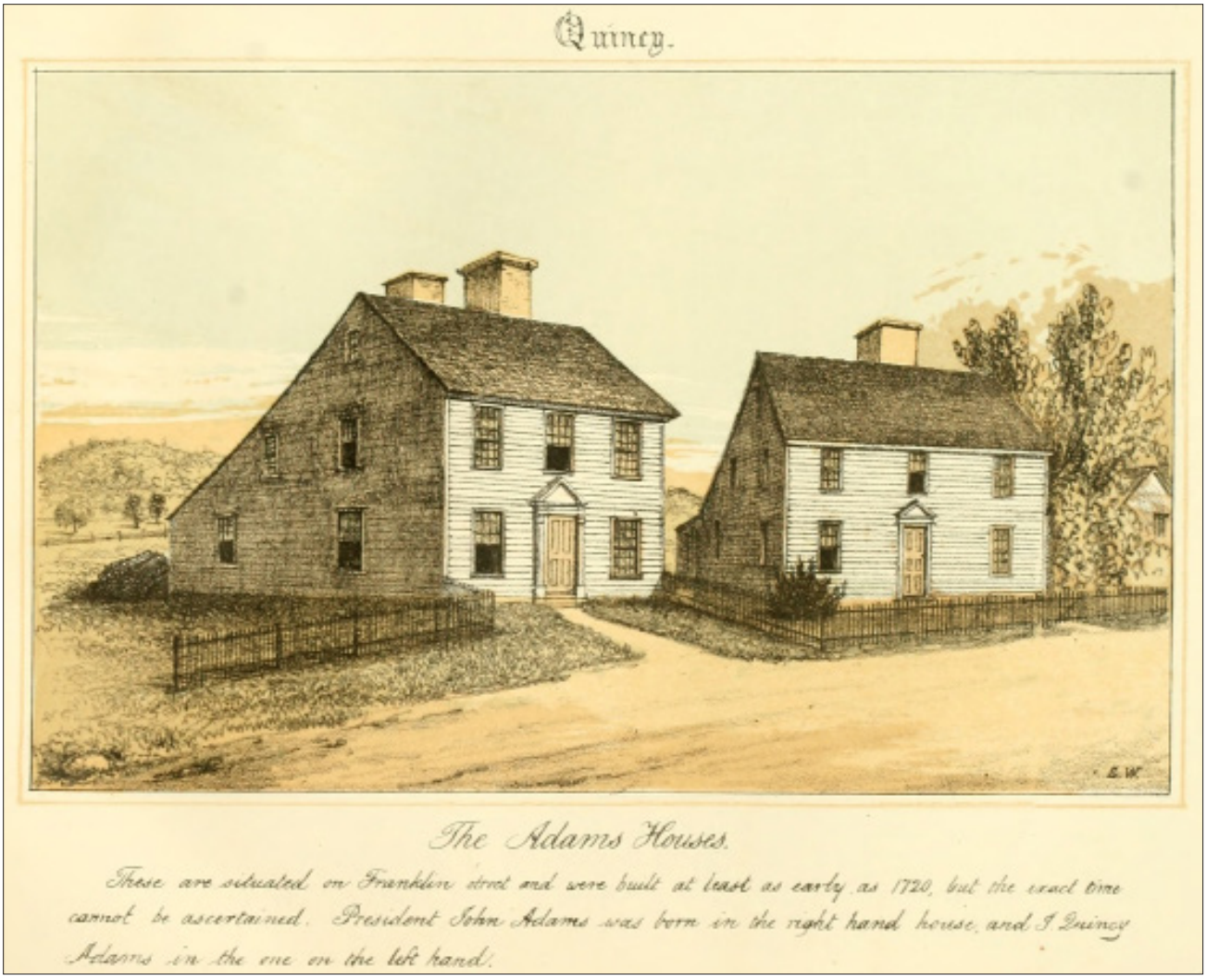


Figure 1.17. Lithograph of the Adams birthplaces by Edwin Whitefield in c.1879. View looking northwest from the road toward John Quincy Adams birthplace on the left and John Adams birthplace on the right. Picket fences and low vegetation appear in the foreground. A shed appears to the right of the John Adams birthplace and a lean-to connects to the rear of the house. (Illustration from *The Homes of our Forefathers* by Edwin Whitefield).

from the road. Walks to the front door of each house were compacted earth. Note that the door to John Adams' law office at the southeast corner of the John Quincy Adams birthplace is gone.

Early photographs depict the John Adams and the John Quincy Adams birthplaces in the 1800s. Features documented include the earthen sidewalk along Franklin Street, low vegetation around the two birthplaces, wood picket fences, and tall trees north of the John Adams birthplace. The land west of the birthplaces was a patchwork of agricultural land with industrial development along the railroad corridor. By about 1886, Presidents Avenue cut across the western edge of the lots (Figures 1.18 through 1.22).

Beginning in 1882, Charles Francis Adams started subdividing the Penn's Hill farm and several of the farm buildings associated with the Penn's Hill farm were removed.[215] In 1883, he gave several parcels around the Quincy Adams station, to the Old Colony Railroad. With these parcels the Old Colony Railroad was able to build new public streets that led to the station. In 1884, he deeded most of Penn's



Figure 1.18. Photograph of the John Adams birthplace, c.1880. View looking southwest toward the rear addition and shed. The shed is adjacent to the rear addition and offset to the west. A picket fence with top and bottom rails runs from the northeast corner of the house toward the road. A shrub or vine grows adjacent to the house (Courtesy of Quincy Historical Society).



Figure 1.19. Photograph of the Adams birthplaces, c.1885. View looking northwest with the picket fence along Franklin Street. The widened street cuts close to the homes. A split-rail fence is visible to the rear (west) of the John Quincy Adams birthplace. A barn or house appears behind the John Adams birthplace and a large shrub, most likely a lilac, grows in front. (Courtesy of Historic New England).



Figure 1.20. Photograph of the Adams birthplaces, c.1885. View looking northwest from Franklin Street. A shed or barn and another home appear north of the John Adams birthplace. Low picket fencing frames the two front yards and is in need of repair. A few shrubs grow adjacent to both houses. (Courtesy of Quincy Historical Society, 74.83.3).



Figure 1.21. View looking northwest of the John Quincy Adams birthplace, c.1885, with new industrail development in the background, along the railroad corridor. Low shrubs grow along the south side of the John Quincy Adams birthplace. A picket fence is visible to the northeast, extending toward the John Adams birthplace. (Courtesy of Historic New England).



Figure 1.22. John Adams birthplace, c.1885. The picket fence parallels Franklin Avenue and between the two birthplaces. Shrubs grow around the home, most likely lilacs and light-colored roses, with driveway at left. (Courtesy of Historic New England).

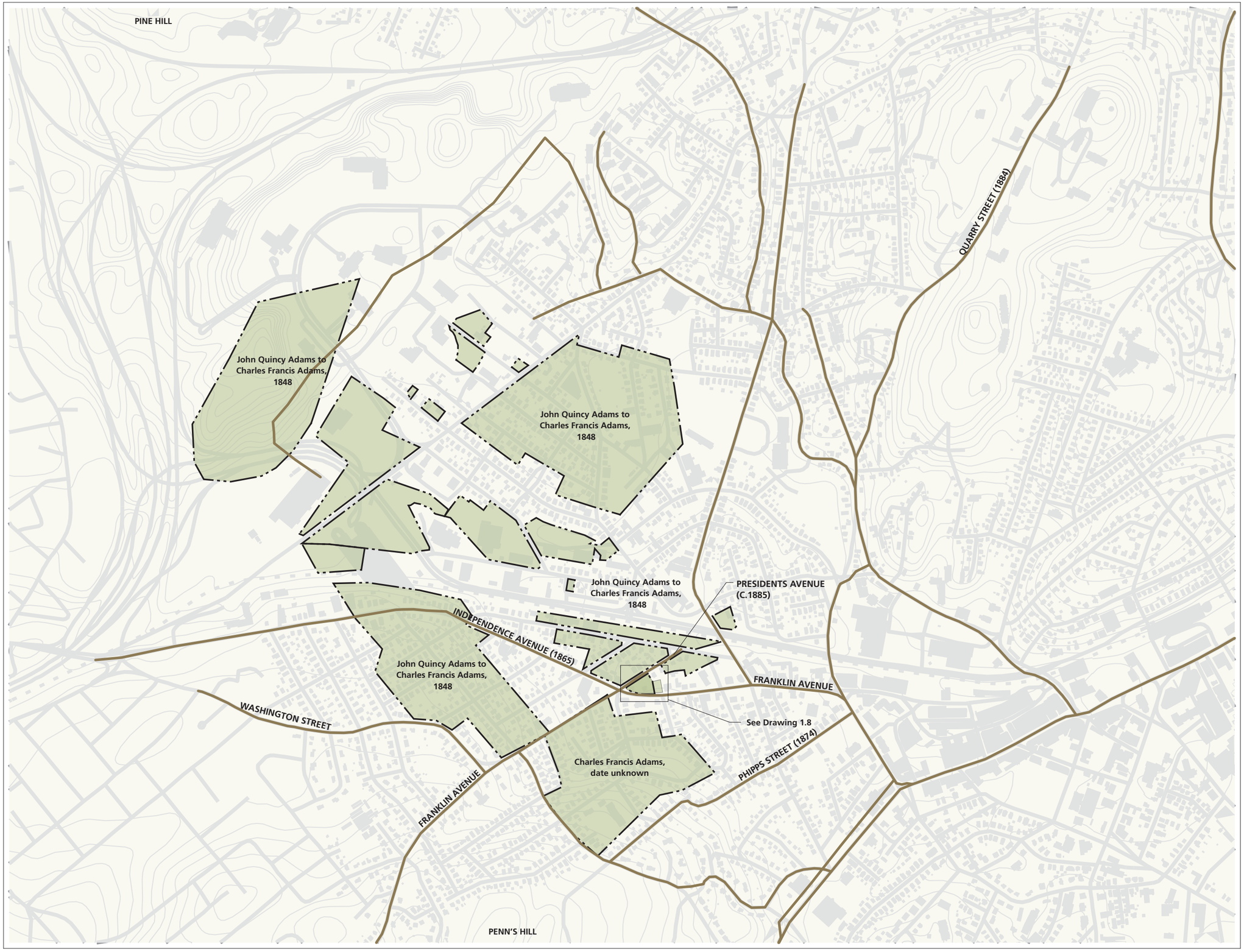
Hill farm to his son, Charles Francis Adams Jr.[216] At the time of his death in 1886, Charles Francis Adams owned the quarter-acre birthplaces property along with the homes and a barn, in addition to several parcels to the south near Penn's Hill and west of the birthplaces. Upon his death, his heirs formed the Adams Real Estate Trust to manage the remaining Adams' estate.

LANDSCAPE SUMMARY, 1886

In 1886, as illustrated in Drawings 1.7 and 1.8, the John Adams and John Quincy Adams birthplaces stood on a .34-acre parcel owned by the estate of Charles Francis Adams, and located between Franklin Street, Presidents Avenue, and Payne Street. The Penn's Hill farm was fragmented by the encroaching suburban development as Charles Francis Adams had sold several parcels to developers.

Traffic and development increased around the birthplaces with the construction of Independence Avenue, Presidents Avenue, and the Old Colony and Newport Rail lines. The John Adams birthplace had a shed at the rear (north) side of the house. The John Quincy Adams birthplace included two lean-tos on the north and west sides of the house. Three barns may have stood near the houses, one between the two birthplaces and the other two northwest of the John Adams birthplace. Vegetation included deciduous trees and lilacs in front of the John Adams birthplace. Both tenants likely grew small gardens near the houses but the vegetation was fairly barren with a lot of overgrown grasses and shrubs. Within other areas at the Penn's Hill farm, orchards consisted of peach, pear, cherry, and apple trees. Tenants of the John Adams birthplace farmed a portion of the Penn's Hill farm and operated a dairy.

From the top of Penn's Hill, views consisted of more houses along Franklin Street, quarries on the hilltops, industry near the railroads, and the remaining agricultural fields. Views from the birthplaces included new homes, streets, and more industry. Features included the split rail and picket fences, remnant stone walls, and a well for water.



Cultural Landscape Report

Birthplaces
Adams National Historical Park
Quincy, MA

Charles Francis Adams, 1848–1886

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. City of Quincy, 2011
2. Aerial photograph, 2012
3. Site visit November, 2013
4. Lawrence D. Gall, 1981
5. Quincy Historical Society, Ezekiel C. Sargent Quincy Land Records Collection

DRAWN BY

Kirsten Holder, AutoCAD 2013 and Illustrator CS5

LEGEND

- Existing railroad
- Existing roads
- Existing building
- 10 Feet contour
- Adams birthplaces
- Property lines
- Historic property lines
- Roads
- Creek
- Stone wall

NOTES

1. All features shown in approximate scale and location.
2. Plan shows conditions in 2013.

0′ 400′ 800′ 1600′

Drawing 1.7



Latin name	Common name	ID
Acer platanoides	Norway maple	Ac pl
Chaenomeles speciosa	common flowering quince	Ch sp
Syringa vulgaris	common lilac	Sy vu
Ulmus americana	American elm	Ul am

Cultural Landscape Report

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www.nps.gov/oclp

SOURCES

1. HABS Survey, 1936, 1979
2. City of Quincy, 2011
3. Aerial photograph, 2012
4. Site visit November, 2013, 2014
5. 1888 Map Norfolk County, Quincy, TCPL

DRAWN BY

Updated by Ashley M. Braquet, Illustrator CS6, 2014
Kirsten Holder, AutoCAD 2013 and Illustrator CS5, 2013

LEGEND

- Existing roads
- Existing building
- Dirt road
- Gardens
- 10 Feet contour
- Stone wall
- Flagstones
- Deciduous and Evergreen trees
- Deciduous shrubs
- Adams Birthplaces Property Lines
- Property Lines
- Picket Fence
- Split Rail Fence
- Chain link fence
- Removed feature

NOTES

1. All features shown in approximate scale and location.

0′ 15′ 30′ 60′

Drawing 1.8

ADAMS REAL ESTATE TRUST, 1886–1940

Quincy developed rapidly during the end of the nineteenth century as job growth triggered new transportation corridors and residential subdivisions. Manufacturing companies developed along railroad corridors, the shipbuilding industry expanded at the waterfront, and quarries operated in South and West Quincy. Quincy became an incorporated city in 1888, and in 1890 it housed almoste seventeen thousand residents.

Following Charles Francis Adams' death, his heirs established the Adams Real Estate Trust in 1886 and started selling large parcels of the Penn's Hill farm for the development of house lots. As the demand for development increased, local citizens recognized the importance of preserving the city's historic resources, such as the John Adams and John Quincy Adams birthplaces. In 1893, the city established the Quincy Historical Society, and appointed Charles Francis Adams Jr. as its first president. The Adams Real Estate Trust retained ownership of the birthplaces and leased the houses from 1886 to 1896. Beginning in 1896, the Daughters of the Revolution managed the John Adams birthplace, and the Quincy Historical Society managed the John Quincy Adams birthplace. Both buildings were opened to the public in 1897.

Suburban and industrial growth in the 1920s spurred development of more communities throughout Quincy. The availability of the automobile in the early twentieth century enabled residents to live in suburban neighborhoods and commute to Boston. Quincy's population increased by over twenty thousand people in the 1920s, and included seventy-two thousand residents by 1930.[217]

INDUSTRIAL DEVELOPMENT

Blocks surrounding the railway stations were already developed with housing, and communities grew around manufacturing centers such as the shipyard and the granite quarries (Figure 1.23). The Quincy & Boston Street Railway Co. opened the electric street railway on Hancock Street, Washington Street, Quincy Avenue, and Independence Avenue in 1888.[218] This spurred the development of denser residential neighborhoods near the streetcar stops, which was particularly attractive for residents who commuted to Boston. In 1893, the New York, New Haven and Hartford Railroad Company leased the Old Colony line and operated the Atlantic, Norfolk Downs, Wollaston, Quincy, and Quincy Adams stations.[219]

Quincy's population growth at the end of the nineteenth century was primarily due to the success of the local shipbuilding and granite industries. Businessmen Thomas A. Watson and Frank O. Wellington moved their shipbuilding company to Quincy in 1901 from its original location on the Fore River. The new location enabled them to work on larger government and naval contracts until Bethlehem

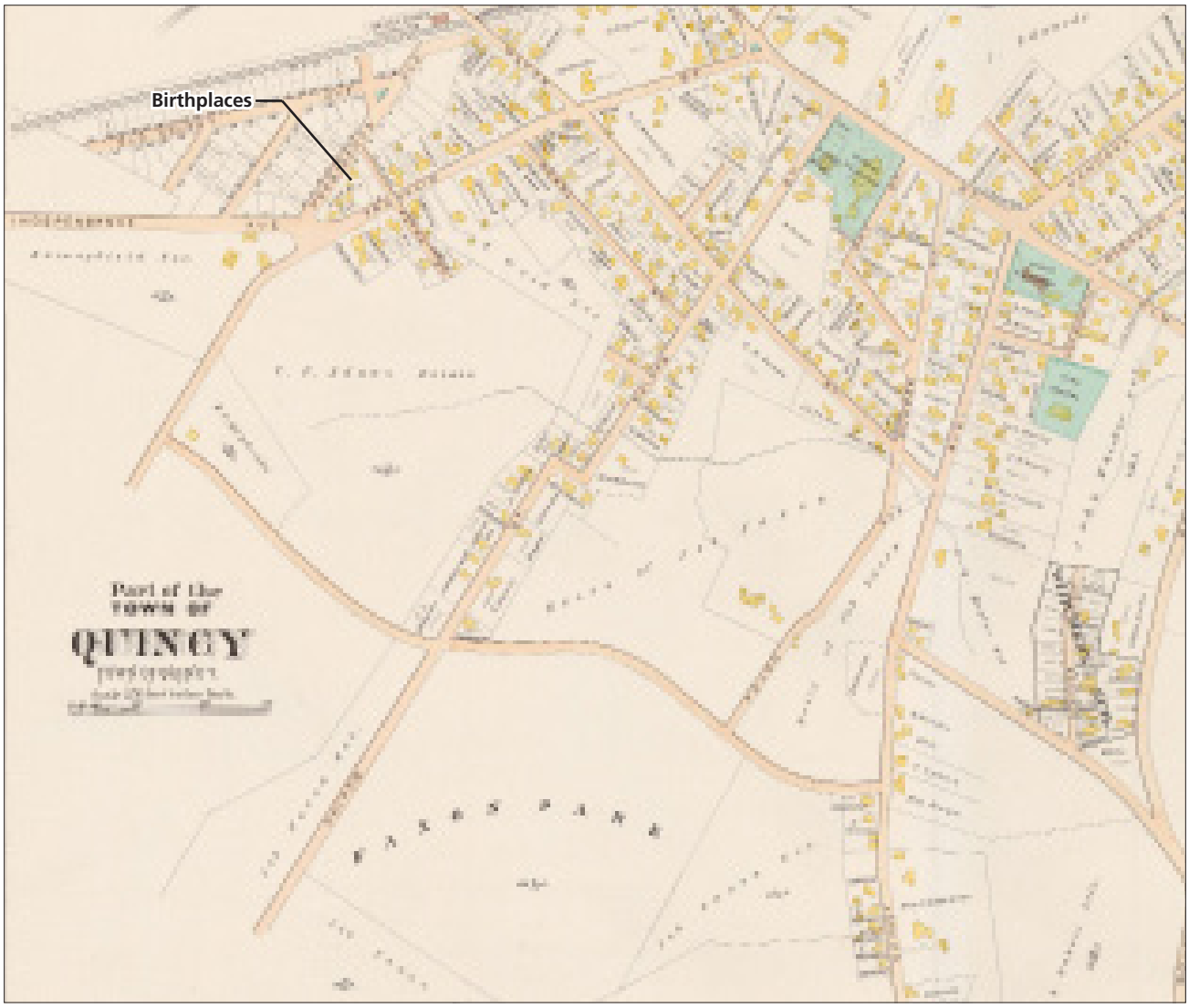


Figure 1.23. Portion of map entitled, Part of the Town of Quincy, 1888, showing the birthplaces with three associated outbuildings. Labeled features include Franklin Street, Independence Avenue, the Quincy Adams Rail Road station, and Payne Street. Large parcels remaining include portions of the C. F. Adams estate, J. Faxon estate, and Faxon Park (Courtesy of Thomas Crane Public Library).

Steel Corporation purchased the shipyard in 1913. At the outset of World War I in 1914, Quincy shipyards supplied the Navy and other military needs and quickly grew into the city's leading industry.[220] Bethlehem Steel built the seventy-acre "Victory Plant" in 1917, where they manufactured destroyers. By 1929, the Quincy yard employed 3,500 workers.[221] The granite industry grew until the end of the nineteenth century, when the majority of Quincy granite was depleted and used for cemeteries and monuments. Despite its decline in production, the granite industry remained the second largest employer in Quincy, and by 1924 employed 1,035 workers in seven quarries.[222]

DEVELOPMENT AROUND THE BIRTHPLACES

During the end of the nineteenth century, developers purchased and built residential houses on the blocks surrounding the birthplaces. Open parcels near the birthplaces were desirable locations because of the nearby Quincy Adams Railway Station, streetcar lines on Water and Franklin Streets, and proximity to Quincy Center (see Figure 1.23).



Figure 1.24. Photograph of the Adams birthplaces, c.1890. View looking northwest with the Craig house (built in 1886-87) behind the John Adams birthplace. A telephone pole stands along Franklin Street and the picket fences are gone or in disrepair. (Courtesy of Historic New England).



Figure 1.25. View looking northeast of the Adams birthplaces, c.1890, from an empty lot on Presidents Avenue. A gabled rear ell is visible on the back of the John Adams birthplace and a shed lean-to attachment is visible at the rear of the John Quincy Adams birthplace. The yard around the John Quincy Adams birthplace is overgrown and clothesline posts and fence posts stand to the northwest of the house. A grape arbor stands to the west of the John Adams birthplace. The tops of elms are visible along the Franklin Street corridor. (Courtesy of Historic New England, H-2457e).

Prior to 1886, the birthplaces property was divided into three parcels, with the two birthplaces and three associated buildings on the southern parcel, and two parcels to the north (See Figure 1.23). A private developer built the Craig house, a large Queen Anne building, immediately to the north of the John Adams birthplace on Franklin Street in 1886–87 (Figure 1.24).[223] The new neighbors likely planted a beech tree north of the John Adams birthplace around the end of the nineteenth century.

The heirs of Charles Francis Adams, including John Quincy Adams, Charles Francis Adams Jr., Henry Adams, Mary Adams Quincy, and Brooks Adams established the Adams Real Estate Trust to manage the birthplaces and surrounding landholdings (Figure 1.25).[224] The trust sold most of the Penn's Hill farm for house lots and by 1889, soon after Quincy became a city, most of the remaining farm land was sold. The trust retained the John Adams and John Quincy Adams birthplaces, leased them to tenants, and removed the outbuildings and horse stable located adjacent to the John Adams birthplace (Figure 1.26).[225] During their ownership of the property, the Adams family considered removing the John Adams and John Quincy Adams birthplaces because they were in need of repair and brought in little rent.[226]



Figure 1.26. Photograph of the John Adams birthplace and barn, c.1890 or ealier. View looking northwest with the picket fence in the foreground and a lilac growing on the south side of the house. The shed is now visible behind the house. (Adams NHP archives).

As suburban growth in Quincy increased, local residents recognized the significance of historic structures as well as the threat of losing them (Figures 1.27 and 1.28). In 1892, the Quincy Patriot published a letter in which W.A.F., a concerned local citizen, stated:

> Have all our old landmarks—in this age of dollar chasing—to be destroyed in order to make room for brown stone fronts, for street railways, for 16-storied business houses? Must our children and our children's children grow up in entire ignorance of everything of an historical nature save what they learn from books? Can we not leave something in tangible shape that was closely related to great events in the history of our great country? Or must we eventually lose our identity entirely as Americans and gradually become absorbed in the mighty flood of humanity which is pouring in upon us from across the sea; and to whom a history of our once beautiful country and the grand deeds of those who took so active a part in making its history will be of no more interest, or as much, probably, as the price of monkeys in Ceylon.[227]

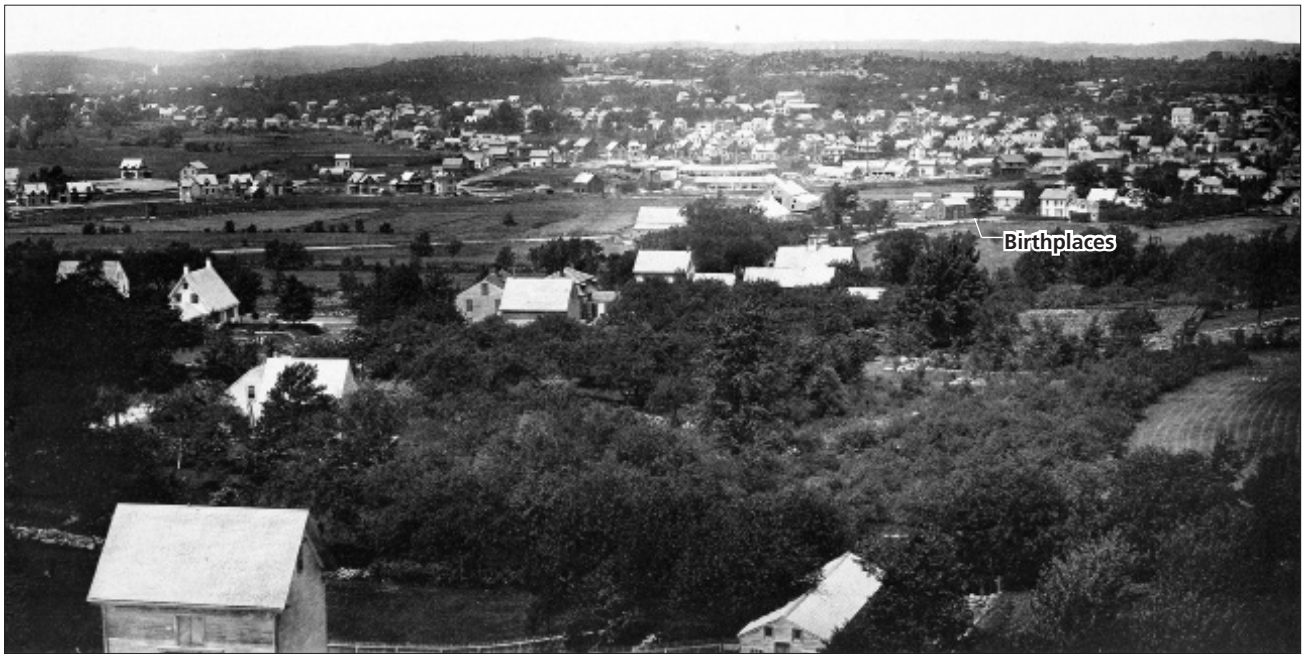


Figure 1.27. Panoramic photograph of Quincy and the Blue Hills, c.1892. The Quincy Adams Railway Station and the Old Colony Railroad appear behind the birthplaces. Agricultural fields with crops and orchards extend to the east and south of the birthplaces. (Courtesy of Quincy Historical Society).

The editor of the Patriot also stated:

> The houses [birthplaces] should be put in good repair, neatly painted and have nice lawns around them. They should be filled with all the old relics of the Adams family, that can be collected. . .An affable and pleasant lady or gentleman should be engaged to show the visitors about and to answer any questions curiosity seekers might wish to know.[228]

In 1893, the City of Quincy established the Quincy Historical Society with Charles Francis Adams Jr. as its president. The society was established to preserve and promote awareness of Quincy history and as a storage facility for local archives.[229] In 1896, the Quincy Historical Society moved into the John Quincy Adams birthplace and Charles Francis Adams Jr. agreed to cover the cost to restore the house to an earlier appearance. The restoration, led by William Gardner Spear who was the Quincy Historical Society's first librarian, included new board siding, a new roof, reopening of the fireplace, new paint, and the house was raised about two feet to meet the new street level.[230]

In 1896, Charles Francis Adams Jr. allowed the Daughters of the Revolution to use the John Adams birthplace as their meeting house. This chapter was led by Mrs. Nelson V. (Lillian Blanche) Titus, who recalled, "At that meeting [January 27, 1896], I [Lillian B. Titus] stated to the members [of the Adams Chapter D.R.] that



Figure 1.28. Map by H.T. Whitman, c.1894. Labeled features include Presidents Avenue, Independence Avenue, Paynes Hill, and the New York, New Haven & Hartford Railroad. The number of streets in the vicinity reflects the tremendous increase in development. (Courtesy of the Norman B. Leventhal Map Center at the Boston Public Library).



Figure 1.29. Photograph of the John Quincy Adams birthplace, 1897. View looking east with decorations on the house to celebrate the centennial anniversary of John Adams' Presidential inauguration. The earliest image of the stone wall constructed by the Quincy Historical Society in 1896 around the John Quincy Adams birthplace. (Courtesy of Quincy Historical Society).



Figure 1.30. Photograph of the John Quincy Adams birthplace, 1897. View looking southeast with the well on the north side of the house near an old tree stump, which is used to draw water. A barrel collects water from the roof. The stone wall built by the Quincy Historical Soceity in 1896 extends around the southern portion of the property with a wood gate at the western side. A shed addition on the north side of the house is gone. Elm and maple trees grow along the roads in the distance. (Courtesy of Quincy Historical Society).



Figure 1.31. View looking northeast of the well and stone wall in the foreground and the John Adams birthplace, shed, and surrounding shrubs in the background, c.1899. Also visible in the background are the roofs of the Craig and McCausland homes, built in 1886 and 1887 and removed in the 1950s. A split rail fence is visible along the northern property line of the John Adams birthplace property. Elms grow along Franklin Street. (Courtesy of Historic New England).



Figure 1.32. Photograph of the Adams birthplaces, c.1899. View looking northeast with the stone wall and split-rail fence along Presidents Avenue. The well appears on the north side of the John Quincy Adams birthplace. (Courtesy of Thomas Crane Public Library, Parker Collection).

I had applied to the Hon. C. F. Adams for permission to use this famous old house [John Adams birthplace] for our Chapter meetings. For years these two houses had fallen into comparative disuse, and were occupied by tenants who cared nothing for their great historic value. . . .On Oct. 19, 1896 the Adams Chapter took formal possession of the house Mr. Adams having dismissed the tenant so that we should have complete occupancy of the property."[231] Titus supervised restoration of the John Adams birthplace in the fall of 1897, which included new windows, opening the chimney, new wallpaper, new paint, removal of an interior wall, and a new coat of red paint for the exterior of the house.[232]

The birthplaces sat on a .34-acre corner lot, bordered by Franklin Street and Presidents Avenue. At the John Quincy Adams birthplace, the Quincy Historical

Figure 1.33. Photograph of the Adams birthplaces, c.1899. View looking north. (Courtesy of Historic New England).





Figure 1.34. Photograph of the John Quincy Adams birthplace, c.1900. View looking northwest with new development on Presidents Avenue in the background. A turn style appears at a break in the stone wall between the two birthplaces and a bird house stands northeast of the John Quincy Adams birthplace, in the shape of the First Parish Church. Streetcar tracks run in the foreground along the street. (Courtesy of Historic New England).



Figure 1.35. View northwest of the Adams birthplaces from Franklin Street, c.1900. Both houses are painted red and street car lines run above the road. (Courtesy of Historic New England).

Society constructed a stone wall and reconstructed the well (Figures 1.29, 1.30, and 1.31).[233] At the John Adams birthplace, the Daughters of the Revolution installed a split-rail fence, turnstile, and a flagpole (see Figure 1.31).[234] During restoration at the John Adams birthplace, the workers found a brick inscribed with "1681," which was likely the date of the original house on the site.[235] Later dendrochronology analysis indicates that the house was substantially rebuilt in 1716.

During their restoration efforts, the Adams Chapter of the Society of the Daughters of the Revolution installed a cairn on the top of Penn's Hill that

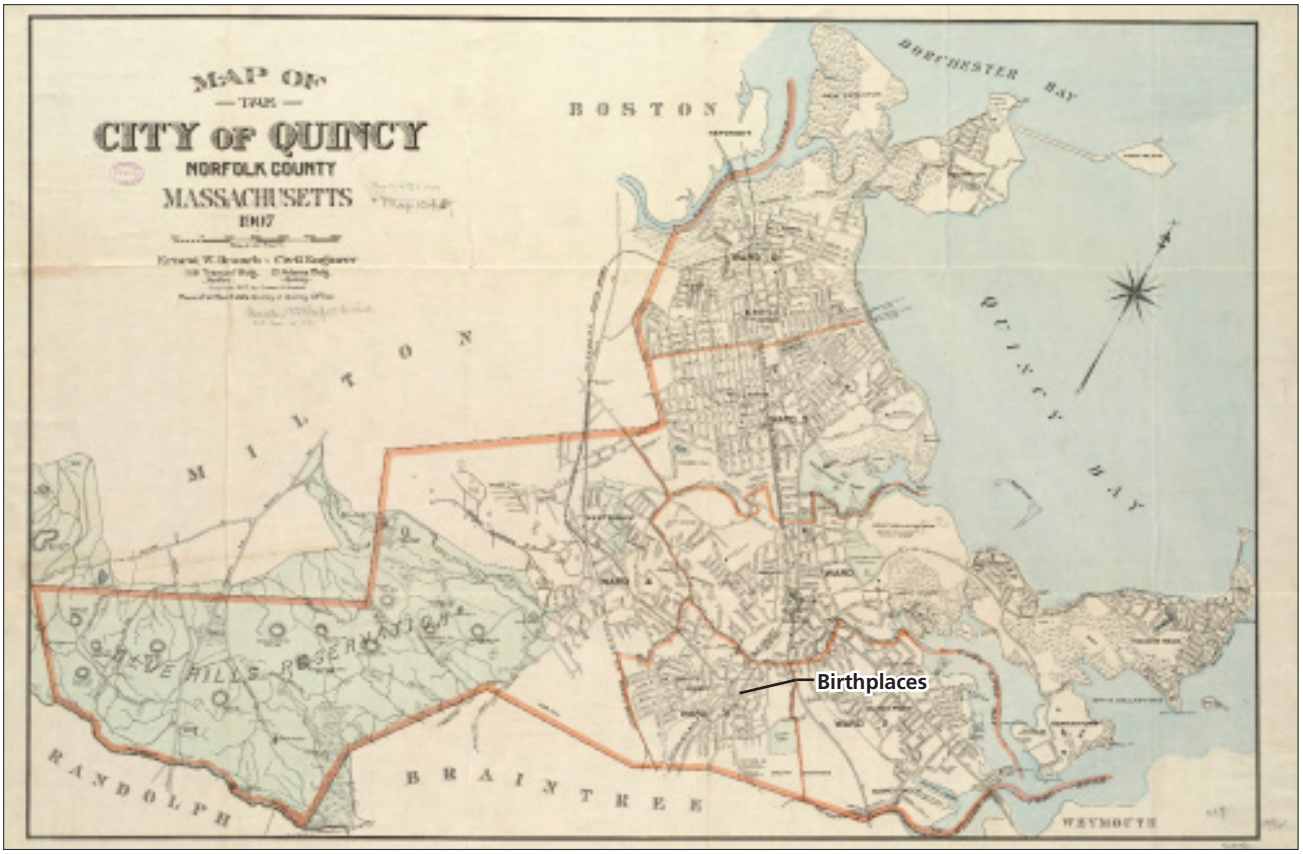


Figure 1.36. Map by Ernest W. Branch in 1907. Labeled features include the North and South Commons, Adams Square, the Blue Hills Reservation, and the streetcar lines. (Courtesy of the Norman B. Leventhal Map Center at the Boston Public Library).

commemorated the location where Abigail Adams and her children viewed the Battle of Bunker Hill.[236] On June 17, 1897, the Quincy Historical Society opened the John Quincy Adams birthplace to visitors and the site was "visited by large crowds of people from this city and surrounding towns."[237] The society continued to use the house for meetings.[238] Later that year, on October 19, the Daughters of the Revolution opened the John Adams birthplace to visitors.[239] Both groups employed a caretaker to maintain the house and show it to visitors.

Numerous photographs of the birthplaces in the early 1900s show an increasing effort to enhance the landscape surrounding the homes, including the well area, walls and fences, and vegetation. The well stood at the northwest side of the house beside an old tree stump, which supported a tree limb and container that drew water from the well. A barrel collected water from the roof. A stone wall extended around the John Quincy Adams birthplace with a wood gate at the southern corner (see Figures 1.30 through 1.34). Wooden fences bounded the John Adams birthplace (see Figure 1.33). While the land around the birthplaces was densely developed, a large tract of land in western Quincy was set aside for parkland as part of the Blue Hills Reservation (Figure 1.36). Throughout Quincy, shade trees were planted along roadways. Historic photographs also illustrate shade trees, shrubs, and vines surrounding the birthplaces (Figures 1.37 through 1.48).



Figure 1.37. View looking northwest of the Adams birthplaces from Franklin Street, c.1905. A wisteria vine grows on the south side of the John Quincy Adams birthplace, other vines cover the stone wall, and numerous shrubs and a tree grow in front of the John Adams birthplace. (Courtesy of Historic New England).



Figure 1.38. View looking northwest of the Adams birthplaces in the winter, c.1910. The Craig and McCausland homes are visible at right and a new apartment building at left. (Courtesy of Historic New England).



Figure 1.39. View looking northwest of the Adams birthplaces from Franklin Street, c.1910. An elm grows west of and behind the John Quincy Adams birthplace and vines grow on the stone wall and south side of the house. Another elm and shrubs grow south of and in front of the John Adams birthplace. (Courtesy of Historic New England).



Figure 1.40. View looking northwest of the Adams birthplaces from Franklin Street, c.1910. View looking northwest from Franklin Street. Vines cover the stone wall around the John Quincy Adams birthplace, shrubs obscure the John Adams birthplace, and an elm grows between the two properties along Franklin Street--at far right of photograph. A bird house modeled after the First Parish Church stands on a post between the homes. (Courtesy of Historic New England).



Figure 1.41. View looking northeast of the John Adams birthplace with the well, stone wall, and four-rail fence in the foreground, c. 1910. The gabled rear ell, a portion of a shed, and the Craig house appear behind the house at left. (Courtesy of Historic New England).



Figure 1.42. View looking west of the John Adams birthplace with a three-rail fence and turnstile in the foreground, c.1910. Shrubs and trees visible in the photograph include lilacs at left and Vanhoutte spirea at right, plus a young elm at the far right. (Courtesy of Historic New England).

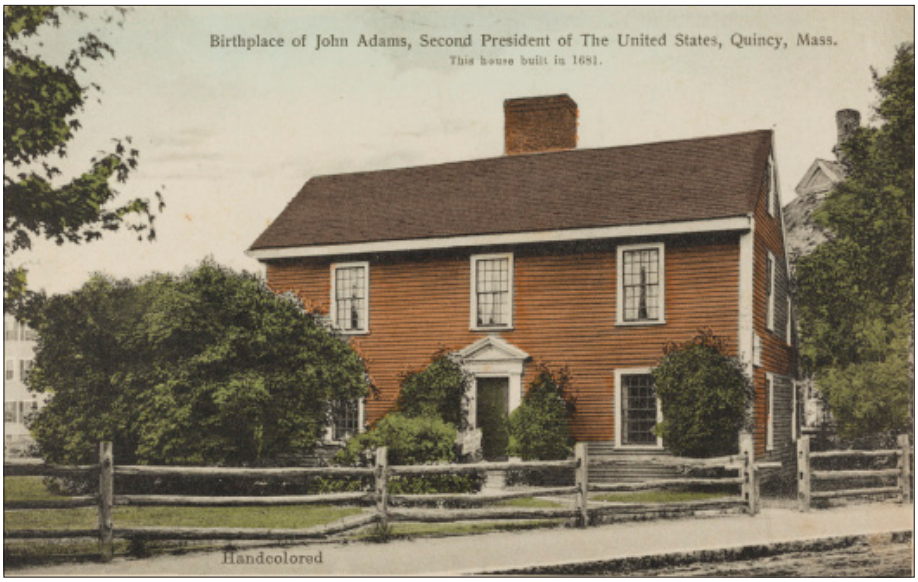


Figure 1.43. Hand colored postcard of the John Adams birthplace, c.1914. (Courtesy of Historic New England).



