National Park Service
Cultural Landscapes Inventory

2015

Revised: 3/2025



Fairsted

Frederick Law Olmsted National Historic Site

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Introduction

The Cultural Landscape Inventory (CLI)

The Cultural Landscape Inventory (CLI) is a comprehensive inventory of all cultural landscapes in the National Park System. Landscapes that are listed, or eligible for listing, on the National Register of Historic Places, or are otherwise managed as cultural resources and in which the National Park Service has, or plans to acquire, legal interest are included in the inventory. The CLI identifies and documents each landscape's location, size, physical development, landscape characteristics, character-defining features, and condition. Cultural landscapes have approved CLIs when concurrence with the findings is obtained from the park superintendent and all required data fields are entered into the Cultural Resources Information System (CRIS-CL) database. In addition, for landscapes not currently listed on the National Register and/or without adequate documentation, concurrence is required from the State Historic Preservation Officer, Tribal Historic Preservation Officer, or the Keeper of the National Register.

Scope of the CLI

The information contained within the CLI is compiled from primary and secondary sources and through on-site surveys of the landscape. The level of investigation is dependent upon scoping the need for information. The baseline information collected provides a comprehensive look at the historical development and significance of the landscape. Documentation and analysis of the existing landscape identifies character-defining characteristics and features and allows for an evaluation of the landscape's integrity and an assessment of the landscape's condition. The CLI also includes historic maps, drawings, and images; photographs of existing conditions; and a site plan that indicates major features. The CLI documents the existing condition of park landscape resources and identifies impacts, threats, and measures to stabilize condition. This information can be used to develop strategies for improved stewardship. Unlike a Cultural Landscape Report (CLR), the CLI does not provide management recommendations or treatment guidelines for the cultural landscape, but it may identify stabilization measures.

The Cultural Resources Information System (CRIS)

CRIS is the National Park Service's database of cultural resources on its lands, consisting of archeological sites, historic structures, ethnographic resources, and cultural landscapes. Cultural Resources Inventory System (CRIS) replaces three legacy inventory systems: ASMIS (archeology), CLI (cultural landscapes), and LCS (historic structures); and it reinstates the former ERI (ethnographic resources). This Cultural Landscape Inventory document reflects the information in a corresponding CRIS Cultural Landscape record.

Statutory and Regulatory Foundation

The legislative, regulatory, and policy directives for conducting and maintaining the CLI within CRIS are:

- National Historic Preservation Act (NHPA) of 1966 (16 USC 470h-2(a)(1)) Sec. 110
- Executive Order 13287: Preserve America, 2003. Sec. 3 (a and c)
- Secretary of the Interior's Standards and Guidelines for Federal Agency Historic Preservation Programs
- Pursuant to the National Historic Preservation Act, 1998. Std. 2
- Cultural Resource Management Guideline, 1997, Release No. 5, page 22; issued pursuant to Director's Order #28 (DO-28)

The NHPA requires the identification, evaluation, and nomination of historic properties to the National Register of Historic Places and the maintenance and expansion of an inventory of cultural resources. DO-28 requires a cyclic assessment of the current condition of cultural landscapes based on an assessment interval, with a default of six years.

Use

Beyond fulfilling legal and policy requirements, park staff can use the Cultural Landscape Inventory in the following ways:

- To learn about park cultural landscapes (all staff)
- To inform management decisions (park managers)
- To inform project planning and development (park managers, facility managers, project managers, compliance specialists)
- To monitor the condition of the cultural landscape and take measures to protect its significance and integrity (cultural resource managers, facility managers)
- To recognize the stabilization and treatment needs of landscape features and plan work within cultural landscapes to address the needs (facility managers, cultural resource managers)
- To understand the cultural value of natural systems in a cultural landscape (natural resource managers)
- To create programming and educational materials based on site history (interpretation and education specialists)
- To recognize impacts within cultural landscapes and enforce protection measures (visitor and resources protection staff)

General Information

Property Level and CLI Numbers

Inventory Unit Name: Fairsted

Resource Classification: Cultural Landscape

CLI Identification Number: 650028

Parent Landscape: 650028

Inventory Status: Complete

Park Information

Park Name: Frederick Law Olmsted National Historic Site

Alpha Code: FRLA

Park Organization Code: 1850

Park District: FRLA

Region: Northeast

Restricted: Yes

Landscape Description:

Frederick Law Olmsted National Historic Site (NHS), also known as Fairsted, is a 7.06-acre property located in the Green Hill area of Brookline, Massachusetts that preserves the final home and office of Frederick Law Olmsted Sr. (1822–1903) and the offices of the successor firms that operated from the site until 1979, the year the park was established. The National Park Service acquired the property in 1980. Until its dedication, Fairsted functioned as both a place of work and residence, first for the Olmsted family, later housing members of the firm, and intermittently as a rental property, all the while functioning as a landscape architecture office.

The site is located in the Green Hill residential neighborhood at 99 Warren Street, on the west side of the street. Spruce pole fencing demarcates the lot on the north, east, and west sides, while a dry stone wall separates the property from the adjoining National Park Service-owned site to the south. A chain-link fence with wood posts marks the boundary between the site and the neighboring property to the southwest. Fairsted consists of the 1810 Federal style farmhouse, office wing, and outbuildings in addition to the designed landscape. The 7.06-acre site includes the 5.31-acre property to the south of the dwelling, which National Park Service acquired in 2001. In its present form, the property is characterized by features from the Olmsted Sr. era of ownership (1883–1903), with alterations and additions made in the subsequent years of operation by the Olmsted Brothers firm. The park has restored the site to its appearance at the height of the firm's operation, c.1930, through removal of later additions to the landscape and replacement of missing landscape features.

HISTORICAL OVERVIEW

Frederick Law Olmsted National Historic Site was occupied by Frederick Law Olmsted Sr. and his family in 1883 as a place of residence and work. Olmsted Sr. was drawn to the Boston area to work on the Boston Park System. His friend and colleague architect H.H. Richardson, who lived in Brookline on Cottage Street, drew him to Brookline on account of the community's reputation for a progressive intellectual lifestyle. In addition to the Emerald Necklace, Olmsted completed several notable projects in the Boston area, including the redesign of Beacon Street, which runs through Brookline, near Fairsted. Prior to Olmsted's acquisition, the property was used for agricultural purposes. The previous owners, the Clark family, maintained orchards and a small-scale farm on their home grounds. Olmsted acquired the

property from the Clark sisters on the condition that he build a cottage on a neighboring parcel for them to live in. The Clark sisters' house was completed to the southwest of the original Clark family farmhouse in 1883 and remained a part of the estate until 1915.

Olmsted Sr. ceased his personal involvement with landscape architecture work in 1895, but maintained ownership of Fairsted until his death in 1903. His family continued to live at Fairsted after his death. His sons, John Charles Olmsted and Frederick Law Olmsted Jr. continued to run the design firm from Fairsted until the 1930s. While John Charles (d. 1920) did not survive his stepfather by many years, his brother, Frederick Law Olmsted Jr., continued the work of the firm from Fairsted until the 1936, with the exception of a period in the 1920s when he lived in Palos Verdes, California while directing development of a large subdivision. In 1936, he moved from Brookline to Elkton, Maryland and did not return to live in the Boston area. In 1950, he retired to Palo Alto, leaving the firm to be run by the principals at the time. In later decades, without the presence of Olmsted family members, the firm continued as the Olmsted Associates (renamed in 1960), and maintained the offices at Fairsted. As members of the firm aged and retired throughout the 1950s and 1960s, the volume of the firm's work declined.

In the 1970s and 1980s, Olmsted Sr.'s work garnered renewed recognition. This recognition led to the eventual acquisition of the site by the National Park Service in 1980. The enabling legislation also specifically authorized the acquisition of the documents, drawings and other materials comprising the Olmsted archival collection. The site was designated as a National Historic Landmark on May 23, 1963 and added to the National Register of Historic Places on March 9, 1977. Olmsted National Historic Site was legislatively established on October 12, 1979 (Public Law 96-87, 93 Stat, 664) "to preserve and interpret for the benefit, inspiration, and education of present and future generations the home and office of Frederick Law Olmsted, the great American landscape architect and designer."

SIGNIFICANCE SUMMARY

Fairsted derives its primary national significance under Criteria B for its association with Frederick Law Olmsted Sr. (1822–1903) during the latter stages of his career as America's foremost landscape architect. Additional significance under Criterion B is derived from the property's associations with Olmsted's sons John Charles (1852–1920) and Frederick Law Jr. (1870–1957), each of whom played central roles in the development of the landscape architecture and city planning professions and contributed to the shaping of the American landscape during the late 19th and early 20th centuries. Under Criterion A, Fairsted is significant as the headquarters for almost 100 years of one of the most influential landscape design and planning firms in the country and as the repository for the extensive archives associated with the firm. Under Criterion C, the surrounding designed landscape of the Fairsted grounds are significant as a signature example in microcosm of the design principles that Olmsted Sr. applied in many of his most important public and private landscapes throughout the country. Under Criterion D, the landscape is also potentially significant for its potential ability to yield archeological data that contributes to a more detailed understanding of the site and provides opportunities for demonstrating that significance through more theoretically sophisticated archeological research.

The period of significance for the park begins in 1883, the year the Olmsted family and design firm moved to the Brookline property, and extends through 1979, the year the property became a National Historic Site under the administration of the National Park Service and the remaining members of the firm moved to other offices. This period encompasses the entire span of time during which the pioneering landscape architecture company founded by Olmsted Sr. and its successor firms actively operated on the site and contributed to the fields of landscape architecture and community planning.

ANALYSIS AND EVALUATION SUMMARY AND CONDITION

The integrity of Olmsted NHS is evaluated by comparing landscape characteristics and features present c. 1930 with the existing conditions, as assessed in 2015. While Fairsted's documented period of significance extends from 1883 to 1979 (to encompass all four National Register criteria), for purposes of the Cultural Landscape Inventory, the landscape is evaluated primarily in relation to its significance under Criterion C (Design), in the area of landscape architecture. The existing draft National Register documentation identifies significant dates under Criterion C as 1883 to c. 1930, inclusive of Olmsted Sr.'s initial design for the grounds, implemented between 1883 and c. 1904, with modifications made through c. 1930 by his successors that did not alter the landscape's fundamental characteristics. Circa 1930 is used as a benchmark for assessing the historical integrity of the landscape, rather than the end of the documented period of significance (1979), which correlates with the last additions to the Olmsted archives.

Many existing features contribute to the historic character of the landscape. The topography of the site has been consistent since the construction of the main landscape features, such as the front drive and the rock garden in 1883–84. The spatial organization has been largely restored to c. 1930 by removing later changes that were made in the south lawn area during the Olmsted Associates era (1962-1979). The views of the south lawn, hollow, front drive, and borrowed views to the former Gardner property are all contributing features. Some of these views have been reestablished through physical work; others, such as the borrowed view to the former Gardner property, are still being restored. Circulation features that contribute include the front drive, service drive, parking area, front entry walkway, hollow path and steps, and rock garden path. The house, office wing, and outbuildings are also contributing features. Vegetation that is contributing and reflective of the initial design intent includes the south lawn, landscape defining specimen trees, vines on structures, and significant groupings of plants that help create the identity of the landscape spaces. Small-scale contributing features include the spruce pole fence and front gate arch, retaining wall, stone wall, stockade fence at the barn, and lattice fence at the laundry yard. Small-scale features at the Green Hill property include a stone wall and spruce pole fence.

The defining spatial arrangements have remained intact or have been restored, including the building cluster, south lawn, front drive, hollow, rock garden, and service areas. Other character-defining features, such as vegetation, have remained intact or have been reinforced or replanted following over-maturation, alteration, damage, or loss, as is the case with plantings in the hollow, large specimen trees that have been lost due to age or disease, and the historic hemlock screen along the south boundary. The buildings and structures extant at the end of the period of significance remain intact, including the house, office wing, and outbuildings.

Since the end of the period of significance, the landscape and overall spatial organization has remained intact, with the exception of the alteration of the south lawn area, parking area, and planting changes made to the hollow and along the property line that diverged from the original design intent. The greatest impacts were additions to the south lawn area with the installation of a swimming pool and brick terrace. In the 1980s and 1990s, the National Park Service restored these areas to their historic condition. The park has made minor alterations to circulation for ease of visitor access and to create accessible entrances and parking, all associated with the property's current function as a national historic site that is open to the public. The maintenance and periodic replacement of vegetation, as well as small scale features, such as the spruce pole fence and front gate arch, has occurred since the end of the period of significance.

The condition of the original 1.75-acre portion of the Frederick Law Olmsted NHS is in good condition. The landscape has been accurately restored to its c. 1930 conditions and the grounds and buildings continue to receive meticulous maintenance and care. The larger 5.31-acre Brookline Conservation Land Trust property (former Gardner property) acquired in 2001 to preserve the borrowed southern view from the house is in poor condition. Historic stone walls and fencing are in disrepair; in some areas, understory vegetation has been pruned since 2008, but other areas are overgrown; and some trees were pruned recently, while others are scheduled for pruning in the next year. Several historic trees have been lost, while some non-historic trees should be removed. Work is currently underway to improve these conditions.

The overall landscape at Frederick Law Olmsted National Historic Site meets the current definition for "fair" condition. The landscape shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within 3–4 years to prevent further harm to its cultural and/or natural values. If left to continue without the appropriate corrective action, the cumulative effect of the deterioration of many of the landscape characteristics will case the inventory unit to degrade to a poor condition.

Landscape Hierarchy Description:

Frederick Law Olmsted NHS is comprised of one landscape, which is coterminous with the current boundaries of the park.

Landscape Type:

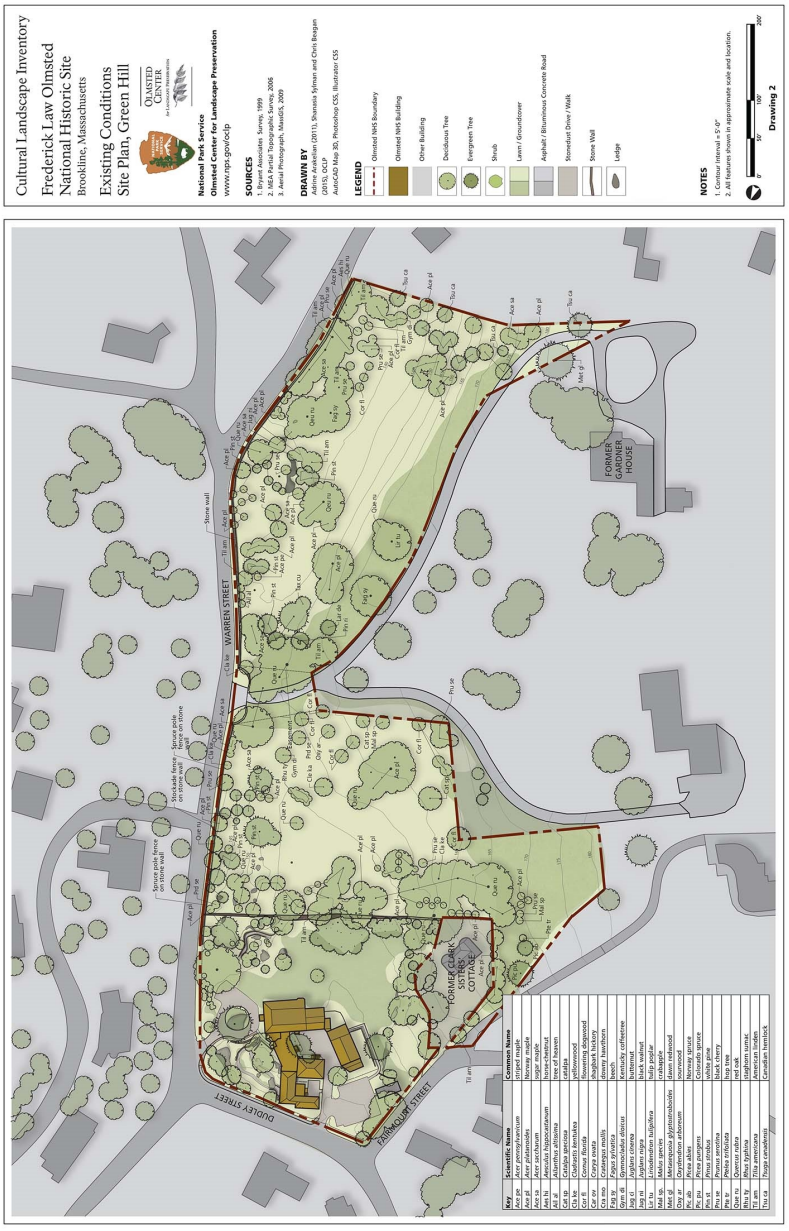
Historic Designed Landscape

Historic Site

Other Names:

Other Name:	(Joshua) Clark House	**Other Name Type:**	Historic
Other Name:	Fairsted	**Other Name Type:**	Both Current And Historic
Other Name:	Frederick Law Olmsted National Historic Site	**Other Name Type:**	Both Current And Historic

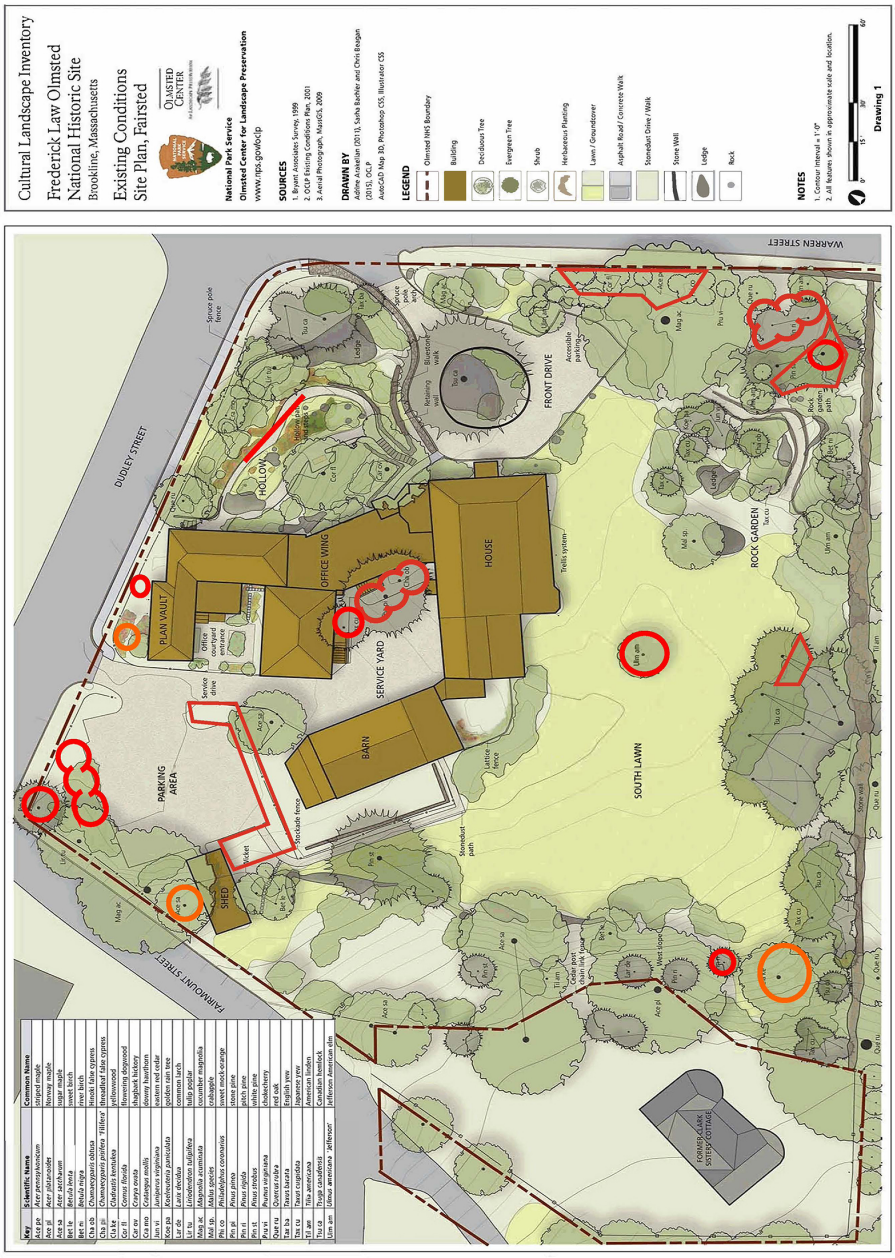
Site Plan



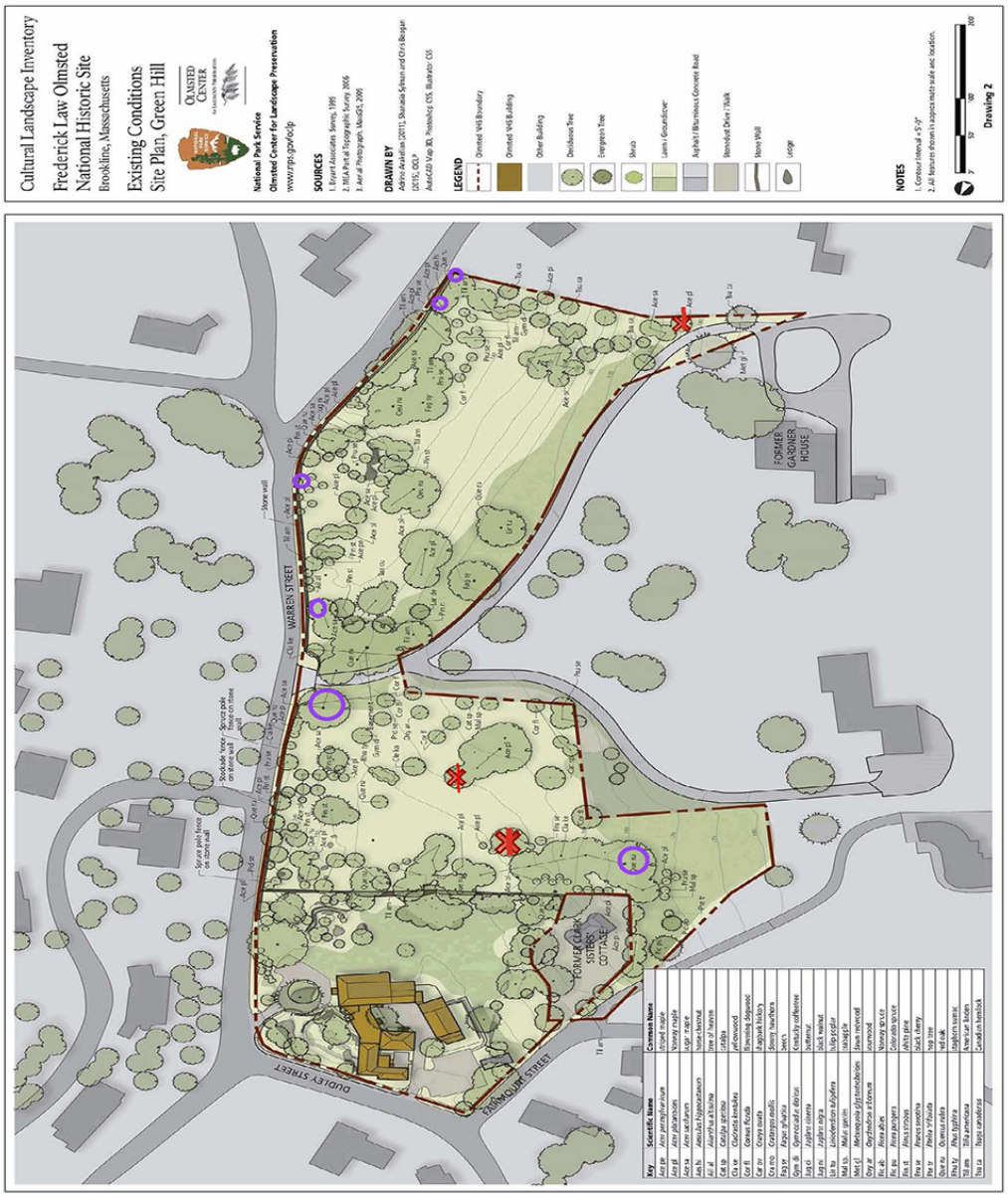
Drawing 2. Existing Conditions Site Plan, Green Hill. (OCLP, 2015)



Drawing 1. Existing Conditions Site Plan, Fairsted. (Olmsted Center for Landscape Preservation--hereafter OCLP--2015)



Site map, Drawing 1, 2025 edits



Site map, Drawing 2, 2025 edits

Concurrence Information

Concurrence Status:

Park Superintendent Concurrence: Yes

Park Superintendent Date of Concurrence: 09/25/2015

Completion Status Explanatory Narrative:

This Cultural Landscape Inventory was initiated by Adrine Arekelian, SCA Conservation Associate, in November 2010 and further refined by Christopher Beagan, Historical Landscape Architect; Sasha Bachier, Hispanic Access Foundation Intern; and Shanasia Sylman, SCA Conservation Associate in June and July 2015. This inventory was completed from an existing three-volume cultural landscape report for the property, supplemented with additional research about the former Gardner property at the Massachusetts State Archives, Isabella Stewart Gardner Museum, Town of Brookline, and Historic New England (formerly SPNEA).