Figure 1.44. Postcard of the Adams birthplaces, c.1910. (Courtesy of Historic New England).

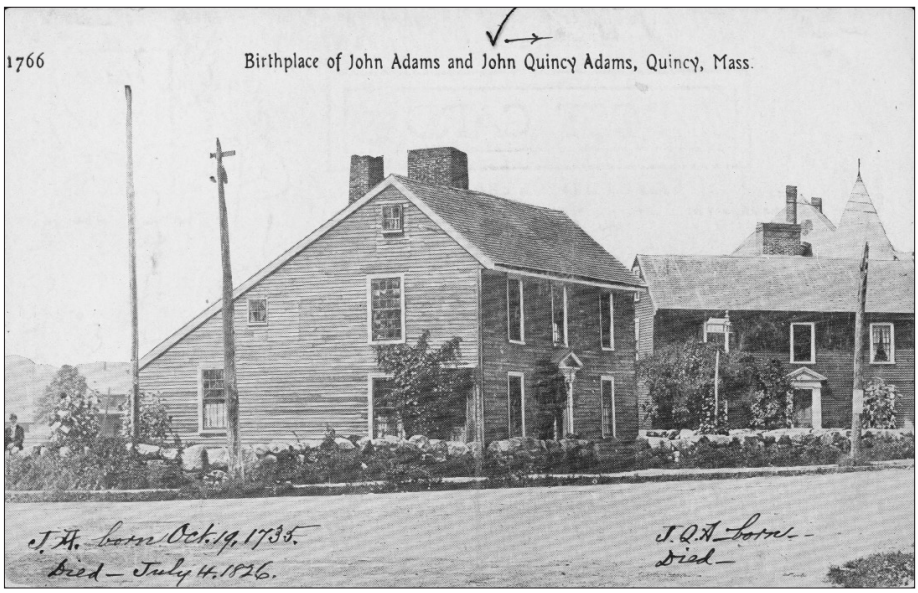


Figure 1.45. Postcard of the Adams birthplaces, c.1910. (Courtesy of Historic New England).



Figure 1.46. View looking northwest of the John Adams birthplace, c.1910. Lilacs grow around the house. The split rail fence transitions from three rail to four rail as it travels south along the property line (Courtesy of Historic New England).



Figure 1.47. View looking north of the John Quincy Adams birthplace, c.1912. A young Norway maple tree grows south of the house in the foreground, vines cover the wall and grow on the south side of the house. Elms grow to the west, northwest, and northeast of the house. (Courtesy of Historic New England).



Figure 1.48. View looking northwest of the Adams birthplaces, c.1914. The Norway maple at the south (left) of the property is as tall as the house. (Courtesy of Historic New England).

SUBURBAN GROWTH

Quincy's population growth in the 1920s, resulting from the success of local manufacturing and the shipbuilding industries, put a strain on city services. Tourists and residents gained better access to Quincy neighborhoods in the early 1900s when the Metropolitan District Commission and Metropolitan Highway Commission completed Quincy Shore Drive in 1903, Furnace Brook Parkway in 1916, and the Southern Artery in 1926. These new transportation corridors also improved the commute into Boston (Figure 1.49).

Residential developments, which began in the early part of this period, continued to grow in South Quincy, North Quincy, Wollaston, and Squantum.[240] With the increase in population and residential housing, the city was overwhelmed with the number of requests for paved streets, utilities, sewers, traffic improvements, and better control of growth.[241] In response to these requests, the city produced a zoning study in 1921 and constructed new institutional buildings such as schools.

By the early twentieth century, developers constructed more multiple family dwellings, including several along the Presidents Avenue and Franklin Street blocks. By 1920, most of the Penn's Hill farm land once owned by Charles Francis Adams was developed for housing. The birthplaces property was further diminished by the city's widening of Franklin Street to accommodate more parking. In 1921, Charles Francis Adams opposed this expansion and compared

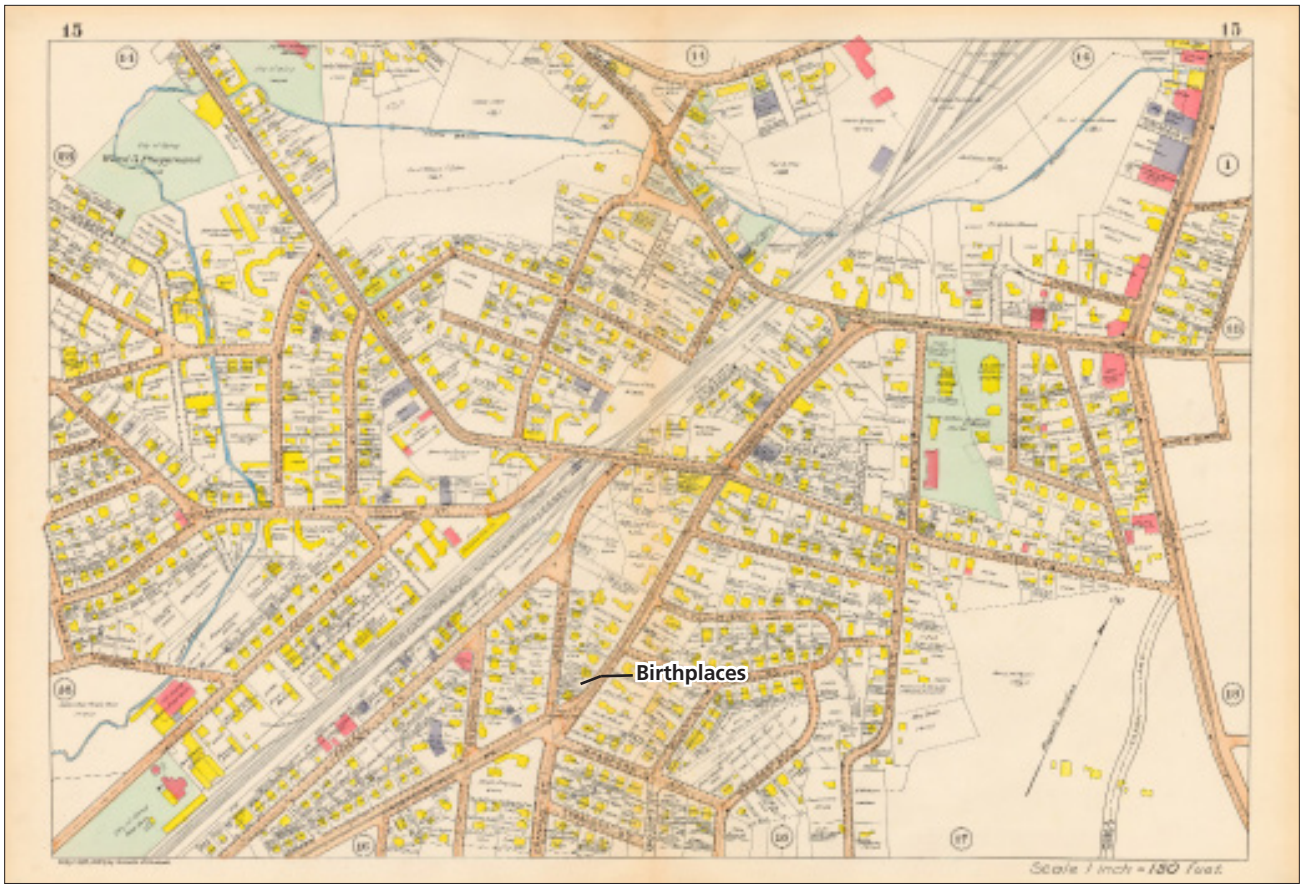


Figure 1.49. Map of a portion of South Quincy, 1924. Labeled features include the birthplaces and adjacent homeowners. (Courtesy of Thomas Crane Public Library).

the project to "a street through the centre of Mount Vernon to save a few dollars as to cut off any of the land of the Adams homesteads."[242]

PROTECTION OF BIRTHPLACES

Despite its diminished setting, Quincy valued the preservation of historic sites and promoted tourism, featuring the birthplaces as key attractions with in the city (see Figures 1.46 through 1.48). The Quincy Historical Society published a guide book in 1921 with the intent to "create an interest and thereby to educate the citizens and younger generations in the past history of our city, which has, through its distinguished sons and daughters, contributed so much to elevate our Country to its present position among the Nations of the World."[243] This guide detailed routes to the birthplaces, through City Square, along Quincy Bay and the Neponset River, and near the shipbuilding areas. Institutional buildings, parks, historic sites, and areas of interest were labeled on the map with a brief paragraph about each site. Furthermore, the birthplaces were accessible by train and street car (Figure 1.49 and 1.50). In 1929, the Boston Sunday Post published a map showing Quincy's attractions that featured the birthplaces, the old cedar groves, the first railroad, and shipbuilding plants.[244] These maps show the town's pride in local history and resources.

Another guidebook published in 1937, the *WPA Guide to Massachusetts*, contains a short tour of Quincy, with stops at the Adams mansion (Peace field), granite quarry, birthplaces, and Crane Public Library. The booklet includes a "Quincy Tour" map with the major visitor attractions labeled. The John Adams birthplace is described as "a small red clapboard salt-box farmhouse built in 1681, enclosed by



Figure 1.50. Photograph of the Adams birthplaces, 1924. View looking north from Franklin Street with the streetcar lines overhead. A mature elm arches over Franklin Street north of the John Adams birthplace. The shadow of the Norway maple that grew south of the John Quincy Adams birthplace is visible on the side of the home. (Courtesy of Quincy Historical Society).

an ancient pole fence and turnstile…" and the John Quincy Adams birthplace is described as "a red clapboard salt-box farmhouse with a huge central chimney."[245]

In the 1930s the Patriot Ledger published a series of articles about historical shrines in Quincy. These articles call attention to the birthplaces and other historic sites to encourage more visitors. The article recommends, "A visit to the birthplace of the second president gives one the opportunity of stepping into the very room in which John Adams was born. Courteous attendants show visitors through the various rooms…"[246] The articles goes on to state, "Few buildings in the country



Figure 1.51. Photograph of John Adams birthplace, 1929. A split rail fence with turnstile entrance extends along the Franklin Street concrete sidewalk. The signs identify the house and hours. Lilacs and spirea grow in front of the house. A large American elm grows to the north (behind) the house. Also visible are the Craig and McCausland homes that were removed between 1956 and 1958 (Courtesy of the Trustees of the Boston Public Library, Leon H. Abdalian Collection).



Figure 1.52. Photograph of John Adams birthplace, 1929. Lilacs and spirea grow in front of the house and a stonedust path extends to the front door (Courtesy of the Trustees of the Boston Public Library, Leon H. Abdalian Collection).

have the wealth of historical relics housed in the John Quincy Adams house."[247] At the end, the article states, "A visit to the Adams houses enables one to sense the very spirit of the Revolution. In them one breathes the very air that animated those molders of the nation, John, John Quincy, and Samuel Adams, Otis, Henry, Washington, and Jefferson."[248]

Newspaper articles and survey maps capture several features added to the birthplaces landscape in the 1920s and 1930s. The Adams Chapter of the Daughters of the Revolution installed a new steel flagpole in 1926.[249] Photographs from 1929 and 1930 show the split-rail fence along Franklin Street, which by that time had a paved sidewalk. Tall shrubs and trees surrounded John Adams birthplace. Tall trees grew behind John Quincy Adams birthplace and a stone wall ran along the sidewalk (Figures 1.51 through 1.58).

In 1936, the National Park Service completed a Historic American Buildings



Figure 1.53. Photograph of the Adams birthplaces, 1929. Mature trees surround the homes. A stone wall extends around the perimeter of the John Quincy Adams property and a split-rail fence around the John Adams property (Courtesy of the Trustees of the Boston Public Library, Leon H. Abdalian Collection).



Figure 1.54. Photograph of John Quincy Adams birthplace, 1929. A Chinese wisteria grows on the south side of the John Quincy Adams birthplace. (Courtesy of the Trustees of the Boston Public Library, Leon H. Abdalian Collection).

Survey (HABS) that included architectural and landscape documentation for the birthplaces (Figures 1.59, 1.60, and 1.61).[250] Norway maples (*Acer platanoides*) and American elms (*Ulmus americana*) surrounded the homes, while stone walls and split-rail fence ran along the property lines. A shed stood at the northwest corner of the John Adams birthplace with a lattice along the west façade of the shed. Common lilacs (*Syringa vulgaris*) and Vanhoutte spirea (*Spiraea x vanhouttei*) grew around the John Adams birthplace and Chinese wisteria (*Wisteria sinensis*) grew at the southeast corner of the John Quincy Adams birthplace. A pathway connected the John Adams birthplace entrance at Franklin Street to Presidents Avenue. A stone wall surrounded the John Quincy Adams property and a split-rail fence surrounded the John Adams house with a turnstile at the front entrance.



Figure 1.55. Photograph of the John Adams birthplace, c.1930. View looking northwest with the split-rail fence, turnstile, and sidewalk in the foreground. (Courtesy of Historic New England).



Figure 1.56. Photograph of John Adams birthplace, c.1930. Note the information sign on the east side of the house. Ornamental shurbs surround and obscure the home (Courtesy of Historic New England).

LANDSCAPE SUMMARY, 1940

In 1940, as illustrated in Drawings 1.9 and 1.10, the John Adams and John Quincy Adams birthplaces stood on a .34-acre parcel, between Franklin Street and Presidents Avenue, owned by the Adams Real Estate Trust. The Adams Real Estate Trust retained fragments of the Penn's Hill farmland, including land along the Town Brook and at the base of Pine Hill and Penn's Hill. Most of the city blocks in South Quincy were fully developed with residential and commercial buildings by this time and very little agricultural land remained.



Figure 1.57. Photograph of the John Adams birthplace, 1930. (Courtesy of the Trustees of the Boston Public Library, Leslie Jones Collection).



Figure 1.58. Photograph of John Quincy Adams birthplace, 1930. Note the Norway maples and elms surrounding the home (Courtesy of the Trustees of the Boston Public Library, Leslie Jones Collection).

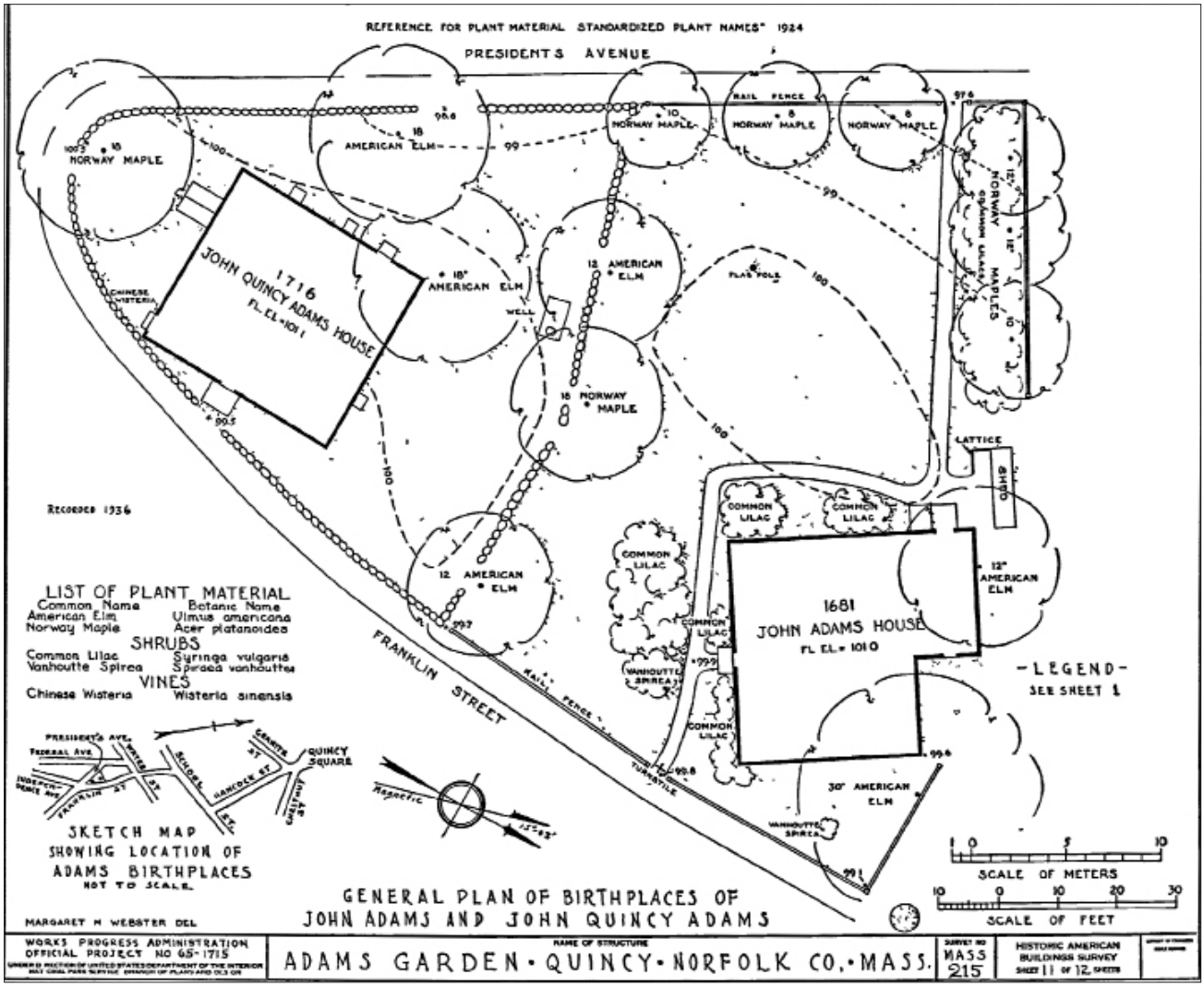


Figure 1.59. General Plan of the Adams Birthplaces, 1936. Labeled features include the shed and vegetation at John Adams birthplace, and the maples and elm trees around the property boundaries. (Margaret M Webster, DEL, National Park Service, Works Progress Administration Official Project No 65-1715, 1936, sheet 11 of 12).



Figure 1.60. Photograph of John Adams birthplace, 1941. Lilacs grow at the south entrance to the house. (Frank O. Branzetti for Historic American Building Survey).



Figure 1.61. Photograph of John Quincy Adams birthplace, 1941. Several large trees grow around the house. (Frank O. Branzetti for Historic American Building Survey).

The proliferation of private vehicles resulted in the construction of Quincy Shore Drive in 1903, Furnace Brook Parkway in 1916, and the Southern Artery in 1926. In the neighborhood surrounding the birthplaces new roads with paved sidewalks cut through the remaining large parcels. Streetcar tracks ran down Independence and Franklin streets.

Within the birthplaces parcel, a pedestrian path led from Franklin Street, around the John Adams birthplace, and toward Presidents Avenue. The John Adams birthplace had a small shed northwest of the house and two buildings stood on Franklin Street north of the birthplace. The John Quincy Adams birthplace no longer had sheds attached to the house. Similarly, the barns no longer stood to the west of the birthplaces. Vegetation around the birthplaces included Norway maples and American elms around the perimeter of the property and between the two birthplaces, with lilacs, spirea, and wisteria near the buildings.

Views from the top of Penn's Hill looked out over a dense urban fabric with commercial and residential development throughout the city. Views from the birthplaces included commercial development and transportation infrastructure. Small-scale features included the reconstructed stone wall around the John Quincy Adams birthplace property, wooden gates, split-rail fences around John Adams birthplace, the relocated well, steel flagpole, and turnstile.



Cultural Landscape Report

Birthplaces
Adams National Historical Park
Quincy, MA

Adams Real Estate Trust, 1886–1940

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. City of Quincy, 2011
2. Aerial photograph, 2012
3. Site visit November, 2013
4. Lawrence D. Gall, 1981
5. Quincy Historical Society, Ezekiel C. Sargent Quincy Land Records Collection

DRAWN BY

Kirsten Holder, AutoCAD 2013 and Illustrator CS5

LEGEND

- Existing railroad
- Existing roads
- Existing building
- 10 Feet contour
- Adams birthplaces
- Property lines
- Historic property lines
- Roads
- Creek
- Stone wall

NOTES

1. All features shown in approximate scale and location.
2. Plan shows conditions in 2013.

0′ 400′ 800′ 1600′

Drawing 1.9

Cultural Landscape Report

Birthplaces
Adams National Historical Park
Quincy, MA

Adams Real Estate Trust, 1886–1940

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. HABS Survey, 1936, 1979
2. City of Quincy, 2011
3. Aerial photograph, 2012
4. Site visit November, 2013, 2014
5. 1888 Map Norfolk County, Quincy, TCPL

DRAWN BY

Updated by Ashley M. Braquet, Illustrator CS6, 2014
Kirsten Holder, AutoCAD 2013 and Illustrator CS5, 2013

LEGEND

- Existing roads
- Existing building
- Dirt road
- Gardens
- 10 Feet contour
- Stone wall
- Flagstones
- Deciduous and Evergreen trees
- Deciduous shrubs
- Adams Birthplaces Property Lines
- Property Lines
- Picket Fence
- Split Rail Fence
- Chain link fence
- Removed feature

NOTES

1. All features shown in approximate scale and location.

0′ 15′ 30′ 60′

Drawing 1.10

PRESIDENTS AVENUE

FRANKLIN STREET

Street car line, c.1890

Relocated well (1896)

Removed sheds (c.1895-96)

Stone wall (built 1896)

Charles Francis Adams to Adams Real Estate Trust, 1886

John Quincy Adams birthplace

John Adams birthplace

Flagpole (c.1926)

Removed barn (c.1887)

Removed barn (c.1887)

Pedestrian walkway (c.1896)

Shed (c.1896)

Split-rail fence (1896)

Turnstile (1896)

Craig house (1886-87)

McCausland house (1886-87)

Franklin Street widened and Payne Street removed (c.1921)

Ac pl

Ul am

Sy vu

Sy vu/ Sp va

Sp va

Wi si

Fa sy

Co fl

Latin name	Common name	ID
Acer platanoides	Norway maple	Ac pl
Cornus florida	flowering dogwood	Co fl
Fagus sylvatica	copper beech	Fa sy
Syringa vulgaris	common lilac	Sy vu
Vanhoutte spirea	spiraea x vanhouttei	Sp va
Ulmus americana	American elm	Ul am
Wisteria sinensis	Chinese wisteria	Wi si

CITY OF QUINCY, 1940–1979

The Fore River Shipyard was a major presence in Quincy during World War II, employing over 40,000 people in the shipbuilding industry to build *Baltimore* class ships, light cruisers, the *Essex* class aircraft carriers, destroyers, destroyer transports, and landing ships.[251] The war sent many local residents away from Quincy and brought thousands to the city to train at the Squantum Naval Air Station or to work at the Shipyard.[252]

The shipbuilding industry began to decline following the end of the Korean War in 1953, while new services and manufacturing trades thrived in the mid-1950s. Successful manufacturing companies included Procter & Gamble, which opened a plant in 1940, and Raytheon, which doubled their plant size in South Quincy in 1951.[253] Downtown Quincy was a thriving economic center with retail shopping, restaurants, office buildings, and new parking facilities. Major retail shops, such as Filene's Outlet and Woolworths, attracted people from throughout the South Shore. By 1960, the population of Quincy reached 87,409 residents.[254] The last operating quarry in Quincy, known as Swingle's Quarry, closed in 1963.[255] Structures associated with the quarry industry were removed and many of the abandoned quarries were used by locals as swimming holes.

The city and state agencies expanded transportation corridors in the 1950s through 1970s that improved access between Quincy and the surrounding Boston metropolitan area. The Massachusetts Department of Public Works oversaw the construction of the Southeast Expressway between Boston and Braintree through western Quincy from 1954 to 1959. In Braintree the new Southeast Expressway connected with Pilgrims Highway (MA Route 3) to Cape Cod and the Yankee Circumferential Highway (Route 128) around Boston. A decade later, the Massachusetts Bay Transportation Authority (MBTA) obtained a railroad right-of-way just to the west of the Old Colony Line and extended the Red Line, then called the South Shore Line. The line opened in 1971 with stations at North Quincy, Wollaston, and Quincy Center. The MBTA added the Braintree terminus in 1980 and Quincy Adams station in 1983.

MANAGEMENT OF THE BIRTHPLACES

The Adams Real Estate Trust deeded the .34-acre property that contained the two birthplaces to the city of Quincy in 1940. The city funded capital improvements and maintained the two buildings and surrounding landscape while local organizations continued to manage the public programs. The Daughters of the Revolution continued to manage the John Adams birthplace until 1950, when they passed their responsibilities to the Quincy Historical Society. Meanwhile, Quincy Historical Society continued to operate the John Quincy Adams birthplace, as they had been doing since the 1890s. Both properties were opened to the public for

house tours and maintained by caretakers. Tourism and public interest in Quincy's historic sites and the Adams family grew during this period with ongoing efforts to promote tourism and the presence of the National Park Service at Peace field beginning in 1946.

The city expanded the birthplaces parcel from .34 to .72 acre after they acquired the two residential lots to the north of the John Adams birthplace. Once in possession of the two parcels, which were originally part of John Adams' farm, the city relocated the residences, and re-graded the landscape. This additional open space provided a much needed buffer around the house. Following building repairs, new pedestrian circulation, and grounds maintenance in the 1940s and 1950s, the city was no longer able to fund the necessary maintenance and repairs for the buildings. The National Park Service acquired the Adams Mansion (Peace field) in 1946, and established the Adams Mansion National Historic Site. In 1952, they expanded the boundary to include a strip of land along the Furnace Brook Parkway and renamed the park, Adams National Historic Site.

Transfer to the City of Quincy

In 1940, Charles Francis Adams contacted Quincy mayor, Thomas S. Burgin, to discuss the Adams family's desire to transfer the birthplaces parcel to the City of Quincy. Charles Francis Adams reasoned, "in view of the historic value of the houses the family would like to give them to the city under certain terms and conditions."[256] The city accepted the property and agreed to, "preserve and maintain such premises with any additions thereto or improvements thereon as places of historic and public interest and not for profit, with the purpose of fostering civic virtue and patriotism. . .and in general to do all things which may be necessary or proper to preserve said premises and the buildings now built thereon and the personal property which may from time to time be placed thereon or therein."[257] The city council and mayor approved the transfer for the .34-acre property, including the John Adams and the John Quincy Adams birthplaces, on June 18, 1940. Under city ownership, the property would not be taxed. Shortly after assuming ownership, the city council appropriated $2000 for repairs, which funded interior and exterior building repairs at the John Adams birthplace (see Figures 1.60 and 1.61).[258]

The Daughters of the Revolution had managed and cared for the John Adams birthplace since 1896. By 1950, the Daughters of the Revolution Adams chapter, which was down to one member, was no longer able to manage the building. The Board of Managers of Historical Places asked the Quincy Historical Society to manage the John Adams birthplace, in addition to the John Quincy Adams birthplace. The Quincy Historical Society received the Adams family furniture, which remained in the house. The Quincy Historical Society operated the birthplaces and opened them to the public, while city of Quincy maintained and

funded improvements at the houses. The city made additional repairs to mitigate termite and dry rot damage at both buildings, introduce electricity and plumbing, and improve structural beams in 1950-51.[259] Prior to opening in 1951, the city added new vegetation and a flagstone path between the two birthplaces.[260] New plantings likely included spring-flowering bulbs along the stone walls and split-rail fences.

Expansion of the Birthplaces

As residential and commercial development thrived during the middle of the century, the city sought to improve the setting of the birthplaces. In 1956, the city acquired the two-and-a-half story Queen Anne house and adjoining land, immediately north of the John Adams birthplace at 127 Franklin Street, from the Craig family.[261] The Craig house, built in 1886, sat only a few yards away from Adams birthplace, and was considered a fire hazard that detracted from the historic character of the birthplaces. The city relocated the house and regraded the vacant lot in 1958. To the north of the Craig house, the McCausland house, went on the market in 1957, and the city Council voted to acquire this property. The house was moved and the lot was graded and seeded in 1958. The new open space increased the setting of the birthplaces property from a .34-acre parcel to a .72 acre parcel.

Local designations

The National Park Service designated the birthplaces of Presidents John Adams and John Quincy Adams as National Historic Landmarks in 1960. The properties were administratively listed in the National Register in 1966. The birthplaces received approximately 9,400 visitors in 1974.[262] The following year, city council approved designation of two local Historic Districts in 1975, the Adams Birthplace Historic District and the Quincy Center Historic District (Figure 1.62). The Adams



Figure 1.62. Photograph of the Adams birthplaces, c.1975. Note the American elm tree growing near the stone wall and the split-rail fence in front of the John Adams birthplace. (Adams NHP archives).

Birthplace Historic District included the birthplaces on Franklin Street and surrounding thirty-one properties. The Quincy Center Historic District included 115 properties and encompassed Quincy Square. National Historic Landmark documentation was prepared for the birthplaces and accepted in 1978.

Despite the national recognition of the birthplaces, the city of Quincy was no longer able to maintain the property after nearly three decades of ownership. In 1977, William A. O'Connell, President of the Quincy Historical Society, lobbied for the transfer of the birthplaces to the National Park System, an obvious candidate because of their presence at Peace field a mile and a half north of the birthplaces. O'Connell wrote to the mayor, city council, senators, representatives, local news media, and the historic commission expressing his concern over the condition of the birthplaces property. O'Connell was concerned about the structural integrity of the birthplaces, lack of fire and burglar alarms, and deteriorated appearance. In public letter to Mayor Joseph J. LaRaia, he stated, "The society feels it is necessary to once again reinforce that immediate steps must be taken to stop the rapid deterioration of these buildings and to properly preserve what is of great importance to the city and nation. We hope that you appreciate that the present situation is critical and that immediate action is of utmost importance."[263] Following a burglary in 1978 and ongoing repairs for the two buildings, it became clear that neither the City of Quincy, nor the County of Norfolk, was able to afford necessary maintenance and repairs.[264] Members of the Quincy Historical Society voted in support that the U.S. Department of the Interior assume ownership of the .72-acre parcel (Figures 1.63 and 1.64).

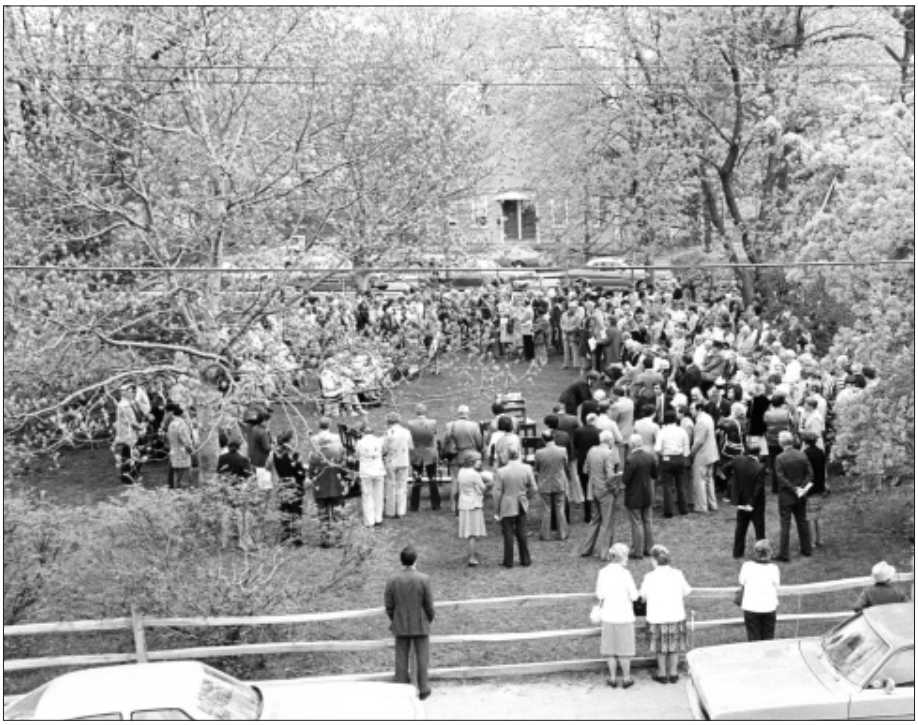


Figure 1.63. Photograph at the Adams birthplaces during the National Park Service ceremony, 1979. (Courtesy of Quincy Historical Society).



Figure 1.64. Photograph at the Adams birthplaces during the National Park Service ceremony, 1979. (Courtesy of Quincy Historical Society).

Just prior to the transfer to the National Park Service in 1979, the Quincy Historical Society hired Richard Cheek to photograph the birthplaces. *Antiques* magazine published a story, written by Quincy Historical Society historian H. Hobart Holly that featured the property in the December issue (Figures 1.65 and 1.66). Photographs showcased the two red houses surrounded by the stone wall, split-rail fence, and colorful fall vegetation including Norway maple and American elm trees (Figures 1.67 and 1.68).

Figure 1.65. Photograph of the Adams birthplaces in the fall, c.1979. (Courtesy of Historic New England).





Figure 1.66. Photograph of the Adams birthplaces, c.1979. (Courtesy of Historic New England).



Figure 1.67. Photograph of the Adams birthplaces from Franklin Avenue, 1979. (Adams NHP archives).



Figure 1.68. Photograph of the Adams birthplaces and surrounding landscape, 1979. View looking southeast toward the houses with deciduous shrubs and trees in the foreground. (Adams NHP archives).

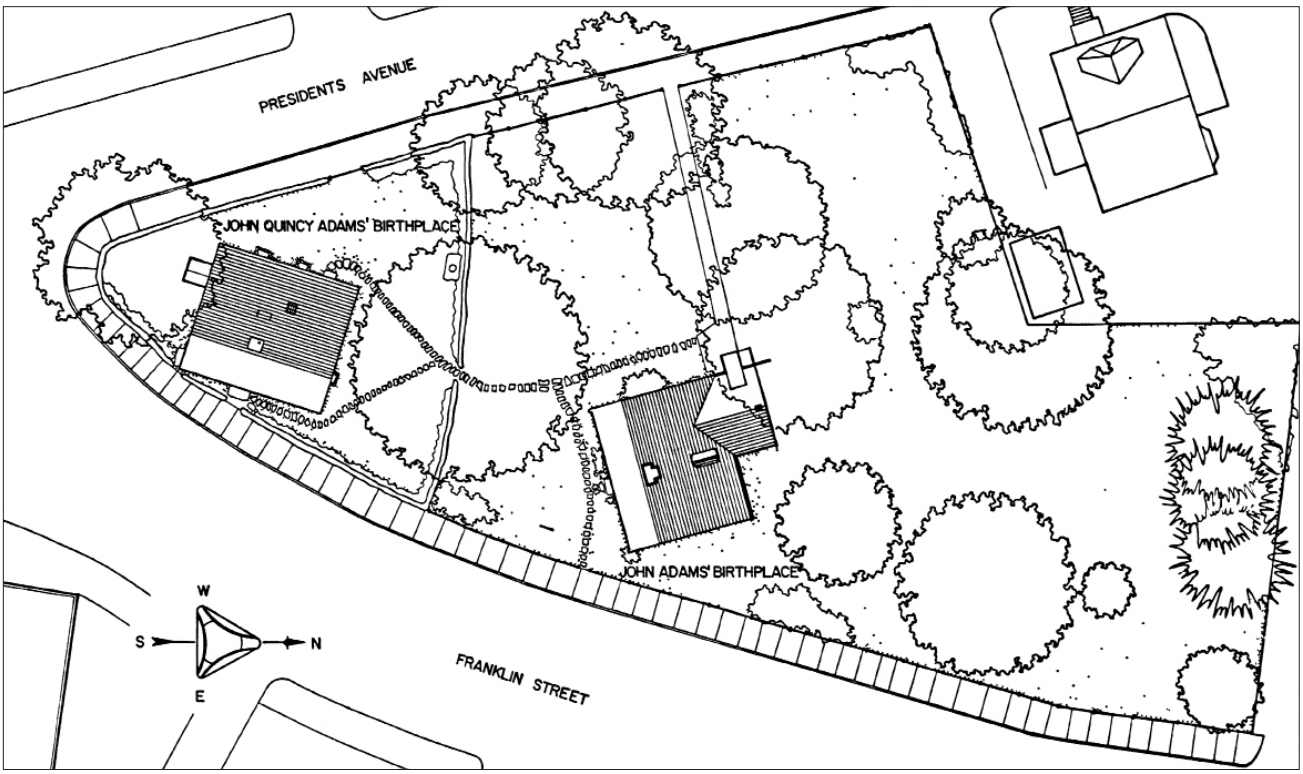


Figure 1.69. Landscape plan for the Adams birthplaces, 1979. The plan documents site features such as the stepping stone pathway, stone wall and well location, and the vegetation. (Drawn by Keith S. Andreucci for Historic American Building Survey).

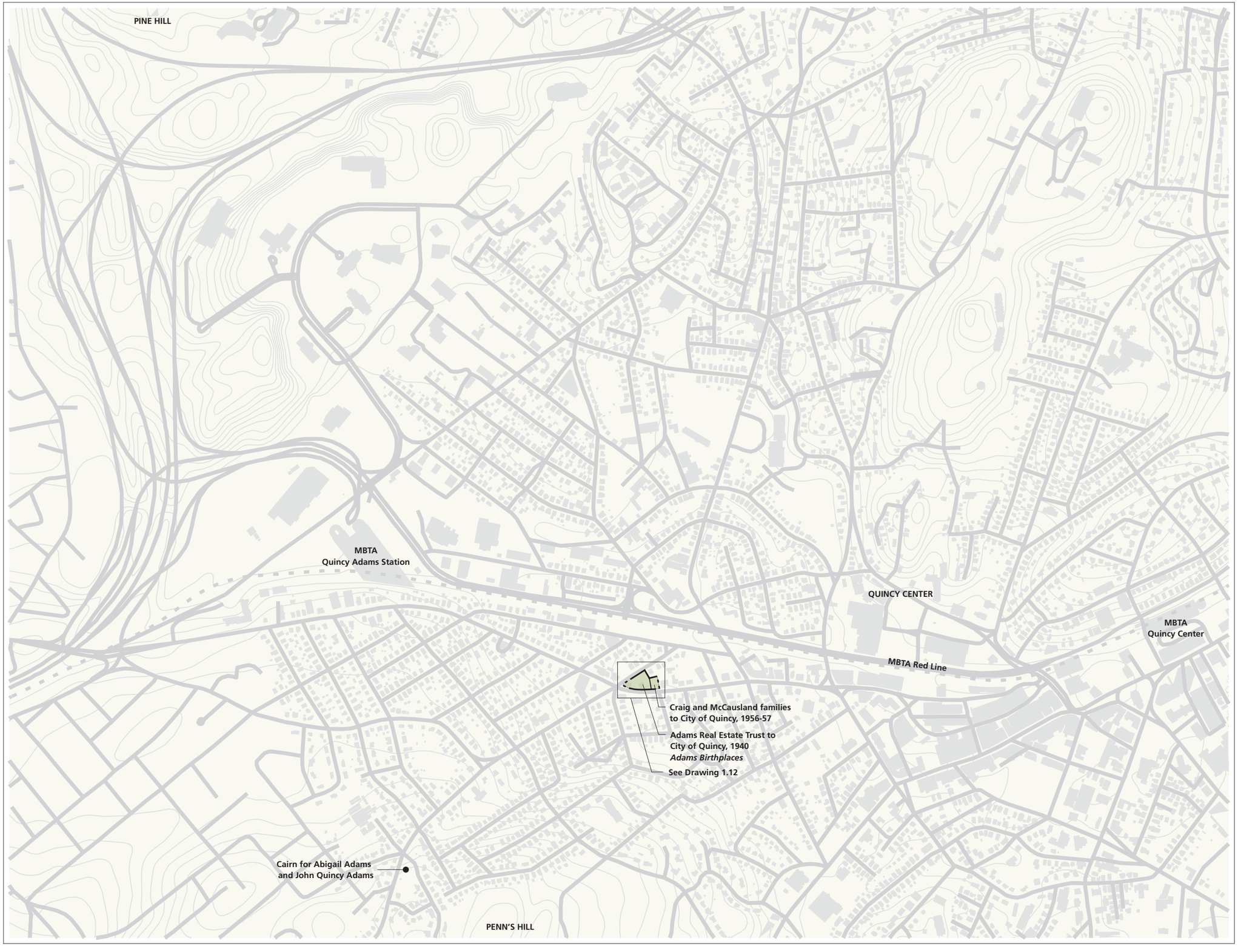
LANDSCAPE SUMMARY, 1979

In 1979, as illustrated in Drawings 1.11 and 1.12, the John Adams and John Quincy Adams birthplaces stood on a .72-acre parcel between Franklin Street and Presidents Avenue, owned by the City of Quincy. None of the remaining Penn's Hill farm remained intact. Quincy was a dense residential and commercial city with mixed industry near the shoreline.

Circulation improvements to Quincy included the construction of the MBTA Red Line and new stations. City streets divided the remaining large parcels in South Quincy, which were transformed into residential developments. Pedestrian circulation within the birthplaces property included a flagstone path that ran from Franklin Street to the front door to the John Adams birthplace, through an opening in the stone wall, and to the front and back doors of the John Quincy Adams birthplace. The paved pathway between John Adams birthplace and Presidents Ave remained. The John Adams birthplace had a small lean-to attached to the northwest corner of the house. Vegetation around the birthplaces included Norway maples and American elms along the streets and between the buildings. Pines, red maples, a beech tree, and a dogwood tree stood to the north of the John Adams birthplace. Lilacs, spirea, and Chinese wisteria grew around the foundation of the birthplaces.

Views from the birthplaces property included residential and commercial development along Franklin Street and Presidents Avenue. Landscape features

included the stone wall around the John Quincy Adams birthplace with a wooden split-rail gate, a split-rail fence around John Adams birthplace, the reconstructed well to the northwest of the John Quincy Adams birthplace, a flagpole, and a park sign.



Cultural Landscape Report

Birthplaces
Adams National Historical Park
Quincy, MA

City of Quincy, 1940–1979

National Park Service
Olmsted Center for Landscape Preservation
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SOURCES

1. City of Quincy, 2011
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4. Lawrence D. Gall, 1981
5. Quincy Historical Society, Ezekiel C. Sargent Quincy Land Records Collection

DRAWN BY

Kirsten Holder, AutoCAD 2013 and Illustrator CS5

LEGEND

- Existing railroad
- Existing roads
- Existing building
- 10 Feet contour
- Adams birthplaces
- Property lines
- Historic property lines
- Roads
- Creek
- Stone wall

NOTES

1. All features shown in approximate scale and location.
2. Plan shows conditions in 2013.

0′ 400′ 800′ 1600′

Drawing 1.11

Cultural Landscape Report

Birthplaces
Adams National Historical Park
Quincy, MA

City of Quincy, 1940–1979

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. HABS Survey, 1936, 1979
2. City of Quincy, 2011
3. Aerial photograph, 2012
4. Site visit November, 2013, 2014

DRAWN BY

Updated by Ashley M. Braquet, Illustrator CS6, 2014
Kirsten Holder, AutoCAD 2013 and Illustrator CS5, 2013

LEGEND

- Existing roads
- Existing building
- Dirt road
- Gardens
- 10 Feet contour
- Stone wall
- Flagstones
- Deciduous and Evergreen trees
- Deciduous shrubs
- Adams Birthplaces Property Lines
- Property Lines
- Picket Fence
- Split Rail Fence
- Chain link fence
- Removed feature

NOTES

1. All features shown in approximate scale and location.

0′ 15′ 30′ 60′

Drawing 1.12

PRESIDENTS AVENUE

FRANKLIN STREET

Adams Real Estate Trust to City of Quincy, 1940
Adams Birthplaces

John Quincy Adams birthplace

John Adams birthplace

Craig family to City of Quincy, 1956-57

McCausland family to City of Quincy, 1956-57

Craig house (removed 1958)

McCausland house (removed 1958)

Split-rail fence/gate

Flagstone pathway (1951)

Pedestrian path (c.1951)

Hancock TV and Appliance, 1957

Latin name	Common name	ID
Acer platanoides	Norway maple	Ac pl
Buxus sempervirens	boxwood	Bu se
Chaenomeles speciosa	common flowering quince	Ch sp
Cornus florida	flowering dogwood	Co fl
Euonymus alatus	burning bush	Eu al
Fagus sylvatica	copper beech	Fa sy
Pinus strobus	white pine	Pi st
Quercus rubra	red oak	Qu ru
Rosa species	rose	Ro sp
Syringa vulgaris	common lilac	Sy vu
Vanhoutte spirea	Spiraea x vanhouttei	Sp va
Wisteria sinensis	Chinese wisteria	Wi si

NATIONAL PARK SERVICE, 1979–PRESENT

The National Park Service already had a long-time presence in Quincy when they acquired the birthplaces property from the city in 1979. The Peace field property, acquired in 1946, received over 20,000 visitors a year by 1978. Meanwhile, the birthplaces received around 10,000 each year.[265] Following the acquisition in 1979, park staff documented the existing conditions later that summer, renovated the interior and exterior of the birthplaces, furnished the houses, and implemented minor changes to the vegetation, grading, and small-scale features. Park staff gave tours from the exterior of the birthplaces until the buildings opened to the public in 1984.

By the 1980s, the city blocks that surrounded the birthplaces were fully developed, with commercial buildings concentrated along Franklin Street, and residential development in the surrounding city blocks. City staff maintained the sidewalk and streets surrounding the birthplaces and park staff maintained the buildings and landscape within the park boundary. Major reports by the National Park Service for the birthplaces included the *New Area Study* in 1978, a *Draft Historic Structure Report* in 1993, the *General Management Plan* in 1996, and the *Historic Furnishings Report* in 2001. The National Park Service designated Adams National Historic Site as a National Historical Park in 1998 to reflect the multiple properties within the park.

NATIONAL HISTORIC SITE

Congress passed the enabling legislation for the acquisition of the birthplaces, part of Public Law 95-625, on November 10, 1978 and allowed the National Park Service to officially acquire the .72-acre property on April 20, 1979.[266] The National Park Service celebrated the acquisition on May 1, 1979, with an opening that included park and city representatives (see Figures 1.63 and 1.64). Wilhelmina S. Harris, who served as the first superintendent for Adams National Historic Site, and her staff, managed both the Peace field and birthplaces properties.

The National Park Service renovated the buildings at the birthplaces property from 1979 to 1984, while the interiors of the birthplaces remained closed to visitors. The National Park Service updated the Historic American Building Survey (HABS) to document architectural details, interior measurements, exterior sketches, and elevations of the John Adams and John Quincy Adams birthplaces (see Figures 1.69 through 1.74). The survey team also mapped the location of vegetation, circulation, and small-scale features on the site. In the HABS survey, Architectural Historian Carole Perrault recorded that the John Quincy Adams birthplace was “surrounded on three sides by a stone fence and in the rear by a split-rail fence” and that “historically, a farm constituting numerous acres of farm land, is now characterized by a semi-commercial and residential center. Historically, there was a stone fence and a split-rail fence. Currently, both

exist; however they are later additions and their placement is not historically accurate."[267] During John Adams and John Quincy Adams lives, the stone wall and split-rail fences lined the property boundaries, which were much larger parcels, as well as the early road, which was narrower than Franklin Street is today.

The birthplaces were two of many historic structures in Quincy. Preservation consultants, Monique Lehner and Minxie Fannin led the Quincy Multiple Resource Area study beginning in 1986, which included 96 contributing and 28 non-contributing resources. The authors conducted a comprehensive inventory of Quincy, which they submitted to the Massachusetts Historical Commission, and included more than 600 properties from the 1600s through 1940. The study imposed restrictions on new development within this area of Quincy.



Figure 1.70. Photograph of the John Adams birthplace from the sidewalk at Franklin Avenue, 1980. Note the sheared Japanese yew in front of the home and winged euonymus along the east side of the home that were subsequently removed. A young linden tree is visible to the right, northeast of the home. (Walter Smiling for HABS).



Figure 1.71. Photograph of the John Adams birthplace, 1980. Note the lilacs in front of the house and the removal of other shrubs. A small boxwood grows by the stone wall. (Walter Smiling for HABS).



Figure 1.72. Photograph of the John Adams birthplace, 1980. (Walter Smiling for HABS).



Figure 1.73. Photograph of the Adams birthplaces, 1980. A large Norway maple is visible in the center of the photograph. (Walter Smiling for HABS).



Figure 1.74. Photograph of the John Quincy Adams birthplace, 1980. Note the Norway maple south of the house, near the intersection. (Walter Smiling for HABS).



Figure 1.75. Photograph of the Adams birthplaces, 1985. (Adams NHP archives).



Figure 1.76. Photograph of the John Adams birthplace, c.1995. (Adams NHP archives).

In the 1990s, city and park staff made several changes to the birthplaces landscape to improve the visitor experience, wayfinding, and circulation (Figures 1.76 through 1.82). In the early 1990s, the city planted Kwanzan cherry trees (*Prunus serrulata 'Kwanzan'*) in the sidewalk on Franklin Street (see Figures 1.77, 1.80, 1.81). Around this time, the city painted a red line on the sidewalk along Franklin Street, similar to the Freedom Trail in Boston, to help visitors navigate between the historic sites in Quincy (see Figure 1.82). Park staff simplified pedestrian circulation by removing the walkway between Presidents Avenue and the back door of John Adams birthplace and removing the flagstones that led from the front door of John Adams birthplace to the back door. Park staff planted irises and daffodils along the south side of the stone wall between the birthplaces (see Figures 1.77 and 1.78). In the mid-1990s, park staff removed an aged, deteriorating



Figure 1.77. Photograph of the John Adams birthplace, c.1995. Note the purple irises growing at the base of the stone wall. (Adams NHP archives).



Figure 1.78. Photograph of the John Adams birthplace, c.1995. Note the daffodils growing at the base of the stone wall. (Adams NHP archives).



Figure 1.79. Photograph of the John Adams birthplace, c.1995. View looking north through the stone wall. Note the Norway maple and Japanese holly growing near the stone wall. (Adams NHP archives).



Figure 1.80. Photograph of the John Quincy Adams birthplace, c.1995. Note the young Kwanzan cherry tree in the sidewalk in front of the John Quincy Adams birthplace. (Adams NHP archives).



Figure 1.81. Photograph of the Adams birthplaces, c.1995. (Adams NHP archives).



Figure 1.82. Photograph of the Adams birthplaces, c.1995. Note the Kwanzan cherry trees in the sidewalk. (Adams NHP archives).

Norway maple at the corner of Franklin Street and Presidents Avenue (see Figure 1.69). The tree was not replaced. They removed the split-rail fence around the John Adams birthplace in the 1990s for a brief amount of time, then installed a new split-rail fence. As a result of street and sidewalk widening, the park and city removed a portion of the stone wall that ran along the front of the John Quincy Adams birthplace. Just to the north of the John Quincy Adams birthplace, the park installed new "Adams National Historic Site" signs with park information (see Figure 1.76). They also painted the John Quincy Adams birthplace cream with a yellow door. Prior to painting, the John Adams birthplace had dark wood siding.



Figure 1.83. View looking northwest of removal of one Norway maple and stabilization of two remaining Norway maples along Presidents Avenue at the western edge of the John Adams birthplace property, 2010. (Adams NHP archives).



Figure 1.84. View looking north up Presidents Avenue of removal of one Norway maple and stabilization of the two remaining Norway maples along the western edge of the John Adams birthplace property, 2010. (Adams NHP archives).



Figure 1.85. View looking northwest of tree care crew working on the yellowwood at the northeast corner of the John Adams birthplace property, 2010. (Adams NHP archives).



Figure 1.86. View looking south of the Kwanzan cherries in full bloom along Franklin Street. The back side of the John Adams birthplace is visible at right beyond the trunks of a mature beech and linden tree, 2010. Note the low branches of the cherry tree along the sidewalk. (Adams NHP archives).



Figure 1.87. View looking south of the John Adams birthplace and Franklin Street sidewalk in the spring, 2010. The flowering quince is blooming along the split-rail fence. (Adams NHP archives).



Figure 1.88. View looking southwest of a special exhibit in front of the John Adams birthplace, 2010. The stone wall and John Quincy Adams birthplace are visible in the background. (Adams NHP archives).

In 1996, the National Park Service drafted the *Adams National Historic Site General Management Plan*, which outlined the long term goals for the park. The plan emphasized youth programing and education at the birthplaces.[268] In 2001, the National Parks Conservation Association drafted *State of the Parks: Adams National Historical Park, A Resource Assessment*. The report found that "the birthplaces landscape (0.72 acres), where plantings need to be replaced, is in poor condition."[269] The report recommended that the park, "Determine how many visitors is the optimum number (the "carrying capacity") for the presidential birthplaces and Old House to ensure that visitation does not take a toll on these buildings and that visitors have a positive experience."[270]

In 1998 the park name changed from Adams National Historic Site to Adams National Historical Park, recognizing the 1979 acquisition of the birthplaces and addition of the off-site visitor center in Quincy Center. In the early 2000s, park staff made minimal changes to the birthplaces landscape. With less than an acre of land, park staff concentrated their effort in tree care, lawn maintenance, and trash clean up (Figures 1.83 through 1.88). Park staff mowed the lawn around the birthplaces approximately one time per week and frequently picked up trash.[271] A large maple along the north boundary of the John Adams birthplace parcel was removed in 2005. Another large Norway maple that stood between the John Adams and John Quincy Adams birthplaces and was removed and replaced in-kind in 2006.

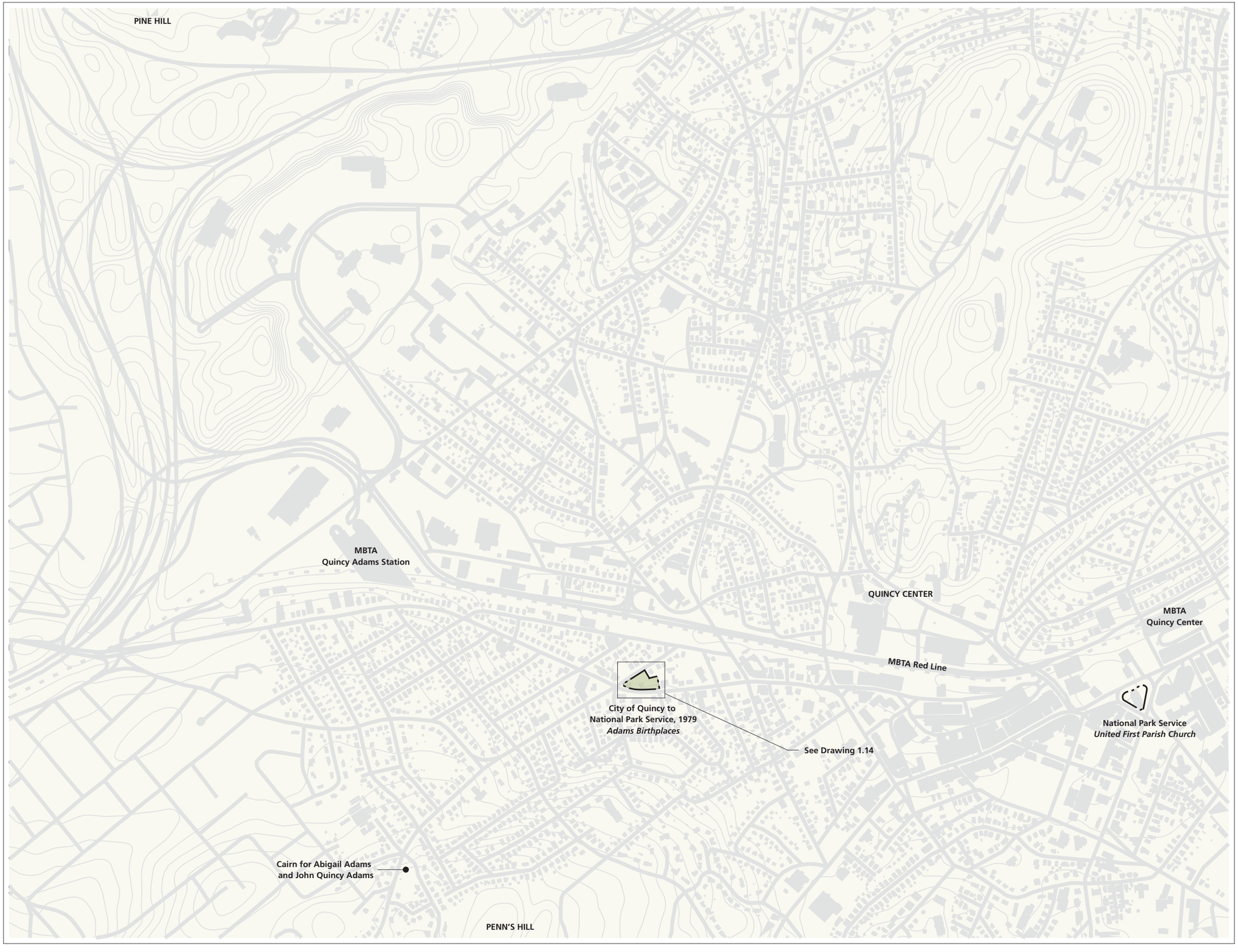
Working with Harpers Ferry Center in 2008 the park implemented a park signage plan and all on-site park signs were changed to reflect the park's name change and installed according to NPS sign standards. Three new signs were installed at the birthplaces, one In 2008, park staff installed three new park signs, one at the corner of Franklin Street and Presidents Avenue and two along Franklin Street. Park staff planted lilacs and forsythia along Presidents Avenue and fenced off and

re-seeded the lawn in front of the entrance to John Adams birthplace. In 2010 park staff removed one of three Norway maples that stood near the fence line at Presidents Avenue. This tree was not replaced. Park staff pruned and installed cables on the American beech tree and dogwood tree that stand north of the John Adams birthplace. The City of Quincy replaced the sidewalk on Franklin Street in 2012. Due to the close proximity of the house to the sidewalk, the back step for the John Quincy Adams birthplace overlaps with the new sidewalk.

LANDSCAPE SUMMARY, 2014

In 2013, as illustrated in Drawings 1.13 and 1.14, the John Adams and John Quincy Adams birthplaces stood on a .72-acre parcel, surrounded by Franklin Street and Presidents Avenue, owned by the National Park Service. Circulation improvements included a new flagstone pathway between the birthplaces and the removal of a paved walkway to the John Adams birthplace. The pedestrian pathway between the John Adams birthplace and Presidents Avenue was removed. The re-paved city sidewalk, which wraps around the eastern, southern, and western edges of the property, encroached the park boundary near the John Quincy Adams birthplace. The John Adams birthplace no longer had a lean-to at the northwest corner. Vegetation around the birthplaces included Norway maples, pines, dogwoods, a beech tree, and an oak tree in fair to good condition. The lilacs were also in good condition. Kwanzan cherry trees lined the eastern edge of the property, outside the park boundary, and maintained by the City of Quincy.

Views from the birthplaces property included residential and commercial development. Small-scale features within the parcel included the stone wall around the John Quincy Adams birthplace, a wooden gate and split-rail fences around John Adams birthplace, the well, and flagpole. A more detailed description of the existing conditions is contained in the next chapter.



Cultural Landscape Report

Birthplaces
Adams National Historical Park
Quincy, MA

National Park Service, 1979–2014

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. City of Quincy, 2011
2. Aerial photograph, 2012
3. Site visit November, 2013
4. Lawrence D. Gall, 1981
5. Quincy Historical Society, Ezekiel C. Sargent Quincy Land Records Collection

DRAWN BY

Kirsten Holder, AutoCAD 2013 and Illustrator CS5

LEGEND

- Existing railroad
- Existing roads
- Existing building
- 10 Feet contour
- Adams birthplaces
- Property lines
- Historic property lines
- Roads
- Creek
- Stone wall

NOTES

1. All features shown in approximate scale and location.
2. Plan shows conditions in 2013.

0′ 400′ 800′ 1600′

Drawing 1.13

Cultural Landscape Report

Birthplaces
Adams National Historical Park
Quincy, MA

National Park Service, 1979–2014

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. HABS Survey, 1936, 1979
2. City of Quincy, 2011
3. Aerial photograph, 2012
4. Site visit November, 2013, 2014

DRAWN BY

Updated by Ashley M. Braquet, Illustrator CS6, 2014
Kirsten Holder, AutoCAD 2013 and Illustrator CS5, 2013

LEGEND

- Existing roads
- Existing building
- Dirt road
- Gardens
- 10 Feet contour
- Stone wall
- Flagstones
- Deciduous and Evergreen trees
- Deciduous shrubs
- Adams Birthplaces Property Lines
- Property Lines
- Picket Fence
- Split Rail Fence
- Chain link fence
- Removed feature

NOTES

1. All features shown in approximate scale and location.
2. Plan shows conditions in 2014.

0′ 15′ 30′ 60′

Drawing 1.14

PRESIDENTS AVENUE

FRANKLIN STREET

Split-rail fence
Eu al/Sy vu
Qu ru
Fo sp/ Sy vu
Ac pl
Gate
Stone wall
Pedestrian path removed (c. 1981)
Shed removed (c.1981)
Well
Bu se
Basement door
Park sign
John Quincy Adams birthplace
John Adams birthplace
flagstone pathway
Flagpole (c.1979)
NPS bus parking zone
Park sign
Pi st
Ch sp
Sy vu
Co fl
Ti co
Fa sy
Cl ke
Pr se
Hancock TV and Appliance

Latin name	Common name	ID
Acer platanoides	Norway maple	Ac pl
Buxus sempervirens	boxwood	Bu se
Chaenomeles speciosa	common flowering quince	Ch sp
Cladrastis kentukea	yellowwood	Cl ke
Cornus florida	flowering dogwood	Co fl
Euonymus alatus	burning bush	Eu al
Forsythia speciosa	forsythia	Fo sp
Pinus strobus	white pine	Pi st
Prunus serrulata 'Kwanzan'	Kwanzan cherry	Pr se
Quercus rubra	red oak	Qu ru
Syringa vulgaris	common lilac	Sy vu

ENDNOTES, SITE HISTORY

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3 William Cronon, *Changes in the Land,* (New York: Hill and Wang, 1983): 42-53; Bert Salwen, "Indians of Southern New England and Long Island: Early Period," in Handbook of North American Indians, Vol. 15, edited by Bruce G. Trigger, (Washington, D.C.: Smithsonian Institution, 1978): 170.

4 Charles V. Cogbill, John Burk, and G. Motzkin, "The forests of pre-settlement New England, USA: spatial and compositional patterns based on town proprietor surveys," Journal of Biogeography 29 (2002): 1289.

5 William Wood, *New England's Prospect,* edited by Alden T. Vaughan, (Amherst: University of Massachusetts Press: 1634, reprint 1993): 17. William Cronon, Changes in the Land, 28-33.

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10 William C. Edwards, *A Chronology of Historic Quincy, 1614 – 1944,* (Quincy, Mass.: Quincy Historical Society, 1945 [reprint 1979]): 1.

11 Boston Town Records, 4th Dec. 1635, in William S. Pattee, *A History of Old Braintree and Quincy with a sketch of Randolph and Holbrook,* (Quincy: Green & Prescott, 1878): 21.

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13 Charles Francis Adams, *History of Braintree,* (Cambridge, MA: Riverside Press, 1891) 2-3; Howard S. Russell, A Long, Deep Furrow: Three Centuries of Farming in New England, (Hanover: University Press of New England, 1976, abridged 1982): 13.

14 Minxie J. Fannin and Monique B. Lehner, Quincy Historic and Architectural Survey Overview, (Quincy, MA: July 1986), "Contact Period," http://thomascranelibrary.org/htm/overview.htm#IV; Laurel A. Racine, Historic Furnishings Report: The Birthplaces of Presidents John Adams and John Quincy Adams, U.S. Department of the Interior, National Park Service, April 2001: 14; William C. Edwards, A Chronology of Historic Quincy, 1614 – 1944, (Quincy, Mass.: Quincy Historical Society, 1945 [reprint 1979]): 1.

15 William Wood, New England's Prospect, 57-58.

16 Charles Francis Adams, *Three Episodes of Massachusetts History: The Settlement of Boston Bay, The Antinomian Controversy, A Study of Church and Town Government,* Vol. II, (Boston: Houghton, Mifflin and Company, 1893): 583.

17 Charles Francis Adams, *History of Braintree,* 2-3.

18 Charles Francis Adams, *History of Braintree,* 4.

19 William Wood, 33-34.

20 Ibid, 33-34.

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30 Charles Francis Adams, *History of Braintree,* 14.

31 Howard S. Russell, 93-94.

32 Charles Francis Adams, *History of Braintree,* 29.

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38 Ibid.

39 Perrault, 58; Stilgoe, 305-07.

40 Pattee, 28-31, 34-35.

41 Racine, 151. The exact date of construction varies among sources. The Archeological Report from 1991 reports that Samuel Belcher built the house in 1663 and Deacon Gregory Belcher expanded it in 1716. Darcie A. MacMahon, *Archeological Collections Management at Adams National Historic Site,* (Boston: National Park Service, 1991).

42 William and Mary Allis (Ellis), Deed to Gregorye Bellcher, 20 March 1660, Library, Quincy Historical Society, Quincy, MA, in Racine, 152. Quotation text is copied from original sources. All misspellings are from original material.

43 Stilgoe, 205.

44 Susan A. Dolan, *Fruitful Legacy: A Historic Context of Orchards in the United States, with Technical Information for Registering Orchards in the National Register of Historic Places,* U.S. Department of the Interior, National Park Service, (Pacific West Regional Office: 2009): 14-15.

45 National Park Service historians Laurel Racine and Carole Perrault presume that Samuel Belcher developed much of the farmstead that later became the John Quincy Adams Birthplace. Racine, 153; Perrault, 105.

46 Howard S. Russell, 26.

47 Ibid, 24.

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51 Carolyn Merchant, *Ecological Revolutions: Nature, Gender, and Science in New England,* (Chapel Hill: University of North Carolina Press, 1989): 103-04.

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53 Ibid, 200-01.

54 Susan A. Dolan, *Fruitful Legacy,* 19, 23-24.

55 Howard S. Russell, 23.

56 Stilgoe, 184-88, 203.

57 Charles Francis Adams, *Three Episodes of Massachusetts History,* Vol. II, 659.

58 Sargent Papers, Book C: 3, QHS.

59 The 1720 deeds included fencing in the text. Sargent Papers, Book C, 37, QHS.

60 Sargent Papers, Book C: 4, QHS.

61 Robert M. Thorson, 96-98.

62 Edwards, 2.

63 *Records of the Town of Braintree, 1640 to 1793,* edited by Samuel A. Bates, (Randolph, Mass.: Daniel H. Huxford, 1886): 36.

64 Fannin and Lehner, "Colonial Period."

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66 Racine, 18; Sargent Papers, Book C, 33, 35; Joseph Penniman, Mortgage to Leonard Hoar, 1675, Suffolk Deeds, vol. 9, p. 257, quoted in Sprague (1959, p20).

67 Racine, 18; Sargent Papers, Book C, 33, 35; Joseph Penniman, Mortgage to Leonard Hoar, 1675, Suffolk Deeds, vol. 9, p. 257, quoted in Sprague (1959, p20).

68 Samuel Belcher Inventory, 1680, in Racine, 153.

69 Racine, 154.

70 Ibid, 154.

71 Perrault, 69. The exact date of construction varies among sources. The Archeological Report from 1991 reports that William Needham built the house around 1639 and Joseph Penniman replaced the house in 1681. Darcie A. MacMahon, *Archeological Collections Management at Adams National Historic Site,* (Boston: National Park Service, 1991).

72 James Penniman Deed to John Adams (Deacon), Adams Office Files, Box 2, Folder 13. MHS.

73 Sargent Papers, Book C, 38, QHS.

74 Sargent Papers, Book C, 37, QHS.

75 Sargent Papers, Book C, 36, QHS.

76 Racine, 17, 20-21.

77 William S. Pattee, *A History of Old Braintree and Quincy with a sketch of Randolph and Holbrook,* (Quincy: Green & Prescott, 1878): 57.

78 C.F. Adams, *Three Episodes,* 661-665.

79 William C. Edwards, *A Chronology of Historic Quincy, 1614 – 1944,* (Quincy, Mass.: Quincy Historical Society, 1945 [reprint 1979]), 2.

80 C.F. Adams, *Three Episodes,* 661-665.

81 Fannin and Lehner, "Colonial Period"

82 Racine, 17, 20-21; James Penniman Deed to John Adams (Deacon), Adams Office Files, Box 2, Folder 13. MHS.

83 Sargent Papers, Book C, 37, QHS.

84 Sargent Papers, Book C, 36, QHS.

85 Joseph Adams, Will, 1731, Adams Papers Microfilm, Reel #306, in Racine, 23

86 Gall, 4

87 Racine, 154.

88 Racine, 155; Perrault, 114.

89 Quotation of the Deed to Vassall from Nightingale (Abigail Belcher married Samuel Nightingale), in Racine, 156.

90 Lewis Vassall, Deed to John and Richard Billings, 1742, Suffolk County Deeds, Vol. 66, 238-39; Racine 156.

91 John and Richard Billings Deed to John Adams, April 13, 1744, Adams Office Files, Box 2, Folder 13, Massachusetts Historical Society (MHS).

92 Racine, 17.

93 James Grant, John Adams: Party of One, (New York: Macmillan, 2006), 24.

94 John Adams Diary 1, 2-11-1756, AFP/MHS. This description was most likely not recorded at the birthplace property, but described the nearby town of Braintree and surrounding countryside south of the birthplaces.

95 John Adams Diary 1, Spring 1759, AFP/MHS.

96 John Adams Diary 1, 6-15-1756, AFP/MHS

97 John Adams Diary 1, 11-18-1755 electronic edition. Adams Family Papers: An Electronic Archive. Massachusetts Historical Society. http://www.masshist.org/digitaladams/ (hereafter AFP/MHS).

98 John Adams Diary 1, 4-20-1756, AFP/MHS.

99 John Adams Diary 1, 5-11-1756, AFP/MHS

100 John Adams Diary 1, Spring 1759, AFP/MHS.

101 Racine, 23; Perrault, 75-76; John Adams (Deacon) Will, 1761, MHS

102 While working on the farm, Adams was an avid horticulturalist. In the fall of 1762 he observed, " . . . several Ginger Bushes. They Grow in Bunches like Willows and Alders, in low Grounds, between Upland and Meadows. They grow Eight feet high, and about an Inch thro at the Butt. They have Bark of a dark Colour, speckled over with little, white rough Spots, near the Ends of the Bows [Boughs] they branch out into a Multitude of little Sprigs. The Bush I saw had shed all its Leaves. All over the Branches and sprigs, are little fresh Buds at this season. It has a spicy Taste. The Spriggs and Buds and Bark have a spicy Taste." John Adams Diary 1, 10-23-1762, MHS.

103 John Adams Diary 1, 10-23-1762, MHS.

104 John Adams Diary 1, 10-24-1762, AFP/MHS

105 Stilgoe, 188-92.

106 John Adams Diary 1, 10-24-1762, AFP/MHS.

107 John Adams Diary 3, 1763; Charles Francis Adams, *History of the North Precinct of Braintree,* 83.

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109 Adams, Charles Francis, 73 and John Adams, deed, July 27, 1822.

110 John Adams Diary 2, 2-28-1774, AFP/MHS.

111 Racine, 32-33; 151, 158 and Sprague, 12. The two sheds, which are no longer extant, appeared in mid-nineteenth century sketches of John Quincy Adams Birthplace. Records show that John Adams paid Luke Lambard in 1767 for work completed in 1764 at the John Quincy Adams Birthplace.

112 Peter Boylston Adams and Joseph Field Deed to John Adams, April 1764, Adams Office Files, Box 2, Folder 13, MHS.

113 Town of Braintree Deed to John Adams, April 13, 1765, Adams Office Files, Box 2, Folder 13, MHS.

114 Ann Savil Deed to John Adams, 4-21-1770, Adams Office Files, Box 2, Folder 13, MHS.

115 Joseph Palmer Deed to John Adams, 5-6-1771, Adams Office Files, Box 2, Folder 13, MHS.

116 Tompson Baxter Deed to John Adams, 9-21-1771, Adams Office Files, Box 2, Folder 13, MHS.

117 John Adams Diary 2, 5-30-1771, AFP/MHS.

118 John Adams Diary 1, 12-31-1765, AFP/MHS.

119 John Adams Diary, Vol. 1, 7-13-1770, AFP/MHS.

120 John Adams Diary 2, 11-21-1772, AFP/MHS

121 John Adams Diary 2, 11-21-1772, AFP/MHS

122 John Adams Diary 2, 2-28-1774, AFP/MHS.

123 John Adams Diary 2, 2-28-1774, AFP/MHS.

124 John Adams to Abigail Adams, 7-6-1774, AFP/MHS.

125 Racine, 36.

126 Abigail Adams to John Adams, 6-18-1775, AFP/MHS.

127 Abigail Adams to John Adams, 6-18-1775, AFP/MHS.

128 Abigail Adams to John Adams, 1774–79.

129 Abigail Adams to John Adams, 11-27-1775

130 Abigail Adams to John Adams, 6-8-1777, AFP/MHS.

131 Abigail Adams to John Adams, 7-10-1777, AFP/MHS.

132 John Adams to Abigail Adams, 7-30-1777, AFP/MHS.

133 Letter from Abigail Adams to John Adams, 7-15-1778, AFP/MHS. Twelve pence was equal to one shilling.

134 Racine, 38.

135 Letter from Abigail Adams to John Adams, 7-15-1778, AFP/MHS.

136 Abigail Adams to John Adams, 1-2-1779, AFP/MHS.

137 Abigail Adams to John Adams, 3-17 to 3-25-1782, Perrault, 194. The phrase "retireing back" might refer to landowners selling their land moving into smaller properties or it might refer to moving back to England.

138 Abigail Adams to Mercy Otis Warren, 9-1-1780, AFP/MHS.

139 Racine, 162.

140 Moses Babcock Deed to Abigail Adams, 5-2-1783, Adams Office Files, Box 2, Folder 13, MHS.

141 John Adams to Abigail Adams, 6-9-1783, AFP/MHS.

142 Abigail Adams to Cotton Tufts, 6-18-1784, AFP/MHS.

143 Letter from Cotton Tufts to Abigail Adams, 12-1-1784, AFP/MHS.

144 James Thayer, Jr., Deed to John Adams, 1-8-1785, Adams Office Files, Box 2, Folder 13, MHS.

145 James Apthorp Deed to John Adams, 4-4-178?; Adams Office Files, Box 2, Folder 13, MHS.

146 Elizabeth Cranch to Abigail Adams, 5-20-1786, AFP/MHS.

147 Cotton Tufts to Abigail Adams, 9-15-1786, AFP/MHS.

148 Katherine Lacy, *Cultural Landscape Report for Adams National Historic Site: Illustrated Site Chronology* (Boston, Mass.: National Park Service, Olmsted Center for Landscape Preservation, 1997), 9.

149 Abigail Adams to Mary Cranch, 10-10-1790, in Perrault, 199.

150 Racine, 39. Very little is known about Faxon and his time in the John Adams birthplace. It is unknown if he actually lived in the house.

151 Elkanah Thayer Deed to John Adams, 11-4-1793, Adams Office Files, Box 2, Folder 13, MHS.

152 John Adams Diary, 12 July 1795, Adams Papers Microfilm, Reel #2, in Racine, 42.

153 Racine, 40.

154 John Adams to Abigail Adams, 3-9-1796, in Perrault, 200-01.

155 John Adams Diary 3, 7-13-1796, AFP/MHS.

156 John Adams Diary 3, 7-14-1796, AFP/MHS.

157 John Adams Diary 3, 7-15-1796, AFP/MHS.

158 John Adams Diary 3, 7-20-1796, AFP/MHS.

159 John Adams Diary 3, July 25, 1796, AFP/MHS.

160 Racine, 194.

161 Abigail Adams to Cotton Tufts, 3-18-1800, in Perrault, 199-200.

162 John Adams, Deed to John Quincy Adams, 1803. Cited in Racine 43. When John Quincy Adams later hired surveyor Lemuel Humphrey to survey his lands, they found that the Penn's Hill farm contained 91 acres rather than 108, as John Adams had previously believed.

163 H. Hobart Holly, *Quincy 350 Years,* (Quincy, Massachusetts, Quincy Heritage Inc.) 1974, 26.

164 Quincy: MHC Reconnaissance Survey Town Report, (Massachusetts Historical Commission: Boston, MA, 1981), 7.

165 Fannin and Lehner, "Federal Period;" C.F. Adams, Three Episodes, 927.

166 Quincy: MHC Reconnaissance Survey Town Report, (Massachusetts Historical Commission: Boston, MA, 1981), 7.

167 Racine, 45.

168 John Quincy Adams Diary, April 19, 1804, APM, Reel 30 in Perrault, 207.

169 John Adams Deed to John Quincy Adams, 4-23-1804, Adams Office Files, Box 2, Folder 13, MHS.

170 John Quincy Adams Diary, April 24, 1804, APM, Reel 30 in Perrault, 207.

171 John Quincy Adams to Louis Catherine Adams, 4-24-1804. Adams Family Papers: An Electronic Archive. Massachusetts Historical Society. http://www.masshist.org/digitaladams/

172 John Quincy Adams to Louisa Catherine Adams, quoted in Perrault, 143, 207.

173 Racine, 199.

174 John Quincy Adams Diary, October 10, 1804, MHS/AFP.

175 John Quincy Adams Financial Record, in Perrault, 208; Racine, 44.

176 Louisa Catherine Adams to Abigail Adams, 2-11-1805, in Perrault, 144.

177 John Quincy Adams Diary, April 25, 1805, MHS/AFP.

178 John Quincy Adams Diary, May 2, and June 21, 1805, MHS/AFP.

179 John Quincy Adams Diary, November 6, 1805, MHS/AFP.

180 Racine includes a detailed account of the tenants in the Historic Furnishings Report.

181 John Quincy Adams Diary, 3 May 1807, Adams Papers Microfilm, Reel #30 cited in Racine, 208.

182 Town of Quincy Tax Bill, 1792–1811 cited in Racine, 209.

183 Town of Quincy Tax Bill, 1811–1826 cited in Racine, 209.

184 Racine 210–14. Racine provides a detailed history of the tenants in the John Quincy Adams birthplace. All dates are approximate as many of them are based on John Quincy Adams' diary entries.

185 Lawrence D. Gall, "The Adams Birthplaces: An Interpretive Study in New England Preservation History," (Brighton: 1978), 3 and Racine, 45.