Concurrence Graphic Information:

Attachment File Path

NPS Cultural Landscapes Inventory – Fairsted
Frederick Law Olmsted National Historic Site
List of Contributing and Non-Contributing Landscape Features
August 2015

Contributing Landscape Characteristics & Associated Features

The following landscape characteristics and associated features contribute to the property's historic character, though not all are considered countable resources according to the National Register of Historic Places. Features marked with a (*) were described in the National Register on March 9, 1977 as part of the Frederick Law Olmsted House. Features marked with a (#) were described in the National Register on October 17, 1985 as part of the Green Hill Historic District. Features marked with a (+) were identified as contributing resources at Olmsted NHS by the Massachusetts State Historic Preservation Office on November 21, 1994. Features marked with a (=) were provisionally identified as contributing resources at Olmsted NHS by the Massachusetts State Historic Preservation Office on September 7, 1994, pending extension of the period of significance.

Natural Systems and Features
- Ledge in Hollow
- Ledge in Rock Garden
- West Slope

Spatial Organization
- Hollow
- Driveway
- Building Cluster
- South Lawn
- Service Areas
- Rock Garden

Vegetation
- Canadian Hemlock in Front Drive Circular Planting Bed
- English Yew in Rock Garden
- Canadian Hemlock Screen along Southern Boundary
- Vines on Fence, Archway, and Buildings
- Irises and Bulbs in Central Planting Bed in Hollow
- American Elm in South Lawn
- # Green Hill Specimen Trees

Circulation
- + Driveway
- Service Drive
- = Rear Parking Area
- + Front Entry Walkway
- + Hollow Path
- + Rock Garden Path
- Stonedust Path behind Barn

The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

September 18, 2015

Frank Hays
Associate Regional Director
Resource Stewardship & Science
Northeast Region
National Park Service
200 Chestnut Street
Philadelphia PA 19106

RE: Frederick Law Olmsted National Historic Site, Brookline, MA
MHC #RC.18731

Dear Mr. Hays:

I am writing in response to your letter seeking Massachusetts Historical Commission concurrence with National Park Service determinations of eligibility for the Cultural Landscape Inventory (CLI) for the Frederick Law Olmsted National Historic Site landscape. Pursuant to Section 110 of the National Historic Preservation Act of 1966 (as amended), we have reviewed the CLI, and I concur with your findings of the status of Olmsted National Historic Site resources and features.

The signed statement of concurrence is enclosed.

Sincerely,

Brona Simon

Brona Simon
State Historic Preservation Officer
Executive Director
Massachusetts Historical Commission

Cc: Jeff Killion, CLI Coordinator, Olmsted Center for Landscape Preservation
Myra Harrison, Superintendent, Frederick Law Olmsted National Historic Site

220 Morrissey Boulevard, Boston, Massachusetts 02125
(617) 727-8470 • Fax: (617) 727-5128
www.sec.state.ma.us/mhc

SHPO concurrence letter, September 18, 2015 (8 pages).

Sincerely,

Jim Comiskey
Acting Associate Regional Director, RSS

Enclosure

cc:
Superintendent, Frederick Law Olmsted National Historic Site

I concur with the National Park Service categorizations of the landscape resources and features at Fairsted, as contributing and non-contributing.

Brona Simon
Massachusetts State Historic Preservation Officer

9/18/15
Date

Office Courtyard Entrance

Buildings and Structures
*+ House
*+ Office
*+ Vault
*+ Barn
*+ Shed

Views and Vistas
Borrowed View to Former Gardner Property
View of Fairsted from Upper South Lawn

Small-Scale Features
+ Spruce Pole Fence
+ Front Gate Arch
= Stockade Fence
= Lattice Fence
Cedar Post and Chain-Link Fence
+ Stone Wall
+Retaining Wall
Wicket
Green Hill Property Stone Wall
Green Hill Property Spruce Pole Fence
Green Hill Property Entrance Gates

Non-Contributing Landscape Characteristics & Associated Features

Small-scale Features
Trellis System
Green Hill Property Stockade Fence

CULTURAL LANDSCAPES INVENTORY
CONCURRENCE FORM

Fairsted
Frederick Law Olmsted National Historic Site

Frederick Law Olmsted National Historic Site concurs with the findings of the Cultural Landscape Inventory (CLI) for Fairsted, including the following specific components:

MANAGEMENT CATEGORY: Must Be Preserved and Maintained

CONDITION ASSESSMENT: Fair

Good: indicates the inventory unit shows no clear evidence of major negative disturbance and deterioration by natural and/or human forces. The inventory unit's cultural and natural values are as well preserved as can be expected under the given environmental conditions. No immediate corrective action is required to maintain its current condition.

Fair: indicates the inventory unit shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within 3-5 years to prevent further harm to its cultural and/or natural values. If left to continue without the appropriate corrective action, the cumulative effect of the deterioration of many of the character defining elements will cause the inventory unit to degrade to a poor condition.

Poor: indicates the inventory unit shows clear evidence of major disturbance and rapid deterioration by natural and/or human forces. Immediate corrective action is required to protect and preserve the remaining historical and natural values.

The Cultural Landscape Inventory for the Fairsted is hereby approved and accepted.

Lyna F. Harrison 9/25/2015

Superintendent, Frederick Law Olmsted National Historic Site Date

Park concurrence form, September 25, 2015.

United States Department of the Interior

NATIONAL PARK SERVICE
Northeast Region
United States Custom House
200 Chestnut Street
Philadelphia, PA 19106

RECEIVED
AUG 04 2015
MASS. HIST. COMM
RC.18731

IN REPLY REFER TO:
A.1.2 (NER-RS&S)

7/31/2015

Ms. Brona Simon
State Historic Preservation Officer
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125-3314

Dear Ms. Simon:

Enclosed you will find a copy of the Cultural Landscapes Inventory (CLI) for Frederick Law Olmsted National Historic Site, historically known as Fairsted. We seek to reconfirm our agreement on previously evaluated resources and your concurrence on the status of previously unevaluated resources and features identified in this CLI for listing in the National Register of Historic Places. The report has been prepared by a team of historical landscape architects with the National Park Service (NPS) Olmsted Center for Landscape Preservation. The CLI program and the enclosed report continue the NPS efforts to update our cultural resource inventories.

Through the CLI program, the NPS is currently in the midst of a nationwide effort to inventory its cultural landscapes. The CLI is conducted in accordance with Section 110 of the National Historic Preservation Act of 1966 (as amended). It is an inventory of baseline information for all historically significant cultural landscapes within the national park system, and it examines multiple landscape features that contribute to the significance of historic properties. The CLI process includes gathering information from existing secondary sources and conducting on-site reconnaissance of the existing landscape. The information collected provides a comprehensive look at the historical development and significance of the landscape, placing it in context of the property's overall significance. For landscapes found potentially eligible for the National Register of Historic Places, the evaluation describes their character-defining features and assesses the landscape's overall historical integrity. It also raises questions about the landscape that needs further study.

It is important to note that the CLI reports are not intended as comprehensive inventory reports for any one property, although for some properties they provide fuller documentation than for others. For example, the reports do not include a full architectural description of structures, but document structures as elements of the overall landscape, and similarly documents other characteristics such as vegetation, spatial organization, and views and vistas. The CLI is one component of the NPS inventory effort that also includes cultural resource inventories for historic structures, archeological sites, ethnographic resources, and museum objects. For

example, the NPS List of Classified Structures inventory includes structural features of cultural landscapes, but the CLI takes a more encompassing approach to the properties, inventorying all above-ground features in each park in which the NPS has a legal or mandated interest.

The historical significance of Frederick Law Olmsted National Historic Site predates the National Park Service's 1979 acquisition of the property. On May 23, 1963, the Frederick Law Olmsted Home at 99 Warren Street was designated a National Historic Landmark. The documentation briefly described the house and office wing, but did not mention the surrounding grounds.

On October 15, 1966, the property was administratively listed in the National Register of Historic Places with the passage of the National Historic Preservation Act. Supporting documentation was entered in the National Register on March 9, 1977 under the name Frederick Law Olmsted House, which encompassed 1.75 acres. The documentation identified significance in the areas of community planning and landscape architecture for the period 1883-1903, beginning with the year Olmsted established his private practice in Brookline and ending with Frederick Law Olmsted's death. The documentation described the house, offices, barn, shed, and vault, but made little reference to the landscape setting.

The significance of Fairsted's landscape resources were identified in two consultations with your office, as part of the National Park Service List of Classified Structures program updates. On November 21, 1994, your office concurred with the National Park Service's evaluations of 13 historic resources: house, barn, offices, shed, vault, entry driveway, spruce pole fence, front entry walkway, front gate[way] arch, hollow-path, rock garden path, stone wall, and hollow-retaining wall. Your office did not evaluate three recent reconstructions – rear parking area, barn fence (now called the stockade fence), and lattice fence – because there was no supporting documentation. Your office also recommended extending the period of significance to include the entire period of the Olmsted firm at 99 Warren Street, and that historic resources dating after 1903 by the Olmsted firm should be considered contributing. On September 7, 2006, your office reviewed supplemental documentation for the rear parking area, stockade fence, and lattice fence, and agreed they could be considered contributing resources pending the extension of the period of significance.

In 2001, the park acquired an undeveloped 5.56-acre parcel (inclusive of a 0.15-acre access easement) just south of Fairsted that was part of the former Gardner estate at 135 Warren Street. The Gardner property itself was part of the Green Hill Historic District, which encompassed prominent residences along portions of Warren, Sargent, Cottage, and Fairmount streets and was entered in the National Register on October 17, 1985. (The original 1.75-acre part of the Fairsted abuts the Town Green Historic District, listed in the National Register on June 22, 1980, and located to the north along portions of Fairmount, Dudley, Walnut, and Warren streets and Welch Road extending northwest to Kennard Road.) Documentation for the Green Hill Historic District identified significance in the areas of community planning, architecture, and landscape architecture, and described the neighborhood as a collection of architecturally distinguished homes in a 19th-century setting of winding roads, stone walls, and mature vegetation.

In July 2014, the park completed an update to the existing National Register documentation, as a Boundary Increase, to incorporate the entire 7.21-acre property, update the count of contributing and non-contributing resources, and revise the areas and period of significance. The draft documentation identified significance under Criterion A in the area of community planning and

development; Criterion B for Frederick Law Olmsted, Sr., Frederick Law Olmsted, Jr., and John Charles Olmsted; Criterion C in the area of landscape architecture, and Criterion D for its demonstrated and potential ability to yield archeological data that contributes to a more detailed understanding of the site. The period of significance was listed as 1883-1979, beginning when the Olmsted family and firm moved to Fairsted and ending when the National Park Service acquired the site and the remaining members of the Olmsted firm left Fairsted. The draft documented 15 contributing resources (some name changes): house, barn, offices, storage shed, front gateway arch, perimeter fence, carriage turn, front entry walkway, retaining wall, hollow path, rock garden path, stone wall, board fence, lattice fence, and Fairsted Grounds. The restored grounds were identified as a contributing site, encompassing the original 1.75-acre parcel acquired by the National Park Service in 1979 and illustrative of many of the Olmsted firm's landscape design principles. A chain link fence was noted as a non-contributing resource. The draft documentation also identified Criteria Consideration B for the relocation of the barn, Criteria Consideration E for the reconstructed fences, and Criteria Consideration G for the extension of the period of significance to a date less than 50 years ago.

The National Register Boundary Increase draft for the park was submitted to your office for review. In review comments received in a letter dated February 20, 2015, your office had no comments regarding the property's additional significance under criteria B and D, the application of Criteria Considerations B, E, and G for the property; and extension of the period of significance to 1979. Your office recommended identifying the south lawn, rock garden, and courtyard as contributing sites; adding the visitor parking lot as a non-contributing site; adding the drainage tile system at the visitor parking lot as a contributing resource; and acknowledging the site as a research lab and the establishment at Fairsted of the Olmsted Center for Landscape Preservation in terms of Criterion C. A revision of the Boundary Increase draft is currently underway.

The enclosed CLI for Fairsted fully evaluates the cultural landscape, particularly the associated landscape characteristics and features, and finds that the site's landscape retains integrity to the areas of community planning and development and landscape architecture. As noted previously, 17 of the property's features compiled on the attached list have been listed in or determined eligible for listing in the National Register. The CLI identifies 23 additional features related to nature systems and features, spatial organization, vegetation, circulation, views and vistas, and small-scale features that also contribute to the significance and historic character of the site's landscape.

We call your particular attention to the Landscape Description, National Register Information and the Statement of Significance and Analysis and the Evaluation Summary in the enclosed CLI.

Based on the CLI, we seek to reconfirm our agreement on previously evaluated resources and your concurrence on the status of resources and features identified in this CLI:

- The property derives its primary national significance under Criteria B for its association with Frederick Law Olmsted Sr. (1822–1903) during the latter stages of his career as America's foremost landscape architect. Additional significance under Criterion B is derived from the property's associations with Olmsted's sons John Charles (1852–1920) and Frederick Law Jr. (1870–1957), each of whom played central roles in the development of the landscape architecture and city planning professions and contributed

to the shaping of the American landscape during the late nineteenth and early twentieth centuries.

- The property is significant under Criterion A in the areas of landscape architecture and community planning/development as the headquarters for almost 100 years of one of the most influential landscape design and planning firms in the country and as the repository for the extensive archives associated with the firm.
- The property is significant under Criterion C in the area of landscape architecture for the surrounding designed landscape and a signature example in microcosm of the design principles that Olmsted Sr. applied in many of his most important public and private landscapes throughout the country. It is also significant as part of the Green Hill Historic District.
- The property is significant under Criterion D in the area of archeology (historic, non-aboriginal) for its demonstrated and potential ability to yield archeological data that contributes to a more detailed understanding of the site and provides opportunities for demonstrating that significance through more theoretically sophisticated archeological research.
- The property also meets Criteria Consideration B for the relocation of the barn, Criteria Consideration E for the reconstructed fences, and Criteria Consideration G for the extension of the period of significance to a date less than 50 years ago.
- The period of significance is 1883-1979, starting with the year the Olmsted family and design firm moved to the Brookline property, and ending when the property became a National Historic Site under the administration of the National Park Service and the remaining members of the firm moved to other offices. This period encompasses the entire span of time during which the pioneering landscape architecture company founded by Olmsted Sr. and its successor firms actively operated on the site and contributed to the fields of landscape architecture and community planning.
- Overall, the landscape retains integrity to its period of significance (1883-1979).
- Review comments (dated February 20, 2015) regarding the site's National Register Boundary Increase draft, and relevant to this CLI, have been addressed. The south lawn, rock garden, and courtyard have been added as contributing resources. However, the visitor parking lot (rear parking area) dates to 1926 and should be a contributing feature. There is not enough information to evaluate the drainage tile system in the parking lot or the cobble drainage bedding in the South Lawn. Additionally, the significance of the site as a research lab and the establishment of the Olmsted Center for Landscape Preservation has not been added under Criterion C because the Center was established in 1992, well after the end of the period of significance.
- Several landscape resources on the 5.65-acre Gardner property contribute to the significance of the Green Hill Historic District (entered in the National Register on October 17, 1985). They are described and evaluated in this CLI (the draft Boundary Increase does not currently enumerate these features).
- The categorization of contributing and non-contributing landscape characteristics and features (see attached list).

If you concur with these findings, we ask that you please sign on the space provided and return this letter to Jeff Killion, CLI Coordinator (Address: National Park Service, Olmsted Center for Landscape Preservation, 15 State Street, 6th Floor, Boston, MA 02109). We would appreciate your response at your earliest convenience. Thank you for your attention to this inventory. Should you have any questions, please feel free to contact Mr. Killion at 617-223-5053 or jeff_killion@nps.gov.

Cultural Landscapes Inventory
CLI Update Certification Form
2025

Frederick Law Olmsted National Historic Site
Fairsted

Frederick Law Olmsted National Historic Site concurs with the update for the following CLI, including:

CONDITION ASSESSMENT: Good – Fairsted

Good: indicates the inventory unit shows no clear evidence of major negative disturbance and deterioration by natural and/or human forces. The inventory unit's cultural and natural values are as well preserved as can be expected under the given environmental conditions. No immediate corrective action is required to maintain its current condition.

Fair: indicates the inventory unit shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within 3-5 years to prevent further harm to its cultural and/or natural values. If left to continue without the appropriate corrective action, the cumulative effect of the deterioration of many of the character defining elements, will cause the inventory unit to degrade to a poor condition.

Poor: indicates the inventory unit shows clear evidence of major disturbance and rapid deterioration by natural and/or human forces. Immediate corrective action is required to protect and preserve the remaining historical and natural values.

The CLI Update for Fairsted is hereby approved and accepted.

JASON NEWMAN Digitally signed by JASON NEWMAN
Date: 2025.03.05 13:13:41 -05'00'

Superintendent, Frederick Law Olmsted National Historic Site Date

Park concurrence form, March 5, 2025.

Revision:

Revised By	Type of Revision	Revision Date	Revision Narrative
Jeff Killion	CLI Update	03/05/2025	Three levels of effort have been developed for CLI Updates: A, B, and C. Level C is limited to a condition reassessment of the landscape; Level B includes C and is a targeted update of select data fields; Level A includes C and is a comprehensive update of all data fields. This 2025 update to the Fairsted CLI has been conducted at a Level C effort. See Landscape Documents in CRIS-CL for correspondences with park.

Geographic Information

State and County:

State	County
Massachusetts	Norfolk County

Size (Acres): 7.06

Land Tract Number(s)

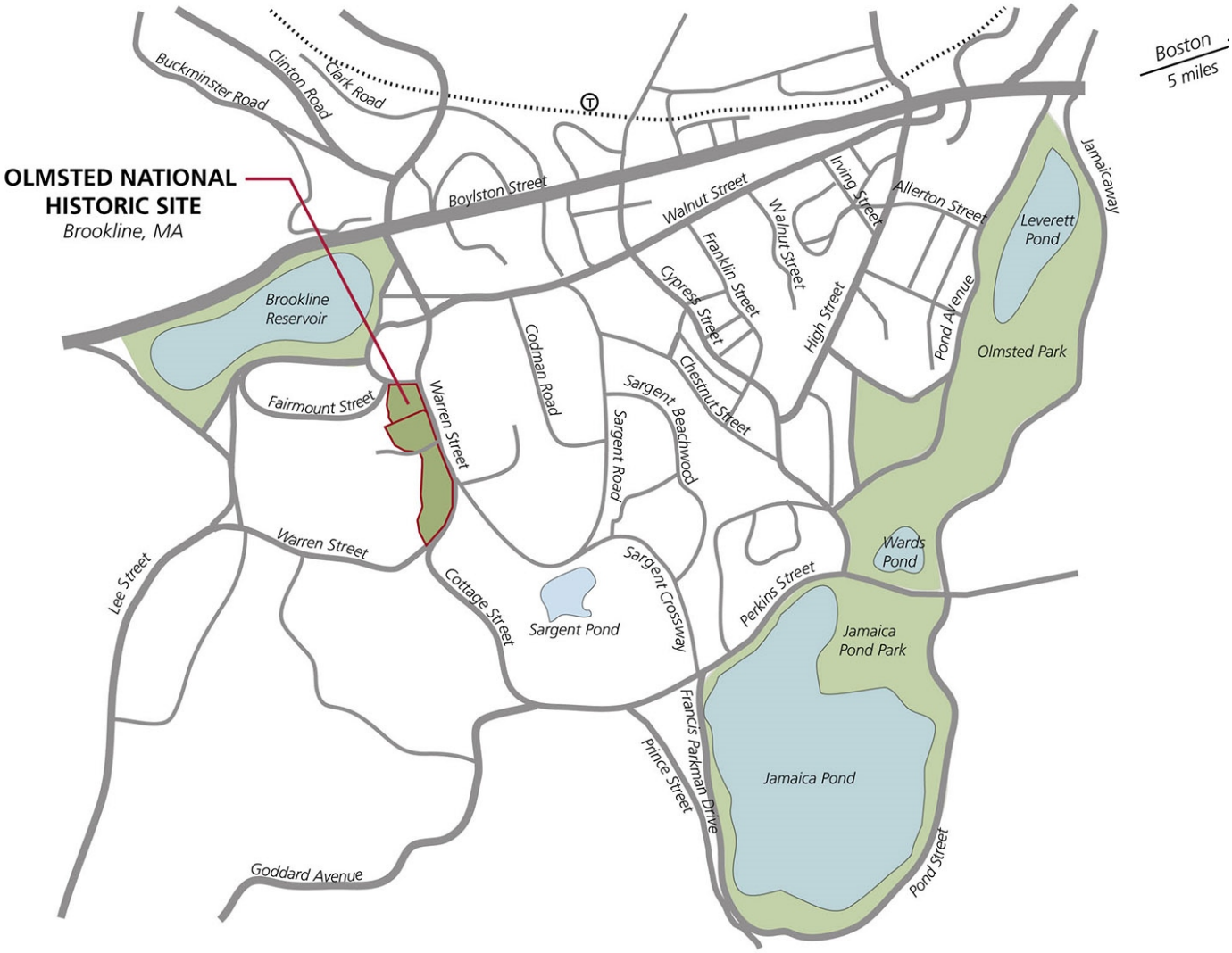
Boundary Description:

The 7.06-acre Frederick Law Olmsted National Historic Site consists of two major parcels. The 1.75-acre parcel (one lot) that includes the Olmsteds' home and office is a trapezoidal-shaped area with frontage on Fairmount, Dudley, and Warren Streets. It is located at 99 Warren Street on the western side of the street, on a corner lot, and bounded by Dudley Street on the north, Warren Street on the east, by a second park-owned parcel on the south, and by Fairmount Street and an adjoining private property on the west. The adjoining park-owned 5.31-acre parcel (six lots) is located to the south of the park's core. It is bounded by Warren Street on the east and south, park property on the north, and by privately owned property on the west and northwest. The park owns an access easement over a small, 0.15 acre lot that splits the 5.31 parcel in two.

Boundary Coordinates

Source	Type of Point	Latitude	Longitude	Narrative
	Point	42.32556	-71.13292	
	Point	42.32559	-71.13209	
	Point	42.32437	-71.13144	
	Point	42.32404	-71.13239	
	Point	42.3244	-71.13268	
	Point	42.32415	-71.13327	
	Point	42.32435	-71.13343	
	Point	42.32422	-71.13134	
	Point	42.32359	-71.13093	
	Point	42.32276	-71.13105	
	Point	42.32247	-71.13231	
	Point	42.32315	-71.13178	
	Point	42.32392	-71.13177	
	Point	42.32513	-71.13302	
	Point	42.32503	-71.13278	
	Point	42.32472	-71.13269	
	Point	42.32461	-71.133	
	Point	42.32483	-71.13314	

Location Map:



Map showing the location of Olmsted National Historic Site in the context of the Town of Brookline (OCLP 2011).

>

Regional Landscape Contexts:

Type of Context: Physiographic

Description:

The Town of Brookline spans two geological lowland areas, the Boston Basin and Needham Plains. The basin and plains lie between the rocky Middlesex Fells to the north and the Blue Hills to the south. Smaller outcrops of Roxbury puddingstone can be found dispersed within the plains. Quarried puddingstone was used heavily in the building of stone walls, building foundations, and facades in the Brookline Hills area. The topography of the Brookline Hills area is varied and punctuated by several large drumlins. These were formed during the Wisconsin ice age, and are generally oval in shape and oriented in a northwest to southeast direction due to the advancing glaciers. The major drumlins in North Brookline range from 240 to 270 feet in elevation (Mass. Historical Commission: 10, and Whitehill: 6-7, as referenced in the Draft CLR for Kennedy NHS, 9).

The Mystic, Charles, and Neponset river watersheds flow through the Boston Basin and Needham Plains. As retreating glaciers melted, these drainages were formed in low lying and softer soils. Two tributaries in Brookline, the Muddy River and Smelt Brook, flowed north into the Charles River. The Muddy River still flows north along the boundary between Boston and the eastern edge of Brookline, though the river is directed into a culvert in the populated urban areas. Urban development has resulted in the complete filling of Smelt Brook (Curtis, 32 as referenced in the Draft CLR for Kennedy NHS, 9).

Type of Context: Cultural

Description:

The social status of the Brookline Hills area has not changed greatly since Olmsted chose to reside there in the late 19th century. Brookline transitioned from a town of primarily agricultural land in the 18th century to house the wealthy merchant class of Boston by the early 19th century. First populated with the country estates of the merchant class, with improved transportation to Boston, Brookline became the permanent home of some of Boston's most affluent. When Olmsted Sr. purchased the property at 99 Warren Street for his home and office, the surrounding neighborhood was largely residential and well populated by many of his intellectual peers and friends in the fields of architecture and horticulture. His property was about two acres at the time of purchase, much smaller than many of the neighboring properties, but indicative of the patchwork of smaller properties owned by people who worked on the larger estates or operated small family farms in Brookline (CLR 138-141).

The present-day population of the Town of Brookline is approximately 58,000 with a population density of approximately 8,600 people per square mile (Town of Brookline). Brookline is considered an affluent suburb of Boston. The Brookline Hills neighborhood, where Fairsted is located, is characterized by larger properties with prominent homes. This neighborhood is less dense and less convenient to public transportation than other areas of Brookline accessed from Boylston Street, the major east/west thoroughfare in Brookline. The site is also located near the Brookline Reservoir Park, managed by the town. The National Park Service manages a second site in Brookline, John F. Kennedy National Historic Site, which is located in the Coolidge Corner neighborhood, a denser neighborhood that is easily accessed by public transportation.

Type of Context: Political

Description:

Fairsted is located within the Town of Brookline (incorporated in 1705), Norfolk County, Massachusetts, just outside the boundaries of two national register districts. The Town Green Historic District is directly to the north, and the Green Hill Historic District is adjacent to the south. The Brookline Hills neighborhood, where Fairsted is located, is adjacent to the historic center of Brookline at the intersection of Warren and Walnut Streets . This area, known as the Town Green district, was the focus of Brookline's religious, social, and political life in the 18th century, as the location of its first schoolhouse (1713), meeting house (1718), and cemetery (1717). However, the Town Green lost its geographical relevance in the 19th century when Brookline Avenue and Route 9 were completed, shifting the town's focus to the north. The Town Green area has been largely residential since the 1880s and is listed in the National Register as of 1980. The Town Green area today is characterized by its mix of religious, residential, and recreational uses with their stone walls, hedges, wooden fences, and dark asphalt sidewalks along winding and tree-shaded narrow roads (NRD Town Green).

Fairsted adjoins the Green Hill historic district to the south, distinguished for the architectural design and historical association of its residential estates. Approximately 5.31 acres of NPS-owned property at Olmsted NHS is within the historic district boundary. Olmsted Sr. worked on the landscape design for several nearby properties after moving to the area. In general, the properties are laid out with regard to the natural topography of the area and among the outcrops of Roxbury puddingstone, whose integration into the sites lends the neighborhood its distinct quality. The low stone walls, vegetative screening, and retention of natural landscape features, such as the outcrops, are noticeable features. The minimum one acre zoning designation for the area preserves the larger, less urban character of the neighborhood. The NPS owned property to the south of Fairsted, formerly the Gardner estate, is a contributing resource within the Green Hill historic district. It was also historically used by Olmsted for the borrowed view from his south lawn (NRD Green Hill).

Management Information

General Management Information

Management Category: Must be Preserved and Maintained

Management Category Date: 09/25/2015

Management Category Explanatory Narrative:

Frederick Law Olmsted National Historic Site is nationally significant as defined by National Historic Landmark criteria, and therefore meets the requirements of the “Must be Preserved and Maintained” management category as defined in the “Professional Procedures Guide” for the Cultural Landscapes Inventory Program. The site was designated a National Historic Landmark on May 23, 1963.

Management Agreements:

Legal Interests:

Type of Interest: Fee Simple

Narrative:

Type of Interest: Less Than Fee Simple

Narrative: The National Park Service owns 7.06 acres of Fairsted in fee simple. The National Park Service also holds a 0.15-acre access easement, located at the entrance to 135/111 Warren Street.

Located in managed wilderness?: Unknown

Adjacent Lands Information

Do Adjacent Lands Contribute? No

Adjacent Lands Narrative:

National Register Information

National Register of Historic Places

Documentation Status: Entered Inadequately Documented

Documentation Narrative Description:

The historical significance of Frederick Law Olmsted National Historic Site predates the National Park Service's 1979 acquisition of the property. On May 23, 1963, the Frederick Law Olmsted Home at 99 Warren Street was designated a National Historic Landmark. The documentation briefly described the house and office wing, but did not mention the surrounding grounds.

On October 15, 1966, the property was administratively listed in the National Register of Historic Places with the passage of the National Historic Preservation Act. Supporting documentation was entered in the National Register on March 9, 1977 under the name Frederick Law Olmsted House, which encompassed 1.75 acres. The documentation identified significance in the areas of community planning and landscape architecture for the period 1883-1903, beginning with the year Olmsted established his private practice in Brookline and ending with Frederick Law Olmsted's death. The documentation described the house, offices, barn, shed, and vault, but made little reference to the landscape setting.

The significance of Fairsted's landscape resources were identified in two consultations with the Massachusetts Historical Commission (SHPO), as part of the National Park Service List of Classified Structures program updates. On November 21, 1994, the Massachusetts SHPO concurred with the National Park Service's evaluations of thirteen historic resources: house, barn, offices, shed, vault, entry driveway, spruce pole fence, front entry walkway, front gate[way] arch, hollow-path, rock garden path, stone wall, and hollow-retaining wall. The SHPO did not evaluate three recent reconstructions – rear parking area, barn fence (now called the stockade fence), and lattice fence – because there was no supporting documentation. The SHPO also recommended extending the period of significance to include the entire period of the Olmsted firm at 99 Warren Street, and that historic resources dating after 1903 by the Olmsted firm should be considered contributing. On September 7, 2006, the Massachusetts SHPO reviewed supplemental documentation for the rear parking area, stockade fence, and lattice fence, and agreed they could be considered contributing resources pending the extension of the period of significance.

In 2001, the park acquired an undeveloped 5.31-acre parcel and a 0.15-acre access easement just south of Fairsted that was part of the former Gardner estate at 135 Warren Street. The Gardner property itself was part of the Green Hill Historic District, which encompassed prominent residences along portions of Warren, Sargent, Cottage, and Fairmount streets and was entered in the National Register on October 17, 1985. (The original 1.75-acre part of the Fairsted abuts the Town Green Historic District, listed in the National Register on June 22, 1980, and located to the north along portions of Fairmount, Dudley, Walnut, and Warren streets and Welch Road extending northwest to Kennard Road.) Documentation for the Green Hill Historic District identified significance in the areas of community planning, architecture, and landscape architecture, and described the neighborhood as a collection of architecturally distinguished homes in a 19th-century setting of winding roads, stone walls, and mature vegetation.

In July 2014, a draft National Register of Historic Places Boundary Increase was completed to incorporate the entire acreage within the current authorized boundary for Olmsted NHS, update the count of contributing and non-contributing resources, and revise the areas and period of significance. The draft documentation identified significance under Criterion A in the area of community planning and development; Criterion B for Frederick Law Olmsted, Sr., Frederick Law Olmsted, Jr., and John Charles Olmsted; Criterion C in the area of landscape architecture, and Criterion D for its potential ability to yield archeological data that contributes to a more detailed understanding of the site. The period of significance was listed as 1883–1979, beginning when the Olmsted family and firm moved to Fairsted and ending when the National Park Service acquired the site and the remaining members of the Olmsted firm left Fairsted.

The draft documented fifteen contributing resources (some name changes): house, barn, offices, storage shed, front gateway arch, perimeter fence, carriage turn, front entry walkway, retaining wall, hollow path, rock garden path, stone wall, board fence, lattice fence, and Fairsted Grounds. The restored grounds were identified as a contributing site, encompassing the original 1.75-acre parcel acquired by the National Park Service in 1979 and illustrative of many of the Olmsted firm's landscape design principles. A chain link fence was noted as a non-contributing resource. The draft documentation also identified Criteria Consideration B for the relocation of the barn, Criteria Consideration E for the reconstructed fences, and Criteria Consideration G for the extension of the period of significance to a date less than 50 years ago.

The National Register Boundary Increase draft for the park was submitted to the Massachusetts SHPO for review. In review comments received in a letter dated February 20, 2015, the Massachusetts SHPO had no comments regarding the property's additional significance under criteria B and D, the application of Criteria Considerations B, E, and G for the property; and extension of the period of significance to 1979. The SHPO recommended identifying the south lawn, rock garden, and courtyard as contributing sites; adding the visitor parking lot as a non-contributing site; adding the drainage tile system at the visitor parking lot as a contributing resource; and acknowledging "the role of the site as a research lab and the establishment at Fairsted of the Olmsted Center for Landscape Preservation in terms of Criterion C." A revision of the Boundary Increase draft is currently underway.

According to research conducted for this CLI and the categories of National Register documentation outlined in the "CLI Professional Procedures Guide," Fairsted is not adequately documented based on the accepted National Register documentation and previous correspondences with the Massachusetts SHPO. The CLI is consistent with the draft National Register Boundary Increase documentation, which identified additional areas of significance and extends the period of significance. However, several features were not evaluated in the draft National Register form. Therefore, for purposes of the CLI, the property is considered "Entered-Inadequately Documented."

Eligibility: Eligible -- SHPO Consensus Determination

Concurrence Eligibility Date: 09/18/2015

Concurrence Narrative:

Significance Level: National

Contributing: Individual

Classification: District

Statement of Significance for National Register of Historic Places:

Frederick Law Olmsted National Historic Site, historically known as Fairsted derives its primary national significance under Criteria B for its association with Frederick Law Olmsted Sr. (1822–1903) during the latter stages of his career as America's foremost landscape architect. Additional significance under Criterion B is derived from the property's associations with Olmsted's sons John Charles (1852–1920) and Frederick Law Jr. (1870–1957), each of whom played central roles in the development of the landscape architecture and city planning professions and contributed to the shaping of the American landscape during the late 19th and early 20th centuries. Under Criterion A, Fairsted is significant as the headquarters for almost 100 years of one of the most influential landscape design and planning firms in the country and as the repository for the extensive archives associated with the firm. Under Criterion C, the surrounding designed landscape of the Fairsted grounds are significant as a signature example in microcosm of the design principles that Olmsted Sr. applied in many of his most important public and private landscapes

throughout the country. Under Criterion D, the landscape is also potentially significant for its potential ability to yield archeological data that contributes to a more detailed understanding of the site and provides opportunities for demonstrating that significance through more theoretically sophisticated archeological research.

The property also meets several National Register Criteria Considerations. It meets Criteria Consideration B for the relocation of the barn because the building was moved within the property by Olmsted at the beginning of the period of significance and is an integral part of the park as a whole. Criteria Consideration E for reconstructed resources is met because the fences within the park are accurate reconstructions based on historical documentation and meet the Secretary of the Interior's reconstruction guidelines. The property meets Criteria Consideration G for the extension of the period of significance to a date less than 50 years ago because of the Olmsted firm's continuing contributions to the landscape architecture and planning professions through 1979. Following Olmsted Jr.'s retirement in 1949, the firm's principals remained in business at the same Brookline location until the property's acquisition by the National Park Service. They worked within the design paradigms established by Olmsted and his sons on many of the projects begun by the founders.

The period of significance for the park begins in 1883, the year the Olmsted family and design firm moved to the Brookline property, and extends through 1979, the year the property became a National Historic Site under the administration of the National Park Service and the remaining members of the firm moved to other offices. This period encompasses the entire span of time during which the pioneering landscape architecture firm founded by Olmsted Sr. and its successor firms actively operated on the site and contributed to the fields of landscape architecture and community planning.

CRITERION A

Landscape Architecture, and Community Planning and Development:
Frederick Law Olmsted National Historic Site is significant in the area of landscape architecture for its function as the office of the first large-scale professional practice of landscape architecture in the United States, from 1883 to 1979, and as the repository of the firm's records. For nearly 100 years, Frederick Law Olmsted Sr. and his successors, including his two sons, played seminal roles in the emergence and development of the profession of landscape architecture in the United States. The office served as a training ground for many aspiring landscape architects before the establishment of the first academic program in the field at Harvard University in 1900. To this day, the influence of the Olmsted firm is evidenced in the professional practice of landscape architecture. The firm designed and planned thousands of projects in 48 states (all but Alaska and North Dakota), Washington, D.C., Puerto Rico, Canada, Argentina, Bermuda, Cuba, Great Britain, Panama, the Philippines, and Venezuela. The firm also introduced and responded to national design trends and was central in the promulgation of picturesque and pastoral landscape aesthetics throughout the United States.

CRITERION B

Frederick Law Olmsted Sr. (1882–1903):
Frederick Law Olmsted Sr. is widely recognized as the father of American landscape architecture and was widely influential in the fields of landscape architecture and planning. Fairsted served as his home and office from 1883 through his retirement c.1895 and until he moved to the McLean Asylum in September 1898. His design work included more than thirty major city parks, the United States Capitol grounds, planned communities, private estates, and academic campuses. Olmsted's formative career occupations (journalist and Executive Director of the U.S. Sanitary Commission, precursor to the Red Cross) influenced his approach to landscape architecture as means for improving the quality of life in America, strengthen democracy and community, and foster personal health. His design philosophy subordinated individual landscape features to the larger landscape concept and is influenced by the inherent features of a place, drawing upon its qualities and enhancing them (PMP, 11). Olmsted Sr. also contributed to early efforts to preserve Yosemite and Niagara Falls. While many examples of Olmsted Sr.'s work remain throughout the country, Fairsted is the only intact residence or office associated with his productive life as a landscape architect.

John Charles Olmsted (1852–1920):

John Charles Olmsted was the stepson of Frederick Law Olmsted Sr. From 1878–1884 he worked in partial partnership with his step father, before taking on full partnership for the remainder of his life, some thirty-six years. In that time, he oversaw the firm which grew from 600 commissions to more than 3,500 and developed a model for the design firm that remains in use in the profession to this day. He was a founding member of the American Society of Landscape Architects in 1899 and served as the organization's first president. Noteworthy projects completed by the firm under John Charles's direction include Grant Park in Atlanta, the grounds of the Alaska-Yukon-Pacific Exposition, a comprehensive plan for the University of Washington, as well as Audubon Park in New Orleans.

Frederick Law Olmsted Jr. (1870–1957):
Frederick Law Olmsted Jr. entered the family firm as partner in 1897 and over the course of a fifty year career made significant contributions to the fields of landscape architecture and planning. Along with his half-brother, he was a founding member of the American Society of Landscape Architects in 1899 and served two terms as president (1908–1909 and 1919–1923). Olmsted Jr. authored the statement of purpose of the 1916 Organic Act that established the National Park Service and was central in the creation of many county and state parks. He helped to create and co-direct the country's first university program in landscape architecture. With his father, he contributed to the design of the 1893 World's Centennial Exposition and the Biltmore Estate. His later designs, however, reflect the tenets of the City Beautiful Movement, with inherent connections to city planning. In 1901, he served on the McMillan Commission, updating the plan for Washington, D.C. In Brookline, he served as chairman for the town Board of Municipal Improvements from 1911 to 1914 and on its successor, the Planning Board, from 1914 to 1938.

CRITERION C

Landscape Architecture:
The Fairsted grounds are significant as a landscape designed by Frederick Law Olmsted Sr. and managed by his sons, John Charles and Frederick Jr. The grounds reflect their appearance circa 1930, at the height of the firm's operation, and exhibit many design characteristics of Olmsted Sr.'s work. They illustrate, on a small scale, the design principles practiced by Olmsted, his firm, and its successors. The site embodies the key concepts of scenery, suitability, style, subordination, separation, sanitation, and service that define many of Olmsted Sr.'s most noteworthy landscapes.

According to the draft National Register documentation: "The Fairsted grounds demonstrate how Olmsted Sr. combined spatial arrangements and perspectives created by plant forms and topography, contrasting foliage textures, and variations in light and shade to produce a unified composition…The unbroken flow of the integrated and organic landscape allows visitors to experience Olmsted's vision of the potential for designed landscapes to have a restorative influence on human thought, feeling and interaction… The three visually distinct spaces within the grounds – the Hollow, Rock Garden, and South Lawn – illustrate how Olmsted used specific styles for particular effect…Alterations made to the north and east areas of the grounds reflect the pragmatic needs of the business as it developed under Olmsted's sons and successors and do not diminish the overall design created by Olmsted Sr."

The front drive, restored south lawn, and rock garden most represent the work of Olmsted Sr. with the archway entrance, profusion of vines on structures and ledges, irregular expanse of lawn, and plantings that contribute to the overall calming character of the spaces (PMP, 15). The hollow, rear courtyard, and parking areas show the influence of the work of the Olmsted Brothers firm, with increased plantings of annuals and renovations to the office wing and service areas to accommodate the growing firm.

The 1920s witnessed the greatest expansion of the firm's influence in residential landscape design, which reflected the growing wealth of a specific sector of the population. The emergent trends at the time included specialized gardens, garden ornamentation, and planting collections of hybrid specimen plants that had been under development in the horticultural field. These trends did not entirely conform to Olmsted Sr.'s landscape philosophy, but the firm's changes to the site were influenced by the demands of a new market (PMP, 15–16). Between 1910 and 1930, Hans Koehler, under the direction of Olmsted Jr., altered the hollow and service areas to appeal to clientele who visited the offices with greater frequency. However, these modifications during the historic do not diminish the overall design of the site.

The 5.31-acre parcel just south of Fairsted was acquired by the park to preserve the view looking south

from the Olmsted house. The parcel is within the boundaries of the Green Hill Historic District, which is noted for its collection of 19th-century houses predominantly built as summer residences for distinguished Boston businessmen. The parcel is also part of the former Gardner estate at 135 Warren Street and includes old stone walls, fences, and large specimen trees. The Olmsted firm designed the grounds of some estates in Green Hill, although not those of the Gardner property. However, the extant features on the property are part of the overall character of the district, as described in the district's inventory form: "A neighborhood of old, architecturally distinguished and varied homes, Green Hill has retained much of its 19th century flavor. This is due, in part, to two narrow winding roads included within the boundaries (Warren Street and Cottage Street); low stone walls; careful retention of landscaping features and appropriate screening for newer houses; the relatively unaltered late 18th and 19th century residences; and the minimum one acre zoning status for many of the properties." (MACRIS, BKL_M: 3)

CRITERION D

Archeology (Historic, Non-Aboriginal):
Archeological research at Frederick Law Olmsted National Historic Site has occurred within the 1.75-acre Fairsted parcel and comprised ten projects between 1993 and 2012. This research resulted in the recordation of five sites in the Archeological Sites Management and Information System (ASMIS). These resources include the Boyston House Site, Olmsted Barn, Olmsted Offices, Olmsted House, and Original Barn Location. The Olmsted House, Barn, and Offices are extant; the Boylston House and Original Barn Location mark the former location of these resources. All five sites have undergone some level of subsurface archeological research that underscored the archeological potential of the district.

National Register Significance Criteria:

A - Associated with events significant to broad patterns of our history

B - Associated with lives of persons significant in our past

C - Embodies distinctive construction, work of master, or high artistic values

D - Has yielded, or is likely to yield, information important to prehistory or history

National Register Criteria Consideration:

B -- A building or structure removed from its original location

F -- A commemorative property

G -- A property less than 50 years of age

National Register Periods of Significance (with Historic Context Themes):

Time Period: CE 1883 - CE 1979

Historic Context Theme	Subtheme	Facet	Other Facet
Expressing Cultural Values	Landscape Architecture	Parks Produce A New Profession	
Expressing Cultural Values	Landscape Architecture	Urban Planning In The Nineteenth Century	
Expressing Cultural Values	Landscape Architecture	Urban Planning in the Twentieth Century	
Transforming the Environment	Conservation of Natural Resources	Formation Of The Conservation Movement, 1870-1908	
Transforming the Environment	Conservation of Natural Resources	Origins Of The National Parks Movement	

Area of Significance:

Area of Significance Category: Community Planning and Development

Area of Significance Subcategory:

Explanatory Narrative:

Area of Significance Category: Landscape Architecture

Area of Significance Subcategory:

Explanatory Narrative:

Area of Significance Category: Archeology

Area of Significance Subcategory: Historic-Non-Aboriginal

Explanatory Narrative:

NRIS Information:

NRIS ID:	66000780
Primary Certification Date:	10/15/1966
Other Certifications and Date:	MM/dd/yyyy
NRIS ID:	66000780
Primary Certification Date:	10/15/1966
Other Certifications and Date:	MM/dd/yyyy

State Register Documentation:

Identification Number:	BKL.AK
Name:	Frederick Law Olmsted National Historic Site
Listed Date:	10/15/1976
Narrative:	Frederick Law Olmsted National Historic Site is listed in the Massachusetts Cultural Resource Information System (MACRIS) for its architectural and landscape significance. Individual buildings and structures on the property include: the Frederick Law Olmsted House (BKL.2399), Barn (BKL.2563), Offices (BKL.2564), Tool Shed (BKL.2565), Vault (2566), Entry Driveway (BKL.927), Rear Parking Area (BKL.928), Barn Fence (BKL.929), Lattice Fence (BKL.930), Spruce Pole Fence (BKL.931), Front Entry Walk (BKL.932), Front Gate Arch (BKL.933), Hollow Path (BKL.934), Rock Garden Path (BKL.935), Stone Wall (BKL.936), and Retaining Wall (BKL.937) are also individually listed in MACRIS.

National Historic Landmarks:

National Historic Landmark? Yes

Theme:

Contributing:

NHL ID:

NHL URL:

Date:

Statement of Significance for National Historic Landmark:

World Heritage Site:

World Heritage Site? No

Category:

WHS ID:

WHS URL:

Date:

Is Resource within a designated National Natural Landscape: No

Chronology and Physical History

Chronology:

Year	Event	Major Event Narrative
CE 1810	Built	Joshua Clark builds the main residence.
CE 1883	Purchased/Sold	Olmsted Sr. purchases the two-acre property from the Clark sisters.
CE 1883	Designed	Olmsted engages architect C. Howard Walker to prepare plans for changes to the house to accommodate the family and office space needs.
CE 1883	Built	John Charles designs and builds a house for the Clark sisters to move into on the west part of the property, allowing the Olmsted family to move into the purchased home.
CE 1883	Moved	Olmsted and John Charles have the barn relocated from the west part of the site closer to the house.
CE 1883	Removed	The east/west carriageway across the site is removed in favor of a new entrance and site organization strategy.
CE 1883 - 1884	Altered	Olmsted alters the southwest corner of the house for office and bedroom space and creates a new kitchen and laundry area.
CE 1883 - 1884	Altered	The bay window in the conservatory is added.
CE 1883 - 1885	Moved	Olmsted and John Charles have the barn moved from its location near the southwest slope to the northwest area near the main buildings.
CE 1884 - 1885	Built	Olmsted and John Charles construct the entrance drive and set the organization for the different landscape zones of the property.
CE 1884 - 1887	Built	Olmsted constructs the shed for storage use.
CE 1884 - 1885	Built	To support for the grade change for the new drive Olmsted and John Charles construct a retaining wall along the southern edge of the hollow.
CE 1884 - 1887	Built	Olmsted installs the barn yard fence to further delineate the service areas.
CE 1884	Retained	Olmsted and John Charles remove two of the five elm trees at Fairsted. They retain one elm tree in the south lawn area and two elm trees near the entrance arch.
CE 1884 - 1887	Built	Olmsted installs the laundry yard lattice fence connecting the barn to the service wing.
CE 1884 - 1885	Built	The spruce pole fence and entrance archway is built.
CE 1884 - 1885	Built	The drive to Dudley Street is built establishing separate entrance and service drives.
CE 1884	Planted	Olmsted and John Charles plant the Canadian hemlock in the circular planting bed established at the center of the front drive. They also plant the cucumber magnolia in the southeast area of the property.
CE 1887	Altered	Olmsted extends the north parlor wall to enlarge his office.

Year	Event	Major Event Narrative
CE 1889 - 1891	Built	The first phase of construction of the office wing is completed which includes expansion of the north side of the building for office space to include a new office entrance and the clerical department.
CE 1889 - 1891	Planted	With alterations to the hollow from the construction of the drive and office wings, the hollow plantings are reconfigured with yews and hemlocks planted near the large ledge and vines planted over the ledge and retaining wall.
CE 1895	Altered	The Olmsted Brothers further enlarge the office wing entirely separating the hollow from the service drive.
CE 1900 - 1902	Built	The firm constructs the first floor of the plans vault and the planting department expansion of the office wing.
CE 1903	Land Transfer	Olmsted Sr. dies and leaves the property to his son, Olmsted Jr.
CE 1903	Altered	A third story is added to the house.
CE 1904	Designed	Colleague and fellow landscape architect, Henry Hubbard, creates a planting plan for different garden areas recommending some changes to the rock garden, hollow, and south lawn areas.
CE 1905	Altered	The firm remodels the shed for use as a garage.
CE 1911	Built	A second story is added to the plans vault to accommodate the volume of storage needed for project documents.
CE 1912	Altered	A second story added to the north drafting wing.
CE 1913 - 1915	Inhabited	With the death of the Clark sisters, the Olmsted family rents the Clark house.
CE 1915	Purchased/Sold	The Clark sisters' cottage is sold to Lillian Hastings Thompson.
CE 1920 - 1926	Altered	Hans Koehler designs changes to the garden areas and plantings which the firm implements. He also redesigns and installs steps and plantings in the hollow.
CE 1920 - 1930	Planted	Koehler adds extensive new plantings of bulbs, tulips, irises, epimedium, and other annuals.
CE 1922 - 1930	Inhabited	After Mary Perkins Olmsted dies, the house is rented to tenants.
CE 1923	Purchased/Sold	The firm sells additional land to Lillian Hastings Thompson.
CE 1925	Altered	A second story is added to the clerical department.
CE 1925 - 1926	Altered	The firm constructs an employee parking area in the rear to be accessed from Dudley Street.
CE 1925 - 1930	Planted	The firm plants herbaceous plants in the garden courtyard.
CE 1929	Land Transfer	The Olmsted Brothers firm becomes the legal owner of 99 Warren Street.
CE 1931 - 1936	Inhabited	Olmsted Jr. and his family returns to reside at the property due to the Great Depression. He leases the property from the firm.