186 Town of Quincy Tax Bill, 1811–1826 cited in Racine, 46. Boylston also made alterations to the interior of the John Adams birthplace.

187 Town of Quincy Tax Bill, 1811–1826 cited in Racine, 51.

188 Racine, 53–4.

189 Lawrence D. Gall, "Topographical Notes on John Adams' Farm at Penn's Hill," 1981, 2.

190 Racine, 54.

191 Sprague, The President John Adams and President John Quincy Adams Birthplaces, p. 37 cited in Racine, 55.

192 Racine, 55.

193 John Adams Deed to John Quincy Adams, 9-25-1819, Adams Office Files, Box 2, Folder 15, MHS.

194 Sargent Papers, Book I, 37, QHS.

195 Racine, 49; John Adams Estate Deed to John Quincy Adams, 10-4-1826, Adams Office Files, Box 2, Folder 15, MHS. This removed Thomas Boylston Adams from ownership of the estate.

196 CFA Diary, 10-7-1829 and John Quincy Adams Diary, 11-21-1829, in Perrault, 210.

197 The WPA Guide to Massachusetts, (Boston: Commonwealth of Massachusetts, 1937), 336.

198 John Quincy Adams Diary, 25 August 1829, Adams Papers Microfilm, Reel #39, in Racine, 43, 52-53.

199 Lawrence D. Gall, "Topographical Notes on John Adams' Farm at Penn's Hill," 1981, 2.

200 The Ezekiel C. Sargent Quincy Land Records Collection, Quincy Historical Society.

201 Mona Rose McKindley, "With a Heart of Oak: John Quincy Adams, Scientific Farmer and Landscape Gardener," Harvard University, thesis, 2013, 42.

202 John Quincy Adams Diary, 8-11-1836

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268 The GMP states, "The Adams Birthplaces will be the focus for interpretation for children and students at Adams National Historic Site because they provide the opportunity for an interactive program telling the story of 17th and 18th century life. Educational programs will take place at the John Adams Birthplace. At the Birthplace schoolchildren can learn about duty, responsibility, and education and can participate in activities highlighting the home life of the Adamses and the skills they used to fulfill their obligations and maintain their close family." U.S. Department of the Interior, Adams National Historic Site General Management Plan, U.S. Department of the Interior, National Park Service, 1996

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Existing Conditions

This chapter describes the existing conditions for the Adams birthplaces property in 2013 in greater detail, including the landscape context, park operations, and the juxtaposition of historic and contemporary features in the landscape. Characteristics documented include spatial organization, circulation, vegetation, buildings and structures, views and vistas, small-scale features, and archeological sites. Photos and plans supplement descriptions of the landscape characteristics. The existing conditions documented in this chapter focus on the .72-acre parcel of the Adams birthplaces property. The surrounding residential and commercial developed areas that were once part of the Adams Penn's Hill farm are discussed in the Landscape Context section below.

LANDSCAPE CONTEXT

The Adams birthplaces property sits on relatively flat terrain within the Boston Basin and is surrounded by moraines, terminal moraines, and drumlins that remain from the glacial period. The birthplaces lie between the Neponset River to the north, and the Monatiquot River to the south. The birthplaces property has a gentle, one to five percent slope, with a high point at around one hundred-feet in the center of the property and a low point at around ninety-eight feet in the northwest corner.

The Adams birthplaces property is located within the Adams National Historical Park, which also includes the Peace field property with the Old House, the Beale estate, and associated sites in Quincy Center including the United First Parish Church, Hancock Cemetery, and park visitor center. The park sites are located within the City of Quincy, in Norfolk County, Massachusetts in the South Shore region. Nearby historic sites in Quincy include the USS Salem and U.S. Naval Shipbuilding Museum, Hancock Cemetery, Quincy Historical Society, Dorothy Quincy Homestead, Josiah Quincy Home, Thomas Crane Public Library, and the United First Parish Church. Quincy is approximately ten miles south of Boston. The town is bounded by Dorchester and the Quincy Bay to the north, Weymouth to the east, Braintree and Randolph to the south, and Milton to the west. Quincy contains about twenty-seven square miles of residential, commercial, and industrial development, with the bay covering the northeastern corner of the city. The topography of Quincy slopes from the Blue Hills at the southwest corner of the city down to Quincy Bay at the northeast corner.

During the nineteenth and twentieth centuries, Quincy was home to an expansive granite quarry and then a ship building industry that attracted laborers and their families from throughout the region. Today, Quincy is primarily a dense suburban residential and commercial city, with a population of 92,271 people in the year 2010.[1] The primary employers include financial services, insurance, and healthcare.

South of the birthplaces, Franklin Street ascends Penn's Hill. At the summit, the Abigail Adams Cairn marks the location where Abigail Adams and her seven-year old son, John Quincy Adams, watched the burning of Charlestown on Saturday, June 17, 1775, during the Battle of Bunker Hill (Figures 2.1, 2.2, and 2.3). The cairn was erected on June 17, 1896, by the Adams Chapter of the Society of the Daughters of the Revolution. The summit also offers a view to the west toward Pine Hill, but the view north to the Adams birthplaces is obscured by homes.

ADJOINING PROPERTIES

West of the birthplaces, Presidents Avenue contains two- and three-story residences and the Sweeny Brothers Home for Funerals, with a large parking lot facing Presidents Avenue (Figure 2.4). When not used for funerals, visitors



Figure 2.1. View north from Penn's Hill summit toward Boston with skyscrapers visible on the horizon. The Daughters of the Revolution erected the Abigail Adams Cairn (foreground) in 1896 (OCLP, October 2013).



Figure 2.2. View west from Penn's Hill summit toward Pine Hill and the Blue Hills, with the Abigail Adams Cairn on the right (OCLP, October 2013).



Figure 2.3. View north from Penn's Hill summit. Houses obscure the view to the Adams birthplaces. The tablet for the Abigail Adams Cairn is visible at left (OCLP, October 2013).



Figure 2.4. View west from the lawn area north of the John Quincy Adams birthplace toward Presidents Avenue, showing the parking lot of the funeral home and surrounding residential development. The well stone lies in the foreground. Stone walls ring the John Quincy Adams birthplace site and split-rail fence bounds the John Adams birthplace site (OCLP, October 2013).



Figure 2.5. View looking northeast of north lawn to the north of the John Adams birthplace, with Franklin Street and commercial buildings partially visible through the trees and shrubs. (OCLP, October 2013).

to the birthplaces are occasionally allowed to park in their lot with permission during special events. To the northwest of the birthplaces is the home at 56 Presidents Avenue, which stands adjacent to the birthplaces. North of the Adams birthplaces parcel on Franklin Street stands the Hancock TV and Appliance store with a rear parking lot and driveway adjacent to the birthplaces. The building was constructed in 1957 (Figure 2.5). Also on Franklin Street and east of the site, stands McKay's Breakfast and Lunch, a bank, and a mix of commercial buildings farther north (Figure 2.6). The intersection of Franklin Street and Independence Avenue is ofted congested, particularly during funerals (Figure 2.7). To the south at the intersection of Franklin Street and Independence Avenue, is Auto Truck and Tow. Independence Avenue contains a mix of residential and small commercial buildings (Figure 2.8). To the southeast, Bradford Street contains two- to three-story private residences.

PARK OPERATIONS

The National Park Service acquired the .72-acre parcel from the City of Quincy in 1979 in order to preserve the John Adams and John Quincy Adams birthplaces and small landscape setting, and to interpret the lives of the two presidents. The visitor experience begins at a temporary off-site visitor center, which is located between the Adams birthplaces site and the Old House at Peace field at 1250 Hancock Street in Quincy Center. All visitors are directed to begin their park experience at this visitor center. Validated parking is available in the parking garage adjacent to the visitor center. The visitor center includes a 26-minute film, a bookstore operated by Eastern National, and a small exhibit area. A free trolley bus service provides transportation to the birthplaces and Peace field.

At the birthplaces, park staff greet visitors arriving by trolley, lead them through the first floor of each birthplace, provide information on the president's lives at the time they lived in each of the houses, and guide them back to the trolley before they visit Peace field (Figure 2.9). The second floors of the birthplace houses are closed to the public and the John Adams birthplace contains a small back room for park operations.

Visitors must be on a trolley tour to visit the interiors of the Old House, Library, and the Adams birthplaces. Tours are $5.00 per person and a full park tour, including viewing the park film and transportation to each site takes approximately three hours. The homes are open April 19 through November 10, seven days a week, from 9:00 am to 5:00 pm. Park grounds are open year round. In 2012 the park received 336,031 visitors with the highest visitation in September. The National Park Service administrative headquarters for Adams National Historical Park are located at Peace field in the Beale house and in the carriage barn.



Figure 2.6. View east from the lawn area south of the John Quincy Adams birthplace toward the intersection of Franklin Street (left) and Independence Avenue (beyond frame to right). A commercial building stands across the intersection. (OCLP, October 2013).



Figure 2.7. View looking northwest from the Franklin Street crosswalk toward Presidents Avenue. The funeral home is at left and the John Quincy Adams birthplace at right. The stone wall that surrounds the John Quincy Adams birthplace is visible at right (OCLP, October 2013).



Figure 2.8. View southwest from the southern edge of the John Quincy Adams birthplace at the crosswalk on Franklin Street, looking toward Independence Avenue with line of waiting vehicles. Commercial buildings are visible extending down Independence Avenue (OCLP, October 2013).



Figure 2.9. View looking northwest from the east side of Franklin Street toward the birthplaces. The trolley stop is located between the birthplaces on the west side of Franklin Street (OCLP, October 2013).

LANDSCAPE CHARACTERISTICS AND FEATURES

The following section describes the landscape characteristics and features present at the Adams birthplaces property (Drawing 2.1).

SPATIAL ORGANIZATION

Spatial organization is the three-dimensional organization of physical forms and visual associations in the landscape, including the articulation of ground, vertical, and overhead planes that define and create spaces. The Adams birthplaces property contains three zones that are defined by vegetation and the buildings, including: the north lawn, the John Adams birthplace and grounds, and the John Quincy Adams birthplace and grounds.



Figure 2.10. View looking northeast of the north lawn area, which is ringed with mature trees. The northwest corner of the John Adams birthplace is visible at right (OCLP, October 2013).

The north lawn is bounded by the fence and driveway for Hancock TV and Appliance to the north, the sidewalk and fence along Franklin Street to the east, the John Adams birthplace and grounds to the south, the sidewalk and fence along Presidents Avenue to the west, and the fence for 56 Presidents Avenue to the northwest (see Figures 2.5 and 2.10). The north lawn contains large shade trees and deciduous shrubs around the perimeter with an open lawn area in the center. Special park programs often occur within the north lawn because of the large open space.

The John Adams birthplace and grounds is bounded by the north lawn area, the sidewalk and fence along Franklin Street to the east, the John Quincy Adams birthplace and grounds to the south, and the sidewalk and fence along Presidents Avenue to the west (Figure 2.11). The John Adams birthplace and grounds contain the house and fence on two sides, shade trees around the perimeter, and open lawn in the center. Tours typically start at the front door to the house on an area of lawn just inside the fence. The John Quincy Adams birthplace and grounds is bounded by a stone wall with the John Adams birthplace and grounds to the north, the sidewalk along Franklin Street to the east, the intersection of Franklin Street and Presidents Avenue to the south, and the sidewalk along Presidents Avenue to the west (Figure 2.12). The John Quincy Adams birthplace and grounds contain the house and small lawn areas within the stone wall.

CIRCULATION

Circulation consists of the spaces, features and surfaces that constitute the systems of movement in the landscape. A pedestrian pathway made of stepping stones connects the sidewalk at Franklin Street to the front door of John Adams birthplace and the front and back door of the John Quincy Adams birthplace (Figure 2.13). A concrete sidewalk surrounds the Adams birthplaces property along Franklin Street and Presidents Avenue. Vehicular access is limited to Franklin Street and Presidents Avenue. No designated vehicular drives exist within the birthplaces property, except for one fenced entry driveway on Presidents Avenue, near the John Quincy Adams birthplace. The park trolley parks in the designated trolley zone between the two birthplaces on Franklin Street (see Figure 2.9).

VEGETATION

Vegetation includes deciduous and evergreen trees, shrubs, vines, ground covers, and herbaceous plants, both indigenous and introduced in the landscape. The Adams birthplaces property is composed of maintained lawn areas with deciduous and evergreen species in the lawn and around the parcel's boundaries. Within the north lawn area deciduous and evergreen trees line the perimeter and grow near the John Adams birthplace. Deciduous shrubs grow along the

fence to the north, east, and west. Common lilacs *(Syringa vulgaris)* and common flowering quince (*Chaenomeles speciosa*) grow in the northwest corner of the property and near the fence at 56 Presidents Avenue and near Franklin Street. Common lilac also grows near the driveway to Hancock TV and Appliance. The northern boundary includes a red oak (*Quercus rubra*), white pine *(Pinus strobus)*, American beech (*Fagus grandifolia*), flowering dogwood (*Cornus florida*), and yellowwood *(Cladrastis kentukia)* (see Figure 2.10). Norway maples *(Acer platanoides)* grow north of the John Adams birthplace, in the lawn. Within the John Adams birthplace and grounds Norway maples grow along Presidents Avenue, and near the stone wall, between the two birthplaces (see Figure 2.11). Common lilacs grow near the corner of the stone wall near Franklin Street. Within the John Quincy Adams birthplace and grounds, two common boxwood *(Buxus sempervirens)* grow at the opening of the stone wall near the John Adams birthplace (see Figure 2.13). Kwanzan cherry trees (*Prunus serrulata 'Kwanzan'*) grow in cutouts in the sidewalk along Franklin Street (Figure 2.14).

BUILDINGS AND STRUCTURES

Buildings refer to elements constructed primarily for sheltering human activity while structures refer to elements constructed for functional purposes such as walls and cisterns. The Adams birthplaces property contains two buildings, the John Adams and John Quincy Adams birthplace and two structures, the stone wall and well (see Figures 2.4, 2.11, and 2.12). The John Adams birthplace, built in 1720, is a two-story, two-room wide, two-room deep house with a chimney and addition at the northwest side. Deacon John Adams expanded the house in 1750 when he expanded the lean-to across the entire back of the house. The John Quincy Adams birthplace, rebuilt in 1716, is a two-story, two-room wide, two-room deep house with a large central chimney (Figure 2.15).

The stone wall surrounds the John Quincy Adams birthplace with openings for the front and side entrance at the sidewalk (see Figure 2.15). Quincy Historical Society built the stone wall around 1897 following the construction of Presidents Avenue. The northern portion of this wall was originally built in the eighteenth century between the two households, which each had extensive farms. The stone well is at the base of the stone wall and near the John Quincy Adams birthplace. The well stone is 84" long by 51" wide and roughly 8" in height. The diameter of the roughly circular opening ranges from 22 to 28" (see Figure 2.4). It originally sat west of the birthplace until the Quincy Historical Society relocated it to its current location around 1897.

VIEWS AND VISTAS

Views are the expansive or panoramic prospect of a broad range of vision while vistas are the controlled prospect of a linear range of vision, deliberately



Figure 2.11. View northeast of the John Adams birthplace, framed by shade trees, with Franklin Street visible beyond the home. A bench for visitors is visible by the corner of the house and a stone wall separates the two birthplaces properties. (OCLP, October 2013).



Figure 2.12. View looking southeast of the rear entry of the John Quincy Adams birthplace, with the intersection of Presidents Avenue (at right) and Independence Avenue (far right), and Franklin Street (left) visible in the distance. The funeral home is at right. A stone wall surrounds the John Quincy Adams birthplace and a well stone lies in the yard, which is partially visible at left (OCLP, October 2013).



Figure 2.13. View northeast of the flagstone path leading from the John Adams birthplace to the John Quincy Adams birthplace (not visible). Two trimmed boxwood shrubs mark the opening in the stone wall between the two properties. The park maintains a small flower garden, visible at right along the wall within the John Quincy Adams birthplace property (OCLP, October 2013).



Figure 2.14. View southwest of the Kwanzan cherry trees planted in the Franklin Street sidewalk, with the John Adams birthplace visible at right and the John Quincy Adams birthplace in the distance. The cherry trees are heavily pruned to enable safe passage along the sidewalk and vehicle parking (OCLP, October 2013).



Figure 2.15. View northwest from Franklin Street of the John Quincy Adams birthplace at left and the John Adams birthplace at right in the distance (OCLP, October 2013).



Figure 2.16. View southeast of the fence and wall surrounding the John Adams (left) and John Quincy Adams (right) birthplaces. (OCLP, October 2013).

contrived. The prospect of the two birthplaces on Franklin Street is similar to what early travelers saw from the Country Road. The surrounding development and additional streets changed this context dramatically (see Figures 2.4 through 2.8). Views from the Adams birthplaces include the surrounding commercial and residential development. Views south from the John Quincy Adams birthplace are toward the area formerly known as Penn's Hill (see Figure 2.6).



Figure 2.17. View looking north of the south-facing law office entry at the John Quincy Adams birthplace, with a granite block step and a cane holder. Franklin Street has been widened to the extent that the house step is now in the sidewalk (OCLP, October 2013).



Figure 2.18. View northwest of the park sign at the southwest corner of the John Quincy Adams birthplace. A stone wall wraps around the home site. Visible in the distance is a Norway maple on the John Adams birthplace property, which is declining. Shade trees formerly on the John Quincy Adams birthplace property have all been removed (OCLP, October 2013).

SMALL-SCALE FEATURES

Small-scale features are the elements that provide detail and diversity for both functional needs and aesthetic concerns in the landscape. Few small-scale features remain in the Adams birthplaces property. The wood split-rail fence surrounds the John Adams birthplace on the east and west boundaries. A small portion of split-rail fence serves as a vehicular entrance into the John Quincy Adams birthplace property (Figure 2.16). A chain link fence follows the north boundary. Large granite blocks serve as steps at each of the three doors of the John Quincy Adams birthplace. The front, east facing entrance step is 66" long by 49" deep and roughly 6" high. The west facing door step is 36" long by 33" deep and roughly 6.5" high. The south step is 52" long by 30" deep and roughly 6" high (Figure 2.17). A large granite step also lies at the south entrance to the John Adams birthplace and is 53" long by 31" deep and roughly 3.5" high. A smaller block lies at the east-facing entrance to the shed and is 27" long by 23" deep and roughly 4" high. A temporary wood bench sits within the John Adams birthplace property, near the stone wall and another is on the north side of the house. A flagpole stands north of the northeast corner of the John Quincy Adams birthplace (see Figure 2.15). Three wayfinding and welcome signs are located at the south corner of John Quincy Adams birthplace, at the southeast corner of the John Adams birthplace parcel, and at the northeast corner of the property (Figure 2.18 and Drawing 2.1).

ARCHEOLOGICAL SITES

The *Archeological Collections Management at Adams National Historic Site* describes the archeological resources within the Adams birthplaces property. The report summarizes two archeological projects, the first from 1980 by Pratt and Pratt Consultants, which followed a Geophysical survey by Weston Geophysical Corporation that same year.[2] In 1983, regional archeologist Dick Hsu and staff archeologist Linda Towle monitored the installation of a new drainage system. The 1991 report by Darcie A. MacMahon summarizes earlier reports and provides additional interpretation. It identifies five possible structures and one well, dating to the nineteenth century. The structures include a cellar and shed on the north side of the John Quincy Adams birthplace, a shed on the west side of the John Quincy Adams birthplace, a shed on the north side of the John Adams birthplace, a structure west of the John Adams birthplace, and a well.[3]

ENDNOTES, EXISTING CONDITIONS

1 City of Quincy Demographic & Census Data Analysis. www.quincyma.gov/CityOfQuincy_ Content/documents/Quincy%20Demographic%20Update%20May%202013.pdf (Accessed August 6, 2014).

2 Darcie A. MacMahon, *Archeological Collections Management at Adams National Historic Site,* (Boston: National Park Service, 1991).

3 Ibid.

Cultural Landscape Report

Birthplaces
Adams National Historical Park
Quincy, MA

Existing Conditions



Latin name	Common name	ID
Acer platanoides	Norway maple	Ac pl
Chaenomeles speciosa	common flowering quince	Ch sp
Cornus florida	flowering dogwood	Co fl
Ilex crenata	Japanese holly	Il cr
Pinus strobus	white pine	Pi st
Prunus serrulata 'Kwanzan'	Kwanzan cherry	Pr se
Quercus rubra	red oak	Qu ru
Syringa vulgaris	common lilac	Sy vu
Vanhoutte spirea	Spiraea x vanhouttei	Va sp
Ulmus americana	American elm	Ul am
Wisteria sinensis	Chinese wisteria	Wi si

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. HABS Survey, 1936, 1979
2. City of Quincy, 2011
3. Aerial photograph, 2012
4. Site visit November, 2013, 2014

DRAWN BY

Updated by Ashley M. Braquet, Illustrator CS6, 2014
Kirsten Holder, AutoCAD 2013 and Illustrator CS5, 2013

LEGEND

- Existing roads
- Existing building
- Dirt road
- Gardens
- 10 Feet contour
- Stone wall
- Flagstones
- Deciduous and Evergreen trees
- Deciduous shrubs
- Adams Birthplaces Property Lines
- Property Lines
- Picket Fence
- Split Rail Fence
- Chain link fence
- Removed feature

NOTES

1. All features shown in approximate scale and location.
2. Plan shows conditions in 2014.

0′ 15′ 30′ 60′

Drawing 2.1

Analysis and Evaluation

The Adams birthplaces property has undergone many changes over its long history, yet it retains its significance and integrity as the birthplace of two Presidents who played a leading role in the formative years of the United States government. Once surrounded by hundreds of acres of fields and pasture and part of the Penn's Hill farm, the Adams birthplaces property preserves the core of two early American homesteads that helped shape the ideologies and political values of Presidents John Adams and John Quincy Adams.

This chapter provides an analysis of the historical significance of the Adams birthplaces landscape and an evaluation of its historic character based on the findings of the site history and existing conditions chapters. The analysis and evaluation have been developed according to the *National Register Criteria for the Evaluation of Historic Properties* and the National Park Service's *Guide to Cultural Landscape Reports: Contents, Process, and Techniques*. The first section of this chapter reviews the significance of the landscape presented in the existing National Register documentation and evaluates the landscape's historical integrity. The second section evaluates the historic character of the Adams birthplaces landscape based on the National Park Service cultural landscape methodology, which organizes the landscape into characteristics and features. Each feature is evaluated to determine whether or not it contributes to the historical significance of the landscape (Table 1).

NATIONAL REGISTER STATUS

The National Park Service evaluates the historical significance of properties through a process of identification and evaluation defined by the National Register of Historic Places program. According to the National Register, historic significance may be present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association. A property can be found to have significance on a national, state, or local level, and must meet one or more of the following criteria in order to be considered eligible for the National Register: (A) Association with events that have made a significant contribution to the broad patterns of our history; (B) Association with the lives of persons significant in our past; (C) Embody the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual

distinction; or (D) Has yielded, or may yield, information important in pre-contact history or history.[1]

EXISTING NATIONAL REGISTER DOCUMENTATION

The National Park Service designated the birthplaces of Presidents John Adams and John Quincy Adams as National Historic Landmarks on December 19, 1960. The properties were administratively listed in the National Register on October 15, 1966. Quincy City Council approved designation of two local historic districts in 1975, the Adams Birthplace Historic District and the Quincy Center Historic District. The National Historic Landmark documentation and boundary description for each home was accepted on April 3, 1978. Enabling legislation for the acquisition of the Adams birthplaces property, part of Public Law 95-625, passed on November 10, 1978 and allowed the National Park Service to officially acquire the .72-acre Adams birthplaces parcel on April 20, 1979.[2]

When the National Park Service acquired the Adams birthplaces in 1979, the site was administratively included in the Adams National Historic Site, which was created in 1946 and originally known as the Adams Mansion National Historic Site. In 1998, the park name changed to Adams National Historical Park to recognize the multiple sites within the park.

On April 3, 1978, two National Historic Landmark documentation forms for the John Adams and John Quincy Adams birthplaces were accepted. For the John Adams birthplace, significance was identified in the area of politics/government as the birthplace and boyhood home of John Adams for the period of 1700 to 1799. Specific dates listed are 1681 (the presumed date of home construction at the time of the listing) and 1735 (the birth of John Adams in the house). The Statement of Significance in the John Adams documentation suggests a period of significance of 1735 to 1940, beginning with the birth of John Adams and ending with the transfer of the birthplace from the Adams family to the City of Quincy. For the John Quincy Adams birthplace, significance was identified in the area of politics/government as the home of two American presidents and the birthplace of John Quincy Adams for the periods of 1700 to 1799 and 1800 to 1899. Specific dates were listed as 1716 (the date an older house was replaced with the main portion of the current house), 1761 to 1783 (the period when John Adams acquired and occupied the house and John Quincy was born in 1767), and 1803 to 1807 (for the period when John Quincy Adams purchased and lived in the house). The Statement of Significance in the John Quincy Adams documentation suggests a period of significance of 1761 to 1940, beginning when John Adams inherited the house from his father and ending with the transfer of the birthplace from the Adams family to the City of Quincy. In both nomination forms, the boundary description of the .72-acre property included both the houses and surrounding open space because they were located within the same city lot.

The period of significance for the Adams birthplaces and other properties within the park was reviewed in 1994 as part of the List of Classified Structures documentation. Specifically, on November 21, 1994, the Massachusetts State Historic Preservation Office (SHPO) concurred with the National Park Service on the itemization of previously evaluated and unevaluated contributing resources in the park, as part of an update of the List of Classified Structures. The SHPO supported the end date of the period of significance as 1940 (the date that the properties were passed from the Adams family to the City of Quincy) to include the changes to the properties by the Adams Chapter of the Society of the Daughters of the Revolution and the newly formed Quincy Historical Society in the 1890s. Although not specifically mentioned in the correspondence between the SHPO and NPS, this end date would include several features built or reconstructed by the Daughters of the Revolution in 1896-97: the well, stone wall, and wood post fence. As such they were listed as contributing resources in the LCS.

Based on the findings of this cultural landscape report, the authors recommend updating the National Register and Landmark documentation to provide greater detail and clarity on areas of significance and contributing resources and more detailed information on the landscape features. In particular, the updated documentation should address the role of the birthplaces in the area of conservation, relating specifically to the historic preservation movement, and the role of First Lady Abigail Adams.

STATEMENT OF SIGNIFICANCE

Based on the research conducted for this report, the authors recommend the following statement of significance. The Adams birthplaces property is significant at the national level under Criterion B for the period of 1735 (the birth of John Adams) to 1848 (the death of John Quincy Adams) for its association with significant political and literary figures of the eighteenth and nineteenth centuries including John and Abigail Adams, and John Quincy Adams. The property is significant at the local level for conservation for the period of 1848 (the death of John Quincy Adams) to 1940 (the property passed from the Adams family to the City of Quincy), encompassing the efforts of Charles Francis Adams and members of the Adams Real Estate Trust/Adams Memorial Society, the Adams Chapter of the Society of the Daughters of the Revolution, and Quincy Historical Society, who protected and managed the birthplaces. The property is significant at the local level under Criterion C in the area of architecture beginning in 1716 for its late seventeenth and early eighteenth century buildings.

Collectively, the period of significance for the Adams birthplaces extends from 1716 (the oldest extant building–the John Quincy Adams birthplace) to 1940 (when the property passed from the Adams Real Estate Trust to the City of

Quincy). All significant features within the Adams birthplaces property were built or installed within that time period beginning in 1716, through the installation of the stone wall and wood fence in 1896. Key dates are the rebuilding of the John Quincy Adams birthplace in about 1716, rebuilding of the John Adams birthplace in about 1720, the birth of John Adams in 1735, the birth of John Quincy Adams in 1767, and the opening of the sites to the public in1897. The Adams birthplaces property retains integrity to the end of the period of significance, including location, design, setting, materials, workmanship, feeling, and association. Each area of significance is described below.

NATIONAL REGISTER CRITERION B: POLITICS/GOVERNMENT

The Adams birthplaces property is significant at the national level for politics/government from 1735 to 1886 for its association with John Adams, Abigail Adams, and John Quincy Adams.

Association with John Adams

A significant political and literary figure of the late eighteenth and early nineteenth century, John Adams served as the nation's first Vice President from 1789 to 1797 and the nation's second President from 1797 to 1801. Adams played a leading role in the development of the American nation and was born and died in Quincy (then Braintree). John Adams inherited the home later known as the John Quincy Adams birthplace in 1761. In 1774 he purchased the house in which he was born from his younger brother, Peter Boylston Adams. While residing in the home where his children were born, John Adams used the old kitchen as his law office from 1764 to 1774 and drafted the Massachusetts Constitution, which became a model for the Federal Constitution. The Penn's Hill farm property included approximately ninety-five acres of associated land to the north and south of the house, most of which was under cultivation or used as pasture. The homes and home sites are associated with the John Adams period of ownership, and possibly the granite thresholds and well stone. Lilacs also persist at the site.

Association with Abigail Adams

The Adams birthplaces property is significant at the national level in the area of politics/government for its association with Abigail Adams, who was the country's second First Lady and the mother of the country's sixth president. She was a prolific writer, sending detailed correspondence to her husband John and other friends including Thomas Jefferson that detailed life in the late eighteenth and early nineteenth century America. Abigail's primary association with the landscape was with the Penn's Hill farm operations, particularly during the American Revolution when John Adams was away in Philadelphia and abroad, leaving Abigail to manage the family, home (John Quincy Adams birthplace), and farm. Exchanging over one thousand letters, their correspondence included

descriptions of every day events, walks around the farm, new plants, as well as questions about how to manage the farm. Their correspondence also recorded significant events. Abigail Adams described the Battle of Bunker Hill and her view with John Quincy Adams from the top of Penn's Hill in a letter to John Adams in 1775. She also recounted the circumstances relating to the colonial militia camping and drilling in the yard. In addition, Abigail tended a garden and fruit trees, and planted lilacs near the houses.

Association with John Quincy Adams

The Adams birthplaces property is significant at the national level in the area of politics/government for its association with John Quincy Adams, the nation's sixth President from 1825 to 1829. John Quincy Adams also served in the Senate and the House of Representatives, where he spoke out forcefully against slavery and in favor of a strong federal government. He was born in the home at the Penn's Hill farm in 1767 and spent his formative years there. John Quincy was five years old when his father was called to serve in the First Continental Congress and seven years old when the American Revolution began with the April 19, 1775 Battle of Lexington and Concord. His mother, Abigail Adams, took him to the summit of Penn's Hill to witness the burning of Charlestown during the June 17, 1775 Battle of Bunker Hill. Once married, he and his wife, Louisa Catherine Adams, made Peace field their summer home from 1826 to 1848, and only resided at his birthplace home for two summers. Due to their extensive travel and time in Washington, D.C., they passed much of the responsibility for managing the Quincy properties to their son Charles Francis Adams. John Quincy was an avid horticulturist and in the early 1800s began planting trees on the Penn's Hill farm and Peace field properties. He wrote frequent journal entries about the birthplaces and surrounding farm land until his death in 1848. At the birthplaces property, only the homes remain from his period of ownership, and possibly the granite threshold steps and well stone.

First Lady Louisa Catherine Adams was a significant political and literary figure of the nineteenth century. However, she only spent two summers living in the John Quincy Adams birthplace and wrote several letters during her stay. She traveled with John Quincy Adams for his appointments in Prussia, Russia, France, and England.

NATIONAL REGISTER CRITERION A: CONSERVATION

The Adams birthplaces are significant at the local level in the area of conservation for the period of 1848 to 1940, as an early example of the Historic Preservation Movement of the late 1800s and early 1900s. Charles Francis Adams inherited the birthplaces from his father John Quincy Adams in 1848 and continued to lease the two homes until 1886. His son, Charles Francis Adams, Jr. took a leading role in establishing the Quincy Historical Society in 1893, and with his siblings and

relatives formed the Adams Real Estate Trust, later named the Adams Memorial Society. Charles Jr. continued to lease the two homes, but then transferred management of the property to the Adams Chapter of the Society of the Daughters of the Revolution (John Adams birthplace) and the Quincy Historical Society (John Quincy Adams birthplace) in 1896. The homes and grounds were restored and opened for public viewing shortly thereafter.

The Adams family preservation efforts fit the late nineteenth and early twentieth century trends in the historic preservation movement, which emphasized cultural legacies by preserving homes and associated buildings. Family groups often formed small preservation associations. For example, the Mount Vernon Ladies Association was formed in 1853 to preserve President George Washington's estate. They emphasized the property as a symbol of American patriotism. During the early to mid-twentieth century several presidential sites were preserved including the cabin where President Abraham Lincoln was born, and the homes of Franklin Pierce, Andrew Johnson, and Franklin D. Roosevelt.

Preservation efforts by the Adams family were unique because the descendants, beginning with Charles Francis Adams, worked to protect his family's landholdings. Members of the Adams Real Estate Trust included Charles Francis Adams Jr., Henry Adams, Mary Adams Quincy, and Brooks Adams managed the birthplaces and sold off much of the Penn's Hill farm. The trust retained the two birthplaces, removed some of the outbuildings, and leased the houses to tenants. With a limited income, the Quincy Historical Society and Adams Chapter of the Society of the Daughters of the Revolution were able to maintain the homes and offer guided tours. The Quincy Historical Society opened the John Quincy Adams house for public viewing in June 1897 and the Daughters of the Revolution opened the John Adams house in October of the same year. By 1940, the organizations could no longer maintain the structures, and the buildings passed to the City of Quincy. The homes were transferred to the National Park Service in 1979.

NATIONAL REGISTER CRITERION C: COLONIAL ARCHITECTURE

The Adams birthplaces property is significant at the local level under Criterion C from 1716 to 1940 as surviving examples of early eighteenth century architecture in Massachusetts. The original home on the site of the John Quincy Adams birthplace was built around 1660 by William Ellis, and the original home on the John Adams birthplace site was built between 1660 and 1710 by William Needham or James Penniman. Penniman likely rebuilt the house between 1710 and 1720, and added a lean-to at the rear (north side) of the John Adams birthplace before he sold the house and farm to Deacon John Adams (father of John Adams) in 1720. Similarly, the home on the John Quincy Adams birthplace site was likely rebuilt in about 1716 before Deacon John Adams acquired the property in 1744,

which he leased to various tenants. In 1750 Deacon John Adams expanded the lean-to at the rear of the John Adams birthplace across the entire back of the house, thus creating a saltbox profile. John Adams inherited the future John Quincy Adams house in 1761 and lived in the house until he and Abigail Adams purchased Peace field. John Adams used a room in the John Quincy Adams birthplace for his law office when he lived in the house from 1761 through 1783. John Quincy Adams was born in this house in 1767 and later lived in the house with his wife and children for a couple years. John Adams also used the home as his law office and drafted the Massachusetts Constitution, which was ratified in 1780.

Following the death of Charles Francis Adams in 1886, his heirs transferred ownership of his properties to the Adams Real Estate Trust and sold most of Penn's Hill farm to residential developers, retaining only a .34-acre parcel that encompassed the two birthplaces. The Quincy Historical Society was established in 1893 to preserve and promote Quincy history, and managed repairs to the John Quincy Adams birthplace in 1896. This work included new board siding, a new roof, reopening of the fireplace, new paint, and raising of the house two feet to meet the new street level. After years of tenant occupancy, the Adams Chapter of the Society of the Daughters of the Revolution restored the John Adams birthplace in 1897, installing new windows, opening the chimney, removing interior walls, and applying new paint. Both houses were open for public tours in 1897. Preservation and maintenance by the two groups continued until 1940, when the birthplaces property was transferred to the City of Quincy in 1940. While no longer used as a home, the Adams birthplaces have retained a high level of historic integrity as detailed below.

EVALUATION OF LANDSCAPE INTEGRITY

Integrity is the ability of a property to convey its significance. In order for a property to retain its integrity, it must possess the essential characteristics and features that characterized it during the period of significance. The National Register program identifies seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.

Location

Location is the place where the historic property was constructed or the place where the historic event occurred.

Situated on Franklin Street, in Quincy, Norfolk County, Massachusetts, the John Adams and John Quincy Adams birthplaces remain in their original locations when constructed in the late seventeenth and early eighteenth centuries. The flat site not far from Town Brook, with fertile soils and a viable well, offered a desirable location for homesteads. The homes pass through multiple generations of the

Adams family, then passed to preservation groups including the Adams Real Estate Trust, Quincy Historical Society, Adams Chapter of the Society of the Daughters of the Revolution, City of Quincy, and finally the National Park Service. In addition, the stone wall, well, and wood fence remain in their same location from the end of the historic period. The agricultural fields and pasture that once made up the Penn's Hill farm no longer remain. Despite changes to the surrounding landscape, the property retains integrity of location.

Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

The Adams birthplaces landscape continues to represent its character as a vernacular landscape as it evolved through the historic period. It also represents an open park-like landscape with lawn areas surrounded by deciduous trees and shrubs. The Colonial architectural design elements are present in the John Adams and John Quincy Adams birthplaces. Ornamental and shade tree plantings remain throughout the property, as well as buffer plantings along the property lines. The property retains design integrity to the period of significance.

Setting

Setting is the physical environment of a historic property.

Despite the extensive development around the Adams birthplaces, the setting of the property, including the circulation, vegetation, and outward views, has changed relatively little since the end of the historic period in 1940. During John Adams and John Quincy Adams ownership, the birthplaces property was surrounded by crop fields and pasture, a few homes, and located close to the road. The rural setting changed with the subdivision of land for housing developments during Charles Francis Adams' ownership in the mid-nineteenth century and during Adams Real Estate Trust ownership of the birthplaces and Penn's Hill farmland in the late nineteenth and early twentieth centuries. Furthermore, the construction of Presidents Avenue and Payne Street in the mid-nineteenth century changed the immediate context of the property. For the most part, however, the physical environment of the buildings, lawn and vegetated border is the same as the end of the period of significance except for the addition of the two homes north of the birthplaces on Franklin Street, which were later removed. However, new commercial and suburban development on Franklin Street after the period of significance detracts from the Birthplace property's historic rural setting. Overall, the property retains integrity of setting to the period of significance.

Materials

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Most of the historic materials used in construction or during restoration of the Adams birthplaces remain intact. These materials were brought to or gathered on site during construction of the buildings in the late seventeenth or early eighteenth centuries or during site restoration at the end of the nineteenth century. The majority of the trees and shrubs within the birthplaces property date from the historic period, or are replacements in-kind. However, many shrubs around the John Adams birthplace no longer remain and a couple of the trees around the perimeter of the property were not replaced. The stepping stones that make up the pedestrian circulation are a new material since the end of the historic period. Enough material from the historic period remains for the property to retain integrity to the period of significance.

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Within the Adams birthplaces landscape, workmanship remains evident in the buildings and structures, circulation, vegetation, and small-scale features. Much of the vegetation remains or has been replaced in-kind. Most of the materials and construction techniques of the buildings and structures remain intact. In addition, some of the materials of the small-scale features at Adams birthplaces remain intact including the stone well, stone wall, and wood fence. Some vegetation no longer remains such as the cluster of lilacs and spirea that grew around the south and west sides of John Adams birthplace, Chinese wisteria that grew on the south side of the John Quincy Adams birthplace, one elm tree that grew east of the John Adams birthplace, one maple that grew at the corner of Franklin Street and Presidents Avenue, and one maple that grew west of the John Adams birthplace. Enough workmanship from the historic period remains for the property to retain integrity to the period of significance.

Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

During the early half of the historic period, the Adams birthplaces were small rural residences on the Country Road, surrounded by crop fields and pasture within the Penn's Hill farm. The domestic area around the two houses contained small gardens and orchards with views into the surrounding fields used for crops or grazing. Stone walls and wood fences divided the properties, protected crops, and retained livestock. Physical remnants of the property's history are evident in the

homes themselves, the well, stone walls, and aged trees. During the latter half of the historic period, the Adams birthplaces were leased to tenants and then used by the Daughters of the Revolution and Quincy Historical Society as a meeting house and house museum. Following the end of the historic period, both houses were restored and opened to the public. While the Adams birthplaces are no longer used as a private residence, the property retains many of the historic features designed to meet the family's needs such as the stone wall, wood fence, and well. While the small gardens and vegetable beds no longer exist on the property, many of the trees remain or have been replaced in-kind. The residential, commercial, and transportation development that now surrounds the Adams birthplaces detract from the historic feeling. Despite the changes to the Adams birthplaces landscape, the property retains integrity of feeling.

Association

Association is the direct link between an important historic event or person and a historic property.

While many of the properties and agricultural fields in Quincy and Braintree were subdivided and redeveloped following the historic period, the Adams site retains its physical appearance and association as the birthplace to two early U.S. Presidents. Although the birthplaces are no longer private homes or managed by members of the Adams family, evidence of its connection to the Adams family is evident. The property retains integrity of association.

Summary Evaluation of Integrity

Overall, the landscape of the Adams birthplaces retains historic integrity and conveys its historic significance through existing resources. All aspects of integrity are evident. Construction of Presidents Avenue and the expansion of Franklin Street changed the landscape immediately surroundings the birthplaces, and suburban growth replaced the agricultural land that once made up the Penn's Hill farm. Following the historic period, the City of Quincy removed the two buildings north of the John Adams birthplace, thus restoring the land adjacent to the houses. The National Park Service has made very little changes to the property since acquiring it in 1979.

ANALYSIS OF LANDSCAPE CHARACTERISTICS AND FEATURES

The analysis of landscape characteristics and features serves to identify the landscape components that define the historic character of the Adams birthplaces landscape. Landscape characteristics and features are evaluated using the categories of spatial organization, land use, circulation, vegetation, buildings and structures, views and vistas, small-scale features, and archeological sites. Each feature associated with these landscape characteristics is evaluated according to the following method:

> *Historic Condition*: a brief discussion of the feature's history and evolution during the period of significance (1720–1940);
>
> *Post Historic and Existing Conditions*: an overview of changes that have occurred since the end of the period of significance; and
>
> *Evaluation*: a comparison of historic and existing conditions to determine whether the feature contributes to the historic character of the cultural landscape.

Contributing features generally date to the period of significance (1720–1940), and help communicate the landscape's historic design and character. Non-contributing features generally date after the period of significance or have been altered from their historic condition. Each feature includes a corresponding List of Classified Structures (LCS) number and park building number, if applicable, and is labeled on the Analysis and Evaluation plan (Drawings 3.1). Select features that no longer exist within the Adams birthplaces property, or were removed during the period of significance, are included in this section because of their prominence during the period of significance or proximity to other extant features.

SPATIAL ORGANIZATION

Spatial organization refers to the three-dimensional organization of physical forms and visual associations in a landscape, including the articulation of ground, vertical, and overhead planes that define and create spaces. At the time the birthplaces were constructed, spatial organization was largely dictated by natural systems and topography. The Adams birthplaces property sits on the southern edge of the geologic and physiographic area known as the Boston Basin. The Charles, Mystic, and Neponset Rivers formed within the basin, which was dotted with drumlins, marshes, and ponds. Drumloid hills include Penn's Hill (or Payne's Hill) to the east of the birthplaces and formerly part of the Adams's Penn's Hill farm, and several nearby hills including Pine Hill and the Blue Hills to the southwest, Forbes Hill to the northwest, Mount Wollaston to the north, and Mount Pleasant to the east (see Figures 1.4, 1.6, and 1.27). The middle elevations

along the sides of these hillsides were often used for grazing. The low-lying elevations were made of rich agricultural lands or wet swampy areas.

The natural systems and topographical conditions of the Adams birthplaces property remained constant during the historic period and through today. At the time of construction of the two birthplaces, the Needham/Penniman and Belcher families built the two homes at the edge of each property and near the road to Plymouth. Early settlers often built houses near one another, and close to the road, in order to share resources. The families grew orchards, grain crops, and vegetable gardens, and raised sheep and cattle on the steeper terrain. Early settlers typically grew field crops and raised sheep or cattle in pastures farther away from their homes and grew vegetable gardens and sometimes orchards close to their homes.

Fresh Brook ran along the western edge of the original Belcher and Needham properties, west of the future birthplaces. By the late eighteenth century, as Deacon John Adams acquired land farther west, Fresh Brook ran through various portions of the Penn's Hill Farm. Today, Fresh Brook, or Town Brook, runs from the Old Quincy Reservoir, north toward the Southeast Expressway before it disappears into culverts southwest of the birthplaces property. During the early part of the historic period John Adams and John Quincy Adams reported that they rode through large wooded areas. Suburban and commercial development rather than hardwood forests now cover the terrain around the Adams birthplaces.

For the Adams birthplaces, the historic spatial organization is relatively intact since the end of the period of significance and includes three character areas defined by circulation, historic property boundaries, and vegetation (see Drawing 3.1). These three areas include the north lawn area, the John Adams birthplace parcel, and the John Quincy Adams birthplace parcel.

North lawn area

Historic Condition:
Once part of the John Adams birthplace property, the Adamses likely used the north lawn area to grow vegetables or for smaller structures such as sheds and barns because of its close proximity to the John Adams birthplace. The north lawn area was subdivided in the 1820s by John Quincy Adams who saw that the land along the Country Road to the north of the John Adams birthplace was valuable for new house lots. Between 1886 and 1887 the Craig house and McCausland house were built on the lots (see Figures 1.51 and 1.52). The Craig property stretched from Franklin Street to Presidents Avenue and the McCausland house abutted Franklin Street and the former Payne Street. These families likely planted the beech tree, north of the Craig house, and the flowering dogwood, north of the McCausland house.

During the early twentieth century, the north lawn area included the two homes, and perhaps a barn near the Craig house, and was bounded by houses on Franklin Street and Presidents Avenue. A wood split-rail fence divided the John Adams birthplace from the Craig property and three maples and two elm trees likely grew within the John Adams birthplace property and near the fence line.

Post Historic and Existing Conditions:
Following the end of the historic period, the City of Quincy acquired the Craig and McCausland homes and properties. The city removed the houses around 1958 to decrease the fire hazard that the Craig house posed on the John Adams birthplace and to enlarge the setting of the two birthplaces. When the National Park Service acquired the Adams birthplaces in 1979, the property included the parcels to the north of the John Adams birthplace. The beech *(Fagus sylvatica)* and flowering dogwood *(Cornus florida)*, planted adjacent to the two homes, continued to mature and remain today. A little-leaf linden *(Tilia cordata),* likely planted in the mid-1900s, grows between the beech and the John Adams birthplace (see Figure 1.69). The National Park Service planted pine trees and a row of common lilacs to screen the birthplaces from the parking lot and businesses on Franklin Street. Today, the National Park Service mows the north lawn areas routinely and has stabilized or removed declining trees.

Evaluation: Contributing
The north lawn area, subdivided in the 1820s by John Quincy Adams and later reacquired by the City of Quincy, contributes to the historic character of the Adams birthplaces landscape.

John Adams birthplace and grounds

Historic Condition:
A home likely stood on the John Adams birthplace property by 1650 or 1660. After inheriting the property from his father in 1705, James Penniman likely constructed a new home in about1720, which later became known as the John Adams birthplace. The Penniman home stood near the road at the eastern edge of the property with farm outbuildings, including a barn and a shed to the west, and vegetable gardens nearby. Wood split-rail fences marked the property boundary and lined the edge of the road. Deacon John Adams purchased the property in 1720, plus additional acreage. He and his wife, Susanna Boylston Adams raised their three children in the home: John, Peter, and Elihu. John Adams acquired the property from his brother Peter in 1774. John Quincy Adams acquired the property from his father in 1803. During the mid-nineteenth century, while Charles Francis Adams owned the birthplaces, the land around John Adams birthplace became more fragmented with the construction of Payne Street to the north and Presidents Avenue to the west. Tenants built new barns and sheds at the rear of the home and continued to fence the front yard (see Figures 1.18 and 1.19).

Once the land to the north of the birthplace was sold and developed around 1886, the landscape around the birthplace was limited to a much smaller lot (see Figure 1.24). At the end of the period of significance, a pedestrian walkway ran between Franklin Street and Presidents Avenue, several maple and elm trees grew along the northern, western, and southern boundary, and a shed stood to the northwest of the John Adams house (see Figure 1.59).

Post Historic and Existing Conditions:
Following the end of the historic period, the John Adams birthplace and grounds were limited to a small residential lot bounded by the Craig house to the north, the John Quincy Adams birthplace to the south, Presidents Avenue to the west, and Franklin Street to the east. Once the City of Quincy removed the Craig and McCausland homes in 1958, the John Adams birthplace was once again surrounded by a larger amount of open lawn and deciduous trees, similar to landscape conditions in the mid-nineteenth century. After acquiring the property in 1979, the National Park Service made a few minor alterations to the property by removing the paved walk west of the house and the shed at the northwest corner. Trees matured around the house and park staff maintained or replaced in-kind the extant trees. The most of the lilacs and all of the spirea that once grew around the east, south, and west sides of the house no longer remain (see Figure 2.11).

Evaluation: Contributing
The spatial organization of the John Adams birthplace and grounds, established in early 1700s and altered by the subsequent Adams family members and tenants in the following centuries, contributes to the historic character of the Adams birthplaces landscape. By the late nineteenth century the birthplace was open to visitors rather than used as a home. The house and grounds still define the core of the property.

John Quincy Adams birthplace and grounds

Historic Condition:
William Ellis (or Allis) acquired his homestead around 1650 and constructed a home by 1660. The home stood near the road, at the northeastern edge of the property, and was likely surrounded by a few other homes that also stood near the road. The Ellis or Belcher family likely built a barn to the southwest of the house and installed a well to the west. Dendrochronological analysis indicates that the house was rebuilt in about 1716. Deacon John Adams acquired the property in 1744 and passed it to his son John in 1761. John and Abigail Adams lived in the house during the 1760s and early 1770s before they purchased the Peace field property in 1787. Correspondence by Abigail indicates that the Adamses fenced in the front yard and early drawings suggest that there were lilacs and other plantings along the east façade of the home. John Quincy Adams likely added sheds to the north and west sides of the home and built a new barn to the west of

the house. The property was bounded by fence, and later a stone wall along the northern edge. A picket fence bounded the road, which was removed when the road was widened (see Figure 1.21). During the mid-nineteenth century, while Charles Francis Adams owned the birthplaces, the land around John Quincy Adams birthplace became more fragmented with the construction of Presidents Avenue to the west and expansion of Franklin Street. The Quincy Historical Society removed two sheds around 1895, relocated the well, and built a new stone wall around the perimeter of the property. Elm and maple trees grew along the northern and western walls. At the end of the nineteenth century the John Quincy Adams birthplace was bounded by roadways to the east, south, and west (see Figure 1.25).

Post Historic and Existing Conditions:
Following the end of the historic period (1940), the John Quincy Adams birthplace and grounds were limited to a small residential lot bounded by John Adams birthplace to the north and the intersection of Presidents Avenue, Franklin Street, and Independence Avenue. The Quincy Historical Society added a pathway in 1951 that connected the birthplaces, and later planted low shrubs and bulbs on the inside of the stone wall to the north of the John Quincy Adams birthplace (see Figure 1.69 and 1.71). After acquiring the property in 1979, the National Park Service made a few minor alterations to the property by installing park signs and maintaining the lawn area. Today, most the vegetation along the stone wall no longer remains except for two boxwood shrubs at the opening between the two properties, vines that are trimmed, and a bed with bulbs and herbaceous flowers along the stone wall at the northeastern edge of the property.

Evaluation: Contributing
The spatial organization of the John Quincy Adams birthplace and grounds, established in 1660 and altered by the subsequent Adams family members and tenants in the following centuries, contributes to the historic character of the Adams birthplaces landscape. By the late nineteenth century the birthplace was open to visitors rather than used as a home. Today, the house and grounds still define the core of the property.

LAND USE

Land use is defined as the principal human activities that form, shape, and organize a landscape. For the Adams birthplaces, residential and agricultural use persisted throughout most of the historic period when Deacon John Adams, John Adams, John Quincy Adams, Charles Francis Adams, and members of the Adams Real Estate Trust owned the birthplaces and Penn's Hill farm. By 1896 the Adams birthplaces were no longer used as a private residence and most of Penn's Hill farm was sold for the development of house lots. Under the Society of the Daughters of the Revolution and Quincy Historical Society management, the

two homes were used for meetings and opened to the public for tours. Once the National Park Service acquired the property in 1979, they continued to keep the homes open to the public for tours. The existing land use is compatible with the historic character of the landscape.

Agriculture

Historic Condition:
Cultivating the land was essential to life in eighteenth century New England. Every rural household maintained corn fields, vegetable gardens, and orchards to provide food. Enough crops had to be produced to store and use over the long winter months. Early writings by the Adams family suggest the presence of a kitchen garden and orchard trees in close proximity to the homes. During the John Adams and John Quincy Adams' periods, the birthplaces served as the nucleus for the larger Penn's Hill Farm, but most of the land was sold by the early 1900s.

Post Historic and Existing Conditions:
Little evidence of agriculture remains on or in association with the property today. A small non-historic cultivated plot near the stone wall on the John Quincy Adams property contains flowering bulbs, annuals, and perennials (see Figure 2.13). The garden plot was added by the National Park Service.

Evaluation: No longer evident
Active agriculture is no longer associated with the farm homesteads.

Historic Preservation

Historic Condition:
The City of Quincy established the Quincy Historical Society in 1893 with Charles Francis Adams, Jr. as its first president. The society restored the John Quincy Adams birthplace and the Adams Chapter of the Society of the Daughters of the Revolution managed the John Adams birthplace. Both opened for public tours in 1897.

Post Historic and Existing Conditions:
The City of Quincy acquired the birthplaces in 1940 and continued to preserve and maintain the properties, while local organizations managed the public programs. The city passed the properties to the National Park Service in 1979.

Evaluation: Contributing
Historic preservation at the site continues to be a significant land use.

CIRCULATION

Circulation is comprised of the spaces, features, and materials that make up the network of pedestrian and vehicular movement. For the Adams birthplaces, the circulation system includes the flagstone pathway that connects the two homes. Outside of the park property, the close proximity of Presidents Avenue and Franklin Street, the pedestrian sidewalks, and the trolley drop off zone on Franklin Street influences the circulation in the birthplaces landscape (see Figure 2.9).

When the two homes were built in the early 1700s, the primary circulation route in this area of North Braintree was the Plymouth Road, also known as the Plymouth Turnpike, which passed by the site to the east of Penn's (or Payne's) Hill. Built in 1641, the roadway was unpaved and lined with trees, homes, and stone or wood fences (see Figures 1.2 and 1.3). Homes were typically built near the road and in small clusters so residents could share resources. A railroad line and several new roads were built in the early nineteenth century to improve transportation between Boston and the industrial development in the South Shore (see Figure 1.9). The Adams birthplaces area changed dramatically with the construction of Independence Avenue in 1865 and Presidents Avenue in 1885. A streetcar line was installed on Franklin Street around 1890, which included tracks on the edge of the road (see Figures 1.49 and 1.50). A compacted earth sidewalk ran along the city streets during the nineteenth century and was paved by 1929 (see Figures 1.53 and 1.54). The expansion of regional transportation corridors continued in the early twentieth century when the Metropolitan District Commission and Metropolitan Highway Commission built Quincy Shore Drive, Furnace Brook Parkway, and the Southern Artery.

During restoration work in 1896, the Adams Chapter of the Society of the Daughters of the Revolution installed a pedestrian stonedust walkway from Presidents Avenue to the rear door of the John Adams birthplace (see Figure 1.59). This pathway was later rebuilt by the City of Quincy in 1951 and then removed by the National Park Service in 1981. Overall, the circulation of the Adams birthplaces retains its historic character, however temporary walkways such as the paved walkway near the John Adams birthplace no longer remain.

Flagstone path

Historic Condition:
The flagstone path did not exist during the historic period.

Post Historic and Existing Conditions:
The City of Quincy added a flagstone path within the property around 1951. The new path led from a turnstile on Franklin Street to the front and rear door of the John Adams birthplace, and the front and rear door of the John Quincy Adams

birthplace. Around that same time the City of Quincy replaced a paved pathway from the backdoor of the John Adams birthplace to Presidents Avenue (see Figure 1.69). In the early 1990s, park staff simplified pedestrian circulation by removing the flagstones that led from the front to rear door of John Adams birthplace.

Evaluation: Non-Contributing
The flagstone path currently extends from the fence opening on Franklin Street to the front door of the John Adams birthplace, continues through a gap in the stonewall to the John Quincy Adams birthplace, then splits to the front and back doors. Installed in 1951, the flagstones do not contribute to the historic character of the Adams birthplaces landscape because they did not exist during the historic period (see Figure 2.13).

Paved walk between Franklin and Presidents Avenue (no longer exists)

Historic Condition:
The Daughters of the Revolution installed a stonedust walk in 1896 that ran between Franklin Street, the front door of the John Adams birthplace, the back west-facing door, and Presidents Avenue (see Figure 1.42).

Post Historic and Existing Conditions:
The walkway was upgraded and altered by the City of Quincy in 1951, when they paved the section between Presidents Avenue and the rear door to the John Adams birthplace. They overlaid flagstones on the remainder of the pathway as described under flagstone path above (also see Figure 1.69). Around 1981, during restoration of the two homes, National Park Service staff removed the paved walk west of the John Adams birthplace.

Evaluation: No longer exists
The paved walk, installed in 1896, modified in 1951, and removed in 1981, no longer exists as it did during the end of the historic period. The loss of the paved walkway does not detract from the historic character of the landscape because it was installed during restoration efforts in the late nineteenth century (see Figure 2.16).

Sidewalks on Franklin Street and Presidents Avenue

Historic Condition:
The sidewalks along both Franklin Street and Presidents Avenue were present during the historic period, but were not as close to the birthplaces as they are now. The first documented indication of a sidewalk on Franklin Street appeared in an 1885 photograph. On Presidents Avenue, the first sidewalk was most likely constructed in conjunction with the new road, and is visible in an 1890 photograph (see Figure 1.25). Both sidewalks are depicted on the 1936 WPA plan (see Figure 1.59).

Post Historic and Existing Conditions:
The sidewalks on Franklin Street and Presidents Avenue are concrete and asphalt, respectively, with granite curbing and four to five feet wide (Figure 2.17, see also Figures 2.14 and 2.16). The sidewalk on Franklin Street is closer to the homes and wider than during the historic period.

Evaluation: Non-contributing
The non-contributing sidewalks are maintained by the City of Quincy and intrude on the historic site.

VEGETATION

Vegetation includes managed individual specimens and masses of deciduous and evergreen trees, shrubs, vines, groundcovers, and herbaceous material, both indigenous and introduced. Vegetation at the Adams birthplaces property includes rows of deciduous trees, shrubs, and vines around the property, between the two buildings, and north of the John Adams birthplace. More recent additions include evergreen trees and shrubs that provide screening, and street trees in the sidewalk on Franklin Street.

Prior to the construction of the Adams birthplaces at the end of the seventeenth and beginning of the eighteenth centuries, meadows, creeks, clearings, and wooded areas covered much of the future Penn's Hill farm and Adams birthplaces property. Early homesteaders grew fruit trees, planted grain crops, and raised livestock. In 1720, Deacon John Adams purchased a small farm and home from the Penniman family and later expanded his landholdings to include the surrounding orchards, meadows, and fields. Following Deacon John Adams death in 1761, his three sons, including John Adams, inherited portions of the Penn's Hill farm that included salt marshes, meadows, uplands, swamps, and wooded areas (see Figure 1.4). John Adams married Abigail Smith and they improved the farmland by clearing vegetation along the rivers and building new fences and continued to acquire additional farm land where they grew corn, potatoes, and planted orchards of apple trees, and planted small vegetable gardens near their home. After their eldest son John Quincy Adams purchased the Penn's Hill farm in 1803, he planted more fruit and nut trees, as well as maples and elms, and leased the fields and birthplaces to tenants who maintained Penn's Hill farm (see Figure 1.5). When the property passed to Adams Real Estate Trust in the late 1800s, the Quincy Historical Society and Daughters of the Revolution added elms, Norway maples, flowering vines, and numerous ornamental shrubs including lilac and spirea (see Figures 1.55 through 1.58). Toward the end of the nineteenth century much of the Penn's Hill farmland was subdivided and sold for housing developments.

Following the end of the period of significance (1940), the Adams birthplaces stood on a .34-acre residential parcel surrounded by city streets and suburban

development. The property included a few specimen trees with lines of deciduous trees around the borders and ornamental shrubs and vines growing near the buildings (see Figure 1.59). None of the Penn's Hill farm remained intact. The trees growing near the birthplaces and around the perimeter of the property retain a substantial degree of integrity because the trees were maintained or replaced in-kind by park staff. The Penn's Hill farm, which once included over two-hundred acres, has lost much of its historic character since the nineteenth century. Overall, the vegetation of the Adams birthplaces retains its historic character.

Specimen trees around birthplaces

Historic Condition:

Several trees grew around the John Adams and John Quincy Adams birthplaces throughout much of the historic period. John Quincy Adams planted trees thoughout the Penn's Hill farm property and elsewhere in Quincy, and species included horse chestnut, elm, sycamore, maple, and hickory. He also wrote of a shagbark hickory that grew at the northeast corner of the John Adams birthplace property in the early 1800s. In addition, he or one of his tenants, likely planted the American elm tree that grew at the northeast corner of John Adams birthplace and is visible as a mature tree in a 1924 photograph (see Figure 1.50). Once the property passed to the Adams Real Estate Trust and was managed by the Quincy Historical Society and the Daughters of the Revolution, several maples and elms were planted. As documented in 1936 by the Works Progress Administration, a maple grew at the corner of Presidents Avenue and Franklin Street, two American elm trees grew west and northwest of the John Quincy Adams birthplace, two elms and a Norway maple grew on the north side of the stone wall between the birthplaces, three Norway maples grew along Presidents Avenue within the John Adams birthplace lot, three more grew along the northwest property line, and two elms grew northeast and north of the John Adams birthplace (see Figures 1.59 and 1.69).

Post Historic and Existing Conditions:

Following the historic period, some of the trees were removed and not replaced in-kind. This included the elm tree to the northeast of the John Adams birthplace, which was gone by the 1950s. The Norway maple at the corner of Presidents Avenue and Franklin Street was removed by park staff in the mid-1990s. NPS staff removed a younger but failing Norway maple west of the John Adams birthplace, and another Norway maple along Presidents Avenue in 2010 (see Figure 1.83). A Norway maple that grew between the two birthplaces, just north of the stone wall and near the gap, fell down in 2007, and was replaced in-kind in 2008 (see Figure 2.11).

Evaluation: Contributing
The trees near the John Adams and John Quincy Adams birthplace, planted in the late nineteenth century and early twentieth century contribute to the historic character of the Adams birthplaces landscape. Overall there are fewer shade trees than at the end of the historic period.

Trees in north lawn

Historic Condition:
The Craig and McCausland families likely planted the beech tree to the north of the Craig house and the flowering dogwood tree to the north of the McCausland house during the end of the nineteenth century or beginning of the twentieth century (see Figure 1.50 and 1.51). Around that time the families, or possibly the Daughters of the Revolution or City of Quincy planted the linden, maples, oaks, and pine trees that grow in the north lawn portion of the birthplaces property (see Figure 1.59 and 1.63).

Post Historic and Existing Conditions:
Following the historic period, the City of Quincy followed by the National Park Service has maintained the mature trees in the north lawn area.

Evaluation: Contributing
The trees in the north lawn, established at the end of the nineteenth century or by mid twentieth century, contribute to the historic character of the Adams birthplaces landscape. Mature trees remain despite the construction and removal of the two houses that stood from 1886 to 1958, including a beech, linden, flowering dogwood, pines, and yellowwood (see Figures 2.5 and 2.10).

Street trees on Franklin Street

Historic Condition:
From the mid-1800s to mid-1900s an elm grew along Franklin Street to the north of the John Adams birthplace. After the tree was removed, no trees stood along the west side of the road adjacent to the birthplaces for about fifty years.

Post Historic and Existing Conditions:
In the 1990s, the City of Quincy planted five Kwanzan cherry trees (*Prunus serrulata 'Kwanzan'*) in the sidewalk on the west side of Franklin Street (see Figure 1.86). The trees grow outside of the park boundary and are maintained by the City of Quincy (see Figure 2.14).

Evaluation: Non-Contributing
The Kwanzan cherry trees on Franklin Street, planted in the 1990s by the City of Quincy, do not contribute to the historic character of the Adams birthplaces landscape. The trees are not on National Park Service property and are not representative of the species that grew on the site during the historic period.

Perimeter shrubs and vines

Historic Condition:
Generations of the Adams family and tenants who occupied the birthplaces in the eighteenth and nineteenth centuries likely planted small gardens and ornamental shrubs near the two birthplaces. The Daughters of the Revolution and Quincy Historical Society likely planted many of the shrubs around the perimeter of the Adams birthplaces property around 1896 when they restored the homes, installed the split-rail fence, constructed the stone wall, and reconstructed the well. Vines, possibly Virginia creeper and trumpet vine, grew along the stone wall, and in ensuing years, covered much of the wall (see Figures 1.44 and 1.48). The 1936 WPA HABS survey shows lilacs and spirea growing to the east, south, and west of the John Adams birthplace (as described under foundation plantings below), and Chinese wisteria growing on the south side of the John Quincy Adams birthplace (see Figure 1.59).

Post Historic and Existing Conditions:
Most of the shrubs and the Chinese wisteria that grew during the historic period no longer remain. The Virginia creeper and trumpet vine persist, but are cut back regularly. The National Park Service likely added many of the shrubs that remain today to screen surrounding properties. These include the common lilacs (*Syringa vulgaris*), forsythia *(Forsythia sp.),* and winged euonymus *(Euonymus alatus)* along Presidents Avenue and the northern fence line; common flowering quince *(Chaenomeles sp.)* at the eastern fence and near the northwestern fence line; and boxwood (*Buxus sempervirens*) next to the opening in the stone wall between the two properties (see Figures 2.13 and 2.16).

Evaluation: Non-Contributing
The screening shrubs that grow along Franklin Street and Presidents Avenue were added by the National Park Service to evoke the character of the Adams birthplaces residential landscape.

Foundation plantings

Historic Condition:
Generations of the Adams family and tenants who occupied the birthplaces in the eighteenth and nineteenth centuries likely planted shrubs near the two homes. In 1786, Elizabeth Cranch wrote to Abigail Adams about the John Quincy Adams birthplace reporting that, "The Laylocks are just opening, & have grown very much. The grass Plot before the house looks most delightfully green."[3] Small trees and shrubs appear in several early paintings and photographs from the mid to late nineteenth century (see Figures 1.4, 1.5, and 1.10). Photographs taken throughout the mid to late 1800s show shrubs around the homes (see Figures 1.21 and 1.22) Once the birthplaces were no longer used as a private homes, the Daughters of the Revolution and Quincy Historical Society likely preserved the existing lilacs and

planted more lilacs and spirea in front of the John Adams birthplace around 1896 when they restored the homes (see Figures 1.51 and 1.56). Postcards from the early twentieth century display lush shrub and vine plantings around both of the birthplaces (see Figures 1.46 through 1.48). The 1936 WPA HABS survey shows lilacs and spirea growing on the south and west sides of the John Adams birthplace and wisteria at the south side of the John Quincy Adams birthplace (see Figure 1.59).

Post Historic and Existing Conditions:
The foundation plantings that grew during the historic period no longer remain. The lilacs and spirea that grew in front of the John Adams birthplace were likely removed when the National Park Service restored the two homes in 1980.

Evaluation: No longer exist
The foundation plantings, which included masses of lilacs and spirea near the John Adams birthplace, and wisteria at the south side of the John Quincy Adams birthplace no longer remain from the end of the historic period. Historic photographs show that the foundation plantings varied during the historic period when the birthplaces were used first as a home to the Adams family, than leased to tenants, then opened to visitors.

Adams flower, herb, and vegetable beds

Historic Condition:
Beginning in the eighteenth century and extending to the mid-nineteenth century, members of the Adams family and various tenants maintained flower, herb, and vegetable gardens to the north and west of the two birthplaces. In 1784, Abigail wrote to Cotton Tuffs about the Pratt family, who lived in the John Adams birthplace from 1778-92. She stated, "They are during the present year to have the use of the Garden east of the House and that part of the Great Garden next the road—all the fruit which grows in the Garden. Mr. Pratt and his wife may have liberty to eat currents out of the Garden but no Children to be permitted to go in to the garden." In 1836 John Quincy Adams wrote in his diary about the garden, "There is at the northwest corner of the garden adjoining the old house in which my father was born at the foot of Penn's Hill a Shagbark tree transplanted from my garden here by my brother, when he lived in the old house about 1811, and was from one of the nuts that I planted in 1804. The tree there is not more than half the size of height of the one in my garden, but it now bears nuts—These two trees alone have survived of my plantation of October 1804."[4] Following construction of Presidents Avenue and Payne Street, and the reduction of the landscape that surrounded the two birthplaces, it is unlikely that tenants continued to maintain flower, herb, or vegetable garden beds. By the time the Daughters of Revolution and Quincy Historical Society managed the two birthplaces, no garden beds remained.

Post Historic and Existing Conditions:
Following the historic period, a narrow garden bed appeared on the John Quincy Adams birthplace, along the northern stone wall (see Figure 1.71). The National Park Service continues to maintain a three-foot wide bed of bulbs and herbaceous flowers.

Evaluation: No longer exist and non-contributing
The Adams family and tenant flower, herb, and vegetable gardens, likely planted in the eighteenth century, no longer exist as they did in the historic period. A small bed of bulbs and herbaceous flowers is located at the northeast corner of the John Quincy Adams birthplace, along the stone wall, which is maintained by the National Park Service is non-contributing, but does not detract from the historic setting (see Figure 2.13).

BUILDINGS AND STRUCTURES

Buildings are elements constructed primarily for sheltering any form of human activity in the landscape, such as the John Adams and John Quincy Adams birthplaces. Structures are elements constructed for functional purposes other than sheltering human activity in the landscape such as a shed. The John Quincy Adams birthplace, originally built around 1660 by William Ellis, and rebuilt around 1716, and the John Adams birthplace, built around 1650 to 1660, and likely rebuilt by James Penniman in about 1720 remain in their original locations. In the following years, homeowners and tenants built sheds and barns near the two birthplaces, which were built, removed, and rebuilt several times and their exact locations remain uncertain. At the end of the nineteenth century, the Quincy Historical Society and the Daughters of the Revolution restored the birthplaces before they used the homes for meetings and small gatherings. In 1950, the City of Quincy stabilized and made several repairs to both buildings, and in 1980, the National Park Service restored the two birthplaces.

Structures include a well, fences, and a stone wall. The well was likely first built in the seventeenth century by the Ellis or Belcher families. In the eighteenth century the Adams family built picket and split-rail fences and stone walls. The Daughters of the Revolution and Quincy Historical Society rebuilt small scale features such as the stone wall and split-rail fence.

Overall, the buildings and structures on the Adams birthplaces property, including the John Adams and John Quincy Adams birthplace, retain integrity. While the outbuildings no longer exist, such as the various sheds and barns, these features contributed to the historic character during the period of significance and are included in the analysis.

John Adams birthplace, LCS: 021036

Historic Condition:
Sources are unclear as to who first built the two-room wide, one-room deep home, later known as the John Adams birthplace. Early settler William Needham, built a dwelling on his eight-acre parcel around 1650–60, however, the property's low sale price to James Penniman's father, Joseph Penniman, indicated that the house might have been a smaller or entirely different structure than what stands today. It is possible that James Penniman rebuilt the home in between 1710 and 1720, as is suggested by recent dendrochronological analysis. In 1712, Penniman added a partial lean-to at the rear (north side) of the building that was present at that time. In 1720, Penniman sold the property and house to Deacon John Adams, father of John Adams. In 1750, Deacon John Adams expanded the lean-to across the entire back of the house, thus creating a saltbox profile, and built a shed at the north east edge of the house. In 1761, Peter Boylston Adams inherited the thirty five-acre Penn's Hill farm and building from his father. John and Abigail Adams purchased John's birthplace from his brother, Peter Boylston Adams, and returned to Braintree in 1774. John Adams described the purchase as, "my fathers Homestead, and House where I was born. The House, Barn and thirty five acres of Land of which the Homestead consists, and Eighteen acres of Pasture in the North Common, cost me 440. . .The Buildings and the Water, I wanted, very much."[5] John Adams, and later John Quincy Adams and Charles Francis Adams, leased the John Adams birthplace to various tenants through the end of the nineteenth century.

During the latter half of the nineteenth century the land around John Adams birthplace became more fragmented with the construction of Payne Street to the north and Presidents Avenue to the west. The Adams Real Estate Trust managed the birthplaces during the end of the nineteenth century when most of the Penn's Hill farm was sold for housing developments. Following decades of tenant occupancy, Charles Francis Adams Jr. (of the Adams Real Estate Trust) allowed the Daughters of the Revolution to use the John Adams birthplace as their meeting house beginning in 1896. The Daughters of American Revolution restored the John Adams birthplace in 1897, installing new windows, opening the chimney, removing interior walls, and applying new paint.

Post Historic and Existing Condition:
After the City of Quincy acquired the two birthplaces in 1940, City Council appropriated funding to add new siding, beams, flooring, and asphalt shingles. In 1950, the home was closed to the public while the city made repairs. The city also reversed some of the alterations made by the Daughters of the Revolution including rebuilding an interior wall that was removed in 1896. They added electricity and then opened the houses to the public in 1951. After the National Park Service acquired the birthplaces they closed the homes and made interior

and exterior repairs from 1979–84. They installed wooden shingles on the roof, made interior changes to door openings and walls, removed the northern ell, and furnished the home (see Figure 2.11).

Evaluation: Contributing

The John Adams birthplace, built sometime between 1710 and 1720, and renovated in 1750, 1896, and 1940, 1950, and 1979–84, contributes to the historic character of the Adams birthplaces landscape. The building is one of two focal points within the .72-acre parcel. Although the house is no longer used as a private residence, the structure remains in good condition with minimal changes since the historic period.

John Quincy Adams birthplace, LCS: 021035

Historic Condition:

William Ellis (or Allis) received a fifty-two acre land grant from the City of Boston in 1640, and built a two-story, two-room wide, one-room deep house, later known as the John Quincy Adams Birthplace, in 1660.[6] Ellis sold his property to Gregory Belcher that same year, and he passed it to Samuel Belcher in 1663. Upon Samuel Belcher's death in 1679, the farm, including a "Dwelling house Barn Orchard & Land adjoining," passed to his brother, Deacon Gregory Belcher.[7] According to recent dendrochronological analysis Belcher likely rebuilt the house in 1716 and added a lean-to at the rear sometime between 1716 and1727, before Gregory Belcher Jr. inherited the house. In 1728, Belcher's wife and daughter, Abigail Bracket Belcher and Abigail Belcher inherited the home although did not make any changes other than minor repairs. In 1742 Lewis Vassal purchased the home and property, and then in 1743, John and Richard Billings purchased the land and retained the property for one year. It is unlikely that the Vassals, or the Billings brothers, lived in the home. The Billings brothers sold the home in 1744 to Deacon John Adams, who was already living next door in the future John Adams birthplace, and Deacon John rented the home to tenants.

John Adams inherited the future John Quincy Adams house in 1761 and lived there periodically until he and Abigail Adams purchased Peace field. John Adams used a room in the John Quincy Adams birthplace for his law office where he added an exterior door for clients. He also likely added two new sheds, one on the north face and one on the west face of the house in 1764. John Quincy Adams was born in this house in 1767. After John Quincy Adams acquired the home from his father in 1803, he lived there during the summers of 1805 and 1806 with his wife, Louisa Catherine Adams, and their children. John Quincy Adams made minor repairs to the house before moving in for the summer in 1805 but was unable to enlarge the house as Louisa had previously planned. In the following years tenants occupied the John Quincy Adams birthplace and often one or two families lived in the home together. Charles Francis Adams inherited the birthplaces in 1848 from his father, John Quincy Adams.

The Quincy Historical Society moved into the John Quincy Adams birthplace in 1895, and William Gardner Spear, who was the Quincy Historical Society's first librarian, managed the restoration efforts that began in 1896. This work included new board siding, shingles, window openings, a new roof, reopening the fireplace, new paint, and raising the house two feet to meet the new street level. The shed that stood at the rear (west side) of the house was also removed. The Quincy Historical Society also made extensive repairs in the early 1920s, which included new siding, repainting, and a new roof.

Post Historic and Existing Condition:
After the City of Quincy acquired the two birthplaces in 1940, City Council appropriated funds to paint and repair the roof. In 1950, the home was closed to the public while the city stabilized the structure and stopped termites and dry rot from further damaging the building. The Quincy Historical Society continued to manage the building until 1979 when thieves broke into the building. After the National Park Service acquired the birthplaces park staff closed the homes and made interior and exterior repairs from 1979–84. They removed non-historic material from the interior, removed non-historic interior walls and doors, and updated plumbing and electricity. Park staff furnished the home and opened it to the public in 1984.

Evaluation: Contributing
The John Quincy Adams birthplace, built in 1660, rebuilt in about 1716, and renovated in 1764, 1896, and 1940, 1950, and 1979–84, contributes to the historic character of the Adams birthplaces landscape. The building is one of two focal points within the .72-acre parcel. Although the house is no longer used as a private residence, the structure remains in good condition with minimal changes since the historic period (see Figure 2.12).

Barn at John Adams birthplace (no longer exists)

Historic Condition:
The first barn on the John Adams birthplace property was likely built by the Penniman family during the end of the seventeenth century.[8] Deacon John Adams likely removed the Penniman's barn and built a new barn west of the house in around 1736. In 1795, John Adams hired John Briesler to construct a foundation for a new barn about twenty feet from his father's barn (and closer to the original barn's location). This barn measured fifty by thirty feet and stood about thirteen feet tall. Adams envisioned that this barn would hold the hay for his cows during the winter. A barn appears in sketches from 1828 and 1840 and an early photograph from 1845 (see Figures 1.4, 1.7, 1.8, 1.20, 1.21, 1.26, 1.27, 1.31, 1.38, 1.40, 1.72).

Post Historic and Existing Condition:
The barn was likely removed at the end of the nineteenth century with the sale of

surrounding land and construction and development of Presidents Avenue in the 1880s. The barn does not exist today.

Evaluation: No longer exists
The barn at the John Adams birthplace, installed before 1720, replaced in 1736, replaced again in 1795, and removed during the end of the nineteenth century, no longer exists as it did during the historic period.

Barn at John Quincy Adams birthplace (no longer exists)

Historic Condition:
The barn near the John Quincy Adams birthplace was likely built by the Ellis family as it was included in the 1660 deed to Gregory Belcher.[9] The barn appears in sketches from 1828 and 1840, and in photographs from 1845 through 1890, but does not appear in photographs from the twentieth century, after Presidents Avenue was constructed in the 1880s (see Figures 1.4, 1.7, 1.9, 1.25, 1.40).

Post Historic and Existing Condition:
The barn was likely removed at the end of the nineteenth century with the sale of surrounding land and construction and development of Presidents Avenue in the 1880s. The barn does not exist today.

Evaluation: No longer exists
The barn at the John Quincy Adams birthplace, installed during the end of the seventeenth century removed during the end of the nineteenth century, no longer exists as it did during the historic period.