Year	Event	Major Event Narrative
CE 1933 - 1935	Reconstructed	The firm repairs and reconstructs the spruce pole fence along most of the property and the arch. They also replant the vines growing over the fence.
CE 1949	Inhabited	Olmsted Jr. retires and the firm's leadership passes to Artemas Richardson.
CE 1957 - 1959	Altered	Olmsted Brothers widen the front drive and remove a portion of the front entry walkway.
CE 1960 - 1965	Planted	The Olmsted Brothers introduce new plantings of rhododendron cultivars, bulbs, and other flowers in new areas of the hollow that change the character of the historic plantings.
CE 1963 - 1964	Inhabited	Joseph Hudak moves into the residence.
CE 1963	Removed	Joseph Hudak clears out the plantings in the hollow.
CE 1964 - 1979	Inhabited	Artemas Richardson and his family move into the residence. He is the sole owner of the firm and the property.
CE 1964	Altered	Richardson alters the kitchen to better suit his family's use of the site and adds a bay window.
CE 1965	Altered	The Richardsons add three parking spaces along the southeast edge of the front drive.
CE 1968	Altered	Richardson builds a swimming pool and a brick terrace in the south lawn area.
CE 1970 - 1975	Planted	Richardson plants a vegetable and herb garden in the south lawn area and a cutting garden in the rock garden area.
CE 1970 - 1980	Neglected	The densely planted hollow area and west slope areas are neglected with overgrown plantings and excessive volunteer growth.
CE 1972 - 1979	Preserved	Senator Edward Kennedy prepares a bill for the preservation of Fairsted in 1972. Congresses passes the act to acquire the house, office, and archives in 1979.
CE 1980	Purchased/Sold	The National Park Service (NPS) acquires the property from the Olmsted Associates firm.
CE 1980	Purchased/Sold	The Nature Conservancy acquires the 5.31-acre 'Green Hill' property and 0.15-acre access easement.
CE 1981	Land Transfer	The Nature Conservancy transfers the 'Green Hill' property to the Brookline Land Trust.
CE 1984 - 1986	Restored	NPS begins major restoration work on the vault, office wing, and house.
CE 1984 - 1986	Removed	NPS removes the additions to the landscape made by the Richardsons including the pool, terrace, and vegetable and herb gardens.
CE 1984	Restored	NPS rebuilds the lattice fence connecting the barn to the service wing.
CE 1988 - 1989	Restored	NPS restores the historic configuration of the parking area.
CE 1989	Built	Modified steel strapping system is installed to the house to allow vine growth without damage to the structure.
CE 1990 - 1996	Restored	NPS develops restoration plans, resets stones for the historic paths, and replaces missing historic features

Year	Event	Major Event Narrative
CE 1994 - 1996	Removed	NPS removes non-historic plantings and volunteer tree growth.
CE 1994 - 1996	Restored	NPS restores the historic south lawn edge and reveals new bays of grass by the volunteer tree removal.
CE 1995 - 1997	Planted	NPS replants missing understory shrubs and canopy trees.
CE 2001	Purchased/Sold	NPS acquires the 'Green Hill' property from the Brookline Land Trust.
CE 2006	Stabilized	Park staff and contracted arborists stabilize hazardous tree conditions and improve tree health at the Gardner parcel.
CE 2007 - 2012	Rehabilitated	NPS upgrades storm drainage and separates storm and sewage drainage, repairs 29 different roofs, changes electric to phase III and places electric service underground, upgrades fire detection and security systems, adds fire suppression to house, upgrades HVAC including geothermal installation, rehabilitates barn for educational programming, provides some structural improvements to buildings.
CE 2009	Rehabilitated	Trees are pruned away from power lines and other trees felled on the Gardner property.
CE 2011	Removed	The historic 'Olmsted elm' is removed due to poor health and hazard concerns.
CE 2013 - 2015	Planted	A young replacement disease-tolerant American elm cultivar is planted in 2013 to replace the Olmsted elm, but it is damaged in August 2014, along with the yellowwood on the south lawn. A new replacement disease-tolerant American elm cultivar (Jefferson) is planted in its place in 2015.

Physical History:

The following section provides information on the physical development and evolution of the site, organized by time periods. The narrative is largely derived from the 1997 report, "Fairsted: A Cultural Landscape Report for the Frederick Law Olmsted National Historic Site, Volume 1: Site History" (CLR); the 2001 draft "Cultural Landscape Report for Frederick Law Olmsted National Historic Site, Volume 3: Record of Treatment" (CLRROT), and the 2002 "Draft Preservation Maintenance Plan" (PMP).

INTRODUCTION

Frederick Law Olmsted is widely recognized as the father of landscape architecture in the United States. His accomplishments in the fields of park design, conservation, town planning, and landscape architecture have national and international influence. Due to Olmsted's farsighted work, the office he founded at his home in Brookline, known as Fairsted, became the country's most important landscape architecture firm in the late 19th and early 20th centuries. As a historic property, Fairsted is associated with the life and work of Olmsted, his sons, and the successor firms from the time of its establishment in 1883 to 1979, when the last remaining principals of the firm departed the property. While working in the Brookline office, Frederick Law Olmsted, his partners, and the successor firms designed and developed over five thousand projects nationwide including state and city parks, planned residential communities, college and school campuses, arboretums, institutional grounds, and private estates (CLR 3, CLRROT 128-130).

Frederick Law Olmsted moved from New York City to Brookline, Massachusetts relatively late in life. However, this move enabled Olmsted to establish a full-scale professional office that expanded and perpetuated his landscape design philosophy. Olmsted purchased the Clark property in 1883 and lived there with his family, using the north and east sections of the building for office space and the south and west sections for family life. Until his retirement in 1895, he led the firm with his stepson John Charles, who was made partner in 1884. The firm continued to expand throughout the early 20th century, under the leadership of Olmsted's sons, John Charles and Frederick Law Olmsted Jr., with projects across the country. After Olmsted's death in 1903, his family continued to reside at Fairsted until his wife, Mary Perkins Olmsted, died in 1921, at which point the residence was largely occupied by tenants, with intermittent stays by members of the family or the firm (CLR 3-5, CLRROT 128-130). The Olmsted firm continued to own Fairsted, which functioned as the firm's main office, until the property was acquired by the National Park Service in 1980.

At Fairsted, Olmsted was finally able to put into practice his domestic ideal. He drew upon the site's inherent qualities such as topography and stone outcroppings to shape the spaces created on the 1.75 acre site. Existing historic buildings and structures on-site include the Fairsted dwelling, office wing, barn, and storage shed. The historic landscape is comprised of five distinct areas known as the hollow, driveway (front), rock garden, south lawn, and service areas (CLRROT 128-130).

In addition to the significance of the property as a physical record of Olmsted's design ideas about domesticity and the landscape, the site is also of value as the location of a nationally significant archive related to the work of the Olmsted firms. The Olmsted Archive houses documents from design projects undertaken by Frederick Law Olmsted and includes the work of his sons, John Charles and Frederick Law Olmsted, Jr., and their partners and associates. Researchers from across the United States use the collection to document the history of significant landscapes and to plan for the preservation of Olmsted firm designed landscapes (CLRROT 128-130).

Prior to National Park Service acquisition of the property, Fairsted was designated a National Historic Landmark on May 23, 1963. It is also one of ninety-six historic properties in the Town of Brookline currently listed on the National Register of Historic Places. Brookline is a diverse and densely populated suburb directly west of Boston with a strong tradition of preservation of historic sites and districts. Olmsted NHS is bordered by two National Register districts, the Green Hill historic district to the south and the Town Green historic district to the north and east (CLR 5, NRD Green Hill).

In 1980, the Nature Conservancy acquired a 5.31-acre buffer, with 0.15-acre easement, from the adjacent Gardner estate, which was later transferred to the Brookline Conservation Land Trust in 1981. In 1998, the 105th Congress authorized the NPS to acquire the property, which was completed in 2001. The 'Green Hill' property is within the Green Hill Historic District (NRD Green Hill).

Olmsted and Brookline:
Prior to his relocation to Boston, Olmsted had worked privately from his home in New York City. He came to national recognition through his designs, in collaboration with Calvert Vaux, for Central Park.

He was well acquainted with socially progressive intellectuals across the country through his writing and work at “Putnam Magazine,” as well as through his career in public administration. For these reasons, Olmsted was selected to work on the Boston park system and was drawn to live in Brookline due to his friendship with architect Henry Hobson Richardson, who lived nearby at 25 Cottage Street (CLR 138-141).

In the 19th century, Brookline changed from an agricultural community to an area of grand country estates. By the end of the century, Brookline had the highest per capita income in the nation. With easy access to the city provided by the construction of Mill Dam Road (now Brookline Avenue) in 1821 and the railroad to Brookline Village in 1847, estates initially built for seasonal occupation became the permanent homes of Brookline’s wealthy residents. Even though Brookline’s population and land use underwent great change, the town retained its rural character. For Olmsted, the pastoral suburban landscape provided the ideal landscape in which to live with an air of rurality, yet access to urban amenities. Brookline provided public services, including water and sewer systems, earlier than most other cities, as well as the first public library in Massachusetts (NRD Town Green, CLR 4,141).

During Olmsted’s early visits to Boston for studies of the Fens and Arboretum sites, he often stayed in Brookline at the urging of his friend H.H. Richardson, which prompted him to rent property in Brookline from 1881 to 1882. When Olmsted was contracted for the design of the Boston park system, he purchased the Clark family property at 99 Warren Street (CLR 9).

CLARK FAMILY FARM, PRE-1883

The property at 99 Warren Street had remained a small farmstead occupied by several different owners throughout the 17th to 18th centuries. The primary landowner of the area in the 18th century was Nehemiah Davis, who acquired 97 acres between 1735 and 1746. He was a yeoman, surveyor, constable, and assessor for the Town of Brookline. By the end of the century, wealthy merchants purchased land and developed impressive seasonal residences. Among the early residents was shipping magnate George Cabot, who purchased 215 Warren Street in 1793, naming his property 'Green Hill,' a designation soon applied to the entire neighborhood, as well as John Lowell Gardner's property at 135 Warren Street (purchased in 1842). The Green Hill estates of the 18th and 19th centuries were designed by prominent architects and became known for their horticultural collections, particularly the home of Charles Sprague Sargent, founder of the Arnold Arboretum. Nearby, the original landscape and house at 85 Cottage Street is believed to have been designed by A.J. Downing (NRD Greenhill).

The present house at Olmsted NHS was completed in 1810 but was preceded by an earlier undocumented house originally built by John Shepherd sometime in the 17th century. The Clark family owned the property until its sale to Olmsted in 1883. The two elderly Clark sisters were initially reluctant to sell their home, and only agreed to the sale on the condition that Olmsted build a cottage on-site in which they could live. John Charles designed the cottage home for the Clark sisters and upon its completion, the Olmsted family moved into the former Clark house (CLR 10).

At the time of Olmsted's acquisition, the property consisted of an old farmhouse, barn, and surrounding orchard. The two-acre parcel was used for small-scale agricultural purposes, and the farmstead produced orchard fruit, primarily pear and apple, firewood, and summer grass for cattle. Other vegetation at the site included five elm trees, a walnut tree, two cherry trees, a rose bush, and quince. The site was characterized by earlier inhabitants as uneven and boulder-strewn. The existing hollow area of the property was created through selective leveling and filling, a feature exploited under the ownership of the Clark family (CLR 8-10).

THE LANDSCAPE OF FAIRSTED, 1883–1903

When Olmsted acquired the property from the Clark sisters in May 1883 it consisted of the farmhouse, barn, small orchard, and a pasture on a rocky slope. Olmsted designed the landscape at Fairsted to blend into the surrounding neighborhood, with its tree-shaded lawns, ledge outcroppings, informal gardens, and vines enveloping the structures. He delegated the landscape design details and architectural renovations to his son, John Charles, who was greatly involved in the early development of the site while Olmsted was away on business. Greenwood Kitt also contributed to forming and maintaining the landscape over the years as the lead gardener from 1897 to 1922 (CLR 4).

The main building was organized so that its north and east sections were occupied by the office, while the south and west were the domain of the family. Olmsted, John Charles, and their apprentice Charles Eliot worked in the north parlor of the house. Olmsted located his office in the northeast corner, overlooking the hollow. The main entrance opened to both the residential and work area, connecting the two zones. To accommodate the firm's work, Olmsted expanded the main structure with the addition of an office wing. Vines were planted along the house and fence, in short time enveloping the structures and entrance archway (Figure 1). Overall, Olmsted's planting palette for the landscape consisted of well-known natives with an avoidance of showy species an abundance of vines (CLR 4, 121-129).

By the end of Olmsted's life, the basic structure of the site—the garden in the hollow, south lawn, rock garden, entrance drive, and service areas—were in place (Figure 2). Olmsted occupied the home from the peak of his career until his retirement in 1895. At the age of 76, Olmsted was committed to McLean Hospital in Belmont and did not return to live at Fairsted for the remaining years of his life. He died in August 1903, but the home and office he established continued to be a focus of landscape architectural work.

Driveway:
Upon purchase of the property, Olmsted and John Charles set to work designing a proper entrance to the site. The entrance driveway encircled a landscaped island where they planted a hemlock tree. To build the entrance drive, the southern edge of the hollow was partly filled and a stone retaining wall was constructed. For a pedestrian access, Olmsted and John Charles installed narrow boardwalks along the drive with rustic stone edging. They enclosed the property with a spruce pole fence, creating a feeling of privacy and mystery as vines enveloped the fence. At the main entrance, the spruce pole fence transformed into an arch over the driveway and framed the view into the property (Figures 3 and 4) (CLR 21).

Hollow:
The hollow was a natural feature of the site that consisted of a deep dip in the Roxbury puddingstone outcroppings that had been somewhat altered by the Clark family when they constructed the farm house. Olmsted reconfigured the area, with the addition of the circular drive and the office wing. The hollow is characterized by ledges of Roxbury pudding stone, the largest being at the eastern edge of the property, with smaller ledges along the northern boundary. Two apples trees were planted at the top of the large ledge, with two others located within the hollow at the lowest point, near the northeastern property boundary. Construction of the office wing necessitated removal of a line of pear trees along the edge of the hollow (Figure 5) (CLR 23).

South Lawn and Rear Embankment:
After acquiring the property from the Clark sisters, Olmsted relocated the barn from the southwest to the northwest portion of the site. He removed the old driveway leading to the barn. A path leading to a side entrance of the main building was constructed, as well as the bay window in the conservatory. The lawn area was regraded for the creation of the south lawn. An 1883 survey shows three elms on the south lawn. Two were removed and the remaining one, known as the "Olmsted elm," became the focus of the south lawn. Flower and vegetable gardens were planted along the barn, and perennial beds were installed along the edges of the house. Olmsted directed borrowed views to the south, across the Gardner property, and planted hemlock, larch, linden, and pine to create a screen along

the Gardner property and the Clark cottage (Figures 6 and 7) (CLR 28, 31).

Rock Garden:
Olmsted and John Charles introduced the rock garden in the southeast area of the site after removing fruit trees from the area. Little documentation exists for the early development and planting of the rock garden, as it evolved into a secluded garden and path. Screening plants included oak, elm, ashes, cherries, and sycamore maple. Within the rock garden, Frederick Law Olmsted and John Charles Olmsted planted Japanese, American, and English weeping yews; pines; a cedar; and two birches (Figure 8) (CLR 27).

Service Areas:
By relocating the barn to the northeast area of the site, Olmsted clustered the buildings and designated a service area, with a newly constructed entry leading to Dudley Street. He erected a stockade fence by the barn, separating it from the rest of the grounds (Figures 9 and 10).

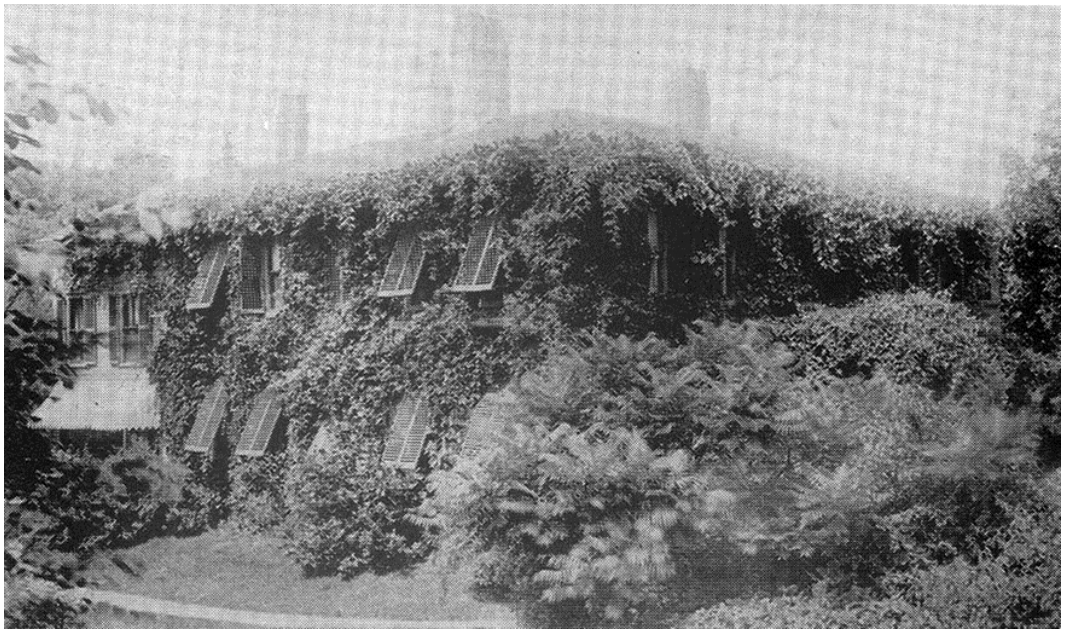


Figure 1. Photograph of the vine-covered house taken by Theodora Kimball c.1904 (Olmsted NHS Archives).

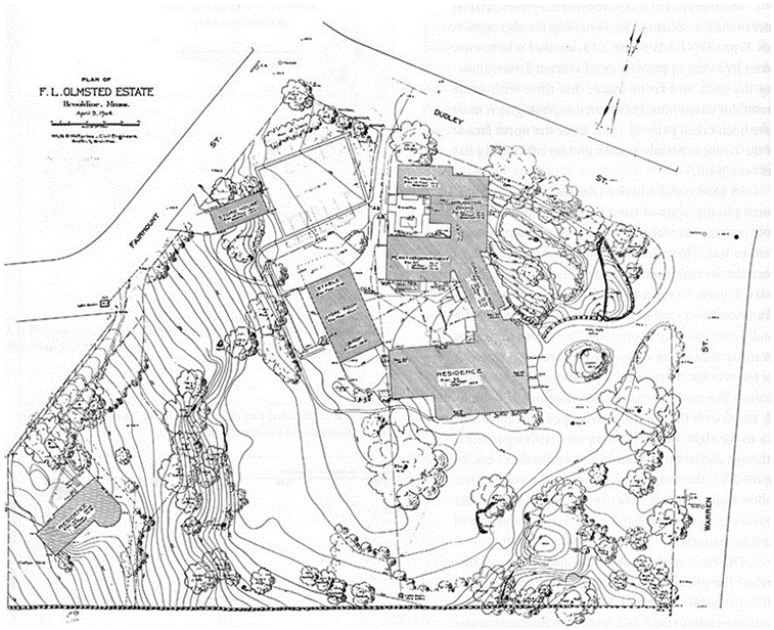


Figure 2. An April 9, 1904 Survey for Frederick Law Olmsted's estate drafted by White and Wetherbee, Civil Engineers (Olmsted NHS Archives).



Figure 3. Entrance turn-around and vine-covered arch c.1900. This photograph was probably taken by John Charles Olmsted from the upstairs window of the house (Olmsted NHS Archives).



Figure 4. Entrance arch and spruce pole fence reconstructed in 1930s, as seen from Warren Street with a view to the front drive. Photograph taken c.1936 by Harry D. Perkins (Olmsted NHS Archives).



Figure 5. View of the hollow's central planting bed taken spring 1926 (Olmsted NHS Archives).

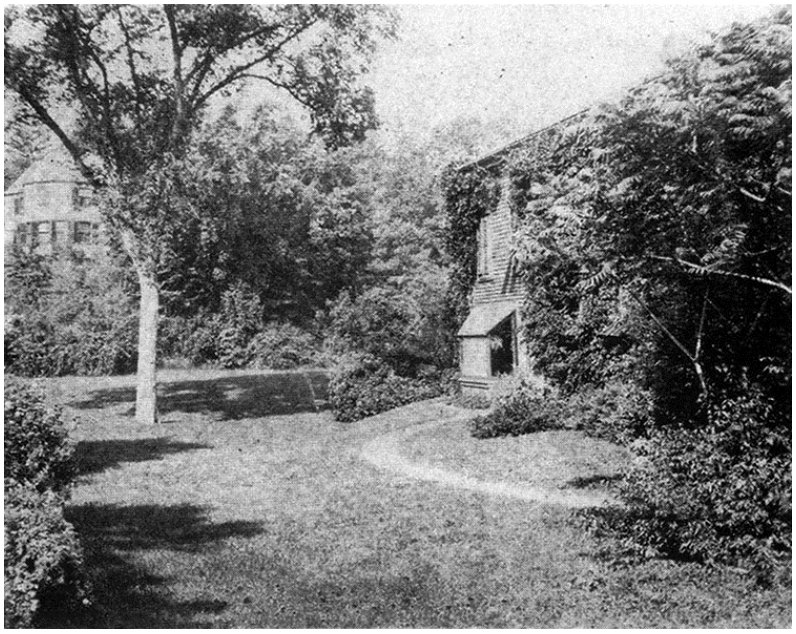


Figure 6. View of south lawn, looking toward the Clark sisters' cottage. Photograph taken June 1900 by Percy R. Jones (Society for the Preservation of New England Antiquities, Boston, Massachusetts).



Figure 7. View of south lawn, Olmsted elm, and the vine-covered house, c.1903 (Olmsted NHS Archives).



Figure 8. View of the stone-lined rock garden path after restoration work was completed (Jack Boucher for the Historic American Building Survey, July 2000).

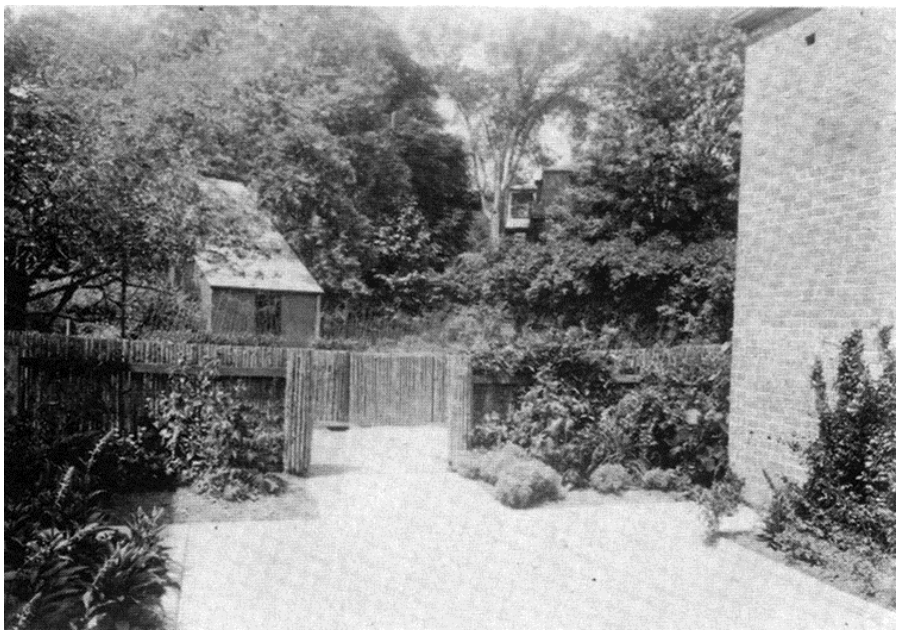


Figure 9. Office courtyard looking west toward the vegetable garden and shed. Undated photograph by John Charles Olmsted (Loeb Library).



Figure 10. View of parking lot and shed taken in May 1931 by Hans J. Koehler (Olmsted NHS Archives).

THE OLMSTED BROTHERS AT FAIRSTED, 1904–1920

The firm was renamed Olmsted Brothers, Landscape Architects in 1898, prior to Olmsted Sr.'s death. It was led by both John Charles and Frederick Law Olmsted Jr. Olmsted Jr. became directly involved in managing the grounds of Fairsted as well. In 1910 Hans Koehler, a horticultural specialist, gained employment with the firm and was given the task of assessing and redesigning the grounds with Olmsted Jr.'s approval of changes (CLR 5, 41).

Due to the continued increase in commissioned work throughout the early 1900s, the firm expanded the office wing to accommodate the corresponding increase in staff members, altering the hollow space as a result. In 1911, the firm raised the roof on the plan vault to create a two-story building. After this time, the footprint for the structures on-site was established and no further changes to the footprint of the buildings were made. However, a second story was added to the clerical department in 1925 (CLR 40-43, 137).

While the firm's work and number of employees generally increased between 1900 and 1920, World War I temporarily halted the growing field of landscape architecture and the demand for work. Fairsted was fairly quiet, with few changes or additions made, as most of the staff was working off-site on war-time housing and planning projects. Olmsted Jr. called to Washington to head the town planning division of the United States Housing Corporation (CLR 5, 41).

Throughout this time, Koehler had the most direct impact on the landscape at Fairsted. He was a member of the Olmsted Brothers firm for nearly forty years. While working for the firm, he was heavily involved in rearranging and making new recommendations for planting areas. In 1910, he made initial replanting suggestions for the hollow, including more Taxus cuspidata, Taxus repandens, and Philadelphus 'Mont Blanc,' as well as boxwoods and other shrubs. In a memo from Koehler to Olmsted Jr, he describes in great detail his plans for replenishing and removal of plants in the hollow. Due to the density of plants in the hollow, replenishing plantings was an ongoing task. At this time, shrubs used in great quantity included: Euonymus alata, Rhus aromatica, Viburnum cassinoides, Kalmia latifolia, Cornus sericea, Cornus alba, Rhododendron maximum, Ilex glabra, Leucothoe sp., Forsythia intermedia, as well as shrub roses, Rosa spinosissima, Rosa wichuraiana, Rosa lucida (now R. virginiana). The spruce pole fence also went through extensive repairs, and in 1919 the Town of Brookline widened Dudley Street, necessitating relocation of the spruce pole fence (CLR 40-41).

By 1913, the Olmsteds were renting out the Clark cottage, although no definitive dates of the Clark sisters' passing has been determined. In 1915, the cottage was sold to Lillian Hastings Thompson and the adjacent parcel leased to her (CLR 42).

Except for the war years, the field of landscape architecture was growing during the early 1900s, and developed accordingly as a profession. John Charles became the first president of the American Society of Landscape Architects (ASLA) in 1900. He died in 1920, leaving his half-brother Olmsted Jr. as the only surviving Olmsted at the firm (CLR 5).

THE GROWTH OF THE OLMSTED BROTHERS FIRM, 1920–1940

By the early to mid-20th century, the Olmsted Brothers firm was the largest and one of the most influential in the country. The firm's workload increased continuously from 1900 to 1929, with 60 employees at its height. The period of greatest growth was also the period of greatest alteration to the landscape at Fairsted, particularly in areas associated with the office, the hollow, rear entrance court, and service/parking areas. The changes, however, did not significantly alter the initial concept behind the landscape (CLR 5).

After Mary Perkins Olmsted died in 1921, the house was primarily tenant occupied, with Olmsted Jr. and his family as intermittent residents. In the 1920s, Olmsted Jr. moved to Palos Verdes, California to work on projects in the area. This was the first major period when family members did not reside at Fairsted. In 1929, the firm became the legal owners of the Olmsted property. Upon Olmsted Jr.'s return at the onset of the Great Depression, he leased the house from the firm between 1931 and 1936. In 1936, Olmsted Jr. moved with his family to Elkton, Maryland and the house was once again leased to tenants. Due to the occupation of the house by tenants unrelated to the work of the firm, the division between the working and residential grounds grew stricter. The south area of the property from the front drive to the barn was for exclusive use by the tenant, while the barn, barnyard, and vegetable garden north of the barn were reserved for use by the firm. The front and back drives were used by both the firm and the residents. In 1923, the firm sold additional land to Mrs. Lillian Hastings, the owner of Clark sisters' cottage, and rebuilt the boundary fence between the two lots (CLR 5, 59).

Aside from the firm's alterations to the landscape to accommodate functional needs, natural factors also impacted site. In the late fall of 1921, one of the large elms near the front of the property was split from a heavy ice storm. Damage occurred to other trees as well, including a Magnolia acuminate (CLR 63).

During the firm's active period through the 1920s, meetings with residential clients occurred at Fairsted more frequently, prompting greater attention to the entrance and office areas. Koehler redesigned the plantings to appeal to the new client base (see Figure 5). In the 1920s and 1930s, nine plans were developed for potential changes to the hollow area, two plans for the rock garden, and thirteen plans for changes to the service area. The planned alterations to the hollow, especially regarding plantings, were only partially realized in most cases, all designed by Koehler in communication with Olmsted Jr.

One of Koehler's plans for hollow that was implemented involved redesigning the entrance steps to the hollow. In 1924, he prepared plans to preserve the roughhewn feel, while creating a regular height to the risers for appeal to clientele as well as greater use for training by new office staff. New bulbs, especially tulips, were extensively planted. Along the rebuilt steps, Koehler planted varieties of Rhododendron and Taxus, but mostly low, creeping plants such as Thymus serpyllum, Pachysandra, and Sempervivum. Several plans created in the late 1920s show intended plantings of iris, narcissus, tulip, scilla, and lily in the hollow. Prior to 1925, the stone walk around the northern part of the drive was widened slightly, providing a consistent arrangement of irregular stones with clearly delineated edging and wall (Figure 11). With the increased use of automobiles by employees, the firm constructed a parking area for employee use to be accessed from the Dudley Street driveway. This necessitates removal of the vegetable garden (see Figure 9). The firm also created a modest garden to the rear office entry to enhance the experience walking from the newly constructed parking area (Figure 12) (CLR 59-66, 70-72, 131-137).

Once the Great Depression hit, the workflow at the office slowed, but upkeep on-site continued. In 1933, significant portions of the spruce pole fence were replaced. When sections of the spruce pole fence were rebuilt, the arch was likely rebuilt as well, with replacement euonymus (see Figure 4). The rear office courtyard also went through a series of replantings between 1925 and 1937. The plant material consisted mostly of perennials, bulbs, and several varieties of roses. Euonymus was replanted along the south wall of the plan vault in 1935, and in 1937 the courtyard was replanted with fuchsia, ageratum, begonias, and geraniums. Koehler installed a tulip test bed behind the store

house near Fairmount Street in 1938, where he experimented with forty-eight kinds of tulips and recorded their performance. Koehler continued to have the most direct impact on the grounds until 1940, when he left the firm. After, he occasionally visited to supervise the work of the groundskeeper (CLR 59-60).



Figure 11. Detail of reconstructed walkway along the front drive showing tighter pattern of stonework. Photograph taken March 1925 by Edward Clark Whiting (Olmsted NHS Archives).



Figure 12. View of the office courtyard framed by the office wing, vault, drafting rooms, and planting department following restoration work (Jack Boucher for the Historic American Building Survey, July 2000).

OLMSTED BROTHERS, 1940–1961

By World War II, many of the older staff members had retired or moved on, resulting in a smaller firm with a diminished workload. After World War II, Artemas P. Richardson, who started in 1949, and Joseph G. Hudak, who began in 1953, led the firm. They also served as its last principals. In 1950, Olmsted Jr. retired to Palo Alto, California. By 1962, the firm changed names for one of the last times, from Olmsted Brothers to Olmsted Associates, Landscape Architects (CLR 6, 90).

By this time, many of the original plantings and trees on-site had been replaced or began to show signs of aging. More care was needed to maintain the health of the older trees from disease and the elements. Dutch elm disease spread in the 1940s and due to concern about the potential loss of the Olmsted elm, chemical treatment for the disease was applied on a regular basis. In addition to disease, the hurricane of August 1954 caused damage to the property, resulting primarily from the fall of a large oak from the Gardner property onto the south lawn. A crabapple tree dating from the days of the Clark sisters was also lost. In the late 1950s and early 1960s many of the larger trees, including the elm along the front of the property, were lost due to storms, age, and disease. At this time, Richardson and Hudak planted Carolina hemlocks as screen trees along the fence at Warren Street to replace the lost plantings (CLR 92-94).

Further disruption to the property occurred due to the lack of consistent overall maintenance as the features and plants aged. In 1955, to reduce maintenance cost and concerns, the firm tried to subdivide the Fairsted property to into separate lots for the office and residence. The Town of Brookline did not approve the plan due to zoning regulations. In the 1960s, the spruce arch at the entry drive was taken down by a truck passing through. Without Koehler, or another staff member given the task of maintaining plantings in the dense hollow, the area became overgrown and was cleared by Hudak in 1963. Unable to subdivide the property, the landscape continued to be altered incrementally to accommodate the needs of the various tenants. A wire fence was eventually installed around the lawn, both to contain the tenant's dog and to further demarcate the division between the office and the residential spaces (CLR 92-94).

OLMSTED ASSOCIATES, 1962–1979

During the Olmsted Associates tenure, 1962–1979, the house was occupied by members of the firm for the first time since Olmsted Jr. resided there. In 1963, Joseph Hudak moved into the house for a period of sixteen months and began cleaning up overgrown areas of the property. Artemas Richardson then moved in with his family in 1964. He made several changes to the landscape, altering the south lawn and hollow areas with new construction and plantings. The firm's workload diminished further as remaining staff grew older. Between 1964 and 1979, Richardson was the sole owner of the firm and the property (CLR 9).

As the Olmsted Associates used the property for residence and work, they continued to make alterations to the structures and landscape to accommodate family life and to reflect popular landscape design trends. In 1963, the firm added a hipped roof to the rear entrance courtyard doorway to protect visitors from rain and snow as they waited to enter the office. Hudak replanted the hollow, weeding out overgrown shrubs and replacing them with more bulbs and annuals, in addition to redesigning the rear entrance courtyard. After the Richardsons took up residence, they painted the house beige and, in 1973, again painted the house sage green. In 1964, Richardson made alterations to the kitchen wing to better suit family use. In 1968, he added a swimming pool in the angle between the kitchen wing and the barn and installed a brick terrace that extended from the northwest corner of the pool to the side entrance of the house. In the 1970s, he added vegetable and herb gardens to the south lawn in a Colonial Revival design consisting of two rectangles and planted grapes along the wall separating the pool from the lawn. The Richardsons also added a cutting garden at the foot of the rock garden (Figure 13) (CLR 101).

During the 1960s and 1970s, Olmsted Sr.'s work came to renewed recognition with growing scholarship and a preservation movement surrounding his public projects. This also brought attention to Fairsted and the possibility of preserving the home, office, and archives of Olmsted Sr. and the successor firms. A resurgence of interest in the property began with Charles Harris, Professor of Landscape Architecture at Harvard University, and Albert Fein, an urban historian and visiting Professor of Landscape Architecture, as well as Harvard-based designers, archivists, and historians, as they started an informal committee concentrating on efforts to preserve the firm's drawings, photographs, and archives. The renewed interest resulted in exhibits in Washington at the National Gallery and New York at the Whitney Museum (CLR 90-101).

The new generation of scholarship and public attention given to the work of the Olmsted firms working and living at the Fairsted site led to Senator Edward M. Kennedy's efforts to prepare a bill for the preservation of Fairsted in 1972. In October 1979, Congress passed an act to acquire the house, office, and archives (CLR 90-101).

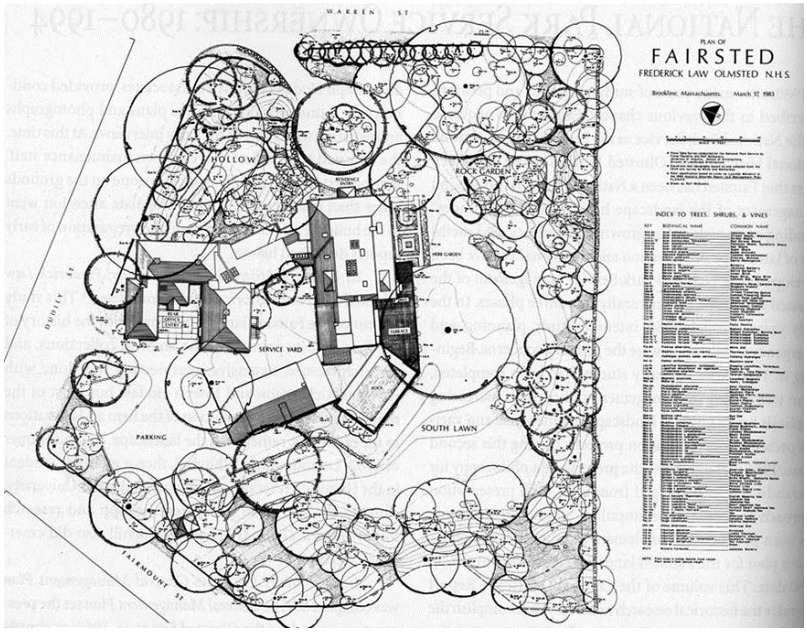


Figure 13. Existing conditions site plan of Olmsted NHS as documented on March 17, 1983. Plan completed by University of Virginia and the Historic American Building Survey (Olmsted NHS Administrative Records).

NATIONAL PARK SERVICE OWNERSHIP, 1980–PRESENT

Fairsted was acquired by the National Park Service in 1980 and designated the Frederick Law Olmsted National Historic Site. The National Park Service initiated extensive study of the site, with the greatest emphasis on making the the interior office wing and archives available to visiting researchers. Minimal work was completed on the exterior and landscape, with early projects focused on protection and stabilization, such as emergency drainage repairs and building preservation, restoration, and rehabilitation. Over the years, the hollow and parking area had been altered to accommodate changing office function and use, while the south area suffered from overgrowth and neglect (CLR 107-109).

The park's General Management Plan, completed in 1983, set the preservation period for the park at c. 1960 and recommended a treatment approach of preservation, with limited restoration to c.1960. This approach recommended the removal of the pool, terrace, and herb garden installed by Richardson (see Figure 13). Rejuvenative and reductive pruning of overgrown plant material, especially in the hollow and rear office entry, was also recommended. The park enacted maintenance policies to control goutweed and Norway maple seedlings, with special care given to the Olmsted elm. The traditional views from the property were obscured by the growth of volunteer trees on the adjacent Gardner property. However, at the time, this adjoining land was under the ownership of the Brookline Land Trust. To document the Frederick Law Olmsted National historic Site, the Historic American Buildings Survey recorded existing conditions in 1983 (CLR 107-109).

In 1984, as part of the limited site restoration work, the National Park Service removed the existing pool, brick terrace, and herb garden. This helped slow the deterioration of the "Olmsted Elm," in the center of the lawn, which suffered from root fungus caused in part by the construction of the pool. The park also installed a stone dust path to connect the parking area with the conservatory, the primary visitor entrance at the time. Between 1984 and 1986, the spruce pole fence that borders two sides of the property was entirely replaced. The park also rebuilt the front gate arch according to historic plans. The arch had been missing from the site since its collapse in the 1960s. To improve

site drainage, a new drain was installed underneath the arch and the front drive, parking lot, and service areas. All were resurfaced with pea stone (CLRROT 10-20).

The 1987 “Draft Report on the Olmsted National Historic Site Landscape Preservation Period and Philosophy” recommended a change from the c.1960 preservation treatment approach to a c.1930 restoration treatment approach. The National Park Service determined that the existing landscape did not accurately represent a historic period consistent with the primary interpretive focus on Frederick Law Olmsted Sr. and the and the early years of the Olmsted Brothers, and recommended that the grounds be restored to their historic appearance, c. 1930. The draft report resulted in a 1987 amendment to the park General Management Plan that officially changed the treatment approach for the landscape from preservation, with a 1960 interpretive framework, to restoration, with a 1925–1930 restoration period. In 1987–88, the exterior of the house was repaired and repainted to a dark red color, which was determined to be historically accurate to c.1930 (CLR 107-109, CLRROT 10-20).

Continuing with the restoration work, in 1988–89, the park restored the parking lot area to its historic configuration. Dick Hsu, a National Park Service archeologist, conducted additional archeological studies uncovering remnants of a stone wall and the site and a dry well that pre-dated Olmsted’s ownership. According to his findings, the parking lot was refinished with coal cinders, which was determined to be the historic surface treatment. However, due to the hazard posed by cinder material, in 1993, the park resurfaced the parking lot with a 50/50 mixture of crushed stone and stone dust (CLRROT 10-20).

The Olmsted Center for Landscape Preservation (OCLP) was established at Olmsted NHS in 1992. OCLP used the grounds in the development of new methods and technologies for preservation planning and maintenance of historic landscapes. In the mid-1990s, OCLP developed and implemented a treatment plan for Fairsted, with the objective of meeting the Secretary of the Interior’s Standards for restoration. The plan, with a c.1930 treatment date, recommended substantial removal of volunteer tree growth, primarily Norway and Japanese maples, and a large amount of new shrub and vine plantings, including high quantities and densities of evergreen shrubs. The park replaced missing historic features, repaired existing features, and installed new pedestrian circulation that included an accessible ramp into the house (CLRROT 40-60). Between 1990 and 1994, restoration work continued with Olmsted NHS gardener, Charlie Pepper, reestablishing a garden in the service area near the shed, with a restored wire trellis and climbing roses. To reestablish vine growth on the house without damaging the exterior, Pepper developed a spiraled stainless steel strapping modeled after the historic trellis system. The park also reset the front entry stones along the main drive (CLR 107-109, 112).

Adding to the restoration work in progress, in August 1991, Hurricane Bob destroyed four historic trees, including a red oak and tulip tree in the hollow that dated to Olmsted Sr.’s residence. An early attempt to replace the trees was not successful. With more sunlight now in the hollow, the character of the plantings changed to favor herbaceous plant material. The park successfully replaced the trees by the late 1990s (CLR 107-109).

In accordance with the landscape treatment plan, the National Park Service conducted tree coring to determine the age of trees on the west side of the property. As a result of the findings, the park created phased plans for non-historic tree removal. During the first phase of treatment in September 1994, 136 trees were removed. The majority of these trees were seedlings or volunteers that had grown up in the previous thirty years due to changes in maintenance practices. They were largely located on the west slope between the south lawn and the former Clark sisters’ cottage. The park also removed 96 shrubs, primarily from the hollow, rock garden, and edge of the south lawn (CLRROT 50).

In the fall of 1995, following tree removal, Olmsted NHS hired Bay State Irrigation to install a new seasonal irrigation system. Designed by H. Eliot Foulds, it included field pipes on the surface of the ground with spigots every 50 feet. In 1995, the Olmsted NHS grounds staff removed the walkway from the southwest corner of the barn to the conservatory. This walk had been installed by the park in 1985, after the removal of the Richardson's swimming pool, to provide public access from the

parking lot to the conservatory. In addition, an accessible ramp was installed at the front entrance to the building, establishing it as the primary entrance to the building. With non-historic features removed, the Olmsted NHS staff began work to reconfigure the lawn edge by removing volunteer growth that had obscured the undulating lawn edge (CLRROT 56-58).

The second phase of the treatment plan involved installing replacement vegetation. This work included planting 61 trees, concentrated on the south border of the property. These trees replaced missing historic trees, which were lost due to age, disease, and other natural causes. The restoration planting plans called for the installation of approximately 600 shrubs, vines, and herbaceous material in the hollow, front drive, and office court. Park staff researched historic varieties of iris, roses, ferns, and peonies, and used the historic varieties in replacement planting, when possible (CLRROT 50-55).

Further restoration work between 1993 and 1996 included plans, site details, and specifications for repair of the following elements: repairs to masonry features such as the hollow steps, the stone curb, and front entry walkway along the front drive, drainage improvements, new concrete sidewalk along Dudley Street, cedar pole and chain link fence along the southwest boundary, and pipe arbor at the back of the barn (Figure 14) (CLRROT 50-60).

Between 2007 and 2013, the house, office, and barn underwent extensive repairs and upgrades. NPS upgraded storm drainage and separated storm and sewage drainage, repaired 29 different roofs, changed electric to phase III and placed electric service underground, upgraded fire detection and security systems, added fire suppression to house, upgraded HVAC including geothermal system installation, rehabilitated barn for educational programming, provided some structural improvements to buildings, and installed new exhibits.

During this same period, many landscape features were removed and replaced, including the front gate arch and office courtyard plantings. In addition, the park removed the Olmsted elm in March 2011. The tree showed signs of decline from old age, had been twice infested with Dutch elm disease, and suffered from the fungal disease Amillaria. After extensive soil remediation and treatment for Amillaria, a young replacement disease-tolerant American elm cultivar was planted on April 26, 2013. This replacement tree lost its central leader due to storm damage in August 2014 and was again replaced in spring 2015 with a new disease-tolerant American elm cultivar (Jefferson).

Former Gardner Property/Green Hill Conservation Land:
The property just to the south of Fairsted was purchased by Nathaniel Ingersoll, a Salem merchant, who constructed a residence in 1806. The property was later sold by Ingersoll to John Lowell Gardner in 1842, who passed it on to his daughter-in-law Isabella Stewart Gardner (NRD Green Hill). In 1980, Rose Gardner granted six lots (totaling 5.31 acres of land) and a 0.15 access easement to the Nature Conservancy of Massachusetts. In 1981, the Nature Conservancy conveyed the same to the Brookline Conservation Land Trust, which later transferred the same to the National Park Service in 2001. In order to preserve and maintain the historic setting, Congress approved federal acquisition of the site in 1998, although the land was not acquired until 2001.

Since National Park Service acquisition of the property from Brookline Land Trust in 2001, the park has managed the historic borrowed view from Fairsted to the Gardner property. By 2007, after several years of deferred maintenance, the property had accumulated significant amounts of fallen trees, limbs, deadwood, leaves, and heavy underbrush. Due to the overgrowth, 30 trees were removed at that time. Undergrowth management has continued through present, including youth and intern projects to preserve the view from Fairsted to the former Gardner property. However, considerable vegetation management work is still needed to return the property to its historic appearance. A spruce pole fence lined the top of the stone wall along Warren Street from around the turn of the 20th century—as shown in photographs taken between 1884 and 1919, most likely 1900–05—until at least 2001. A photograph taken by John Charles Olmsted, looking north along Warren Street, shows that the fence was not present at this time. A short segment of this fence was replaced with stockade fence prior to 2001 by the Gardner family in preparation for a family gathering. Large portions of the original spruce pole fence have been removed since the National Park Service took ownership of the property because of deteriorated conditions. Remaining portions

are deteriorated and in need of repair or replacement.



Figure 14. View of the hollow from the circular drive after restoration work was completed (Jack Boucher for the Historic American Building Survey, July 2000).

Uses

Functions and Uses:

Major Category	Category	Use/Function	Historic	Current	Primary
Recreation/Culture	Museum (Exhibition Hall)	Exhibit	No	Yes	Yes
Education	Interpretive Landscape	Interpretive Landscape	No	Yes	No
Landscape	Leisure-Passive (Park)	Leisure-Passive (Park)	Yes	Yes	No
Commerce/Trade	Professional	Professional	Yes	No	No
Education	Research Facility (Laboratory)	Research Facility (Laboratory)	Yes	Yes	No
Domestic (Residential)	Single Family Dwelling	Single Family House	Yes	No	Yes

Public Access:

Public Access: Unrestricted

Public Access Narrative:

The grounds of Frederick Law Olmsted National Historic Site are open to the public daily from dawn to dusk. Tours of the historic offices are offered and first floor exhibits are open during various days in the spring, summer and fall. During the winter months (January–March) special programs are offered periodically.

Associated Ethnographic Group

Ethnographic Study Status: No Survey Conducted

Ethnographic Narrative:

Analysis & Evaluation of Integrity

Analysis and Evaluation of Integrity Narrative Summary:

Significant landscape characteristics identified for the Frederick Law Olmsted National Historic Site (NHS) include natural systems and features, spatial organization, land use, topography, circulation, vegetation, buildings and structures, views and vistas, and small-scale features. The period of significance includes Olmsted's purchase of the site and alteration of the site for work and family life, and displays his landscape philosophy in the design of the grounds. The landscape features that define the property today reflect Olmsted Sr.'s initial design as refined by Olmsted Jr. and John Charles to accommodate use of the property as the first professional landscape architecture firm in the country.

The integrity of Olmsted NHS is evaluated by comparing landscape characteristics and features present c. 1930 with the existing conditions, as assessed in 2015. While Fairsted's documented period of significance extends from 1883 to 1979 (to encompass all four National Register criteria), for purposes of the Cultural Landscape Inventory, the landscape is evaluated primarily in relation to its significance under Criterion C (Design), in the area of landscape architecture. The existing draft National Register documentation identifies significant dates under Criterion C as 1883 to c. 1930, inclusive of Olmsted Sr.'s initial design for the grounds, implemented between 1883 and c. 1904, with modifications made through c. 1930 by his successors that did not alter the landscape's fundamental characteristics. Circa 1930 is used as a benchmark for assessing the historical integrity of the landscape, rather than the end of the documented period of significance (1979), which correlates with the last additions to the Olmsted archives.

Many existing features contribute to the historic character of the landscape. The topography of the site has been consistent since the construction of the main landscape features, such as the front drive and the rock garden in 1883–84. The spatial organization has been largely restored since c. 1930 by removing later changes in the south lawn area made during the Olmsted Associates era (1962–79). The views of the south lawn, hollow, front drive, and borrowed views to the former Gardner property are all contributing features. Some of these views have been reestablished through physical work; others, such as the borrowed view to the former Gardner property, are still being restored. Circulation features that contribute include the front drive, service drive, parking area, front entry walkway, hollow path and steps, and rock garden path. The house, office wing, and outbuildings are also contributing features. Vegetation that is contributing and reflective of the initial design intent includes the south lawn, landscape defining specimen trees, vines on structures, and significant groupings of plants that help create the identity of the landscape spaces. Small-scale contributing features include the spruce pole fence and front gate arch, retaining wall, stone wall, stockade fence at the barn, and lattice fence at the laundry yard. Small-scale features at the Green Hill property include a stone wall.