Well, LCS 040275

Historic Condition:
The well was likely first built by the Ellis, Penniman, or Belcher family in the late seventeenth century when the two Adams birthplace homes were first built. The well was shared by families living at the future John Adams and John Quincy Adams birthplaces and was located west of the John Quincy Adams birthplace. The well was mentioned in the 1720 deed that transferred the John Adams birthplace property from James Penniman to Deacon John Adams.[10] Even though the two properties were divided by a stone wall or fence, in 1800 Abigail Adams wrote, "the well must always be in common."[11] Between 1896 and 1897 the Quincy Historical Society reconstructed the well at the northwest side of the John Quincy Adams birthplace. Another cased well was found during archeological surveys in 1980. This well was likely built and covered during the twentieth century (see Figure 1.25, 1.29, and 1.44).

Post Historic and Existing Condition:
Following the historic period, the well remained in the same location, northwest of the John Quincy Adams birthplace. The well's stone slab measures 84 inches by 51 inches with a 22 to 28 inch diameter opening in the center.

Evaluation: Contributing

The well and well stone, installed in the seventeenth century contributes to the historic character of the Adams birthplaces landscape.

Split-rail fence, LCS 040274

Historic Condition:

The Needham and Ellis families likely built split-rail and picket wood fences around their properties to establish their farmsteads and keep animals in or out of enclosed areas. At that time, wood was readily available since large woodlots remained in the town commons and other forested areas. Homesteaders also built stone walls using the stones extracted from their farm fields. Early drawings of the birthplaces from 1822 to 1850 show a combination of stone, split-rail, and picket fencing around the birthplaces.[12] A picket fence surrounded the yard in front of the John Quincy Adams birthplace during the nineteenth century and another picket fence stood directly in front of the John Adams birthplace during the end of the nineteenth century (with a stone wall lining the east side of the road). With the expansion of Franklin Street and construction of Presidents Avenue the land surrounding the birthplaces diminished, thus changing the boundaries of the two homes. In 1896–97 the Daughters of the Revolution built a split-rail fence around John Adams birthplace, along Franklin Street and Presidents Avenue, and installed a turnstile at the entrance on Franklin Street. The Quincy Historical Society built a stone wall around the John Quincy Adams birthplace with a split-rail gate in an opening in the wall along Presidents Avenue (see Figures 1.4, 1.7, 1.20, 1.41, and 1.43). [13]

Post Historic and Existing Condition:

Following the historic period, the split-rail wood fence surrounded the John Adams birthplace for several years. In the early 1990s park staff removed the fence and rebuilt it a couple years later.[14]

Evaluation: Contributing

The split-rail fence, first built in the seventeenth century, rebuilt in 1896–97, and re-built again in the early 1990s, contributes to the historic character of the Adams birthplaces landscape. However, for most of the John Adams and John Quincy Adams periods of ownership, a wood picket fence fronted the homes.

Stone wall, LCS 040273

Historic Condition:

John Adams hired Jo Tirrell in 1762, to build a stone wall along the Country Road in front of the John Quincy Adams birthplace.[15] In 1774, John Adams described stone walls along the Country road (east), as well as to the north, west, and south (between the two birthplaces), within the thirty-five acre John Adams birthplace property.[16] By 1800 the stone wall had likely deteriorated as Abigail Adams ordered

a new wooden post and rail fence to be built using portions of the existing wall. By 1838, the stone wall along Franklin Street had been replaced with a wooden picket fence. During restoration of the birthplaces landscape the Quincy Historical Society built a stone wall around the John Quincy Adams birthplace in 1896 (see Figure 1.29).

Post Historic and Existing Condition:
Following the historic period, the stone wall that was built in 1896 remained, surrounding the John Quincy Adams birthplace along Franklin Street, Presidents Avenue, and between the two birthplaces. The wall ranges from 2 to 3 feet in height. A section is missing in front of the John Quincy Adams birthplace due to the widening of Franklin Street and the sidewalk. Other sections are partially collapsed.

Evaluation: Contributing
The stone wall, built in 1896 in its current location, contributes to the historic character of the Adams birthplaces landscape. However, for most of the John Adams and John Quincy Adams periods of ownership, a wood picket fence fronted the homes.

VIEWS AND VISTAS

Views are the panoramic or expansive prospect of a broad range of vision, which may be naturally occurring or deliberately contrived. Vistas are controlled aspects of a discrete, linear range of vision, which is deliberately contrived. Two key views existed during the early ownership of the Adams birthplaces including the view of the two birthplaces from Country Road, known as Franklin Street after the mid nineteenth century, and the view from Penn's Hill toward Boston. While integral in defining the character of the property, these two views served different purposes; the first showed the close location of the two birthplaces to one another and to the road, and the second to capture the community's close vicinity to Boston during the American Revolutionary War. While the view from Penn's Hill is outside of the birthplaces property, it contributed to the historic character during the period of significance, and is included in the analysis.

View of the birthplaces from Country Road/Franklin Street

Historic Condition:
The two birthplaces, built around the end of the seventeenth century, both stood at the far eastern edge of the two properties and adjacent to the Country Road. Starting from Deacon John Adams through Charles Francis Adams ownership of the two properties, residents of the two homes and visitors would have viewed the two homes adjacent to one another. The view looking north toward the birthplaces, from Franklin Street, remained unchanged during much of the historic period as they were the only two homes in this area on the west side of the

road. This view appears in several paintings, sketches, postcards, and photographs of the birthplaces throughout the historic period. Owners built and removed sheds and barns during this time but the two homes remained in their original location. Toward the end of the historic period the view of the two homes changed dramatically with construction of Independence Avenue and Presidents Avenue in the end of the nineteenth century, widening of Franklin Street, and construction of new residential and commercial development.

Post Historic and Existing Condition:
The view of the two homes persisted after the end of the historic period although the surrounding landscape changed dramatically. New infrastructure such as paved roads, concrete sidewalks, and overhead utility lines and traffic signals changed the setting but the two homes remained in their same location adjacent to the road.

Evaluation: Contributing, Not on NPS land
The view of the two homes contributes to the historic character of the Adams birthplaces landscape. Although the houses are no longer surrounded by gardens, orchards, and pasture, the view toward the two homes remains intact since the historic period.

View from Penn's Hill

Historic Condition:
John Adams purchased the land on the northwestern slope of Penn's Hill in 1771 from Joseph Palmer. On June 17, 1775, Abigail and John Quincy Adams walked south and climbed Penn's Hill from their home at the John Quincy Adams birthplace, and watched the Battle of Bunker Hill. During that time housing was limited to a few homes along the Country Road and agriculture fields, orchards, and pasture covered much of the surrounding terrain. From the top of Penn's Hill one could view Boston and Charlestown to the north, as Abigail and John Quincy Adams did in 1775, Boston Harbor to the northeast, and the Blue Hills to the west. The parcel that lay on the northwestern slope of Penn's Hill transferred to John Quincy Adams in 1803. A panoramic photograph taken from the top of Penn's Hill in around 1890 shows the rural landscape east of John Quincy Adams birthplace. Furthermore, the landscape on the hill remained mostly undeveloped with a few homes and farms on the hillside. By the end of the nineteenth century either John Quincy Adams or Charles Francis Adams likely sold the parcel on the northwest slope of the hill for development (see Figures 2.1, 2.2, and 2.3).

Post Historic and Existing Condition:
Following the historic period, views north toward the birthplaces from Penn's Hill became obstructed by new housing development and mature trees. The view to the Boston skyline is extant.

Evaluation: Partial view exists, Not on NPS land
The a portion of the panoramic view from Penn's Hill north to Boston exists on top of Penn's Hill at the Abigail Adams Cairn.

SMALL-SCALE FEATURES

Small-scale features include minor built elements that provide aesthetic detail and function, such as benches and lights. The City of Quincy and National Park Service later installed signs and a flagpole. Today, a combination of historic and contemporary small-scale features exists on the site.

Granite Steps and metal stand

Historic Condition:
Large rectangular granite blocks were placed at the foot of the east (front), south (side), and west (rear) doors of the John Quincy Adams birthplace as well as the south (front) door and north (shed) door of the John Adams birthplace. The steps appear in drawings and photographs from the 1910–30s but were likely placed there during restoration of the homes in 1896. A boot scraper or cane holder that is mounted to the right side of the step at the front door of the John Quincy Adams birthplace appears in a 1929 photograph (see Figure 1.54).

Post Historic and Existing Condition:
Following the historic period, the steps likely remained at the foot of the east (front), south (side), and west (rear) doors of the John Quincy Adams birthplace as well as the south (front) door of the John Adams birthplace. The metal stand at the side door of the John Quincy Adams birthplace does not appear until the 1990s.

Evaluation: Contributing
The granite steps and metal stand, likely installed in 1896, contribute to the historic character of the Adams birthplaces landscape.

Flagpole

Historic Condition:
The Adams Chapter of the Daughters of the Revolution installed a steel flagpole southwest of the John Adams birthplace in 1926.[17] The flagpole appears on the 1936 WPA HABS drawing for the birthplaces (see Figure 1.59).

Post Historic and Existing Condition:
Following the historic period, the steel flagpole remained in the same location, southwest of the John Adams birthplace, for several years and is visible in photographs. National Park Service staff likely removed the steel flagpole installed a new flagpole between 1979 and 1984. The current flagpole stands northeast of the John Quincy Adams birthplace.

Evaluation: Contributing
The flagpole, installed in 1926 and replaced and relocated around 1979, does not contribute to the historic character of the Adams birthplaces landscape. Due to its location, the flagpole does not detract from the historic character of the landscape.

National Park Service signs (informational and directional)

Historic Condition:
The National Park Service signs did not exist during the historic period.

Post Historic and Existing Condition:
When acquired in 1979, the National Park Service installed signs throughout the Adams birthplaces property including the south corner of John Quincy Adams birthplace and two along Franklin Street. These signs were replaced in 2008.

Evaluation: Non-contributing
The National Park Service signs, installed between 1979 and 2008, do not contribute to the historic character of the Adams birthplaces landscape because they did not exist during the historic period. Due to their limited number, location, and size the signs do not detract from the historic character of the landscape (see Figure 2.18).

Site furniture

Historic Condition:
The site's movable furniture, including the two wooden benches, did not exist during the historic period.

Post Historic and Existing Condition:
Today, the National Park Service puts out two wood benches each day. The two free-standing wood benches measure approximately six feet long. During site visits in 2013, the benches sat to the southwest of the John Adams birthplace, just north of the gap in the stone wall between the birthplaces.

Evaluation: Non-contributing
The movable benches, placed outdoors after the historic period, do not contribute to the historic character of the Adams birthplaces landscape. Due to their limited number, location, and size the benches do not detract from the historic character of the landscape.

ARCHEOLOGICAL SITES

This characteristic is comprised of materials or physical evidence of past human life or activities that are of archeological interest. Prior to European settlement, the Adams birthplaces property was home to the Massachusett tribe of Native

Americans until around 1616 when European explorers introduced foreign epidemics that killed the majority of local tribes. During the 1640–50s, farmers, including William Needham and William Ellis, acquired the land between Fresh Brook and Penn's Hill.

Birthplaces archeological sites

After acquiring the birthplaces property, the National Park Service conducted several archeological surveys that uncovered the remains of several landscape features. Weston Geophysical Corporation conducted a geophysical study in 1979 using resistivity and ground radar survey techniques to locate archeological deposits. Shortly after in 1980, the Pratt and Pratt study tested the preliminary findings from the geophysical survey. This study divided the property into three areas, the area around John Quincy Adams birthplaces, John Adams birthplace, and the two nineteenth century homes. The survey team dug test pits every ten to twenty feet and identified a brick floor, wall, remains of a shed, two possible foundations, and other ground disturbances. A second archeological investigation took place in 1983 when Linda Towle and Dick Hsu from the National Park Service monitored digging during the installation of a new drainage system around the birthplaces. The *Archeological Collections Management at Adams National Historic Site, ACMP Series 9* by Darcie A MacMahon compiles findings from both surveys and maps the known ground disturbances and artifacts found in the birthplaces property. Archeologists were unable to find artifacts from the seventeenth or eighteenth centuries. The majority of the glass bottles and ceramic vessels found during excavations date to the nineteenth century, when tenants occupied the birthplaces.

Evaluation: Contributing
Despite a moderate level of site disturbance and the raising the John Quincy Adams birthplace about two feet to meet the new street level in the 1890s, the birthplaces archeological sites contribute to the significance of the property and have the potential to yeild additional information about the history of the site.

TABLE 3.1. LANDSCAPE FEATURES AT ADAMS BIRTHPLACES

Preferred Name/ LCS ID	Evaluation	Historical Condition and Notes	Page #
SPATIAL ORGANIZATION			
North lawn area	Contributing	Sold by Adams 1884, bought back by City of Quincy 1956	158
John Adams birthplace grounds	Contributing	John Adams born 1735	159
John Quincy Adams birthplace grounds	Contributing	John Quincy Adams born 1767	160
LAND USE			
Agriculture	No longer exists	Ceased 1886	162
Historic preservation	Contributing	Initiated by Charles Francis Adams 1848	162
CIRCULATION			
Flagstone path	Non-contributing	Route established c. 1896, flagstones installed c. 1951 by City of Quincy	163
Paved walk between Franklin Street and Presidents Avenue	No longer exists	Installed c. 1896, altered by City of Quincy in 1951, removed by NPS 1981	164
Sidewalks on Franklin Street and Presidents Avenue	Non-contributing	Present in 1880s, widened 2012, excessive width is diminishing integrity of site	164
VEGETATION			
Specimen trees around birthplaces	Contributing	Planted c. 1896	166
Trees in north lawn	Contributing	Planted c. 1886	167
Street trees on Franklin Street	Non-contributing	Planted c. 1990	167
Perimeter shrubs and vines	Contributing and Non-contributing	Some planted c. 1896 by local groups, additional shrubs planted by NPS in 1980s	168
Foundation plantings	No longer exist	Planted c. 1820 or earlier Visible in early paintings and photos	168
Adams flower, herb, vegetable beds	No longer exist	Original garden areas no longer exist, current flower bed evident c. 1980	169
BUILDINGS AND STRUCTURES			
John Adams birthplace, LCS 021036	Contributing	Built c. 1660, rebuilt between 1710 and 1720	171
John Quincy Adams birthplace, LCS 021035	Contributing	Built c. 1660, rebuilt c. 1716	172
Barn at John Adams birthplace	No longer exists	Built pre 1720, rebuilt 1736 and 1795	173
Barn at John Quincy Adams birthplace	No longer exists	Built pre 1660, extant until 1845	174
Well, LCS 040275	Contributing	Built in current location 1896-97	174
Split-rail fences, LCS 040274	Contributing	Built in current location 1896-97	175
Stone wall, LCS 040273	Contributing	Built in current location 1896-97	175
VIEWS AND VISTAS			
View of the birthplaces from road	Contributing	Recorded in paintings and photographs	176
Panoramic view from Penn's Hill	No longer exists	Described by Abigail Adams, 1775	177
SMALL-SCALE FEATURES			
Granite steps and metal stand	Contributing	Installed 1896 or earlier	178
Flagpole	Non-contributing	Installed 1926, replaced and relocated 1979	178
National Park Service signs	Non-contributing	Installed 1979, updated 2012	179
Site furniture	Non-contributing	Added by NPS c. 2000	179
ARCHEOLOGICAL SITES			
Adams birthplaces sites	Contributing	Documented in 1979, 1980, and 1983	180

ENDNOTES, ANALYSIS AND EVALUATION

1 United States Department of the Interior, National Park Service, Cultural Resources, *National Register Bulletin 16A: How to Complete the National Register Nomination Form* (Washington, DC: Government Printing Office, 1991).

2 The legislation states "in order to preserve for the benefit, education, and inspiration of present and future generations the birthplaces of John Adams and John Quincy Adams, the Secretary is authorized to accept the conveyance . . . together with such adjacent real property as may be desirable . . . . with . . . furnishings and personal property relating to such birthplaces. Public Law 95-625, November 10, 1978 and James A. Burke to William A. O'Connell, 12 April 1978, Birthplaces Information File, Director's Office, Quincy Historical Society, Quincy, MA. City of Quincy, Deed to United States of America, 1979, Norfolk County Deeds, vol. 5612, pp. 485-486, Norfolk County Courthouse, Dedham, MA.

3 Elizabeth Cranch to Abigail Adams, 5-20-1786, AFP/MHS.

4 John Quincy Adams Diary, 8-11-1836.

5 John Adams Diary 2, 2-28-1774, AFP/MHS

6 Perrault, 58; Stilgoe, 305-07.

7 Samuel Belcher Inventory, 1680, in Racine, 153.

8 When Deacon John Adams purchased the future John Adams home in 1720, the deed included, "with a Dwelling House, Barn and Well thereon." James Penniman Deed to John Adams (Deacon), Adams Office Files, Box 2, Folder 13. MHS.

9 The 1660 deed included, "one dwelling house situate and being in Braintree [illeg.] with the Barnes buildings cowhowses stables shops & outhowses orchyards gardins" William and Mary Allis, Deed to Gregorye Bellcher, 20 March 1660, Library, Quincy Historical Society, Quincy, MA, in Racine, 152.

10 The 1720 deed stated, "together with a Dwelling House, Barn and Well thereon" James Penniman Deed to John Adams (Deacon), Adams Office Files, Box 2, Folder 13. MHS.

11 Abigail Adams to Cotton Tufts, 3-18-1800, in Perrault, 199-200.

12 Sketch from 1828 shows a stone wall along the east side of the Country Road and a combination wood fence and stone wall along the west side, in front of the birthplaces. A drawing from 1840 shows only a wood fence. Similar to the 1828 image, the 1850 painting by Frankenstein depicts a stone wall along the east side of the street and a combination of wood fence and stone wall along the west side, in front of the birthplaces.

13 The split-rail fence along Franklin Street and Presidents Avenue appears in photographs from around 1896 and remains in the same location through the end of the historic period.

14 A photograph from around 1995 does not show the fence, however, photographs from that similar time period show a split-rail fence.

15 John Adams Diary 1, 10-24-1762, AFP/MHS

16 John stated, "This Farm is well fenced with Stone Wall against the Road, against Vesey, against Betty Adams's Children, vs. Ebenezer Adams, against Moses Adams, and against me" John Adams Diary 2, 2-28-1774, AFP/MHS

17 "New Flagpole Erected John Adams Birthplace" Patriot Ledger, May 29, 1926, Adams Birthplaces, Notes and Clippings, Historic Homes, Parker 974.47, Folder 1, Thomas Crane Public Library.

Cultural Landscape Report

Birthplaces
Adams National Historical Park
Quincy, MA

Analysis and Evaluation

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. HABS Survey, 1936, 1979
2. City of Quincy, 2011
3. Aerial photograph, 2012
4. Site visit November, 2013, 2014

DRAWN BY

Updated by Ashley M. Braquet, Illustrator CS6, 2014
Kirsten Holder, AutoCAD 2013 and Illustrator CS5, 2013

LEGEND

- Existing roads
- Existing building
- Dirt road
- Gardens
- 10 Feet contour
- Stone wall
- Flagstones
- Deciduous and Evergreen trees
- Deciduous shrubs
- Adams Birthplaces Property Lines
- Property Lines
- Picket Fence
- Split Rail Fence
- Chain link fence
- Removed feature since 1940
- Feature added/built since 1940

NOTES

1. All features shown in approximate scale and location.
2. Plan shows conditions in 2014.

0' 15' 30' 60'

Drawing 3.1

PRESIDENTS AVENUE
FRANKLIN STREET
Split-rail fence
Walkway (c.1896-1951)
Split-rail fence/gate
Stone wall
Sidewalk widened (c. 1990 and 2012)
Well
Flagpole (1896-1926)
Flagstone pathway (1951)
Shed (c.1896-1951)
John Quincy Adams Birthplace
John Adams Birthplace
Park sign (2008)
Flag pole (c. 1979)
Park sign (2008)
Craig house (1886/87-1958)
Acquired by City of Quincy, (1956-57)
5 - Pr se (early 1990s)
McCausland house (1886/87-1958)
Acquired by City of Quincy (1956-57)
Hancock TV and Appliance
100'

Latin name	Common name	ID	Latin name	Common name	ID
Acer platanoides	Norway maple	Ac pl	Pinus strobus	white pine	Pi st
Chaenomeles speciosa	common flowering quince	Ch sp	Prunus serrulata 'Kwanzan'	Kwanzan cherry	Pr se
Cornus florida	flowering dogwood	Co fl	Quercus rubra	red oak	Qu ru
Buxus sempervirens	boxwood	Bu se	Syringa vulgaris	common lilac	Sy vu
Cladrastis kentukea	yellowwood	Cl ke	Tilia cordata	little leaf linden	Ti co
Euonymus alatus	burning bush	Eu al	Vanhoutte spirea	Spiraea x vanhouttei	Sp va
Forsythia species	forsythia	Fo sp	Ulmus americana	American elm	Ul am
Fagus sylvatica	copper beech	Fa sy	Wisteria sinensis	Chinese wisteria	Wi si

Treatment

As defined by the National Park Service, the purpose of a landscape treatment plan is to set forth guidelines for preserving and enhancing historic landscape characteristics and features within the context of contemporary park uses.[1] Treatment describes the future appearance of the landscape at the planning level with preliminary design recommendations. It does not provide construction level details necessary for implementation, nor does it address routine maintenance.

The Adams birthplaces property is fundamental resource within the Adams National Historical Park and is the first destination on the park's trolley circuit. While park staff lead over 120,000 visitors through the homes each year, there are several issues that the park would like to address. These issues include the public arrival sequence from the trolley, accessibility within the site, visitor circulation, programming, and the relationship of the property with the surrounding neighborhood and the heavily traveled Franklin Street. In response to the issues, this chapter establishes objectives and tasks for treatment .72-acre historic landscape. This guidance will aid the park in responding to current issues while preserving and enhancing the historic character of the landscape based on its significance, existing condition, and use.

The plan for treating the Adams birthplaces landscape is organized into three sections, with the goal of providing a basis for landscape stewardship and planning. The first section establishes a framework for treatment based on the National Park Service mission and policies, the park's enabling legislation, and park planning efforts. This framework articulates a treatment philosophy that describes the intended character of the landscape, defines a primary treatment for the landscape, and sets a treatment date as a benchmark for assessing historic character. Based on this treatment framework, the second section describes general treatment issues that address impacts to the landscape's historic character. The third section provides treatment objectives and tasks necessary to retain, enhance, and reestablish the historic character of the Adams birthplaces property. The section follows the format of the analysis section with treatment recommendations grouped into spatial organization, land use, circulation, vegetation, buildings and structures, views and vistas, and small-scale features. The report concludes with suggestions for implementation, a table of treatment tasks (Table 4.3), and an appendix with source documents. The narrative is supported by graphics and a treatment plan (Drawing 4.1).

TREATMENT FRAMEWORK

A treatment framework is based on the National Park Service mission and policies, legislation, and park planning, all of which inform treatment of the cultural landscape. Chief among park planning documents is the *General Management Plan,* which Adams National Historical Park completed in 1996. Based on the *General Management Plan's* direction, this chapter articulates a treatment philosophy that calls for rehabilitating the Adams birthplaces landscape to enhance its historic character as it appeared from 1897 to 1940, the period when the Adams Real Estate Trust collaborated with the Quincy Historical Society and Daughters of the Revolution to manage the properties before transferring them to the City of Quincy.

MISSION AND POLICIES

Landscape treatment is guided by the mission of the National Park Service, defined in the Organic Act of 1916, "to conserve the scenery and the natural and historic objects and the wild life therein and to provide for the enjoyment of the same in such manner and by such means as will leave them unimpaired for the enjoyment of future generations."[2] The application of this mission to cultural resources is articulated in the National Park Service Management Policies (2006), which call for the National Park Service to "provide for the long-term preservation of, public access to, and appreciation of, the features, materials, and qualities contributing to the significance of cultural resources." These policies are based on the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, and are applied to cultural landscapes in *NPS-28 National Park Service Cultural Resource Management Guideline* (1998).

ENABLING LEGISLATION

Treatment of the Adams birthplaces landscape is based on the enabling legislation that created Adams National Historical Park (initially known as Adams Mansion National Historic Site) in 1945 and the birthplaces enabling legislation dated November 10, 1978, when an act permitted the National Park Service to acquire the birthplaces as part of the Adams National Historic Site: "to preserve for the benefit, education, and inspiration of present and future generations the birthplaces of John Adams and John Quincy Adams, the Secretary is authorized to accept the conveyance, without monetary consideration, of the property known as the John Adams birthplace at 133 Franklin Street, and the property known as the John Quincy Adams birthplace at 141 Franklin Street, in Quincy Massachusetts."[3]

GENERAL MANAGEMENT PLAN

Management direction related to the treatment of the Adams birthplaces landscape is articulated in the 1996 *General Management Plan*. The Adams National Historical Park's purpose is to "preserve and protect the grounds, homes, and personal property of four generations of the Adams family and to use these resources to interpret the history they represent and to educate and inspire current and future generations."[4] Additional management objectives include: managing the site resources in an unimpaired state so that they accurately represent the use and occupancy of the structures and lands by four generations of the Adams family; ensuring a safe and enjoyable experience for visitors, with a minimum of logistical confusion, and provide year-round visitor information and orientation; preserving the legacy of the Adams family by promoting cooperation with individuals, associations, and communities; encouraging the use of public transportation; and avoiding adverse impacts on site resources while promoting optimal working and visiting conditions that reflect the National Park Service's commitment to environmentally sound design.[5]

The *General Management Plan* specifies that the Adams birthplaces "will be the focus for interpretation for children and students at the Adams National Historic Site because they provide the opportunity for an interactive program telling the story of the seventeenth and eighteenth century life. Educational programs will take place at the John Adams birthplace. At the birthplace schoolchildren can learn about duty, responsibility, and education and can participate in activities highlighting the home life of the Adamses and the skills they used to fulfill their obligations and maintain their close family."[6]

The *General Management Plan* sets forth several management objectives and potential actions for the Adams birthplaces property, including:[7]

- Construct a shelter to serve as an educational facility and to protect visitors from inclement weather: "A shelter will be built outside the existing site for visitor staging and to protect people from inclement weather as they wait for tours. This shelter will also provide interpretive material and tour schedule information; parking will be nearby. Property for this purpose will be acquired on a willing-buyer/willing-seller basis."[8]

- Work with the City of Quincy to realign intersection of Presidents Avenue and Franklin Street to re-establish the yard area to the south of the John Quincy Adams birthplace. Also remove eight to ten parking spaces along the west side of Franklin Street and re-establish the yard area in front of the John Quincy Adams birthplace.

- Plant a vegetative buffer along Presidents Avenue to partially screen commercial and residential lots.

While each proposed *General Management Plan* action requires collaboration with the City of Quincy to implement, this treatment chapter presents guidelines and tasks necessary to advance this vision of the birthplaces site.

PRESERVATION PLANNING

Several reports document the Adams birthplaces historical attributes, identify treatment issues, and provide guidance. A *New Area Study for the Birthplaces of Presidents John Adams and John Quincy Adams, Quincy Massachusetts,* completed in 1978, documents the park conditions prior to the National Park Service acquisition of the birthplaces. The report points out the lack of public restrooms and the lack of a shelter to wait and gather for tours during inclement weather. The report recommends that the legislation be flexible enough to allow for additional land acquisition in the future for parking, facilities, and a gathering area during inclement weather. The report also states that research on the grounds might yield sufficient data to make a small garden, to reflect the farm life of the Adamses.[9]

A draft report entitled *Historic Structures Report, Birthplaces of John Adams and John Quincy Adams, Volume I: Administrative Data and Historical Background*, completed in 1993, documents the historical development and existing conditions of the birthplaces with a focus on the two structures, including their paint colors. A *Historic Furnishings Report: The Birthplaces of Presidents John Adams and John Quincy Adams,* completed in 2001, documents the historical development of the two birthplaces with a focus on the interior elements. Both reports provided information related to the history and significance of the property as well as treatment recommendations, with a focus on the buildings.

TREATMENT PHILOSOPHY

The treatment philosophy articulates the essential qualities of the landscape that convey its significance and helps to guide decisions and provide context for the treatment tasks in this report. The Adams birthplaces landscape is a surviving remnant of two colonial homesteads that once included agricultural land, outbuildings, orchards, pasture land, and flower, herb, and vegetable gardens. The earliest landowners produced enough food and resources to support their families. As described in the 2001 *Historic Furnishings Report,* the two saltbox-style homes were restored, and to an extent reconstructed, to reflect their appearance at the time of the birth of John Adams in 1735 and John Quincy Adams in 1767. The surrounding .72-acre landscape reflects a late nineteenth and early twentieth century commemorative landscape, installed by the Quincy Historical Society and Daughters of the Revolution, and perpetuated by the City of Quincy and National Park Service. The commemorative landscape is surrounded by nineteenth and twentieth century commercial and residential development, and busy streets.

Each birthplace has lost its associated domestic yard, outbuildings, and overall agricultural context. Despite the loss of setting, the Adams birthplaces property provides the home sites to interpret key figures and events in the nation's history. The existing landscape illustrates the evolution of the two properties during the historic period of significance from 1716 to 1940. From the seventeenth century until 1886, the domestic area was a working farm. After 1886, the birthplaces property shifted to one of commemoration and preservation by Adams family descendants and local groups—decades before passing to the National Park Service.

Restoration of the homes and rehabilitation of the landscape will allow visitors and school groups to understand the site's evolution, and allow for cyclical and long-term changes inherent with the growth and decline of trees and shrubs. Restoration of the birthplaces to portray the early life of two presidents began in the 1890s and has been perpetuated by the National Park Service with additional research and documentation. Most notably, the homes themselves reflect the exterior finishes that were present at the times of John Adams' birth in 1735 and John Quincy Adams' birth in 1767. Rehabilitation will be applied to the landscape to preserve the existing park-like setting and resources, including the stone walls, split-rail fences, a well site, and vegetation. Rehabilitation will include interpretation of the surrounding landscape so that visitors are aware of the larger Penn's Hill farm landscape as well as the history of conservation by members of the Adams family, the City of Quincy, Quincy Historical Society, and Daughters of the Revolution.

The Adams birthplaces will continue to serve as the first stop for guided tours that begin at the visitor center, followed by a tour at Peace field, and return to the visitor center. The Adams birthplaces will also continue to serve as the setting for group gatherings and interactive programs. The north lawn, the location of the two nineteenth century homes that the City of Quincy removed in 1958, will serve as a visitor welcome area with a new trolley stop location and space for interpretation and group gatherings. Park furnishings, interpretive material, wayfinding signs, and universal access routes necessary for public use will be compatible with the historic rural character of the landscape.

The park will update its Land Protection Plan to reflect the need to acquire and adjacent site and continue to seek opportunities to construct a shelter adjacent to the existing site for visitor comfort and education. The sheltered space would provide protection from inclement weather while waiting for tours or the trolley and include a gathering area, restrooms, sales area, and ticket office. The nearby parcel would be acquired from a willing seller as described in the park's 1996 *General Management Plan*.

TABLE 4.1. TREATMENT PHILOSOPHY FOR ADAMS BIRTHPLACES LANDSCAPE

- The essential spatial organization and landscape features that contribute to the significance of the landscape will be perpetuated, including the homes, vegetation, and small-scale features.
- The evolution of the landscape—from Colonial settlement, through the ownerships of Deacon John and Susannah Adams, John and Abigail Adams, John Quincy and Louisa Catherine Adams, Charles Francis and Abigail Brooks Adams, the Adams Real Estate Trust (Adams Memorial Society), Quincy Historical Society, and Daughters of the Revolution—will be presented through illustrative media and other interpretive methods.
- Visitors will be aware of the larger landscape that the two homes were once a part of, and the domestic core of a larger farmscape.
- Visitors will be aware of the history of conservation/historic preservation by the Adams family, the Quincy Historical Society, Adams Chapter of the Society of the Daughters of the Revolution, and City of Quincy.
- With restoration of the homes to the eighteenth century and rehabilitation of the landscape to the early twentieth century as the treatment approach, compatible alterations to, and uses of, the grounds will be accommodated to allow visitors of all physical abilities to experience the property, to mitigate the impact of surrounding development and noises, and to enhance opportunities for visitors to engage with the site's history.
- The landscape will continue to receive a high level of skilled care in order to present the horticultural, agricultural, and ornamental qualities that characterized the property through multiple generations of Adams stewardship, and visitors will have the opportunity to learn about the plants and animals that were vital to the Adamses.
- Enhancement of the landscape will strengthen cooperation with individuals, associations, and communities, while advancing the preservation, education, and interpretation goals of the park.
- Replacement in-kind of aged features will be carried out with the recognition of cyclic and long-term changes inherent in landscape features, land use practices, and natural systems.
- The north lawn, formerly the location of two nineteenth century homes, will serve as a visitor welcome area with a new trolley stop location and space for interpretation and group gatherings. The park will seek opportunities to provide visitor amenities and shelter either on an adjacent parcel or in an area of the existing site that would not diminish the historic setting of the birthplaces.
- Park furnishings, signs, and other features necessary for public use and comfort will be inconspicuous and compatible with the historic setting, and allow for tranquility, solitude, and contemplation.
- The park will work with the community to protect the historic setting around the site and update its Land Protection Plan to reflect the need for an adjacent site. The park boundary will be expanded as necessary to ensure resource protection and provide visitor shelter.

NATIONAL PARK SERVICE A CALL TO ACTION

The treatment philosophy aligns with the National Park Service mandate to prepare for a second century of stewardship and engagement. *A Call to Action* rallies the park and partners to advance a shared vision for 2016, the 100th anniversary of the federal agency, and to proceed into the second century with specific goals and measurable actions that chart a new direction for the National Park Service. Launched in 2011, the following are specific actions that align with the implementation of the Adams treatment tasks as described below.

Connecting Parks to People

(3) History Lesson: Landscape rehabilitation at the birthplaces will potentially excite and involve new audiences in the exploration of American history through discovery events, projects, and activities in the landscape.

(4) In My Backyard: The birthplaces landscape can improve urban resident's awareness of and access to outdoor and cultural experiences, provide safe and enjoyable connections with the landscape, and offer a variety of sustainable transportation methods.

Advancing the NPS Education Mission

(16) Live and Learn: The Adams birthplaces landscape offers multiple ways for children to learn about National Parks, and what they reveal about nature, the nation's history, and issues central to our civic life. These lessons can be taught through real and virtual field trips, teacher training, classroom teaching, materials, online resources, and educational partnerships.

(17) Go Digital: Using various forms of digital media, the park will convey the evolution of the Adams landscape through multiple generations and multiple centuries of Quincy's history to new audiences.

Preserving America's Special Places

(24) Invest Wisely: By prioritizing landscape treatment issues, the park will be able to invest wisely to address health and safety issues and accessibility within the landscape.

(25) What's Old is New: By applying the *Secretary of the Interior's Standards for the Treatment of Historic Properties* standards to the Adams birthplaces landscape, the park will be able to rehabilitate the landscape—making compatible alterations that improve visitor experience, as further described below.

PRIMARY LANDSCAPE TREATMENT: REHABILITATION

The recommended primary treatment for the Adams birthplaces landscape is Rehabilitation, one of four treatments defined by the Secretary of the Interior along with Preservation, Restoration, and Reconstruction. Rehabilitation is defined as "…the act or process of making possible a compatible use of a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."[10] The Secretary of the Interior identifies the following ten standards under Rehabilitation:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Rehabilitation is the most appropriate treatment for the Adams birthplaces landscape because of the need to provide for contemporary park functions, visitor services, and environmental sustainability. While alterations are expected to occur with the property, the ninth standard emphasizes differentiating the old and new as well as the selection of updated compatible historic materials. This treatment focuses on managing the landscape for its historic character by preserving significant landscape characteristics and features, replacing in-kind key features, and allowing for changes in parking and circulation to accommodate park visitors. Contemporary changes will be in keeping with the historic character of the landscape and represent a minor component in the overall treatment.

TREATMENT DATE

Definition of a treatment date provides a benchmark for managing historic character in a landscape. The treatment date corresponds to a time during the historic period when the landscape culminated its development in relation to the areas of significance, and when the property best illustrates the park's significance and interpretive themes.

The recommended treatment date for the Adams birthplaces landscape is 1897 to 1940. This date corresponds with the end of active use of the farmhouses by tenant farmers and the beginning of the commemorative and educational use of the site, which was supported by the Adams Real Estate Trust and carried out by the Daughters of the Revolution and Quincy Historical Society. The 1897 to 1940 date encompasses the construction of the stone walls, split-rail fences, well, and much of the existing vegetation. The appearance of the landscape during this period is well documented through a late 1930s to 1940 Historic American Buildings Survey (HABS) carried out in part by the Works Progress Administration (see Figure 1.59). The restoration of the homes to the 1700s and rehabilitation of the landscape supports park goals to interpret the birthplaces during the Colonial period, at the time of the birth of John Adams and John Quincy Adams, the American Revolution period when Abigail managed the farm and household, and the subsequent stewardship by multiple generations of Adamses and preservation groups. The landscape retains a high level of integrity to the treatment date and is in good condition.

GENERAL TREATMENT ISSUES

The following are general treatment recommendations for the Adams birthplaces landscape that inform the treatment objectives and tasks in the second part of

this chapter. These recommendations are associated with visitor experience, circulation, and tree maintenance for the Adams birthplaces property.

Visitor arrival and experience

The majority of park visitors arrive by the trolley, which parks between the two birthplaces on Franklin Street. Visitors disembark for a half-hour visit and gather in front of the John Adams home on a well-worn lawn. Visitors tour the John Adams birthplace, walk to the rear (west) door of the John Quincy Adams birthplace, tour the house, then exit the front door, and board the trolley. A designated gathering space away from the heavily traveled Franklin Street would improve visitor experience and reduce impact on the front lawn area. The visitor arrival sequence should be universally accessible and relate to wayfinding plans.

Visitors arrive with the anticipation of seeing and experiencing Penn's Hill farm. Visitor Services staff are faced with the question, "Where is the farm?" Treatment actions should address the setting and sense of place of the historic property within the constraints of its current urban setting.

Pedestrian access and wayfinding

Park interpreters lead visitors from the trolley through both homes, then back to the trolley. Additional pedestrian access and wayfinding would provide visitors with more opportunities to explore the property and learn about the individuals that resided on the property and their connection to the land, the agricultural history of Penn's Hill farm, and the former outbuildings and uses. In addition, interpretive information in the landscape would provide visitors that are not on tours with more information about the property.

Specimen Trees

The Adams birthplaces landscape contains several large specimen deciduous trees. The park currently maintains aged trees and has replaced some of the hazardous and aged trees in-kind. Ongoing replacement and rejuvenation of vegetation is necessary to preserve the character of the Adams birthplaces landscape. This is particularly important around the homes and north of the John Adams birthplace where vegetation conveys the historic character of the house and property. Three maple trees grew along Presidents Avenue during the historic period and the middle tree was removed in 2010 and never replaced. Similarly, the maple tree that grew at the corner of Franklin Street and Presidents Avenue was removed in the mid-1990s and never replaced. Elms also once grew along the surrounding streets but likely succumbed to Dutch elm disease. A comprehensive tree replacement strategy will benefit the property.

TREATMENT OBJECTIVES AND TASKS

This section provides treatment objectives and tasks to enhance the historic landscape setting including programming and visitor experience, circulation, vegetation, buildings and structures, views and vistas, and small-scale features. Treatment objectives include:

- Convey evolution of Adams property using illustrations, models, and/or media
- Promote events that foster civic virtue and patriotism
- Improve visitor circulation through the landscape
- Improve views and create a "sense of place" experience by screening incongruous development
- Preserve and replant trees and shrubs
- Manage parking, accessible parking, and trolley stop
- Address wildlife management and dog use
- Minimize signs in the landscape
- Identify demonstration areas and features within the landscape
- Provide shelter for visitor safety, comfort, and engagement and for storage of supplies and materials for educational programs

The individual treatment tasks are listed with a code using the feature category abbreviation: PV-Programming and Visitor Experience, CR-Circulation, VG-Vegetation, BS-Buildings and Structures, VV-Views and Vistas, and SS-Small-scale Features. The task narratives identify affected landscape features as inventoried in the Analysis and Evaluation chapter. Preservation is the default treatment for historic landscape features having no specific tasks identified. Tasks are identified on Drawing 4.1 and summarized in Table 4.2.

PROGRAMMING AND VISITOR EXPERIENCE

PV-1: Reconfigure arrival sequence and pedestrian circulation

Visitors currently disembark from the trolley stop on Franklin Street, pass through a either a 32-inch wide or 37-inch wide opening in the John Adams birthplace split-rail fence, and gather on the front lawn of the John Adams home. A designated gathering space is needed that is separate from the heavily-traveled Franklin Street to improve visitor experience and reduce compaction of the John Adams birthplace front lawn area. In addition, the visitor arrival sequence should be universally accessible and relate to wayfinding plans.

Two alternate arrival sequences offer an improved visitor experience. The first option is to move the trolley stop north on Franklin Street to the northeast corner



Figure 4.1. Plan showing trolley stop and visitor entry point relocated to the north lawn to the north of the John Adams birthplace. Visitors would be greeted and oriented under the Norway maple to the northwest of the house or in a proposed shelter (OCLP).



Figure 4.2. Photo-simulation of entry point with four-foot opening in the split rail fence. A three-foot wide stonedust path leads around the west side of the John Adams birthplace (OCLP).

of the birthplaces site. By creating a 48-inch wide opening in the split-rail fence, visitors can enter the site through a shady grove of trees, some of which are over a century old. Traveling along a compacted 3-foot wide stonedust path, visitors will experience a transition between the busy Franklin Street-scape and the quiet domestic setting of the birthplaces. By gathering on the northern edge of the property (in the north lawn area) or the west side of the John Adams birthplaces–either under a shade tree or a proposed shelter (see BS-1)–visitors will be less distracted by the Franklin Street traffic. The group would then continue around the John Adams birthplace and enter through the south-facing front door. From the John Adams birthplace, visitors continue on a stonedust path to the John Quincy Adams birthplace and enter through the John Adams law office door. After touring both homes, visitors can retrace their route through the site to the trolley stop, or walk north along Franklin Street (Figures 4.1 and 4.2).

The second option for a new arrival sequence is to relocate the trolley stop to Presidents Avenue, west of the John Adams birthplace. By creating a forty-eight-inch wide opening in the split-rail fence, visitors can enter the site via the less-trafficked Presidents Avenue and approach the homes framed by trees. Traveling along a compacted three foot wide stone-dust path, visitors would experience a



Figure 4.3. Plan showing trolley stop and visitor entry point relocated to the west side of the property along Presidents Avenue, west of the John Adams birthplace (image bottom). Visitors would be greeted and oriented under the Norway maple to the northwest of the house (image top) or in a proposed shelter (OCLP).



Figure 4.4. Photo-simulation of entry point along Presidents Avenue with four-foot opening in the split rail fence. A three-foot wide stonedust path leads to the west side of the John Adams birthplace (OCLP).

transition between the street and the quiet domestic landscape of the birthplaces. Like the previous option, visitors would gather on the west side of the John Adams birthplaces, tour both homes, then retrace their route through the site to the trolley stop, or walk south on Franklin Street and turn onto Presidents Avenue to return to the trolley (Figures 4.3 and 4.4). Removing the current trolley stop location would facilitate regaining the front yard of the John Quincy Adams birthplace and narrowing Franklin Street and the crosswalk at the intersection as described in CR-1.

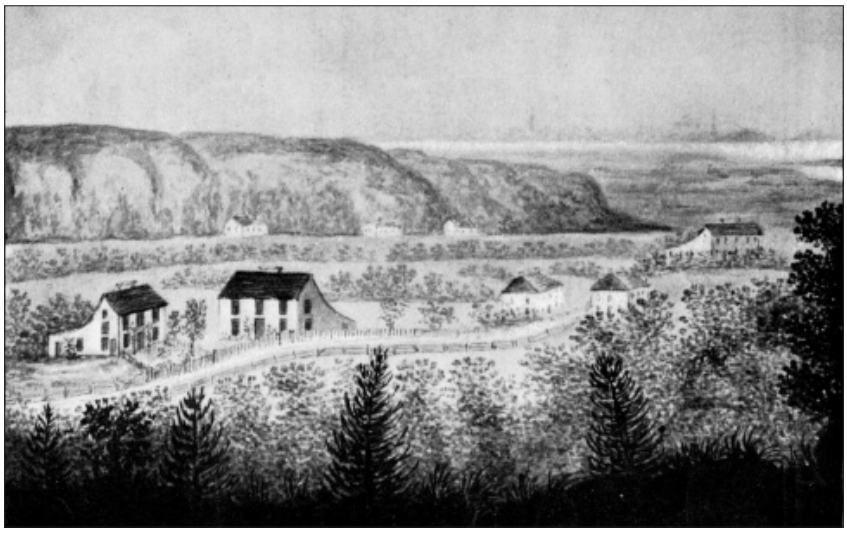
PV-2: Create programming to interpret the evolution of the Adams birthplaces landscape

The Adams family's Penn's Hill farm once extended far beyond the present-day birthplaces property. John Adams owned around ninety-one acres of fields, orchards, and pastures around Penn's Hill and Fresh Brook. John Quincy Adams inherited the property in 1803 and acquired addition land to expand the Penn's Hill farm to about 200 acres, then passed it to Charles Francis Adams in 1848. The farm was actively tended by tenant farmers through the latter half of the historic period. In the 1880s, Charles Francis Adams began subdividing and selling parcels of Penn's Hill farm. Tenant farming ceased by the end of the century and the land

that once made up Penn's Hill farm now includes residential and commercial development in present day South Quincy. When public tours began at the birthplaces in 1897, the homes stood on a .34-acre parcel.

To enhance visitor awareness of Penn's Hill farm during the John and Abigail Adams period and the historical development of the surrounding landscape, park staff can provide additional information on the landscape by graphics or digital media, with maps, three-dimensional models, and narrative descriptions of the farm owned by the Adams family. Enhanced interpretation of the agricultural landscape demonstrates the long-term commitment of the Adamses toward agricultural and local land conservation, and will provide greater context to the early lives of the two presidential families. Examples of images from the 1800s that convey the open character of Quincy are Eliza Susan Quincy's watercolors, early maps of Quincy, Edwin Whitefield's lithographs, panoramic photographs of Quincy, and many photographs of the birthplaces property (see Figures 1.6, 1.16, 1.27, 4.5, and 4.6). Drawings in the Site History chapter show the extent of Adams land ownership in the Penn's Hill area and are drawn from the Ezekiel C. Sargent Quincy Land Records Collection at the Quincy Historical Society (see Drawings 1.1, 1.3, 1.5, 1.7, 1.9, 1.11, and 1.13).

Figure 4.5 and 4.6. Watercolor of the Adams birthplaces painted by Eliza Susan Quincy in 1822 as viewed from Penn's Hill, looking north, and lithograph by Edwin Whitefield in 1877, also looking north, showing the early agricultural character of the birthplaces and surrounding landscape. (Adams National Historical Park and Norman B. Leventhal Map Center at the Boston Public Library).





CIRCULATION

CR-1: Reconfigure sidewalk near John Quincy Adams birthplace

The park's *General Management Plan* (1996) recommends the removal of parking spaces along the west side of Franklin Street near the intersection with Presidents Avenue and the realignment of the intersection to regain the front yard of the John Quincy Adams birthplace. Historic photographs from the late 1800s and early 1900s show the yard in front of the John Quincy Adams house, which was present throughout the historic period (see Figures 1.20, 1.29, and 1.58). Within the past decade, street and sidewalk widening projects have greatly impacted the historic site (see Figure 2.17).

A related issue is that crossing Franklin Street is dangerous because of the broad width of the street, and the bend in the road. To calm traffic, improve pedestrian safety, and restore the historic setting of the John Quincy Adams home, the street should be narrowed, and parking spaces and the trolley stop relocated from the west side of Franklin Street in front of the John Quincy Adams birthplace to further north on Franklin Street or to Presidents Avenue (see Drawing 4.1 and Figures 4.7 and 4.8).





Figure 4.7 and 4.8. Drawing showing the realignment of the intersection of Franklin Street and Presidents Avenue (above). Photo-simulation of the enlarged front yard and rebuilt stone wall in front of the John Quincy Adams birthplace (right). See Figure 2.17 to compare with existing conditions. (OCLP).

CR-2: Establish accessible parking and event parking in the vicinity of the site

One or two accessible parking spaces are needed visitors that arrive at the birthplaces by vehicle. Ideally the spaces would be designated on the less-traveled Presidents Avenue. In association with the accessible parking space(s) a curb cut and entrance are needed into the site (see PV-1 and Drawing 4.1).

Since visitors are encouraged to take the trolley, most visitors arrive without a vehicle. However, an event parking plan would identify feasible parking areas within walking distance of the site. Ideally the parking locations map or website would include points of interest associated with the former Penn's Hill farm. For example, the Sweeny Brothers Funeral home parking lot (with their permission) is the former John and Abigail Adams garden area. Goddard Street passes through their former cow yard and Federal Avenue is within their former orchard area as shown on Drawing 1.3; however, these areas do not retain their bucolic character.

CR-3: Reconfigure trolley drop off zone

The trolley drop off location should be relocated to improve visitor experience as described in PV-1. Possible locations are north on Franklin Street (Figure 4.9) or west on Presidents Avenue (see Figure 4.4).

CR-4: Reconfigure pedestrian circulation to create an accessible pedestrian route

Earthen paths existed at the birthplaces for almost two centuries (see Figures 1.17, 1.20, and 1.22). The Daughters of the Revolution installed a stonedust path to the John Adams birthplace in the early 1900s, which is visible in early photographs (see Figures 1.42 and 1.52). The City of Quincy installed the flagstone path around 1951 after they acquired the Adams birthplaces from the Adams Real Estate Trust (see Figure 1.69). Most of the flagstones remain and start at the park entrance on Franklin Street, run toward the front door of the John Adams birthplace, and then split with one fork leading to the front and the other to the rear door of the John Quincy Adams birthplace (see Drawing 2.1). The flagstones are set in the ground and sit close to one another, with turf growing along the edges (Figure 4.10).

To improve pedestrian circulation, install an accessible pedestrian route that connects the proposed new entrance (see PV-1) north or west of the John Adams birthplace. Though aesthetically pleasing, the existing flagstone pathways do not provide for universal access because the surface is uneven and does not easily accommodate wheelchairs. Because the flagstone pathways are not historically significant and non-contributing resources, they should be replaced throughout the site to accommodate the width of a wheelchair, provide a suitable surface for wheels, and provide a safer surface for pedestrians. Minimum accessibility requirements call for 36 inches clear width, with a slope of less than 1:20 (5 percent), a cross-slope of less than 1:48 (2 percent) throughout, and a firm and stable surface. As the site is relatively flat, slope on pathways is not an issue. The



Figure 4.9 Photo-simulation of a proposed new location for the trolley stop north on Franklin Street. The other proposed location is visible in Figure 4.4 and Drawing 4.1. (OCLP).



Figure 4.10. Photograph of the existing flagstone path from Franklin Street to the front door of the John Adams birthplace. The path is worn, uneven, and limits accessibility. (OCLP, November 2013).



Figure 4.11. Photo-simulation of a 3-foot wide compacted earth-tone stonedust path from Franklin Street to the front door of the John Adams birthplace. The path is harmonizes with the historic setting and improves accessibility. (OCLP).

cross-slope should be set at two percent or the path should have a crowned profile to adequately shed water. In order to install the new pathways, the soil will need to be excavated to six inches. Topsoil and subsoil should be separated, with topsoil being stockpiled for future use.

The path should be a minimum of three feet in width and surfaced with compacted subgrade and stabilized stone dust. Archeological review and monitoring is recommended before and during installation of a compacted subsurface. The route should be excavated to a depth of six to eight inches to remove loamy topsoil. Once excavated, install and compact a base layer of crusher mixed stone aggregate (ASTMD 2940 or CR6) and surface with one to two inches of compacted stonedust with a clay binder or soil stabilizer. If a binder or stabilizer is not used, the surface will require replacement every one to two years and could be tracked into the historic homes. For the recommended path alignment, see Drawing 4.1. The crusher mixed stone aggregate should consist of no more than one inch aggregate size, be free from clay lumps, organic matter, or other deleterious material. Fines shall be evenly mixed throughout the aggregate. Screening shall be graded within the following limits:

Sieve Size	Percent Passing by Weight
1 inch	100
3/4 inch	95
No. 4	65
No. 10	55
No. 20	43
No. 40	29
No. 50	21
No. 100	13
No. 200	8

The surface material should be an earth-tone aggregate consisting of eight percent clay, which binds the mix for a durable surface. It shall consist of hard, durable particles or fragments of crushed stone or gravel conforming to the following requirements and gradations.

Gradation	Percent
Los Angeles abrasion, ASTM C131 and C535	50% max*
Fractured faces (one face)	95% max*
Fractured faces (two faces)	75% max*
Soundness loss, five cycles, ASTM C88 (magnesium)	18% max*
Flat/elongated (length to width) > ASTM D4791	15% max*
*Based on the portion retained on the 3/8 inch sieve.	

The surface material should be free from organic material and lumps or balls of clay. Material passing the No. 4 sieve shall consist of natural or crushed sand and fine mineral particles. The material, including any blended filler, shall have a plasticity

index of not more than six and a liquid limit of not more than 25 when tested in accordance with ASTM D4318. Aggregate shall contain a minimum of five percent clay particles but no more than fifty percent of that portion of material passing through the No. 200 sieve shall be clay. Inorganic clay to be used as a binder shall conform to the following :

Passing No. 200	75 Percent
Liquid Limit	30 min
Plastic Index	8 min

The fraction of material passing the No. 200 sieve shall be determined by washing as indicated in ASTM D1140, "Amount of Material in Soils Finer than the No. 200 Sieve." The fractured faces for the coarse aggregate portion (retained on the No. 4 sieve) shall have an area of each face equal to at least 75 percent of the smallest midsectional area of the piece. When two fractured faces are contiguous, the angle between the planes of fractures shall be at least 30 degrees to count as two fractured faces. Fractured faces shall be obtained by mechanical crushing. Gradation shall be obtained by crushing, screening, and blending processes as may be necessary. Surface material shall meet the following screen analysis requirements by weight.

Sieve Size	Percent Passing by Weight
1/2 inch	100
No. 4	55-70
No. 40	20-30
No. 200	12-16

Install surface aggregate as specified to a two-inch depth on top of the compacted sub-surface material. Compact the surface aggregate with a power tamper. The aggregate surface material will need to be maintained regularly to ensure a uniform surface for walking and wheelchair accessibility. Maintain the proper slope and shape pathways by adding new material as necessary to fill uneven spots. Use a power tamper or walk-behind drum roller to compact the pathways as required after periods of heavy use. See Figure 4.11 for stonedust path photo-simulation and Figure 4.12 for specification detail.

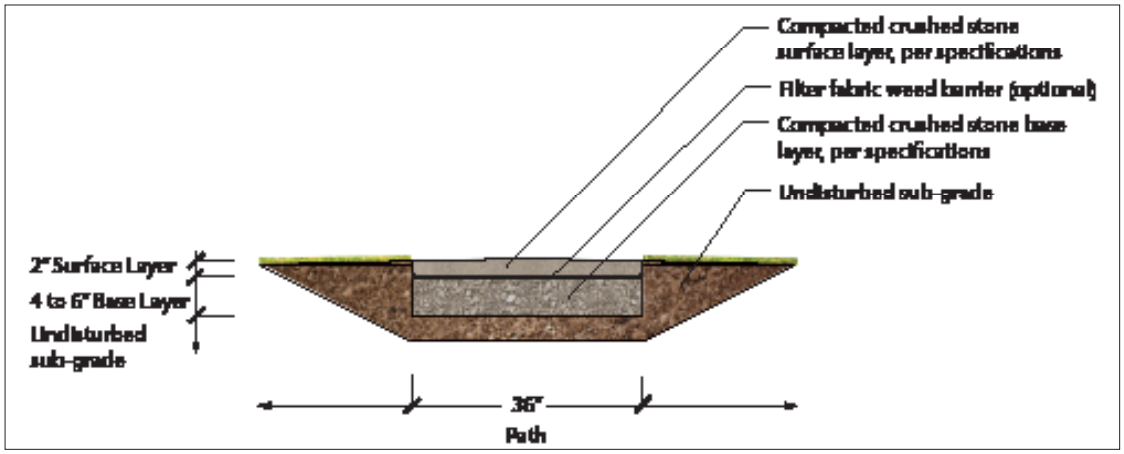


Figure 4.12. Compacted crushed stone or stonedust path detail to enhance accessibility of the birthplaces property. (OCLP).

CR-5: Add ramps to improve accessibility

Ramps may be added at the birthplace entrances to improve accessibility to the buildings. To provide a solid base for a permanent or temporary ramp, extend the granite threshold steps to provide a solid surface on which to lay a ramp to access each building (Figures 4.12 through 4.25). For the John Adams birthplace, the granite threshold step is currently eight inches below the threshold and can not be raised because of the overhanging woodwork. The least obtrusive solution is to extend the granite from the building and use a portable ramp as diagrammed in Figures 4.13 through 4.21. Sample ramps and a similar treatment is recommended for the John Quincy Adams birthplace are shown in Figures 4.22 through 4.27. Ideally the ramp would be 5 feet in width to facilitate rotation of a wheel chair because because the house doorways are too narrow for entry.

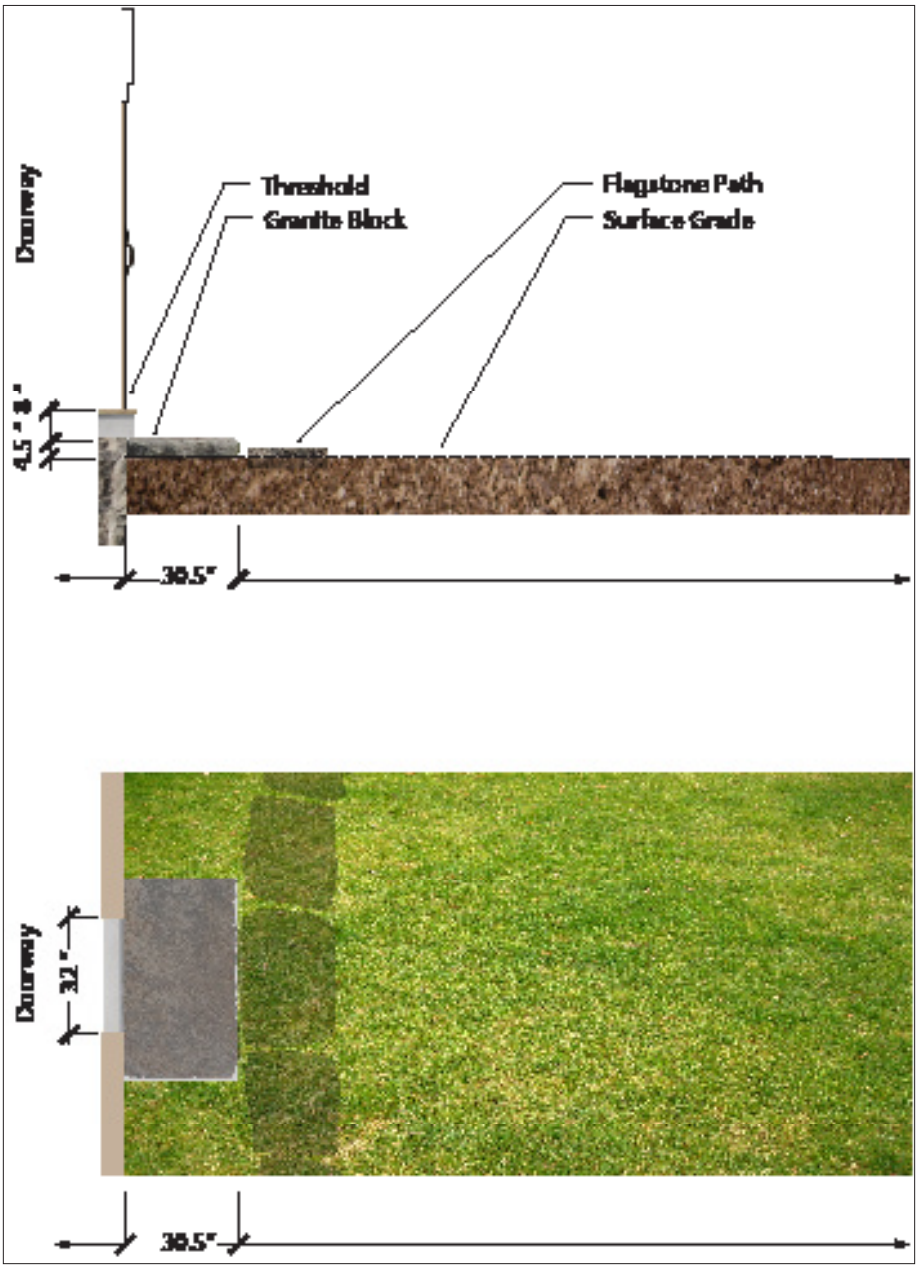


Figure 4.13. Section and plan views of the existing entry to the John Adams birthplace. The section (right, top) shows the existing flagstone path, the 4 1/2-inch high threshold granite block, and the 8-inch step to the door threshold. The plan view (bottom) shows the relationship of the threshold to the existing flagstone path. (OCLP).

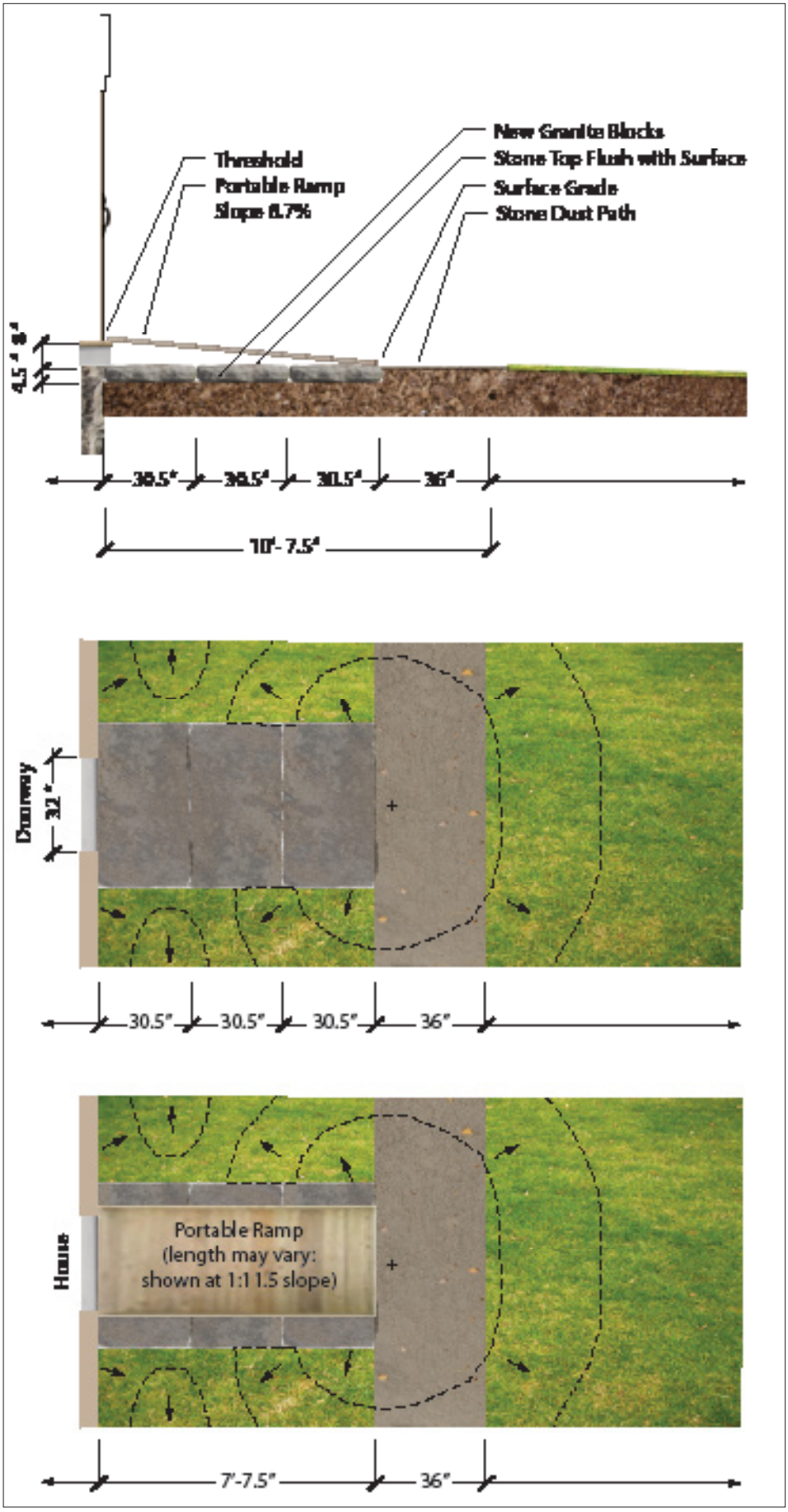


Figure 4.14. Section and plan views of the proposed entry to the John Adams birthplace. The section (right, top) shows the proposed replacement and relocation of the path with compacted stonedust, the extension of the 4 1/2-inch high threshold with two additional granite blocks, and the addition of a ramp to accommodate the 8-inch step rise to the door threshold. The plan views (below) show grading in two inch increments (dashed lines) and the placement of three granite blocks, which would support a portable ramp. (OCLP).



Figure 4.15. Existing conditions at entrance to John Adams birthplace. Visitors walk along a flagstone path and ascend a 4-1/2-inch granite block step and an 8" threshold step. (OCLP).



Figure 4.16. Photo-simulation showing 3-foot wide stonedust path and regrading of lawn area to eliminate the 4-1/2-inch step. (OCLP).



Figure 4.17. Photo-simulation of a more permanent ramp. (OCLP).



Figure 4.18. The backdoor of the John Adams birthplace offers an alternative entry, but is only 30-inches wide, with an 11-inch rise from the ground, and a tight turn and additional 3-inch rise once inside the building. (OCLP).



Figure 4.19. Ramp alternatives for house entry. Image of a portable ramp with permanent handrails.



Figure 4.20. Ramp alternatives for house entry. Image of a portable ramp with a single collapsible handrail.



Figure 4.21. Ramp alternatives for house entry. Image of a portable folding ramp with no handrails for a gentle slope.



Figure 4.22. Photo-simulation showing flagstones removed and three-foot wide stonedust path installed. The existing granite block is raised by six inches so that without a ramp, visitors ascend a 6-inch granite block then a 6-inch door threshold. (OCLP).

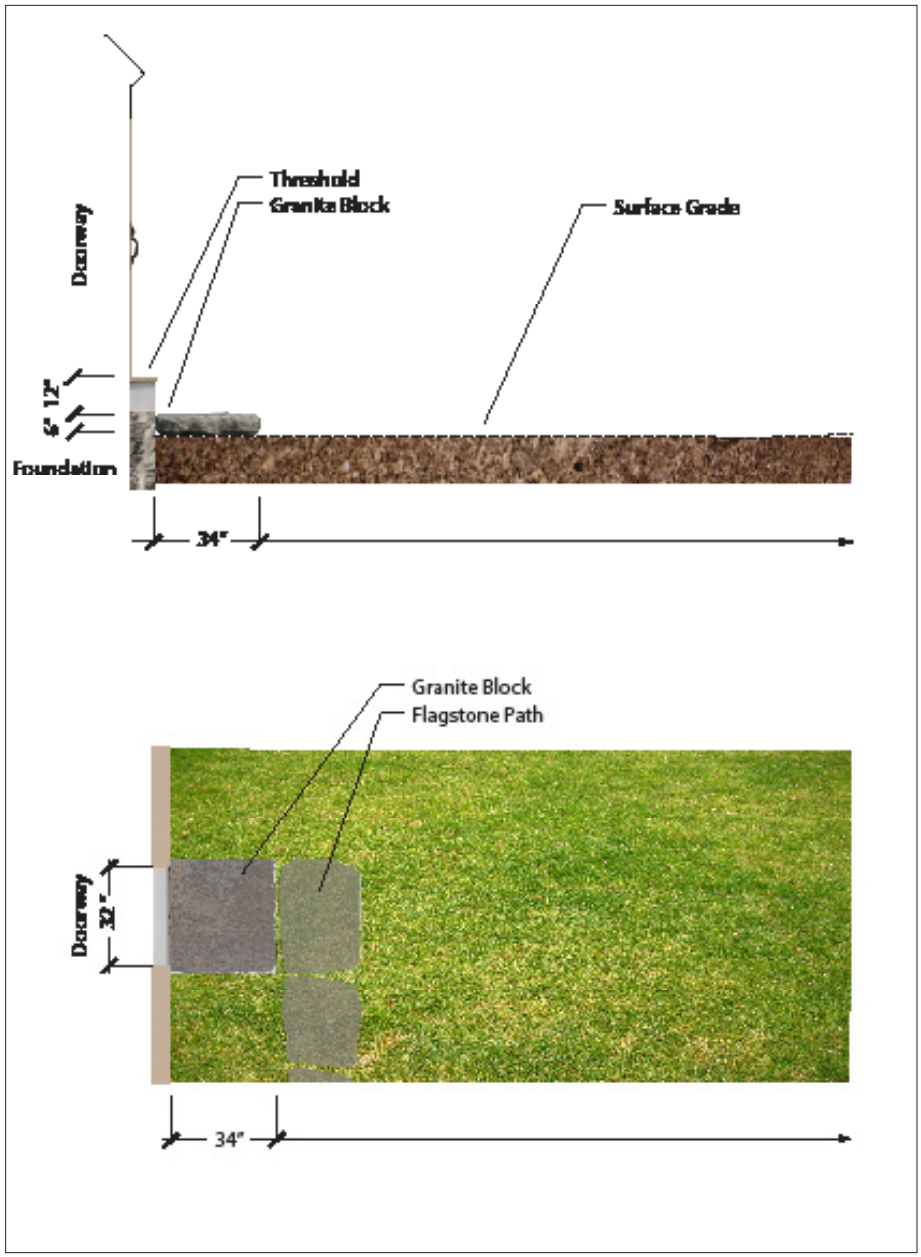


Figure 4.23. Section and plan views of the existing entry to the John Quincy Adams birthplace. The section (right) shows the existing flagstone path, the 6-inch high threshold granite block, and the current 12-inch rise to the door threshold. The plan view (below) shows the relationship of the threshold to the existing flagstone path. (OCLP).

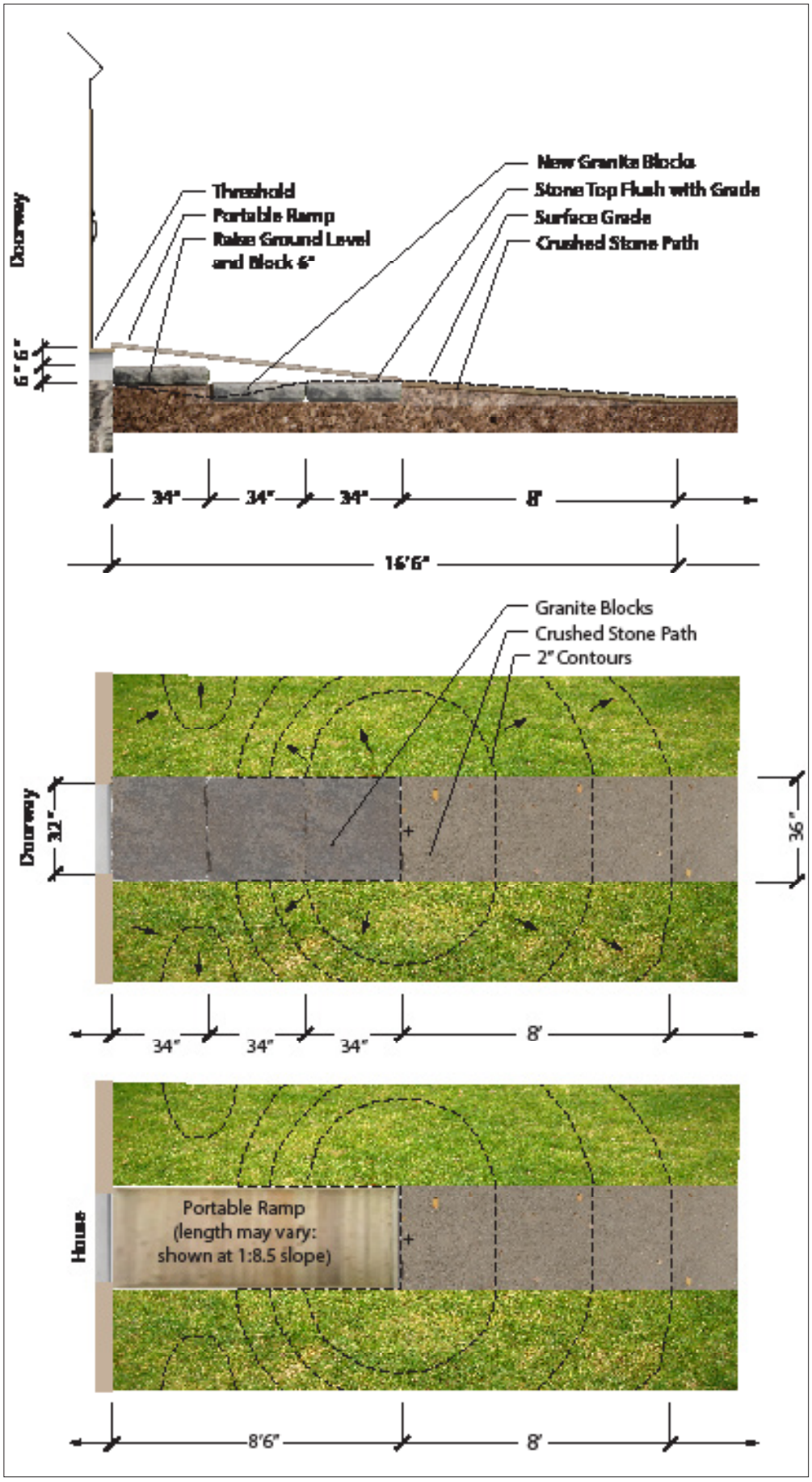


Figure 4.24. Section and plan views of the existing entry to the John Quincy Adams birthplace. The section (right) shows the proposed replacement and relocation of the path with compacted stonedust, the extension of the threshold block with two additional granite blocks, and the addition of a ramp to accommodate the 6-inch step rise to the door threshold. The plan views (below) show the grading in 2-inch increments (dashed lines) and placement of granite blocks, which would support a portable ramp. (OCLP).



Figure 4.25. Photo-simulation showing ramp laid across threshold to aid visitors with limited mobility. (OCLP)



Figure 4.26. Photo-simulation showing new route for stonedust path to provide a flatter route into the John Quincy Adams birthplace home. A temporary ramp is laid over three granite blocks that extend from the house. (OCLP).



Figure 4.27. Photo-simulation of threshold blocks and temporary ramp into the John Quincy Adams birthplace. The eight-foot long ramp would help visitors assend the six inches from the ground to the doorway. Note the recessed granite curbing on either side of the walk that retains the stonedust where the path rises to meet the top of the granite block.

VEGETATION

VG-1: Maintain and replant trees

The John Adams and John Quincy Adams birthplaces property originally extended from the Country Road in the east to the Fresh Brook in the west. Once Deacon John Adams and John Adams acquired more property, their land expanded much farther in all directions. Drawings and photographs of the 1800s Quincy landscape show open fields divided by rows and groves of trees (see Figures 1.16 and 1.27). Trees lined the streets surrounding the birthplaces (see Figures 1.25 and 1.30). The number of trees lining the streets diminished throughout the twentieth century due to subdivisions, street widening, and pests and diseases. At the end of the historic period, trees within the birthplaces property are documented in the 1936 HABS drawing (see Figure 1.59). Elms and Norway maples grew around the homes. Most have since died and some have been replaced in-kind or with substitute species.

To enhance visitor experience and the park setting, and to block incongruous views and street noise, the trees and shrubs within and surrounding the site should be improved and missing trees planted along Franklin Street and Presidents Avenue (see also VG-2). Trees that are in poor condition should be replaced in-kind if they date to the historic period, or replaced with compatible species (Figures 4.28 and 4.29). Shrubs should also be rejuvenated or replaced in-kind to provide screening, or replace with compatible species as detailed in VG-5. Openings in vegetation surrounding the site should also be maintained, so that there are some sightlines through the property from Franklin Street and Presidents Avenue (see Drawing 4.1).

When replanting missing trees, select species that are described by the Adams family and in Penn's Hill notes that are tolerant of urban conditions. As summarized in "The Birthplaces of Presidents John Adams and John Quincy Adams: An Interpretive Presentation of the Grounds," prepared by Lawrence Gall in 1978–79, species present during the historic period included:

- Trees and Shrubs: Lilac, cedar, hemlock, walnut, white oak, buttonwood (sycamore), elm, maple, savin (red cedar or juniper bush), white pine, willow, alder, birch, ash, dogwood, and arrowwood.
- Fruit trees: apples, peach, pear, plum, cherry.

Of the tree species listed above, Eastern red cedar, oak, elm, maple, white pine, and birch would be appropriate. The other species, hemlock, walnut, sycamore, willow, birch, ash, and dogwood are vulnerable to pests and diseases that limit their viability and sustainability, or are not compatible with urban conditions. Norway maples were planted by the Daughters of the Revolution and Quincy

Historical Society and several persist on the site. In the long term, these species should be replaced with species that were present during the earlier Adams period of ownership, as Norway maple is a non-native invasive species. For example, red maple and red or white oak can be substituted for the Norway maple that once grew to the south, west and northwest of the John Quincy Adams birthplace (Figures 4.30 and 4.31).



Figure 4.28. Photograph of existing conditions in 2013 showing Norway maples along the western edge of the birthplaces property. One is in fair condition and the other in poor condition. (OCLP).



Figure 4.29. Photo-simulation of trees added along Presidents Avenue and at the intersection with Franklin Street. Also note the proposed visitor entry on Presidents Avenue. (OCLP).



Figure 4.30. Photograph looking north of the John Quincy Adams birthplace showing young trees planted by the Quincy Historical Society including a Norway maple to the south of the house (foreground) and elms along the stone wall (background). Vines grow on the wall and house, c. 1910. (Historic New England).



Figure 4.31. Existing conditions showing the loss of vegetation surrounding the John Quincy Adams birthplace after the removal of a Norway maple shown in the photograph above to the south of the house. The recommended species to replant is red maple. (OCLP, 2013).

VG-2: Coordinate with City and neighbors to replace and add vegetation

The sidewalk along Franklin Street contained an American elm during the historic period (see Figure 1.36 and 1.50). Large trees also grew between the homes and Franklin Street at the end of the nineteenth century (see Figures 1.44 and 1.58). The parcel was also ringed with trees (see Figures 1.59 and Drawing 1.10). In the 1990s the City of Quincy planted the five Kwanzan cherry trees in openings in the paved sidewalk. These ornamental flowering cherry trees provide a splash of color in the spring and some shade along the sidewalk. However, trees are mature and too broad for the sidewalk. Generally, the Kwanzan cherry is not recommended as a street tree and is incompatible with the historic landscape (see Figures 1.86 and 2.14).