The defining spatial arrangements have remained intact or have been restored, including the building cluster, south lawn, front drive, hollow, rock garden, and service areas. Other character-defining features, such as vegetation, have remained intact or have been reinforced or replanted following over-maturation, alteration, damage, or loss, as is the case with plantings in the hollow, large specimen trees that have been lost due to age or disease, and the historic hemlock screen along the south boundary. The buildings and structures extant at the end of the period of significance remain intact, including the house, office wing, and outbuildings.

There were some changes to the landscape between 1930 (treatment reference date) and 1979 (end of period of significance), including alteration of the south lawn area, parking area, and planting changes made to the hollow and along the property line that diverged from the original design intent. The greatest impacts were additions to the south lawn area with the installation of a swimming pool and brick terrace in 1968. The National Park Service restored these areas to their circa 1930 appearance in the 1980s and 1990s. The park has made minor alterations to circulation for ease of visitor access and to create accessible entrances and parking, all associated with the property's current function as a national historic site that is open to the public. The maintenance and periodic replacement of vegetation, as well as small scale features, such as the spruce pole fence and front gate arch, has occurred since the end of the period of significance.

INTEGRITY

Overall, Olmsted NHS retains integrity to its treatment reference date, circa 1930. The existing physical

features enable the property to convey its historic identity. The National Register program identifies seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. While the evaluation of integrity is often a subjective judgment, it must be grounded in an understanding of a property's physical features and how they relate to significance. A basic test of integrity is whether a participant in the historic period would recognize the property and its features as they exist today. If Olmsted Sr., John Charles, or Olmsted Jr. were to return today, they would recognize the property as their home and office. The park retains overall integrity to the treatment reference date.

Location:
Location is the place where the historic property was constructed or the place where the historic event occurred. The house, offices, and grounds remain in their historic location at 99 Warren Street. Evaluation: Retains integrity of location.

Design:
Design is the combination of elements that create the form, plan, space, structure, and style of a property. The house, offices, and grounds still convey the overall spatial organization and picturesque style that Olmsted Sr. and John Charles first laid-out on the site. Additions to the site by the successor firm in the 1960s were removed by the National Park Service in the 1990s. The essential spatial organization of the grounds has been restored with the distinct landscape areas at the front drive, hollow, rock garden, south lawn, service areas, and building cluster. Since restoration, the overall design has been minimally altered to accommodate accessible parking and access, as well as use of the barn for educational programming. While vegetation has matured and been replaced over the years, replacement plantings are in keeping with the overall design intent of Olmsted Sr. and the Olmsted Brothers firm. Evaluation: Retains integrity of design.

Setting:
Setting is the physical environment of a historic property. The property retains the same relationship to the surrounding residential neighborhood that existed during Olmsted Sr. and Jr.'s tenure. While some of the larger estates, including the neighboring former Gardner estate, have been subdivided into smaller properties, the neighborhood context has not been significantly altered since Olmsted Sr.'s residence. The neighborhood is still characterized by larger homes and properties that retain open, rolling topography. An adjoining portion of the former Gardner property has been owned and managed by the National Park Service since 2001. As a result, increased management of volunteer trees and understory vegetation on that property has been possible. Evaluation: Retains integrity of setting.

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. At Fairsted, many specimen trees remain from the period of significance, along with the built features, including the stone wall, retaining wall, fences, house, office wing, outbuildings, and small-scale features. Restoration has replaced some of the historic fabric, including the south lawn area, with the removal of the pool and brick terrace installed in the 1960s. Reconstructed or replaced features include the barn stockade fence, laundry yard lattice fence, trellises, parking lot configuration, service yard and path surfaces, spruce pole fence, and archway. Some character-defining specimen trees have been lost over the years, including the Olmsted elm. However, the Canadian hemlock in the central front drive planting bed, the cucumber magnolia in the southeast corner, the shagbark hickory in the hollow, and the English yew in the rock garden date to the historic period. Large trees that have been lost to age, disease, or natural disasters have largely been replaced, including the Olmsted elm on the south lawn, cucumber magnolia in the Warren Street border, and the red oak in the hollow.

As a result of restoration work, many of the missing plantings, including a large portions of the site's understory, have been restored. Plantings have been replaced over the years due to disease, over-maturation, or over-shading of areas with the growth of the tree canopy. Vines on buildings and structures have been difficult to perpetuate due to the recent building renovation and replacement of the spruce pole fence and archway that surround Fairsted. In general, the vine growth is not as profuse as it was historically. However, overall, contributing materials retain integrity. Evaluation: Retains integrity of materials.

Workmanship:
Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history. Workmanship is extant and visible in many landscape features at Olmsted NHS, including the buildings,

configuration of paths, service areas, steps, the spruce pole fence and front gate arch, and the placement and grouping of plant material. This is due largely to effective maintenance and successful replacement of missing and damaged features that helps to convey the design intent and craftsmanship during the period of significance. Documentation necessary for replacement of missing features, such as the lattice fence, stockyard fence, and spruce pole fence and archway, is available and was used to guide treatment. The retaining wall along the front drive and stone wall along the southern property boundary demonstrate particularly clear signs of workmanship from their original construction date. Evaluation: Retains integrity of workmanship.

Feeling:
Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. The Olmsted NHS landscape is evocative of the sense of place created by Olmsted Sr. and the Olmsted brothers. The property's extant historic features convey the property's historic character. The creation of individual landscape areas, including the building cluster, hollow, front drive, rock garden, south lawn, and service areas, the relationship of the property to its context, and the sense of enclosure provided by the spruce pole fence, are all key spatial relationships from the period of significance that remain intact. Evaluation: Retains integrity of feeling.

Association:
Association is the direct link between an important historic event or person and a historic property. Olmsted NHS retains many features, including the house, office wing, outbuildings, circulation patterns, topographic features, fencing, and some vegetation that give the site its association with Olmsted Sr. and the Olmsted Brothers firm. It also retains the core spatial structure as laid on the land by Olmsted Sr. and perpetuated by his sons that distinguishes the site as a work of significance in the field of landscape architecture. The park continues to interpret the property to highlight its historical associations with Olmsted Sr. and the successor firm run by John Charles and Frederick Law Olmsted Jr. Evaluation: Retains integrity of association.

Landscape Characteristic: **Natural Systems and Features**

Historic Condition:
The Fairsted landscape is most influenced by the topography, microclimate, and geology of the Brookline Hills neighborhood. Shallow depths to bedrock and outcroppings of granite and Roxbury puddingstone ledge have influenced both the use and character of the land. The rocky terrain both limited productive use of the landscape and gave it a distinctive character. The land was used for agricultural purposes for at least two centuries prior to Olmsted's purchase; as a result, little native vegetation was retained. However, the site had been described as boulder-strewn prior to Deacon Clark's ownership in 1810. To put the land to agricultural use, Clark leveled the land by filling between the rocks, while retaining the depression at the hollow (CLR 10).

Frederick Law Olmsted used the endemic geology and natural topographic variation to his advantage, exposing and exaggerating specific features to achieve the character and quality of the spaces within the overall design, particularly in the hollow and rock garden areas. The rock garden was enhanced from an existing natural feature on site. The large granite ledge located at the base of the garden was noted on the 1883 survey of the property. The hollow was a natural rocky depression that featured the prominent puddingstone ledge at the eastern edge of this garden area. There are also numerous other outcroppings on site (CLRROT 55, 130). The natural slope at the western edge of the property was retained and planted to provide a visual edge to the south lawn area and give a sense of enclosure to the garden (see Figure 2) (Meier, CLR Vol. 2, 27).

Post-Historic and Existing Conditions:
The rock outcroppings and ledges featured in the different garden areas of the site still remain as integral components of the landscape's character (Figures 15-17) (CLRROT 130).

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Ledge in Hollow	173880	Contributing					No
Ledge in Rock Garden	173882	Contributing					No
West Slope	173884	Contributing					No

Landscape Characteristic Graphics:



Figure 15. View of the ledge at the eastern edge of the hollow (OCLP, June 2015).



Figure 16. View looking south toward the rock garden from the south lawn. Notice the ledge at the base of the crabapple tree, the mounded topography of the garden, and the stone-lined path beyond (OCLP, June 2015).

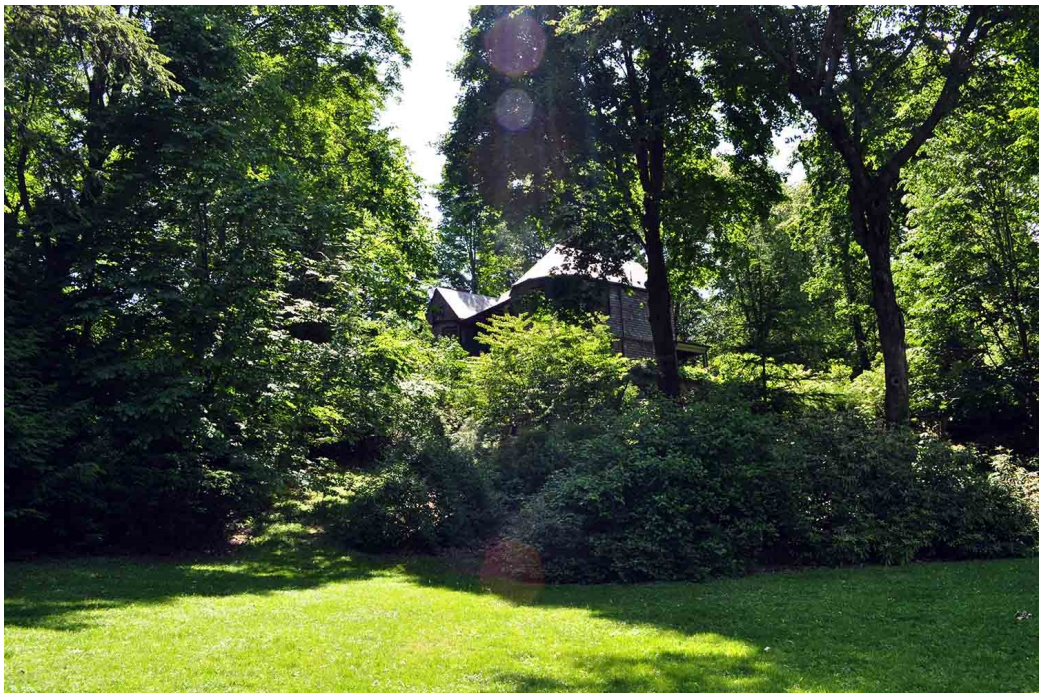


Figure 17. View taken from the south lawn looking toward the west slope. The west slope is a naturally occurring feature of the property(OCLP, June 2015).

Landscape Characteristic: **Spatial Organization**

Historic Condition:
Upon purchase of the property, Olmsted began a series of maneuvers that defined the individual landscape spaces and overall site organization. The relocation of the barn from the southwest portion of the site and the removal of the existing east/west driveway to construct the front drive and cluster the existing buildings set the future organization of the site. These initial actions cleared the future south lawn area, further defined the hollow space, and created the service areas with the construction of the second drive off Dudley Street. The clustering of additional buildings in a single area over time further influenced the shape of the landscape spaces, particularly the hollow and the service areas. The sloping topography, vegetation, clusters of buildings, walls, and fences help to further delineate the landscape spaces that together constitute the spatial organization of the site. These features have remained intact since the office construction was completed around 1926. The individual landscape areas include the hollow, driveway (front), the south lawn and west slope, rock garden, and the parking/service areas (CLRROT 141).

In 1915 and 1923, the former Clark sisters' cottage and adjacent property was sold to Mrs. Lillian Hastings Thompson, changing the overall size of Fairsted from approximately 2 acres to 1.75. However, since that portion of the property was never in use by Olmsted or the firm, the change in property boundary did not affect its use or main organization (CLR 65).

The hollow consists of a natural depression, surrounded on four sides by the spruce pole fence (north), puddingstone ledge (east), retaining wall along the driveway (south), and the office drafting rooms (west) (see Figure 5). This space was created in part by the construction of the circular entry drive in 1884, and was completely separated from the service areas with the first phase of construction of the drafting wing around 1889 (see Figures 13 and 14). Like the hollow, Olmsted designed the south lawn as a distinctive landscape space early in Fairsted's history (see Figures 6 and 7). The house and building complex form the northern edge of the lawn, the rock garden frames part of the eastern boundary, the stone wall and screen plantings provide the southern boundary, and the western boundary consists of a slope extending fifteen feet upward to the site of the former Clark sisters' house (see Figure 17). The lawn edge was consciously shaped by an irregular shrub planting so that the entire boundary was never visible. Several enclosed spaces also resulted from the configuration of buildings and structures. They include the parking area framed by the spruce pole and board fence, the office courtyard surrounded on three sides by the office and one side by the spruce pole fence, and the service courtyard surrounded by the barn, house, and office (see Figures 9 and 10) (CLRROT 141).

Post-Historic and Existing Conditions:
Through the restoration work in the 1990s, the National Park Service reinforced the overall organization of the site and spatial qualities of the different landscape areas. Due to additions, overgrowth, and lack of consistent maintenance from 1960 to 1980 (prior to NPS acquisition), the spatial organization and qualities of distinct areas such as the south lawn and hollow had become less apparent. In 1968, Richardson constructed a swimming pool, brick terrace, and herb garden within the south lawn area near the house (see Figure 13). The park removed these alterations from the historic landscape in 1984 and restored the parking area to its circa 1930 layout in 1989. The prior lack of maintenance significantly changed the character of the west slope and south lawn edge due to the extensive growth of volunteer Norway and Japanese maples. In 1994, the NPS began to remove large numbers of the volunteer trees and reestablished the undulating lawn edge by replanting missing groups of shrubs and trees. The non-historic path through the south lawn was also removed, reestablishing visitor access to the historic main entrance (CLRROT 49, 146-148).

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Hollow	173886	Contributing					No
Driveway	173888	Contributing					No
Building Cluster	173890	Contributing					No
South Lawn	173892	Contributing					No
Service Areas	173894	Contributing					No
Rock Garden	173896	Contributing					No

Landscape Characteristic: Land Use

Historic Condition:
In the 18th and 19th centuries, the Brookline Hills neighborhood was in transition from a predominantly agricultural area to the town of choice for the merchant classes of Boston to build summer residences. With improvements in access to the city of Boston in the mid-19th century, the summer homes of the elite soon became year-round residences. Olmsted's peers and collaborators, the architect Henry Hobson Richardson and the founding director of the Arnold Arboretum, Charles Sprague Sargent, both had houses in the neighborhood. The existing residential uses, the character of the neighborhood, proximity to his colleagues, and the civilized nature of the Brookline community all influenced Olmsted's decision to purchase 99 Warren Street in 1883. The property, like many nearby, was previously used primarily for agriculture, although due its relatively small size, the agricultural operations were small in scale. Nearby properties of note, such as Charles Sprague Sargent's and Samuel Perkin's, developed prominent horticultural collections (CLRROT 132).

Like his friend Richardson, Olmsted also chose to locate his office at his place of residence. The use of the land as a home and office is character defining because it greatly influenced how Olmsted and his sons rearranged the site over time. The expansion of the office areas to accommodate a growing firm, the attention paid to the entrance experience, and the evolving character of areas such as the hollow demonstrate the attention to professional use of the property, as well as the display of changing landscape ideas and trends. The second character-defining feature associated with land use is the manner in which Olmsted applied the picturesque style to the site's natural features to create a landscape that seamlessly blends into its context, providing a place of calm and repose for its users (CLRROT 132).

Post-Historic and Existing Conditions:
The property was used for residential and work purposes throughout its history. After the 1920s, the house was primarily occupied by tenants with intermittent stays by Olmsted Jr. and his family. In the late 1960s and 1970s, members of the firm and their families resided at the property until its acquisition by the National Park Service. The occupation of the residential portions of the property by tenants, as opposed to members of the firm, created a stricter separation between the zones for living and work. The restoration of the grounds in the 1990s to the c.1930s period of significance provide insight into Olmsted's design principles and support the site's educational intent, associated with the use of the property as an archive and museum.

Landscape Characteristic: Topography

Historic Condition:
The topography and rock outcrops that characterize the Brookline Hills area significantly influenced Olmsted and John Charles' design and development of the site (Meier, CLR. Vol. 2, 26). The topography of the site slopes roughly from a high point at the west slope, approximately 15 feet above the adjacent south lawn to a low point in the hollow along the north side of the property (see Figure 2). No grading plans can be found for the rock garden area, but it appears that Olmsted and John Charles highlighted the existing topographical difference by creating a large mound, approximately 10 feet above the south lawn grade, heavily planted with shrubs (see Figures 8 and 16). Prior to Olmsted's arrival, the hollow, a naturally occurring depression, was a rocky basin planted with fruit trees. When Olmsted constructed the front driveway in 1884, the installation of a retaining wall was required to create a flat plane for the drive, creating a distinct grade separation between the drive and the hollow that reinforced the topographic difference with a distinct edge (Figure 18, see also Figures 3 and 4) (CLRROT 130).

Post-Historic and Existing Conditions:
The natural and enhanced topographical features of the site are important character-defining features that retain integrity to the period of significance (Figure 19, see also Figures 14, 16, and 18).

Landscape Characteristic Graphics:



Figure 18. View of the retaining wall taken from the hollow. The retaining wall supports the front drive and delineates the southern edge of the hollow. In the summer, the wall is covered with vegetation and is barely visible (OCLP, June 2015).

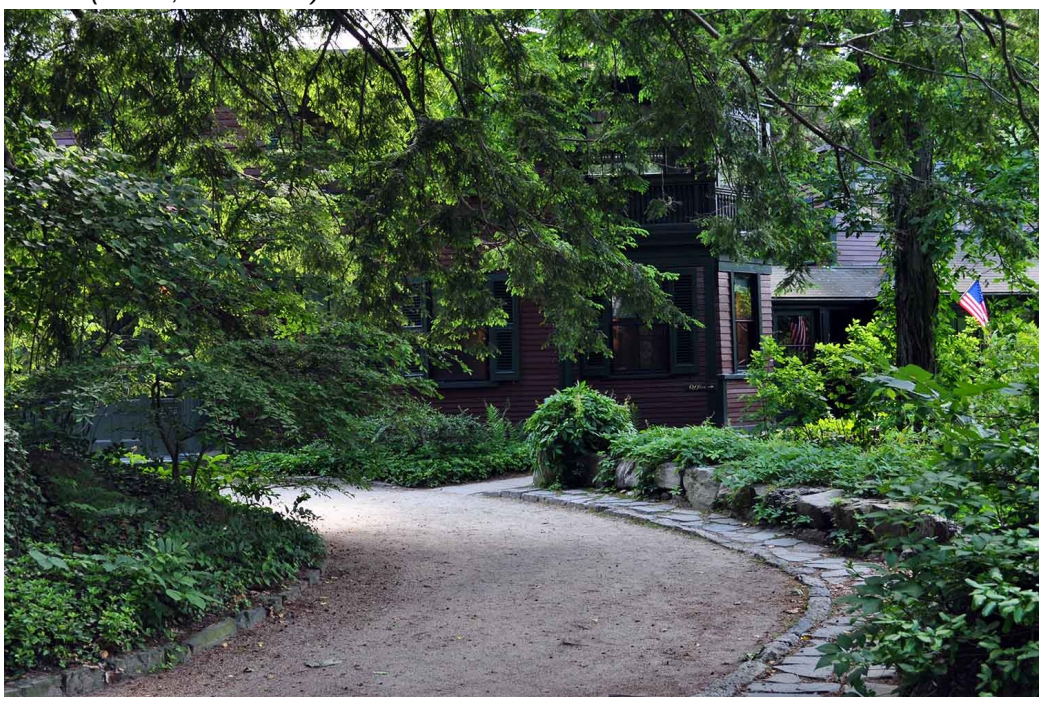


Figure 19. View of the front drive from the main entrance to the property on Warren Street. The central planting bed containing the Canadian hemlock is to the left (OCLP, June 2015).

Landscape Characteristic: Vegetation

Vegetation includes deciduous and evergreen trees, shrubs, vines, ground covers, and herbaceous plants. Character-defining vegetation features include individual plants such as specimen trees and groupings of similar plants that together form a single feature within the individual garden areas. The Fairsted shrub collection contributes greatly to the character of the landscape by defining landscape spaces, creating edges, and providing texture and contrast to topographic features and other vegetation. Herbaceous plants form a vegetated groundcover throughout most of the site. They include those purposely planted to achieve a specific design effect, invasive plants on the site, such as goutweed, and volunteer growth (CLRROT 145-149).

Plantings in South Lawn and West Slope:
Historic Condition.
The south lawn area was essentially created by the relocation of the barn and old driveway, creating a large, un-programmed open space surfaced with lawn with an undulating character due to the topography of the site (see Figures 6 and 7). Olmsted and John Charles kept one of the American elms in the south part of the property and organized the south lawn around it, distinguishing it as a key feature of the garden (CLR 27). This particular specimen had a distinctive shape, historically composed of a single trunk with five major limbs. Two other elms and several fruit trees were removed from the south lawn area. By 1900, the south lawn was well established, with its undulating shrub and tree-lined edges. The west slope was historically planted with pine, linden, larch, hemlock, and yew. Behind the shed, Olmsted used the upper level of the slope as a reserve garden (CLR 47). The family and firm made changes over time to the shrub layers, adding and removing various groupings.

Post-Historic and Existing Conditions.
Among the most distinctive trees at Fairsted was the 40-inch diameter at breast height historic "Olmsted elm" (Ulmus americana) located in the center of the south lawn. Prior to 2001, the elm had five major limbs. One was removed in the summer of 2001 after it was damaged by lightening. Due to poor health and hazardous condition, the elm was finally removed in March 2011 and subsequently replaced with a young specimen. On the west slope, the park replanted several younger trees during the restoration work in the 1990s. They include pitch pine, silver linden (Tilia tomentosa), and European larch (Larix decidua). A portion of the west slope, near the shed, is currently used as a reserve garden consistent with its historic use. At the base of the west slope, a red osier dogwood (Cornus sericea) marks the north boundary of the south lawn (Figures 20 and 21, see also Figure 17).

Several species of woodland herbaceous plants are found intermittently scattered throughout the shrub border that defines the edge of the property and the south lawn area. They include Jack in the Pulpit (Arisaema triphyllum), wood aster (Aster sp.), bellflower (Campanula sp.), foxglove (Digitalis purpurea), false Solomon's seal (Maianthemum racemosum), Ostrich fern (Matteuccia struthiopteris pennsylvanica), and Solomon's seal (Polygonatum odoratum). The northern border of the lawn at the base of the west slope contains a dense planting of historic shrubs that approach ten feet in height. They include arrowwood viburnum, fuzzy deutzia, with a few mockoranges. Goutweed (Agapodium podagraria) is found throughout the understory at Fairsted, particularly bordering the south lawn and has been an invasive plant on site since its initial planting sometime in the early 20th century. Care for the lawn is and has historically been a recurring issue (CLRROT 145-149).

When the Richardsons occupied the residence, they added a swimming pool and brick terrace to the south lawn area in 1968 as well as a vegetable and herb garden by 1976 (see Figure 13). For the swimming pool, large groups of shrubs needed to be removed including viburnums, lilacs, and mockorange. They planted roses behind the terrace and grapes along the wall separating the swimming pool from the lawn (CLR 102). In 1984, the park removed these added elements and as a result the Olmsted elm grew more vigorously. However, the park's construction activity associated with removal of the features severely disturbed the lawn (CLR 111).

Plantings in Driveway Area:
Historic Condition.
The change to the entrance experience of the site was one of the first landscape alterations Olmsted and John Charles completed in 1884. The circular layout of the new driveway provided the opportunity for construction of the central planting bed. Olmsted and John Charles planted a Canadian hemlock in the center of the planting bed (CLR 18). A cucumber magnolia was planted nearby between the drive and the southeast corner of the site. Over time the central planting bed, as well as the canopy trees nearby grew to maturity, screening the building from the street. By 1910, the shrub layer in the planting areas around the drive was well established with several species, Euonymous fortunei and Parthenocissus quinquefolia among them (see Figures 3 and 4) (CLR 20).

Post-Historic and Existing Conditions.
In the 1950s and 1960s, many of the larger trees in the area were lost to weather and disease, thus Hudak and Richardson planted Carolina hemlocks to strengthen the screen along the Warren Street fence line (CLR 92). The Canadian hemlock in the central planter is a central feature of the entrance experience and is approximately 80 feet tall with a trunk measuring 40-inch diameter at breast height. It is one of the few remaining trees planted by Olmsted (Figure 22, see also Figure 19) (CLR 18). The tree is noteworthy for its sweeping limbs, full canopy, and rugged base. The old cucumber magnolia with a massive canopy dominates the Fairsted landscape along Warren Street. Restored plantings along Warren Street, near the entrance drive include a cucumber magnolia (Magnolia acuminata) near the front gate arch planted c. 2000, a mass planting of mountain maple (Acer spicatum), and individual specimens of flowering dogwood (Cornus florida), Russian olive (Elaeagnus sp.), and an American elm (Ulmus americana) near the accessible parking area. The elm, planted in 1997, has grown substantially and will form the upper canopy of the front drive along with the historic hemlock and cucumber magnolia (CLRROT 49-50). As part of the site restoration, the park removed the Carolina hemlocks planted by Hudak and Richardson along the Warren Street fence.

The majority of shrubs found in the vicinity of the front driveway are located in the planting area along Warren Street. This includes a mixed planting of deciduous shrubs such as sweet mockorange (Philadelphus coronarius), common quince (Cydonia oblonga), winged euonymous (Euonymous alatus), common lilac, yellowroot (Xanthorhiza simplicissima), and dwarf bush-honeysuckle. Toward the southeast corner, massings of mountain maple (Acer spicatum), quince, lilac, olive, barberry, and winged euonymus create and define the edge of a bay of grass. Herbaceous plants also define the entrance to the house and office wing off the entrance drive. Sword fern (Polystichum munitum) and heartleaf bergenia (Bergenia cordifolia) are planted among the pachysandra along the raped walk to the office entrance. Cinnamon fern (Osmunda cinnamomea) and hay scented fern (Dennstaedtia punctilobula) are planted under the hemlock in the center bed (see Figures 19 and 22) (CLR 92).

Plantings in Rock Garden and Southern Border:
Historic Condition.
The early development of the rock garden is not particularly well documented. In 1904, Henry Hubbard helped prepare a planting plan for the property and recommended adding rhododendrons and mountain laurels, as well as mockorange. The 1904 survey shows the area planted with several pines, a cedar, and two birches. The southern boundary area was historically dominated by a mass planting of Canadian hemlock (see Figure 2). Trees and shrubs historically planted in the rock garden include flowering dogwood, Russian olive, eastern red cedar (Juniperus virginiana), panicled goldenraintree (Koelreuteria paniculata), mountain pieris, Canadian yew, and spirea. The large historic English yew (Taxus baccata 'Repandens') at the base of the rock garden is individually significant. The 1924 planting plan for the rock garden included mountain laurels, rhododendron hybrids, several taxus species, and a variety of perennials, ferns, and groundcovers, including iris, epimidium, and pachysandra (CLR 27).

Post-Historic and Existing Conditions.
On the center mound, several trees planted during the restoration work in the 1990s accentuate the

secluded and quiet character of the rock garden (see Figures 8 and 16). They include a Hinoki false cypress (Chamaecyparis obtusa), eastern red cedar (Juniperus virginiana) and a panicled goldenraintree (Koelreuteria paniculata). A crab apple (Malus sp.) is located at the base of the rock garden on the edge of the south lawn. It was moved from the Richardson's herb garden and planted in its present location to replace a crabapple that existed during the historic period (Meier, CLR vol. 2, 17). As part of the restoration work, new hemlock trees were planted along the southern border among the historic trees and along the slope to the southwest corner. Ten trees were added to the rock garden including white ash, American elm, and red oak planted in the northeast corner of the property. Sweet birch and shagbark hickory were planted along the south wall. Also in the upper corner, a yellowwood (Cladrastis kentukea) marks the southern edge of the upper bay of grass. This tree is approximately thirty years old and was replanted in the stump of a historic tree.

The entrance to the rock garden is defined by primarily deciduous shrubs, including mockorange and red osier dogwood (Cornus sericea). However, the character of much of the rocky and mounded areas differs markedly from the deciduous shrub border in the southeast corner. Instead, historic specimens of evergreen mountain laurel, American yew, scarlet firethorn, and mountain pieris define the perimeter plantings along the east and south edge of the path (see Figure 8) (CLRROT 145-149). Non-historic stones at the north entrance to the rock garden path were removed to re-establish a grass bay that historically extended into the northeast corner of the property (CLRROT 58).

The center of the rock garden, a diverse collection of primarily evergreen shrubs, is nestled among boulders, rock outcroppings, and trees. This planting area includes large historic plantings of mountain laurel. At the base of the rock garden, bordering the south lawn, several features are noteworthy. They include individual historic specimens of English yew (Taxus baccata 'Repandens') and a tall Japanese yew (Taxus cuspidata), which is underplanted with a mass of mountain laurel. The entrance to the bay of grass is flanked on either side by new vanhoutte spirea planted during grounds restoration. On the north side, at the base of the large cucumber magnolia, is a mass planting of winged euonymous that join several large surviving historic specimens. Massings of mixed deciduous shrubs also line the southern and western boundaries of the grass bay. This planting is composed of black jetbead, mockorange, a large mass of arrowwood viburnum, and a large mass of Witherod viburnum. Two buckthorns mark the northern entrance to the rock garden, just as spirea mark the western entrance. More than thirty dwarf upland willows were planted in a drift along the slope of the hollow's western side, along with clumps of Chinese juniper and about thirty bush honeysuckle to screen the spruce pole fence. The park planted a total of 174 shrubs during the restoration in the 1990s and early 2000s, dominated by evergreens with the densest planting surrounding the outcropping on the west side of the path. The clearing of volunteer tree growth revealed new bays of grass to reform the lawn edge (CLRROT 145-149).

Plantings in Hollow:
Historic Condition.
The depression at the hollow was an existing feature preserved and further enhanced by Olmsted to create a sunken garden adjacent to the site entrance. The hollow area prior to Olmsted's redesigns had four apple trees planted within it, two at the top of the ledge, and a shagbark hickory near the entrance to the home. Olmsted and John Charles, in their early work to establish the character of the hollow, planted the ledge over with various vines. When the office wing was built in 1891, a row of existing pear trees was taken out. The exact date of planting of historic specimen trees is difficult to discern. However, by 1904 the survey annotations indicate that a red oak, tulip tree, flowering dogwood, and three hemlocks behind the ledge had already been planted. In addition, early in the creation of the hollow, the slope along Dudley Street was planted with two downy hawthorns (Crataegus mollis and C. m. 'Toba'). A mass of Canadian hemlocks and yews were also planted above the hollow near the intersection of Dudley and Warren streets (CLR 28-30).

Several shrubs historically distinguished the hollow, and contributed to its character and visual interest. Early in the development of the hollow, a mass planting of historic Catawba and maximum rhododendron (Rhododendron catawbiense and R. maximum) was placed along the western edge

of the hollow. The top of the ledge at the eastern end of the hollow was covered in forsythia and Rosa multiflora. Several species of yews also helped define this planting area as well as mountain laurel. Also along the retaining wall, near the stairs at the southern entrance to the hollow the Olmsteds planted a large pinkshell azalea (Rhododendron vaseyi) (CLR 45). As revealed by photographic documentation taken in 1925-1926, after the steps to the hollow were rebuilt, juniper was growing in the central bed, clethra and rhododendron at the base of the hickory tree, and euonymous on the retaining wall below the entrance drive (see Figure 5) (Meier, CLR vol.2, 15).

Over time, and especially in the 1910s to 1930s, the firm made a conscious effort to incorporate a collection of herbaceous plants in the hollow. In 1910, Koehler revisited the planting plan and made several additions including adding various species of Taxus to the hollow plantings along the Dudley Street border and transplanted the larger rhododendron groups to other areas of the property. In the 1920s and 1930s Koehler introduced extensive new plantings of bulbs, especially tulips, and a large collection of iris, epimedium, and other plants. The bearded irises comprised a collection of the most popular varieties of the decade, with clusters of dwarf, intermediate tall, and very tall varieties. The hollow was replanted again in 1924, according to Koehler's plans with additions of cotoneaster, junipers, several varieties of yew, as well as large quantities of Salix tristis and Diervilla trifida in addition to large quantities of iris and pachysandra. The herbaceous plants provided both ground cover and a visual pattern to reinforce the mosaic-like quality of the hollow, especially when viewed from the circular drive and upper drafting room. Most of the herbaceous plantings in the hollow were concentrated along the north side of the path and in the center bed. In 1924, along the redesigned steps, Koehler planted low creeping plants including creeping thyme, pachysandra, and sempervivium (CLR 66-69, 72).

Post-Historic and Existing Conditions.
In 1990, the red oak and tulip tree along the Dudley Street side of the hollow planted during the Olmsted Sr. era were lost due to a hurricane. The park replanted them in the late 1990s. One of the downy hawthorns was also replaced at the same time. The 18-inch diameter at breast height shagbark hickory near the main entrance is still extant (CLRROT 49-50).

The central bed of the hollow was significantly altered during the 1960s with the introduction of plantings of several rhododendron cultivars (Meier, CLR. Vol. 2, 27). During the restoration work, 189 new shrubs were added to the hollow, mostly along the north embankment to create a dense underplanting along Dudley Street. The park planted shrubs throughout to replace lost plantings and achieve the layered and diverse historic plantings of the site. Yews were placed alongside historic plantings of English yew, Canadian yew, and Japanese yew. These yews have been cut back annually since 2011 to keep them in balance with the willow and junipers, while maintaining a tousled appearance on upper portions of the plants. New yews in the north bed include small groupings of two varieties of Japanese yews (Taxus cuspidata 'Capitata' and T. cuspidata 'Nana'). Mountain laurel was also planted alongside historic groupings at this time. A small clump of Chinese juniper is found in the middle of the north bed. Two mass plantings of deciduous shrubs are also found here, including dwarf gray willow and dwarf bush-honeysuckle. The park planted several masses of wintercreeper euonymous (Euonymous fortunei 'Radicans') among the shrubs in the north bed intended to eventually climb over the spruce pole fence. The northeastern bed, at the base of the puddingstone ledge, contains a picturesque mix of both evergreen and deciduous shrubs including rock cotoneaster, common juniper, and Japanese yew (T. cuspidata 'Capitata'). This planting continues seamlessly to the eastern bed at the base of the stone wall and grotto, with massings of restoration plantings including, Canadian yew, English yew, and drooping leucothoe. In 1982–1983 and 1988-1989, the overgrown yews were cut back (CLR 110). Shrubs in the center bed are clustered at the eastern and western ends. At the east, a mass of rock cotoneaster arches over the rocks and path with common juniper at its base. A single multi-stemmed fire thorn (Pyracanthus sp.) is found at the western end of the center bed (ROT 49-50).

When Hudak moved into the house in 1963, he added plants to the hollow. After clearing it out from overgrown pyracantha and rhododendrons, he added more seasonal variety to the garden with bulbs, daylilies, and chrysanthemums (CLR 92, 101). By 1980, the hollow had become severely overgrown again (CLR 109). The park's restoration removed the additions Hudak made to the hollow and re-established a large collection of iris, epimedium, and other plants originally installed in

the late 1920s. The north bed includes a diverse collection of historic iris, particularly dwarf and tall bearded iris cultivars. Several clumps of ferns and hosta can also be found in the hollow, although ferns are removed at the end of every growing season as they're only intended to provide a sense of wildness. Pachysandra and epimedium also border the walkway. The center bed includes an extensive planting of dwarf bearded iris along with tall bearded iris, several species of epimedium, pachysandra, and a small planting of three colors of creeping phlox (Phlox subulata) in the center bed and along the stone steps (see Figure 14) (PMP 78, CLRROT 50-55). Wildflowers in the hollow include the trout lily, cordialis, wood asters, spiderwort, foxgloves, and Jack-in-the Pulpit. A scant few Solomon's seal are at the top of the steps. Due to the density of the planting and the tightness of the space, without consistent maintenance the hollow becomes easily overgrown, with shrubbery too large for the space (Figure 23).

Plantings in Service Areas:
Historic Condition.
Several significant trees define the character of the service areas. Olmsted planted two false cypresses in the service courtyard sometime before 1903. By 1910, in the rear office courtyard, hosta was grown in the small planting beds, euonymous along the vault, and annuals near the spruce pole fence. By 1911, the firm planted annuals and perennials in geometric plantings boxes and small planting beds in the office courtyard. The courtyard plantings were redesigned at least twice by the 1930s. Members of the Olmsted Brothers firm drew several plans for replanting the beds in the courtyard in the 1930s. The second most intensely designed collection of herbaceous plants is found in the office courtyard.

In 1938, members of the Olmsted Brother's firm also planned a tulip test bed for the area behind the shed near Fairmount Street (CLR 83). The present parking area was also used as a vegetable and cutting garden prior to the construction of parking lot in 1926 (see Figures 9 and 10) (CLR 53).

Post-Historic and Existing Conditions.
The Olmsted Associates firm altered the office courtyard plantings by removing flowering plants and adding climbing hydrangea to the south wall of the vault in the 1960s. In the 1990s, the park restored the roses and other flowering plants present in the 1920s and re-established euonymous on the vault (see Figure 12).

In the office courtyard, a collection of annual and perennial flowering plants includes a formal rose bed in a rectangular planting with two pillar- roses in the center, four red roses at the corners, and three other colors with roses in groups of two, all trimmed with a tight planting of sheared sweet alyssum. There is also a classic white single rose growing on the corner of the building entrance near the downspout. It is meant to trail over the door. The American rose 'Dorothy Perkins' is also meant to grow over the spruce fence at the entrance to the courtyard (see Figure 12).

There are presently three surviving historic trees: a 48-inch diameter at breast height historic cucumber magnolia on the north side of the shed, the 11-inch diameter at breast height Hinoki false cypress, and the 24-inch diameter at breast height Japanese falsecypress, both located on the east side of the service courtyard between the house and the planting department. The park removed a large deteriorated sugar maple near the parking area in 1995 and replaced it in kind in 1996. The restoration project and some earlier landscape preservation projects resulted in a few new trees planted in the service area. This included a project in 1987 to restore the paper birch planted near the upper level of the shed. Other newer trees were integrated into the perimeter of the service area including a grouping of Canadian hemlock in the northeast corner of the parking area, removed sometime after 2007 due to construction work.

Vines on Structures:
Historic Condition.
Olmsted Sr. promoted profuse growth of vines on the house, fences, and over the ledges during his time at Fairsted. He favored the air of wildness and mystery they lent to the landscape.
Historically, Chinese wisteria covered the entire front façade of the house, as well as the south side. Olmsted and his sons used wintercreeper euonymous to cover the spruce pole fence, front gate arch, vault, and drafting wing as well as interplanting it among shrubs in the hollow and rock garden.

Abundant growth of vines over structures is a significant character-defining feature of the landscape. Historic photographs of the vine-laden house taken by Theodora Kimball demonstrate the historic profusion of vine growth (see Figure 1). Dutchman's pipe covered the east side of the office wing, supported by steel cables (PMP 78, CLRROT 145-149).

Post-Historic and Existing Conditions.
The firm planted vines on the fence and arch in 1935 after significant reconstruction of the features. In the early 1980s, the park removed other vines from the house to allow repairs to the exterior of the building. The vines were reinstalled on the house in 1989 with the steel strapping system developed by Charlie Pepper at the Olmsted Center (Figure 24) (CLR 67).

Today, several of the historic vines are found in the landscape, although some are missing from specific locations. Chinese wisteria (Wisteria chinensis) and bower actinidia (Actinidea arguta) currently climb up a removable trellis system on the south façade of the house. The vines on the house have been carefully pruned, with the steel strapping replaced according to plan in 2014. Chinese wisteria is also found on the east façade of the house, but is missing a trellis support. Wintercreeper is found throughout the hollow, in a few places along the spruce pole fence, along the southern edge of the rock garden, and climbing up the south façade of the brick vault. It is currently missing from most of the spruce pole fence, the drafting wing, and the front gate arch pending completion of repair work and reinstallation of the arch. Virginia creeper (Parthenocissus quinquefolia) and Boston ivy (Parthenocissus tricuspidata) currently climb over the retaining wall between the circular drive and the hollow and over the puddingstone ledge in the hollow. The restoration work added two new vines to the site. Dutchman's pipe climbs up the north side of the planting department and was planted over a metal arbor in the rear barnyard but needs to be replaced (McKindley). English ivy has also been added to the north side of the brick vault (CLRROT 145-149). Overall, the growth of vines on structures has not reached its historic plenitude while under National Park Service management. This may be due to concerns regarding preservation and maintenance of structures, the current construction work, and the educational use of the grounds, archive, and exhibit spaces.

Plantings in Green Hill Property:
Historic Condition.
Photographs taken between 1884 and 1919 (most likely between 1900 and 1905) by T.E.Marr of Boston are the earliest to clearly show the character of vegetation along the eastern edge of the Gardner family's property at 135 Warren Street (Gardner Museum). These views show a canopy of mostly deciduous trees at the base of the embankment, with a buffer planting of rhododendron. The trees appear to be a mixture of native species and exotic specimens that were intentionally planted. While relatively dense along the eastern boundary of the property, the strip of mature trees was narrow enough to allow light to penetrate to the understory layer. The slope of the embankment was planted with meadow grass, then showing daisies in bloom.

Post-Historic and Existing Conditions.
As maintenance of the area along Warren Street waned, likely due to the Gardner family's consideration of subdividing their large estate, successional vegetation began to replace openings in the tree canopy and on the understory. In particular, Norway maples widely colonized the area at the foot of the embankment, creating a heavier tree canopy and darker understory. With transfer of the parcel to the Town of Brookline Conservation Commission in 1981, maintenance was limited. Upon transfer to the National Park Service in 2001, limited efforts were made to reduce brush and fire load on the parcel through arboricultural projects. Trees on the parcel were inventoried for the first time in 2010 as part of an Asian Longhorn Beetle Management Plan for the park. Invasive species in the understory were inventoried in 2015.

Today, vegetation in this area is characterized by a dense canopy of mixed evergreen and deciduous trees, with limited woody understory vegetation. The canopy is dominated by Norway maple and white pine. However, several large and noteworthy specimens remain, including beeches, red oaks, tulip poplar, American linden, and sugar maples. Species that remain in the understory are largely invasive, with only a few specimens that suggest an earlier character: spirea, lily of the valley, forsythia, wintercreeper, and shrub roses.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Plantings in South Lawn and West Slope	173898	Contributing					No
Plantings in Driveway Area	173900	Contributing					No
Plantings in Rock Garden and S. Border	173902	Contributing					No
Plantings in Hollow	173906	Contributing					No
Plantings in Service Area	173908	Contributing					No
Vines on Structures	173910	Contributing					No
Green Hill Specimen Trees	173912	Contributing					No

Landscape Characteristic Graphics:



Figure 20. The edge of the south lawn is formed by an undulating line so that the entire space cannot be taken in from any single point. The west slope of the property is at the right of the image (OCLP, June 2015).



Figure 21. View of the south lawn taken from the west slope. The replacement Olmsted elm is visible. The mounded rock garden appears behind the crabapple tree at the right of the image. The house and lattice fence appear to the left (OCLP, June 2015).

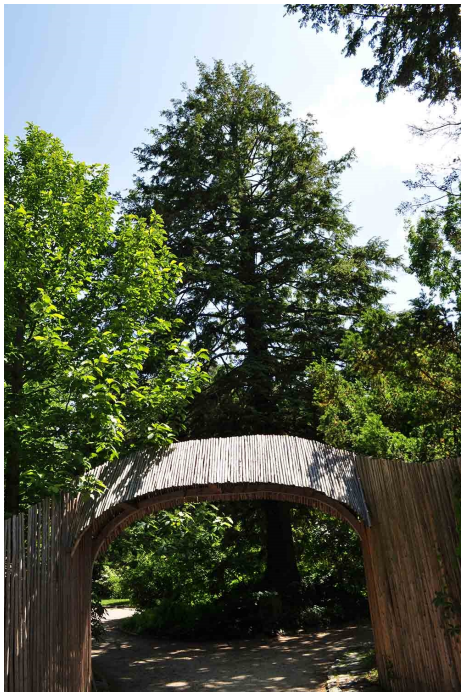


Figure 22. The historic Canadian hemlock planted in the central planting bed of the front lawn. The stone edging of the planting bed is also visible to in the left of the image are located the three nonhistoric parking spaces (OCLP, June 2015).



Figure 23. View of the hollow taken from the flagstone path along the front drive. In the background, the office wing is visible. The stone-lined path encircles the central planting bed with its planting of irises (OCLP, June 2015).



Figure 24. View of the house from the south lawn, with vines growing on the constructed trellis structure (OCLP, June 2015).

Landscape Characteristic: Circulation

At Fairsted, circulation includes historic and contemporary vehicular and pedestrian routes. Vehicular routes include the entrance drive, service entrance, and parking areas. Footpaths include the bluestone entrance walk, accessible office entrance, paths and steps in the hollow, rock garden path, path behind the barn, path to the shed, entrance to the office wing, and the Dudley Street sidewalk.

Driveway:
Historic Condition.
The front driveway is a circular vehicular route, originally designed for carriage access from Warren Street. Frederick Law Olmsted created the front drive/carriage turn-around in 1884 to provide a new primary entrance to the property, which was both aesthetically improved and suitable for his home and office setting. The Clarks' drive was originally a straight drive extending through the south part of the property from Warren Street to the barn located on the upper slope. Olmsted relocated the barn to create the service area. He then designated separate service and front drives, moving the original main entrance of the house from the south side to the east. In order to accomplish this change, Olmsted and John Charles constructed a stone retaining wall, to create a flat plane on which the carriage turn is located. The Roxbury puddingstone retaining wall separates the turn-around from the south edge of the hollow and provides a distinct grade separation between the two areas. The drive enters through a front gate arch, historically covered with wintercreeper euonymous (Euonymous fortunei 'Radicans'), circling a center planting bed with a single Canadian hemlock (Tsuga canadensis). The circular bed also contains informally placed puddingstone rocks. Historically, shrubs and large trees including a cucumber magnolia (Magnolia acuminata) and an American elm (Ulmus americana) bordered the south edge of the drive. The drive is one of the original features of the site and influenced the character of the hollow and entrance experience. The rustic masonry of the curb and wall contribute to the site's distinct character (see Figures 3 and 4) (CLRROT 7-8, 143).

Post-Historic and Existing Conditions.
The entrance drive remained largely unchanged until the late 1950s when the Olmsted Associates widened the drive slightly, removing a portion of the adjacent front entry walkway. In 1965, Richardson added three small parking spaces on the southeast side of the turnaround (CLR 100). In addition, a screen of Carolina hemlocks was planted inside the fence along Warren Street. During the restoration work in the mid-1980s to 1990s, the park retained the three non-historic parking spaces to provide nearby accessible parking (see Figure 22). The park removed non-historic features such as the aforementioned Carolina hemlocks and replaced missing historic features, particularly trees, shrubs, and the front entry walkway. The park also installed the granite curb where the driveway meets Warren Street in 1986 as part of a larger project to mitigate flooding in the hollow (CLRROT 143). The driveway was resurfaced in 2015.

The existing accessible parking area was not constructed with the same subsurface material as the historic entrance drive and was prone to severe drainage problems during heavy rains and spring thaw. To solve this problem, the parking area was excavated to a depth of one foot and replaced with gravel to provide a stable subsurface layer and permit adequate drainage. During the restoration, an asphalt chip coat apron was added at the incline where the drive meets Warren Street to provide better traction for exiting vehicles. The park resurfaced the entire front drive and parking area with beige stone dust. The existing bluestone and puddingstone curb bordering the driveway was reset, including the addition of an edge drain. The park also replaced the missing puddingstone curb around the center bed (see Figures 19 and 22) (CLRROT 143).

Service Drive and Courtyard:
Historic Condition.
By 1887, Olmsted Sr. and John Charles had the barn moved from the south part of the property to the northwest area to cluster the buildings and create the service area with drive access from Dudley Street. By 1895, the expansion of the office wing completely separated the service drive from the hollow. In 1926 the firm constructed the employee parking area (accessed from the service drive) (see Figure 10) (CLRROT 11).

Post-Historic and Existing Conditions.

The service drive enters from Dudley Street into the courtyard formed by the void between the barn, house, and office wing. The park resurfaced the drive during the reconstruction work in the 1990s. It was surfaced with the same beige stonedust used for the front drive (CLRROT 63). The drive is primarily used by visitors and staff to access the parking area (Figure 25). After extensive restoration work on the buildings, the drive was surfaced with gray loose aggregate and is currently in need of replacement with a historically appropriate surface treatment. The service drive and courtyard were resurfaced in 2015.

Rear Parking Area:
Historic Condition.
The parking area, originally constructed in 1926 to accommodate the increased use of automobiles by employees, was historically surfaced with cinders. Located on the site of the former vegetable garden and planned annual test garden, it historically accommodated between 14 and 19 vehicles (CLRROT 7-8, 11). Once the property was rented beginning in the 1920s, the barn, barnyard, and vegetable garden area were reserved for office use, as the initial tenant had no desire to keep a vegetable garden. In 1925, Koehler began preparing designs to locate a garage to be accessed from Fairmount Street, but this plan was never completed. In 1926, the current plans for the parking area were developed after several different proposals (see Figure 10) (CLR 79).

Post-Historic and Existing Conditions:
In 1988–89, the National Park Service restored the parking area to its historic c.1930 configuration. The area was resurfaced with coal cinders at the time, but the coal cinders were subsequently deemed a hazardous material and replaced in 1993 with a 50/50 mixture of crushed stone and stone dust. In 1997, the parking area was again resurfaced with a gray-colored, gravel/stone mix to more accurately replicate the historical appearance of the original coal cinder material and to visually distinguish the material from the service drive, but this differentiation is no longer apparent. The surface material has been replaced several times during park ownership, most recently in 2015 (see Figure 25) (CLRROT 143).