To enhance the eastern border of the Adams birthplaces property, coordinate with the City of Quincy on replacing the cherry trees that grow in the sidewalk along Franklin Street. New trees should be planted that harmonize with the historic setting. Roots should not encroach the foundation of either of the homes. Recommended species include red oak; disease-resistant varieties of elm, such as 'Jefferson' or 'Princeton;' or other less common species that would tolerate the urban growing conditions, including red maple, white oak, scarlet oak, black oak, and bur oak (Figures 4.32 and 4.33).



Figure 4.32. Existing conditions showing Kwanzan cherry trees, now about 25 years old, crowding the sidewalk. (OCLP).



Figure 4.33. Photo-simulation of a disease-resistant elm growing in the sidewalk along Franklin Street. The proposed narrowing of Franklin Street and the reconfigured sidewalk allows the stone wall to be rebuilt in front of the John Quincy Adams birthplace. (OCLP).

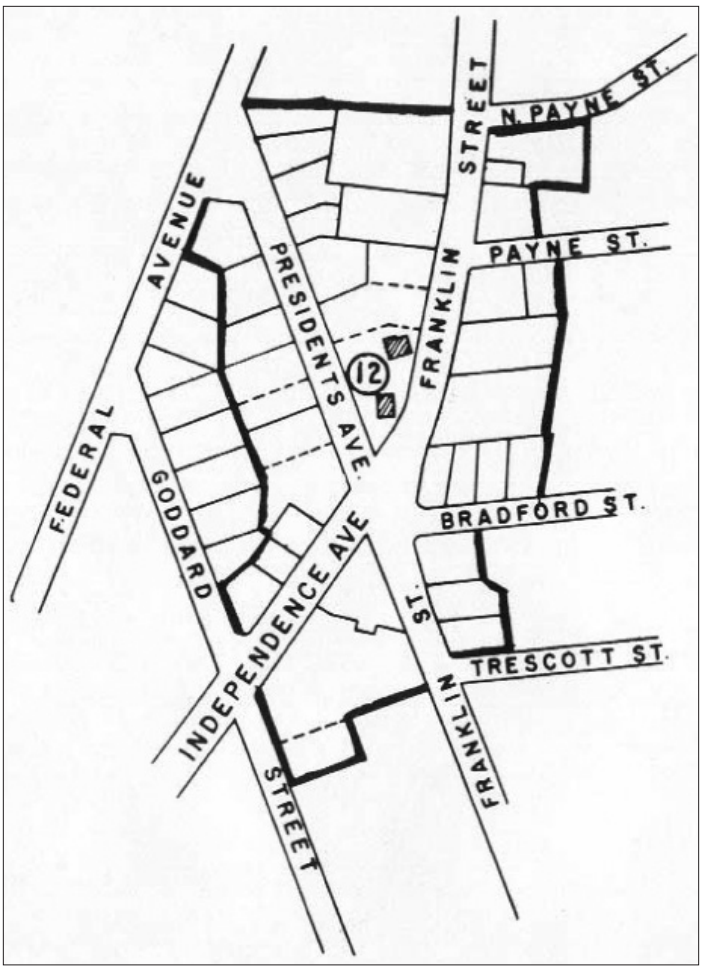


Figure 4.34. Diagram of the Adams Birthplaces local historic district

The birthplaces are part of a local historic district that extends beyond the birthplaces site (Figure 4.34). The replanting of street trees that were present in the late 1800s and early 1900s will enhance the overall character of the local historic district.

In addition to improving street trees, the park can collaborate with the City of Quincy and nearby commercial parcels to improve screening around the site. For example, planting islands can be added along the sidewalk adjacent to the Sweeney Brothers Home for Funerals. Adding evergreen shrubs such as Eastern red cedar and yew will screen the parking area and enhance the setting of the historic site as diagrammed on Drawing 4.1.

VG-3: Improve resilience of lawn in front of the John Adams birthplace

In the eighteenth and nineteenth century, the front yard of the John Adams birthplace contained lilacs and other ornamental plants during the historic period. The front yard of the John Adams birthplace is now a gathering space when visitors arrive for a tour of the birthplaces. Park interpreters give an introduction to the property in this area before entering the house. The turf is currently worn down by frequent use and foot traffic. To improve appearance of the lawn in front of the John Adams birthplace, interpreters can orient groups to the north or west of the John Adams house, or at a proposed shelter (see BS-1). The resilience of the front lawn can be improved with amendments such as calcined diatomaceous earth (Axis®), which would diminish compaction and improve turf growth (see Figures 4.10 and 4.11).

VG-4: Avoid soil compaction and disturbance under beech tree

Beech trees deteriorate quickly if subjected to foot traffic, root disturbance, and soil compaction. To preserve the mature beech tree north of the John Adams birthplace, avoid directing visitors under the tree or adding a visitor amenities in the vicinity of the tree roots.

VG-5: Replace pines along northern property line

The properties to the north of the Adams birthplaces, a residence and a business, do not contribute to the historic setting of the Adams birthplaces. Similarly, incongruous uses, such as dumpsters, delivery trucks, a private swimming pool, and barking dogs, detract from the park setting. Evergreen vegetation and a board fence would improve screening of these adjacent lots (see also BS-2). Existing pine trees, planted in the mid-1900s, possibly under the direction of the City of Quincy, no longer provide screening of the neighboring properties.

To enhance visitor experience, replace existing pine trees growing along the northern property line in-kind or with another evergreen species that does not grow as tall, such as American holly or Eastern red cedar. If the evergreens become thin due to lack of light, thin the canopy or use more shade tolerant evergreens such as rhododendron.



Figure 4.35. Existing conditions showing mature evergreens that are no longer screening adjacent properties. (OCLP).



Figure 4.36. Photo-simulation showing young white pine trees, American hollies, Eastern red cedar, or rhododendron added for screening incongrous views (OCLP).

VG-6: Replant historic shrubs and remove invasive species around the birthplaces

Photographs from the late 1800s and early 1900s depict several clusters of lilacs surrounding the John Adams birthplace, and spirea by the 1920s. These clusters are also documented in the 1936 HABS drawing (see Figure 1.59). One cluster of lilacs currently grows in front of the John Adams house and is in need of rejuvenation. To enhance the historic setting, propagate the extant lilac and replant clusters around the home. Maintain the clusters at a height of four to five feet, so that they do not obscure the home. Note that the lilacs appear very large in some historic photographs, but varied in size throughout the historic period. Also remove invasive species from the perimeter of the property, including euonymous and forsythia, and plant fruit shrubs that would have been present during the historic period (see VG-1 and VG-7).



Figure 4.37. This c. 1930 photograph portrays the ornamental vegetation that grew in front of the John Adams birthplace during the historic period, including lilacs and Vanhoutte spirea (in bloom).

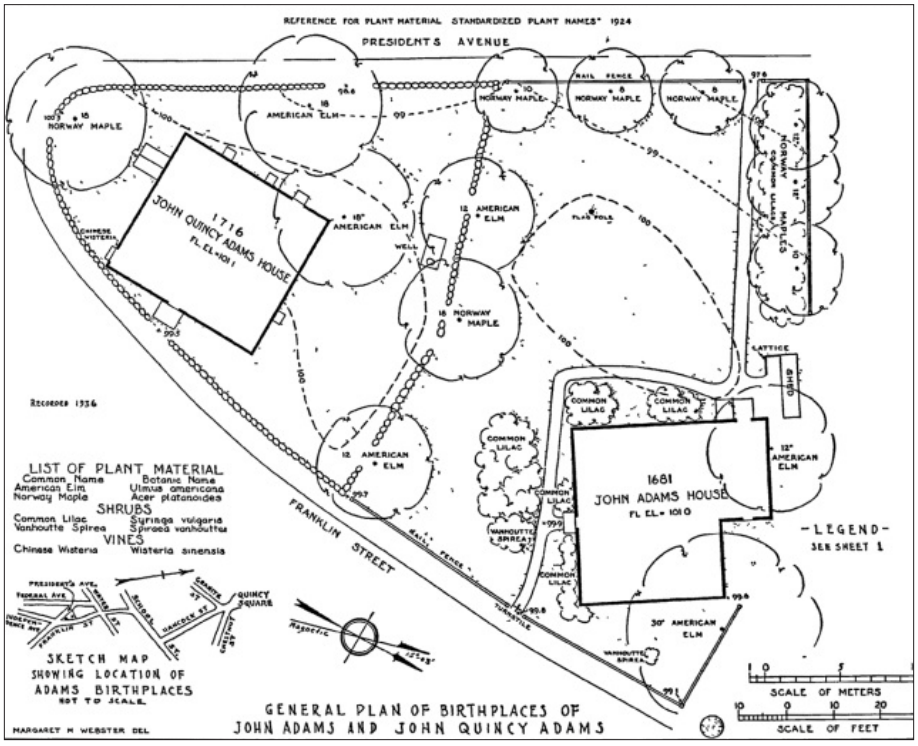


Figure 4.38. The 1936 plan of the birthplaces property illustrates the assortment of trees, shurbs, and vines that grew on the property at this time. (OCLP).

VG-7: Construct raised garden beds that contain flowers, herbs, and vegetables that would have been in the Adams garden

If staff time, volunteer time, and space allows, the park is interested in adding a garden that would display the plant species cultivated by the Adamses, and serve as a place of engagement with the landscape. The site for such a garden would most likely be in conjunction with the new visitor contact station on the park site or on an adjacent parcel (BS-1). The simple garden can consist of two or four raised garden beds, filled will quality garden soil and compost, and planted seasonally with grasses, grains, flowers, herbs, fruits, and vegetables that Abigail and John Adams wrote about in their correspondence and diaries. Food production continues to be an important theme for our nations leaders, as reflected in the addition of a vegetable garden at the White House. Display gardens are also maintained at other historical parks (Figure 4.39). The following is a list of crops that were present at the Penn's Hill farm from "The Birthplaces of Presidents John Adams and John Quincy Adams: An Interpretive Presentation of the Grounds," prepared by Lawrence Gall in 1978–79.

- Grains, Grasses, and Other Staple Crops: Indian corn, Siberian wheat, rye, oats, barley, "English grass," "English hay," clover, salt hay, and flax.
- Vegetables and garden fruits: potatoes, onions, cabbage, peas, beans, pumpkins, carrots, parsnips, beets, asparagus, pepper grass (garden cress), mustard, lettuce, watermelon, and muskmelon.
- Fruit shrubs, and vines: strawberries, raspberries, grapes, currants, and huckleberries.

Rather than a restoration, the raised beds would serve as display beds to interpret the plants that were grown by the Adamses. The beds should be placed in full sun, but not where they will be an obstacle to circulation, special programs, or maintenance operations. The beds will require planting, weeding, fertilizer, and watering throughout the growing season. An associated storage area is needed for garden tools and a watering hose. Crops most likely to be successful with low maintenance include grasses, grains, onions, beans, and strawberries. If a garden group were to be engaged in the project, a larger number of raised beds may be feasible and a greater variety of crops. The recommended raised bed size is three to four feet wide by ten to twelve feet long by one foot height, with a minimum of four foot spacing between beds. If the beds are not adequately maintained, they can be somewhat easily removed from the site.



Figure 4.39. Example of raised garden beds at Minute Man National Historical Park, located behind the Hartwell Tavern (OCLP, October 2014).

BUILDINGS AND STRUCTURES

BS-1: Construct a new visitor contact station on the park site or an adjacent parcel

The lawn north of the John Adams birthplace was part of the outdoor space for families living in the house. The Adams family and tenants likely cultivated vegetables, grew small gardens, and built sheds in this area. In 1886, a private developer purchased the land north of the John Adams birthplace and built two homes on Franklin Street. The City of Quincy removed the two homes in 1958, then owned by the Craig and McCausland families, due to the close proximity of the homes to the birthplace, and returned the lots to open space. Several of the trees planted when the houses were built remain today. The open space preserves the open bucolic setting of the birthplaces and is used for special programs. Due to the present location of the trolley stop and the flagstone paths, visitors tend to gather on the lawn in front of the John Adams birthplace, walk between the houses, then re-board the trolley.

The park's *General Management Plan* (1996) recommends that the park construct a shelter to serve as an educational facility and to protect visitors from inclement weather. The proposed shelter would include a gathering area to orient groups, restrooms, a sales or educational area, and ticket office. The plan recommends that a site be acquired adjacent to the birthplaces property from a willing seller (see Figure 4.34). However, if this is not feasible, an on-site location is an alternative that is explored in this task.

To enhance visitor arrival into the birthplaces, and to create a larger meeting location, task PV-1 describes relocating the trolley drop off zone north of the



Figure 4.40. Plan showing five alternative sites for a shelter within the birthplaces property. Each potential shelter is shown at two sizes, 12 x 16 feet and 16 x 20 feet. (OCLP).

present day trolley stop on Franklin Street or on Presidents Avenue. If an off-site shelter can not be acquired, the park can create a visitor contact station in the north lawn area. A visitor contact station could provide visitors who are not on a tour with interpretive information on the two birthplaces.

The building characteristics of Adams outbuildings, no longer extant, can inform the design of the new structure. Several barns and sheds stood near the John Adams and John Quincy Adams birthplaces, which are documented in engravings, paintings, and photographs from the early 1800s through early 1900s. John Adams built two sheds adjacent to John Quincy Adams birthplace and a barn near his birthplace near the end of the eighteenth century. Furthermore, developers built two homes in 1886 north of the John Adams birthplace, along Franklin Street. All sheds and barns were removed at the end of the nineteenth century and the two Victorian homes were removed in 1958. Structure sizing could range from a 12'x16' to 16'x20' footprint and be differentiated from the



Figure 4.41. Photo-simulation of 12 x 16-foot building within the north corner of the north lawn area (see Location #1 on Drawing 4.1). The building would be accessed via a new entrance at the northeast corner of the property in conjunction with the relocated trolley stop. The small building would be largely concealed by existing trees. (OCLP).



Figure 4.42. Photo-simulation of 16 x 20-foot building with shelter area in the north corner of the north lawn area (see Location #1 on Drawing 4.1). The building would be accessed via a new entrance at the northeast corner of the property in conjunction with the relocated trolley stop. (OCLP).

birthplaces while still compatible with the historic materials. Cover should provide protection from inclement weather, seating for small groups, and interpretive material. A contact station could be built in the north lawn and near the proposed trolley zone, northwest of the John Adams birthplace where a barn likely stood in the nineteenth century, or between the birthplaces. Construction of a new building should not cause harm to cultural artifacts or landscape features.

Park staff expressed interest in an outbuilding for education programs that could serve as a visual barrier, screening incongruous views to the north or to the west, as well as offering protective cover for visitors and staff. Currently, park interpreters hold spring and fall educational programs at Peace field in the Carriage House. Since some of these events took place when John and Abigail Adams lived in the John Quincy Adams birthplace, the park would like to pursue the possibility of holding the programs on the birthplaces site.



Figure 4.43. Photo-simulation of 16 x 20-foot building with shelter area in the north corner of the north lawn area (see Location #1 on Drawing 4.1). The building would be accessed via a new entrance at the northeast corner of the property in conjunction with the relocated trolley stop. (OCLP).



Figure 4.44. Photo-simulation of 12 x 16-foot building to the north of the John Adams birthplace (see Location #2 on Drawing 4.1). The building would be accessed via a new entrance at the northeast corner of the property in conjunction with the relocated trolley stop. The small building would be largely concealed by existing trees. Due to the proximity of tree roots, only a temporary building without a foundation is feasible in this location. (OCLP).



Figure 4.45. Photo-simulation of 12 x 16-foot building west of the John Adams birthplace (see Location #3 on Drawing 4.1). The building would be accessed via a new entrance at the northeast corner or west side of the property in conjunction with the relocated trolley stop. (OCLP).



Figure 4.46. Photo-simulation of 12 x 16-foot building southwest of the John Adams birthplace (see Location #4 on Drawing 4.1). The building would be accessed via a new entrance at the west side of the property in conjunction with the relocated trolley stop. (OCLP).



Figure 4.47. Photo-simulation of 12 x 16-foot building west of the John Quincy Adams birthplace (see Location #5 on Drawing 4.1). The building would be accessed via a new entrance at the west side of the property in conjunction with the relocated trolley stop. (OCLP).

BS-2: Construct wood or recycled plastic board fence along northern property line

A four foot high chain link fence currently runs between the Adams birthplaces and the two properties to the north. The fence is in need of replacement. A six foot high board fence could screen the neighboring properties and reduce the noise from delivery trucks and animals. Existing common lilacs and common flowering quince planted near the chain link fence should be retained. The fencing material can be wood board or recycled plastic board. For example, Nature's Composites makes and ornamental style composite fence that allows for some visibility. Walpole Woodworkers makes solid cellular vinyl fences stock that has the look and feel of natural wood, and also manufactures wooden fences. Trex makes wood-alternative seclusion fencing in three feasible earth-tone colors. Many additional manufacturers produce comparable materials. Approximately 250 linear feet of fencing at six feet height are needed to screen the north boundary of the site.

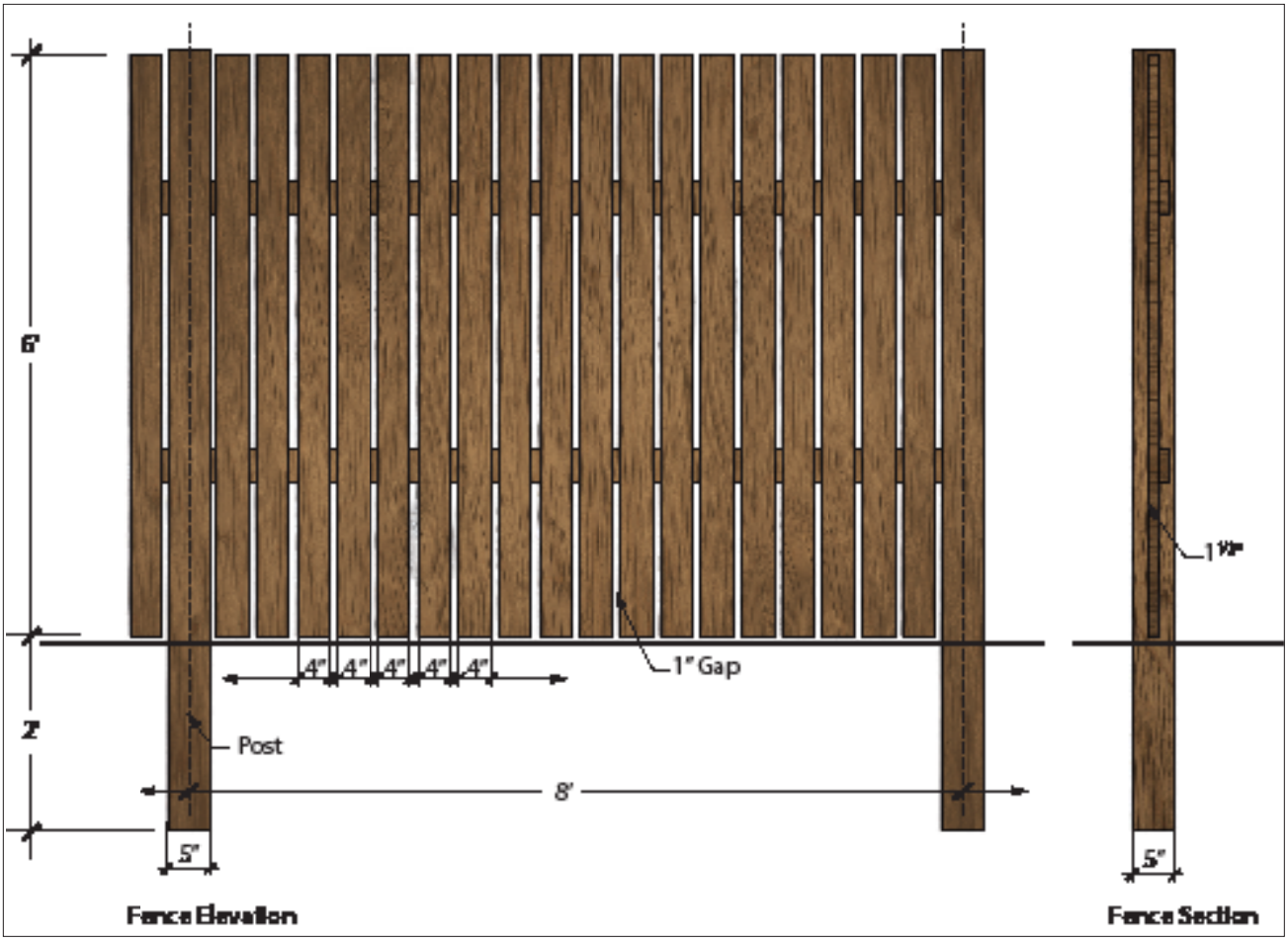


Figure 4.48. Diagram showing composite wood fencing to install along the northern boundary of the birthplaces property. (OCLP).

BS-3. Rebuild sections of stone wall that are damaged or missing around John Quincy Adams birthplace

To restore the historic setting and improve visitor safety, missing and damaged sections of the stone wall should be rebuilt. In the 1890s the Quincy Historical Society and Daughters of the Revolution oversaw the construction of a stone wall around the John Quincy Adams birthplace. The wall has persisted but in some places is collapsed or missing. Once Franklin Street in reconfigured (see CR-1), the section of missing wall can be rebuilt. Other sections need to be reset. Replacing missing sections will require the acquisition of additional stones that match the shape, color, and dimensions of the existing stones. Because the stones are dry laid, the park may seek the expertise of the Dry Stone Conservancy, based in Kentucky, for guidance and training on dry stone masonry.

Figure 4.49. Photograph of stone wall shortly after construction, 1897 (Courtesy of Quincy Historical Society).



Figure 4.50. Existing condition of stone wall as a result of street and sidewalk widening. (OCLP, 2013).



Figure 4.51. Photo-simulation of the narrowed street and sidewalk and rebuilt stone wall. Rebuilding the wall will improve visitor safety. (OCLP).



VIEWS AND VISTAS

VV-1: Create interpretive connections to Quincy historic sites, Penn's Hill farm views, and the greater Quincy landscape

Quincy is known as the "City of Presidents" and contains numerous historic sites. The Quincy Historical Walking Trail featured on the city's website describes a 3-1/2 mile walk that highlights important heritage sites within the community. The Adams birthplaces property is included as the southernmost site on the tour. Based on the research compiled for this report, the park and city should promote a walking tour that incorporates the Abigail Adams Cairn and views from the shoulder of Penn's Hill at the intersection of Franklin Street and Viden Road.

Park staff can also lead neighborhood walking tours to offer glimpses of the former Penn's Hill farm. From the birthplaces site, a half mile walk south (up Franklin Street) brings visitors to the shoulder of Penn's Hill and the Abigail Adams Cairn erected by the Daughters of the Revolution near Viden Road. Here, walkers can view Boston to the north and the Blue Hills to the west. From this point, the walking route would travel along Nichol Street and Alton Road to reach Faxon Park. While this parcel was not part of the Penn's Hill farm, its rustic character and mix of native species provides an undeveloped landscape setting that harkens back to the early Quincy landscape known by the Adamses. In addition to abundant native species, the park offers a pavillion and place for reflection before returning to the Adams birthplaces property by way of Kendrick Ave, Madison Ave, and Bradford Street. The Bradford Street playground represents a parcel formerly owned by Charles Francis Adams that has remained as open space. The route offers insights into the relationship of Quincy to Boston and the development of the community during the successive generations of Adams ownership (see Drawings 1.1 through 1.14).

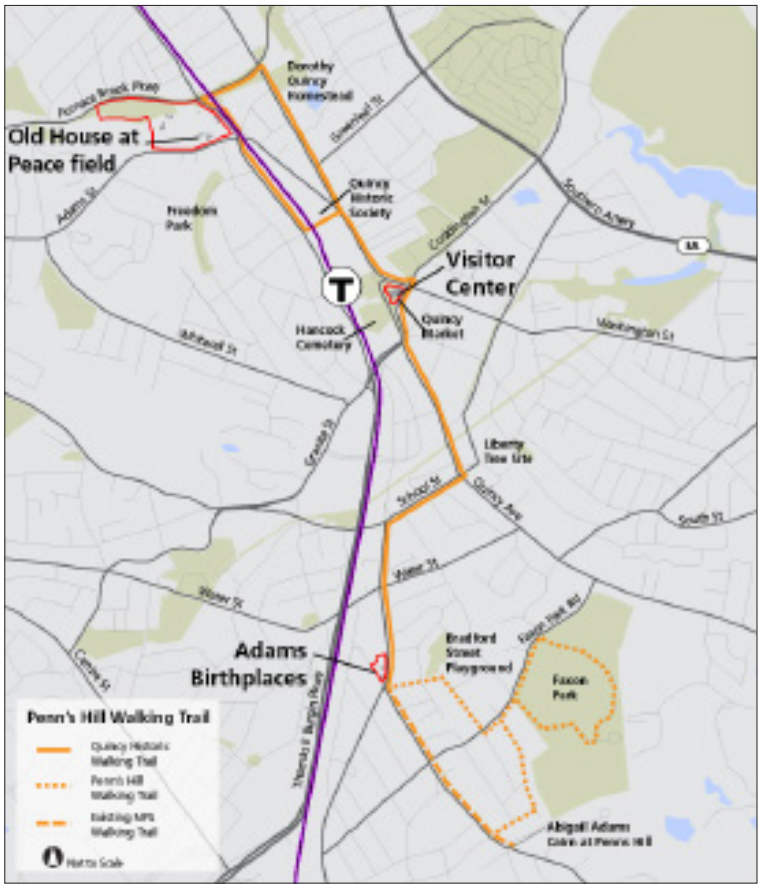


Figure 4.52. Diagram showing potential route of walking tour from the birthplaces to the shoulder of Penn's Hill. (OCLP, MassGIS).

By promoting the walks described above and collaborating with local organizations and web-based groups that promote walking and cycling routes (see SS-2), the park can reach a broader audience regarding the significance of the Adams birthplaces, the views from Penn's Hill, and the vestiges of the Adamses Penn's Hill farm.

SMALL-SCALE FEATURES

SS-1: Install site furnishings that are compatible with the historic setting

The park includes two benches set beneath the shade of a recently replanted Norway maple. Visitors take advantage of the benches when receiving a welcome from the park visitor services staff. The benches should be updated to provide comfortable, stable seating as shown in Figure 4.53.

Figure 4.53. Photo-simulation of new matching benches at the Adams birthplaces property. Flagstones are laid in a circle near the benches to provide a visitor orientation gathering space (OCLP).





SS-2: Install bicycle rack that does not detract from the historic setting



An increasing number of visitors are coming to the site by bicycle due to initiatives within the City of Quincy to improve bicycle corridors. To accommodate visitors arriving by bicycle, install a bicycle rack at the northeast corner of the property in conjunction with Task CR-3 and CR-4 as shown on Drawing 4.1.

TREATMENT IMPLEMENTATION

The landscape tasks described above are summarized in Table 4.2 and 4.3. National Park Service uses the Facility Management Software System (FMSS) to manage park resources, track costs, prioritize projects, and create funding requests and work orders.

TABLE 4.2. TREATMENT TASKS FOR ADAMS BIRTHPLACES

Task ID	Task	Page #	Related Tasks
PROGRAMMING AND VISITOR EXPERIENCE			
PV-1	Reconfigure arrival sequence and pedestrian circulation	195	BS-1, CR-1, VG-6
PV-2	Create programming to interpret the evolution of the Adams birthplaces landscape	197	VG-6
CIRCULATION			
CR-1	Reconfigure sidewalk near John Quincy Adams birthplace	199	PV-1, SS-2
CR-2	Establish accessible parking and event parking in vicinity	200	PV-1, CR-1
CR-3	Reconfigure trolley drop off zone	200	
CR-4	Reconfigure pedestrian circulation to create an accessible pedestrian route	200	PV-1, BS-1
CR-5	Add ramps to improve accessibility	204	BS-1
VEGETATION			
VG-1	Maintain and replant trees around birthplaces	211	VG-2
VG-2	Coordinate with City of Quincy to replace and add street trees and add screening vegetation	214	VG-1
VG-3	Improve resilience of lawn in front of the John Adams birthplace	215	CR-1
VG-4	Avoid soil compaction and disturbance under beech tree	215	CR-3, BS-1
VG-5	Replace pines along northern property line to improve screening	216	VG-1, VG-2
VG-6	Replant historic shrub species and remove invasives around birthplaces	217	VG-1
VG-7	Construct raised garden beds for interpretation	218	BS-1
BUILDINGS AND STRUCTURES			
BS-1	Construct a new visitor contact station on the park site or an adjacent parcel	219	PV-1, CR-1, VG-6
BS-2	Construct wood or recycled plastic board fence along northern property line	223	VG-4
BS-3	Rebuild sections of stone wall that are damaged or missing	224	CR-1
VIEWS AND VISTAS			
VV-1	Restore visual connections to Adam's Penn's Hill farm	225	PV-2
SMALL-SCALE FEATURES			
SS-1	Install site furnishings that are compatible with the historic setting	226	VG-1
SS-2	Install bicycle rack that does not detract from the historic setting	226	PV-1, CR-3

INTEGRATING TREATMENT RECOMMENDATIONS WITH FMSS

The Adams birthplaces property is managed through the National Park Service Facility Management Software System (FMSS). This system is structured to track costs associated with asset management, as well as asset condition. FMSS is also fundamental in generating funding requests for all rehabilitation, restoration, repair, and capital improvement projects through the National Park Service Project Management Information System (PMIS). Integration with FMSS is essential to implement the treatment recommendations in this report.

Physical features or "assets" of the cultural landscape are tracked in FMSS through a variety of "Asset Types," including the maintained landscape and buildings. The Adams birthplaces landscape-related assets are tracked under the maintained landscape Asset Type, with a code of "3100." Within the Birthplace District (74056) are the Birthplace Grounds (74084). Assets include:

- Barriers and Fencing: Adams birthplaces wood post fence (1274813) and chain-link fence (1274815)
- Furnishings: flag pole (1274816) and trash barrels (1274817)
- Liquid and Gas: well (1274820)
- Signage and Marking: park identity signs (1274821)
- Structures: stone wall (1274823) and paths (1274824)
- Surface: vegetation (1274825) and lawn (1274826)

Table 4.3 below summaries the landscape treatment tasks in this report according to FMSS Asset Type, Location, and asset as a first step in translating cultural landscape treatment recommendations into project funding requests. Quantities are provided to facilitate cost estimating. Additional professional services, such as design or construction oversight, is required to implement some recommendations.

TABLE 4.3. LANDSCAPE TREATMENT TASKS AND FMSS HIERARCHY

CLR Treatment Task/FMSS Work Order	CLR Treatment Task Component/FMSS Task	Units of Material	FMSS Asset/ Location	FMSS Work Type/ Sub-type	Existing PMIS Project	Recurring Maintenance Needed
PROGRAMMING AND VISITOR EXPERIENCE						
PV-1. Reconfigure arrival sequence and pedestrian circulation	Install 4' break in split-rail fence	20 LF	3100/ 74084	FM / LMAC	154113	Repair fence
PV-2. Create programming to interpret the evolution of site	Install digital technology hub	N/A	N/A	CI / NC	171160	Add digital equipment
CIRCULATION						
CR-1. Reconfigure sidewalk near John Quincy Adams birthplace	Reconfigure road and sidewalk, remove concrete, reconstruct stone wall	100 LF	3100/ 74084	FM / LMAC	154113	Repair stone wall
CR-2. Establish accessible parking and event parking in vicinity	Add paint and signage	40 LF	3100/ 74084	FM / LMAC	None	Maintain & paint signs
CR-3. Reconfigure trolley drop off zone	Add paint and signage	50 LF	3100/ 74084	FM / LMAC	None	Maintain & paint signs
CR-4. Reconfigure pedestrian circulation to create an accessible pedestrian route	Excavate route, add compacted aggregate and compacted surface	1000 LF	3100/ 74084	FM / LMAC	None	Maintain surface
CR-5. Add ramps to improve accessibility	Regrade door entry area, add stones and temporary ramp	30 LF	3100/ 74084	CI / LMAC	208385	Maintain surface
VEGETATION						
VG-1. Maintain and replant trees around birthplaces	Prune, remove, replant as needed	21 EA	3100/ 74084	FO / GC	None	Maintain plants
VG-2. Coordinate with City to replace and add trees and screens	Replace trees and add screening vegetation	16 EA	3100/ 74084	FM / DM	None	Maintain plants
VG-3. Improve resilience of lawn in front of the John Adams birthplace	Add amendments, reseed	600 SF	3100/ 74084	FM / RM	None	Aerate, overseed
VG-3. Avoid soil compaction and disturbance under beech tree	Minimize visitor foot traffic and use of area	400 SF	3100/ 74084	FO / GC	None	N/A
VG-5. Replace pines along northern property line	Remove mature trees, plant young trees	3 EA	3100/ 74084	FM / DM	None	Stake, water
VG-6. Replant lilac and spirea around birthplaces	Plant shrubs	7 EA	3100/ 74084	FM / DM	None	Water, weed, mulch
VG-7. Construct raised garden beds for interpretation	Construct frames, add loam and compost, plant	72 SF	3100/ 74084	CI / NC	171160	Water, weed, fertilize
BUILDINGS AND STRUCTURES						
BS-1. Construct a new visitor contact station	Excavate, construct bldg, plumbing, electricity	320 SF	3100/ 74084	CI / NC	63055, 178569	Bldg maintenance
BS-2. Construct fence along northern property line	Dig post holes, install posts, add fence sections	250 LF	3100/ 74084	FM / DM	154113	fence repairs, WO 1691244
BS-3. Rebuild sections of stone wall that are damaged or missing	Remove concrete walk, rebuild drylaid wall	30 LF	3100/ 74084	FM / DM	154113	repair stone wall
SMALL-SCALE FEATURES						
SS-1. Install site furnishings that are compatible	Replace existing benches, install underground cable lock	6 LF x 2	3100/ 74084	FM / LMAC	None	Security
SS-1. Install bicycle rack	Install rack, install underground cable lock	5 LF	3100/ 74084	CI / NC	None	Security

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1 Robert R. Page, Cathy A. Gilbert, and Susan Dolan, *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques* (Washington, D.C.: National Park Service, 1998), 81.

2 An Act to Establish a National Park Service, and for other purposes (National Park Service Organic Act, August 25, 1916), 39 Stat. 535.

3 U.S. Department of the Interior. *Adams National Historic Site, Massachusetts, General Management Plan.* (National Park Service, 1996), 50.

4 Ibid, 17.

5 Ibid, 18.

6 Ibid, 31. Educational programs are conducted in both homes and on the grounds. Younger students are directed to the birthplaces to explore the Revolutionary War theme, colonial living, the boyhood lives of the presidents, and Abigail Adams' role of "Patriot on the homefront." In addition, the park works with the Quincy Public Schools and the Quincy Historical Society in providing educational programs for all fifth grade students.

7 Ibid, 26.

8 Ibid, 31.

9 *New Area Study for the Birthplaces of Presidents John Adams and John Quincy Adams, Quincy Massachusetts* (1978).

10 *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (Department of the Interior, 1995).

Cultural Landscape Report

Birthplaces
Adams National Historical Park
Quincy, MA

Treatment Plan

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. HABS Survey, 1936
2. HABS Survey, 1979
3. City of Quincy, 2011
4. Site visit November, 2011
5. Aerial photograph, 2012

DRAWN BY

Updated by Ashley M. Braquet, 2014
Illustrator CS6
Drawn by Kirsten Holder and Jaime Young, 2013
AutoCAD 2013 and Illustrator CS5

LEGEND

- Existing roads
- Existing building
- Dirt road
- Gardens
- 10 Feet contour
- Stone wall
- Stepping stones
- Flagstone Pavers
- Deciduous and Evergreen trees
- Deciduous shrubs
- Adams Birthplaces Property Lines
- Property Lines
- Wood fence
- Chain link fence
- Feature to remove
- Feature to add or alter

NOTES

1. All features shown in approximate scale and location.
2. Plan shows conditions in 2014.

0' 15' 30' 60'

Drawing 4.1

PRESIDENTS AVENUE

FRANKLIN STREET

John Quincy Adams Birthplace

John Adams Birthplace

Hancock TV and Appliance

Existing Trolley Stop

flower bed

100'

PV-1 and CR-3. Reconfigure trolley drop-off zone
VG-6. Replant historic shrubs and remove invasives
VG-1. Maintain and replant trees
VG-2. Coordinate with City of Quincy and funeral home to install sidewalk and vegetative buffer
CR-2. Provide ADA parking
CR-5. Add ramp to improve accessibility
Bulkhead
BS-3. Repair stone wall
VG-1. Replant missing shade trees
CR-1. Reconfigure street and sidewalk near John Quincy Adams birthplace
BS-3. Rebuild section of stone wall
VV-1. Restore visual connection to farm
CR-4. Reconfigure pedestrian circulation to create an accessible route
SS-1. Install site furnishings
VG-3. Improve resilience of lawn
CR-4. Replace flagstones with a wider path of stone dust surface
CR-5. Add ramp to improve accessibility
PV-2. Create programming to interpret evaluation of landscape
VG-5. Replace pine trees withAmerican holly as a screen to neighboring property
VG-6. Replant historic shrubs and remove invasives
CR-2. Provide ADA parking
VG-4. Avoid soil compaction under beech
VG-7. Construct raised garden beds in full sun
BS-1. Five alternate locations to construct visitor contact station
BS-2. Construct wood board fence along northern property line
VG-5. Replace pine trees with American holly as a screen to neighboring property
SS-2. Install bicycle rack
CR-4. Create a wheelchair-accessible gate in split-rail fence to match new path location
VG-1. Coordinate with City of Quincy to replace trees on Franklin St
PV-1 and CR-3. Reconfigure trolley drop-off zone

Latin name	Common name	ID	Ilex opaca	American holly	Il op
Acer platanoides	Norway maple	Ac pl	Juniperus chinensis	Eastern red cedar	Ju sp
Buxus sempervirens	boxwood	Bu se	Pinus strobus	white pine	Pi st
Campsis radicans	trumpet vine	Ca ra	Prunus serrulata 'Kwanzan'	Kwanzan cherry	Pr se
Chaenomeles speciosa	common flowering quince	Ch sp	Quercus rubra	red oak	Qu ru
Cladrastis kentukea	American yellowwood	Cl ke	Syringa vulgaris	common lilac	Sy vu
Cornus florida	flowering dogwood	Co fl	Taxus sp.	yew	Ta sp
Crataegus sp.	hawthorn	Cr sp	Tilia cordata	little leaf linden	Ti co
Fagus sylvatica	copper beech	Fa sy	Ulmus americana	American elm	Ul am
Forsythia sp.	forsythia	Fo sp	Vanhoutte spirea	Spiraea x vanhouttei	Sp va

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Massachusetts Historical Society, Adams Family Papers, 1154 Boylston Street, Boston, MA

Massachusetts State Archives, 220 Morrissey Boulevard, Boston, MA

Norfolk County Records, Norfolk County Courthouse, 649 High Street, Dedham, MA

Quincy Historical Society, Ezekiel C. Sargent Quincy Land Records Collection and other collections, 8 Adams Street, Quincy, MA

Suffolk County Records, Suffolk County Courthouse, 1 Timberton Square, Boston, MA

Thomas Crane Public Library, 40 Washington Street, Quincy, MA

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