Front Entry Walkway:
Historic Condition.
The rustic masonry of the walk contributes to the site's distinct appearance and to the preservation of Olmsted's stylistic preference for picturesque qualities in the landscape. By 1900 a precursor to the present walk was in place; however, the stones were widely spaced with considerable grass in between (CLR 19). By 1925, the firm had reworked the path to consist of a surface with closely spaced stones, a clearly defined curb, and an adjoining low wall. This was completed around the same time as Koehler's redesign of the hollow steps and plantings (see Figure 11) (CLR 66).

Post-Historic and Existing Conditions.
At the Warren Street entrance, the front entry walkway joins the primary pedestrian route into the site, a contemporary concrete sidewalk along Dudley Street, leading to the front gate arch. The walkway is constructed of irregularly shaped dry-laid stones with a rough-hewn bluestone/puddingstone curb. It follows the curve of the front drive, running along the top of the retaining wall that separates the hollow from the entrance drive. The route continues to connect to an accessible concrete walk leading to the office entrance. The park restored the walkway, leveling and resetting existing stones, between 1995 and 2000. They also replaced a small missing portion of the walk and edging to match historic photographs (see Figures 19 and 22) (CLRROT 143).

Hollow Path:
Historic Condition.
The path was likely constructed in 1885, although the original plans have been lost (CLR 24). By 1895, the path was extended into a complete oval so that one could walk around a central planting bed among the rock outcroppings and large puddingstone ledge. The expansion of the office areas and building of the vault redefined the character of the hollow as a separate and secluded area from the rest of the grounds. In 1924, Hans Koeler, the Olmsted Brothers' horticultural specialist, redesigned the hollow steps to create a more regular height to the risers for easier access by the office staff and client. Two employees from Driscoll, a landscape contractor frequently used by the firm, reconfigured and reinstalled the steps (CLR 71, CLRROT 1-10). Sometime around 1925,

when Koehler first wrote Olmsted Jr. of the idea to redesign the steps, path, and plantings in the hollow, a table and chair were set under the dogwood tree for use by office staff (see Figure 5) (CLR 74).

Post-Historic and Existing Conditions.
An oval path encircles the hollow, surfaced in stone dust and lined with small stones. The office entrance also connects to the hollow, which is reached by twelve rustic stone steps leading to the stone dust path. Another small set of three stone steps connects the hollow path with a gate along Dudley Street at the northeast corner of the office wing. During the restoration work in the 1990s, the park reset the twelve stone steps to improve their alignment and stability. A new step was added at the top of the hollow to meet the new grade of the accessible concrete walk leading to the main pubic entrance. The dry-laid stone steps leading to the Dudley Street gate were also reinstalled after removal during previous work in the 1980s to repair emergency drainage problems in the vault. The park also reset the stone edging lining the walk to clearly define the planting beds and walkway (Figure 26, see also Figures 14 and 23) (CLRROT 55-57).

Rock Garden Path:
Historic Condition.
By 1904, the rock garden area was well established with a small puddingstone-lined path winding through the mounded plants, topography, and large rock outcroppings. The 1904 survey does not show the path in great detail, so due to the lack of documentation subsequent changes are difficult to determine. At the suggestion of Henry Hubbard, who was retained for work on the grounds, a small footpath running diagonally from the front drive to Warren Street was removed in 1904 after Olmsted Sr.'s passing (CLRROT 141).

Post-Historic and Existing Conditions.
The rock garden path is lined with stones of varying sizes that help to integrate the path into the mounded topography of the rock garden. The park resurfaced the path in stone dust during restoration work (see Figures 8 and 16) (CLRROT 49-50).

Stonedust Path behind Barn:
Historic Condition.
The historic condition of the walk is not well documented. Although it is shown in several surveys and plans for the site, little photographic evidence exists. Prior to 1926, a path extended from the front drive to the conservatory and on to the south and west side of the barn. By 1926, this path was partially removed (Meier, CLR vol.2, 17).

Post-Historic and Existing Conditions.
In the rear of the property, three footpaths connect several service areas. A stone dust path from the parking area, along the west side of the board fence, provides access to the south entrance into the barnyard. During the1990s restoration work, a new section of path was installed along the southern side of the board fence bordering the barn yard. The path terminates with the pipe arbor, designed by Charlie Pepper after the historic wicket structure in the same location and installed in the 1990s (Figure 27) (CLRROT, 55-60).

Office Courtyard Entrance:
Historic Condition.
In 1911, the firm's additions to the office wing and vault created a rear courtyard with buildings surrounding it on three sides (see Figure 9). Prior to 1920, this space functioned as an extension of the vegetable garden with planting beds, ornamental plants, and vines growing on the vault. With the 1926 construction of the parking area, the office courtyard entrance became a primary entrance for employees. The concrete aggregate pavers are in a style popular at the time and also used at Meridian Hill Park in Washington, D.C. The pavers include different finishes of pebble texture, hand-crafted with various colors of pinks, browns, gray, black, and white stone. By 1925, the plants in the area consisted mostly of perennials, bulbs, and roses within the rectangular plot (CLR, 81).

Post-Historic and Existing Conditions.
A geometric pattern of aggregate concrete pavers provides a walkway through the office courtyard

into the rear office entrance. During the 1930's planting changes to the area continued with changing fashions and the increased use of this entrance by employees (see Figure 12) (CLR 81). During the restoration work, the concrete aggregate surface was removed and replaced in kind. The park also reset the small aggregate pavers in the northeast corner of the courtyard to their historic configuration (CLRROT 62-65). For the construction work begun in 2007, the pavers in the courtyard were removed and reset.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Driveway	173916	Contributing	40160		Asset	34380	Yes
Service Drive and Courtyard	173918	Contributing					No
Rear Parking Area	173920	Contributing					No
Front Entry Walkway	173950	Contributing	40162		Asset	34381	Yes
Hollow Path	173952	Contributing	40163		Asset	34363	Yes
Rock Garden Path	173954	Contributing	40167		Asset	34383	Yes
Stonedust Path behind Barn	173956	Contributing					No
Office Courtyard Entrance	173960	Contributing					No

Landscape Characteristic Graphics:



Figure 25. View of the parking area and portion of the service drive. The shed appears at the far end of the parking area (OCLP, June 2015).

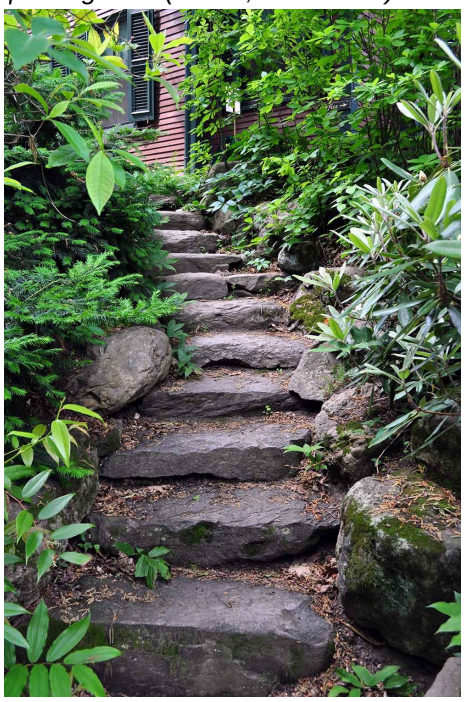


Figure 26. View of steps into the hollow (OCLP, June 2015).



Figure 27. The barn and the stockade fence with the stonedust path running along it are visible on the left half of the image. The lattice fence is visible in the right half of the image (OCLP, June 2015).

Landscape Characteristic: Buildings and Structures

The building complex at Fairsted consists of the house, office wing, vault, barn, and shed. Each of these was either altered or constructed by Frederick Law Olmsted and his sons between 1883 and 1926.

House:
Historic Condition.
The house consists of the 1810 Federal style farmhouse originally built by Joshua Clark. After Olmsted purchased the property in 1883, he engaged Boston architect C. Howard Walker to prepare plans for changes to the house to accommodate his family and office space. These changes consisted of alterations to the southwest corner of the residence for office and bedroom spaces, as well as a new kitchen and laundry area. The bay window was added to the conservatory c.1884.

The house functioned as Olmsted's office space until the construction of the office wing, begun in 1889 which included expansion of the office areas in the north side of the house and construction of additional rooms on the west side. A third story was added in 1903. The Olmsted family expanded the servants' wing and added another sleeping porch in 1910 and 1926, respectively (see Figures 1, 6, 7) (CLR 20).

Post-Historic and Existing Conditions.
The house is a 2½ story building with 25 rooms and a basement cellar (Olmsted NHS). The house existed largely in its historic condition until around 1964 when Artemis Richardson added a bay window to the kitchen. The Richardsons painted the house beige in 1964 and then sage green in 1973. The severe winter storm of 1977 caused extensive damage to gutters and fascia boards on the east and south sides of the house, requiring repair. In the summer of 1984 the National Park Service began major restoration work on the vault, office wing, and house. Extensive rehabilitation on the house interior and exterior was completed between 1985 and 1989, with additional improvements to accommodate accessible exhibits in 1994. In 1987–1988, the park undertook extensive work and repair to the exterior of the house. As a result, the vines on the surface of the structure were cut back two to three feet above ground. After the exterior repairs, the house was repainted a dark red color in accordance with its c.1930s appearance (CLR 100, 101, 110).

Today, the house consists of a wood frame clapboard farmhouse, painted dark red with green and black trim. The front entrance is accessed by the entrance drive. A portico covered by a small glassed in vestibule is centered on the front façade. Olmsted's first office expansion and upstairs bedroom and sleeping porch are visible on the northeast corner of the house. The south façade, facing the lawn and rock garden, contains the bay window formed by the conservatory as well as remnants of the original entrance. From the west slope, the service wing of the house is evident, consisting of the kitchen, servants' wing, and laundry yard (see Figures 21 and 24) (CLRROT 155-157). Between 2007 and 2012, NPS repaired roofs, changed the electric to phase III and placed electric service underground, upgraded the fire detection and security systems, added fire suppression to the house, and upgraded the HVAC system. In 2013, new exhibits were installed in the house.

Offices and Vault:
Historic Condition.
Frederick Law Olmsted initially set up his office in the north parlor of the office wing. His intimate knowledge of H.H. Richardson's place of work and residence possibly influenced Olmsted and his sons to develop their own home/office, since Richardson's property consisted of a one-story wood frame home office and a brick plans vault. Olmsted and his sons constructed and expanded the office wing of the property between 1887 and 1925 to accommodate the growing firm and increased staff and storage needs (see Figure 2) (Gilmore, 1987, 6 referenced in CLRROT, 156).

In 1887, Olmsted extended the north parlor wall to enlarge his office, followed in 1890 by the construction of a new office entrance and the clerical department on the north side of the house. These additions to the property changed the configuration of the hollow by eliminating a line of pear trees and also provided greater definition by further enclosing the space. In 1895, after Olmsted's

retirement, John Charles and Frederick Law Olmsted Jr. had the office wing further expanded, separating the service drive from the hollow. The firm constructed the planting department between 1900 and 1901 and the first floor of the plans vault in 1902. In 1911 and 1912, second stories were added to the north drafting wing and the plans vault, creating the enclosed rear office courtyard. The last major change to the office complex was the 1925 second story addition to the clerical department (CLR 25, CLRROT 155-156).

Post-Historic and Existing Conditions.
The office complex consists of 22 rooms in 4 interconnected 2-story structures, inclusive of the clerical department, north drafting wing, planting department, and the plans vault. The north parlor, which served as Frederick Law Olmsted Sr.'s office, connects the office wing to the house. Like the late 19th century additions to the house, the office complex contains an assemblage of connected buildings. In addition, the Olmsted Brothers constructed the office buildings to conform to the site's sloping topography, so the office interior and exterior contain many changes in elevation. All of the buildings are wood-frame construction, with the exception of the plans vault, which is made of brick for additional fire protection. Several of the structures have foundations of Roxbury puddingstone, which is prevalent in the Fairsted landscape (CLRROT 155-156¬).

In the summer of 1984, major restoration work was begun on the vault, office wing, and house. The park completed extensive preservation work on the office interior and exterior between 1985 and 1989, as well as rehabilitation work in the vault interior, to prepare the site as a museum and archive research facility. Between 1994 and 1996, the National Park Service removed the existing deck at the main entrance to the present house/office museum and replaced it with a similar deck at the same elevation as the threshold, providing for unimpeded wheelchair access to the building (see Figures 14 and 23) (CLRROT 155-157). The office received further intensive repair work and system upgrades between 2007 and 2012. The work included roof repairs, upgraded fire detection, security and fire suppression systems, and upgraded HVAC, including installation of a geothermal system.

Barn:
Historic Condition.
In 1883, Olmsted moved the barn from its original location at the base of the west slope to its present location close to the house to allow space for the construction of the Clark sisters' cottage. The exact date of construction of the barn is not known, but is assumed to be between 1810 and 1867. Relocation of the barn created the opportunity for the entrance drive and the south lawn areas by clustering the building complex (see Figure 2). Olmsted added a carpentry shop in 1883, and in 1909 a remodel added new doors, windows, and storage shed (Carden and Gilmore, 1987, 5 as referenced in CLRROT, 156). By 1914, the firm used the barn exclusively for office purposes, including the addition of a model shop, and later use as a soil testing laboratory and photographic darkroom.

Post-Historic and Existing Conditions.
The barn is a 2½-story wood frame structure with clapboard siding painted dark red to match the house and office wing. It is located on the west side of the office complex and connected to the house by a covered walkway (Carden and Gilmore, 1987, 5 as referenced in CLRROT, 156). The barn has remained unchanged since 1914. As part of the construction work begun in 2007, the park rehabilitated the barn for public and education program use (see Figure 26).

Shed:
Historic Condition:
Frederick Law Olmsted probably constructed the shed sometime between 1883 and 1888 at the north end of the west slope (see Figure 2). It was constructed with two levels and built into the slope. A set of concrete aggregate pavers were installed to provide access to the upper level at an undetermined date. At construction, the shed consisted of a simple wood-frame structure with a saltbox gable roof and rubblestone foundation. In 1905, the Olmsted Brothers remodeled the shed, transforming it from a simple tool shed into a garage. The major change associated with the new use was the addition of a cross gable roof, which allowed the west doorway on the upper slope to be converted for auto access (see Figures 9 and 10). During the 1920s, a small plot for testing

plants was placed behind the storehouse near Fairmount Street (CLR 79, Carden and Gilmore, 1987, 44-47as referenced in CLRROT, 156).

Post-Historic and Existing Conditions.
Since 1905, the shed has remained largely unchanged. The storage shed is located on the west side of the parking area. The park made extensive repairs in the 1980s, and today it is painted dark red , matching the house, barn, and office wing (see Figure 25) (CLRROT 156).

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
House	173962	Contributing	22604		Location	63711	Yes
Offices	173964	Contributing	22615		Location	63716	Yes
Vault	173988	Contributing	40166		Location	63721	Yes
Barn	173990	Contributing	22616		Location	63718	Yes
Shed	173992	Contributing	22617		Location	63719	Yes

Landscape Characteristic: Views and Vistas

There is a multitude of views and vistas at Frederick Law Olmsted National Historic Site. Many of these were calculated by Olmsted to shape the experience of moving through the property. While significant views and vistas within any designed landscape are nearly limitless, the views documented below are particularly character-defining at Fairsted.

Borrowed View to Former Gardner Property from Conservatory/South Lawn:
Historic Condition.
With Olmsted's relocation of the barn in 1883 and the resulting creation of the south lawn area, the historic borrowed view to the Gardner property was established. Theodora Kimball took photographs of this view when she visited the site in the 1880s (CLR 28).

Post-Historic and Existing Conditions.
The view looking southeast from the conservatory takes in the stand of historic hemlocks and a borrowed view into the neighboring Gardner property, which enhances the perception of spaciousness on the site (CLRROT 157). Three groups of Canadian hemlocks, totaling approximately 20 trees define the southern border of the site and direct the view. The view had been severely compromised by the growth of volunteer trees on the Gardner property and on Fairsted by the time the National Park Service acquired the site in 1979. Some initial clearing on the property boundary area was begun in 1982 (CLR 110). However, by 1994 the borrowed view had become even more obscured with the volunteer growth of Norway maples on the former Gardner property (CLR 111, CLRROT 157). In 2001, the park acquired the property and has been more active in management of vegetation to preserve the historic borrowed view. While still slightly obscured by volunteer growth, the view is more open than it has been since the end of the period of significance (Figure 28).

View of Fairsted from Upper South Lawn:
Historic Condition.
This view was established by Olmsted with the creation of the entrance drive and south lawn area in 1883–1884.

Post-Historic and Existing Conditions.
The view of Fairsted from the upper south lawn includes the sweep of the lawn, the corner of the house, and the shrub massing of the circular drive. The view from the hill looking back to the house has two spirea and groundcover roses at the lawn edge with the specimen forsythia in the foreground. A large elm was historically in the center of the view and a key feature of the south lawn area. This view has been impacted by the deteriorating health of the elm, which was eventually removed in March 2011 and later replaced. The view will be impacted for several years until the elm replacement reaches maturity. The view is also compromised when cars are parked in the non-historic accessible parking area off the drive (CLRROT 157).

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Borrowed View to Former Gardner Property	173994	Contributing					No
View of Fairsted from Upper South Lawn	173996	Contributing					No

Landscape Characteristic Graphics:



Figure 28. View south across the south lawn to the former Gardner property. The historic borrowed view into the Gardner property is obstructed by volunteer growth (OCLP, June 2015).

Landscape Characteristic: Small Scale Features

Fences on the site include the perimeter spruce pole fence, stockade-board fence around the barn and along a portion of the Green Hill parcel, and a lattice fence enclosing the laundry yard. A cedar post and chain link fence is located along the west property boundary. Masonry walls include the vernacular stone wall bordering the former Gardner property, stone retaining walls around the hollow, and stone wall along the length of the Gardner property.

Spruce Pole Fence and Front Gate Arch:
Historic Condition.
The vine-covered archway and spruce pole fence is a character-defining feature of the property and well documented in historic photographs. The fence was constructed c.1883 along most of the property's frontage on Warren, Dudley, and Fairmount streets (see Figure 9). Euonymus was grown along the fence after its construction and replanted on occasion to maintain the initial abundance of the vines on the property. The Fairmount section of the fence was initially planted with Dutchman's pipe (CLR 31, 62-63, CLRROT 158).

The front gate arch is a character-defining feature of the site, providing the passersby with a framed view into the property, comprised of the circular planting bed with the historic Canadian hemlock and the house beyond (see Figures 3 and 4). The arch over the front driveway was originally designed around April 1884, at the same time as the driveway, and was installed by 1885. The Olmsteds planted the arch with wintercreeper euonymous vines which entirely covered the structure by 1889. The arch was also later planted with Parthenocissus and Hall's honeysuckle (CLR 18-19, 66, CLRROT 158). Large portions of the fence were rebuilt in 1904–1905 (CLR 62).

The spruce pole material was chosen by Olmsted Sr. and maintained after his passing, first by his sons, and then by the firm at large, especially Hans Koehler, the horticulturist at the firm most directly involved with the grounds between 1910 and 1940. Throughout the early 1900s, the fence had an opening along Fairmount Street to provide access to the storage shed. At an unknown date the opening was closed with a gate. The front gate arch was likely rebuilt in 1933, when significant portions of the fence were also rebuilt and replanted with euonymous in 1935 (CLR 31, CLRROT 158).

Post-Historic and Existing Conditions.
The fence has undergone routine repair and maintenance as required throughout the years, yet is identical in design and character to the original (Figure 29). It encircles the site, running along Warren, Dudley, and Fairmount Streets and, along with board fences, delineates the service areas. The spruce pole fence currently has three major openings off Warren, Dudley, and Fairmount Streets. The fence is constructed of spruce posts approximately six inches in diameter, set every seven feet. Two horizontal rails support peeled spruce logs, 1½ to 2 inches in diameter, set vertically to a varying height of 5 to 7 feet. The southern portion of the fence along Warren Street continues to the former Gardner property constructed atop a low stone wall, with the bottom edge of the fence closely following the boulders' contours (CLR 62, CLRROT 156).

Over the years, significant damage has occurred to the fence. In 1947 a car drove into the spruce pole fence requiring the purchase of eight dozen spruce poles for repair (CLR 90). By 1980, the spruce pole fence was in disrepair, weakened to the point of collapsing under the weight of the vines (CLR 110). The park replaced the fence in entirety between 1984 and 1986. The red oak planted to replace the one uprooted in the 1991 hurricane was incorporated into the fence along Dudley Street as it was rebuilt (CLR 62, CLRROT 158). The restoration of the historic parking configuration and service drive changed the location of the spruce pole and board fences to allow for emergency access to the barn, office, and rear entrance to the house (CLR 109, CLRROT 158).

At the main entrance to the site, the fence rises up to form a front gate arch. Sometime in the late 1950's or early 1960s, a truck coming through the arch pulled the structure down (CLR 92). The arch was not rebuilt and installed on-site again until 1985. Several historic plans existed to help guide construction of the front gate archway to its historic configuration (Meier, CLR vol. 2, 16). The park installed a new drain underneath the arch due to recurrent drainage issues in the hollow (CLR 110). The arch was temporarily removed from the site due to construction in 2007 and was replaced for reopening to the public in 2013.

Overall, the fence has been replaced on average approximately every 30 years. During the winter, the fence section at the corner of Dudley Street and Warren Street has been frequently damaged by cars skidding on snow or ice (CLRROT 65).

Stockade Fence:
Historic Condition.
The barn fence was first installed sometime between 1883 and 1887 to create an enclosure for the barn yard. The exact configuration of the stockade fence has changed somewhat over time, particularly between 1904 and 1926, to accommodate the parking area (CLRROT 11,158).

Post-Historic and Existing Conditions.
Along with the spruce pole fence, the stockade fence delineates the service areas and surrounds the maintenance yard behind the barn. It is constructed of green painted boards 6 ¾ to 7 inches wide and 5 to 6 feet tall. The park re-established the historic fence configuration when the parking area was restored in 1985–1987. The stockade fence was also rebuilt after installation of the geothermal system, and a new electrical box in the yard behind the barn (see Figure 26) (CLRROT 158).

Lattice Fence:
Historic Condition.
The fence was constructed between 1883 and 1887, and connected the barn to the service wing of the house (CLR 31, CLRROT 158).

Post-Historic and Existing Conditions.
A wood lattice fence, painted green, currently surrounds the laundry yard between the barn and kitchen wing of the house. The historic fence was removed when the Richardson family constructed a swimming pool on the south lawn in the 1960s. The National Park Service removed the pool and reconstructed the lattice fence in 1984. The fence is planted with actinidia (see Figure 26) (CLR 112, CLRROT 158).

Cedar Post and Chain Link Fence:
Historic Condition.
The chain link and cedar post fence was installed on-site in 1904 by the Olmsted family (CLRROT 45).

Post-Historic and Existing Conditions.
A chain-link fence with wooden posts presently marks the border with the former Clark sisters' property to the west. The historic fence had become severely deteriorated by the 1980s, prompting the park to remove and replace it with a chain link fence with metal posts and concrete footers. The park reconstructed the historic fence in 1997, removing the chain link fence installed in the 1980s (CLRROT 45).

Stone Wall:
Historic Condition.
The exact date of construction of this wall between Fairsted and what would later become the Gardner property is not known. It is believed to date from the c.1810 land division by the Clark family (CLRROT 159).

Post-Historic and Existing Conditions.
A historic stone wall runs the length of the site boundary south of the south lawn and rock garden, separating Fairsted from the Gardner property. The wall consists of dry-laid fieldstone construction and is largely unchanged from its historic condition. Small sections of the wall have collapsed due to age and are in need of repair. In 1994–95, the National Park Service installed a drainage inlet near the wall to capture runoff from the adjacent Gardner property (then held by the Brookline Conservation Land Trust) and funnel it into the storm water drainage system (Figure 30).

Retaining Wall (between Front Drive and Hollow):
Historic Condition.
To create a flattened plane for the entrance driveway, part of the southern edge of the hollow was filled and a retaining wall built in 1884. The wall separates the drive from the south edge of the hollow and provides a distinct grade separation (CLRROT 158). Below the retaining wall, in the hollow area, a grotto space was formed by the elevation of the drive (Meier, CLR vol. 2, 15). No grading plans or construction drawings of the retaining wall or drive have been located (CLR 18, 24).

Post-Historic and Existing Conditions.
Along the south side of the hollow, a stone retaining wall supports the grade and defines the plateau on which the front drive and office entrance are located. At the upper elevation, the wall extends approximately 2½ feet above the front entry walkway, and is capped with large pieces of Roxbury puddingstone. From the hollow, the wall is constructed of rounded boulders approximately 12 inches in diameter. This wall has remained unchanged since its construction in 1884 (CLRROT 158). However, the "grotto" space created below the drive has been obscured throughout the years due to overgrowth of vegetation in the hollow (see Figure 18) (Meier, CLR vol. 2, 15).

Wicket:
Historic Condition.
The pipe arbors or "wickets" were originally installed on-site by 1902 according to documentation on an early survey. The area where the wicket stands contained a flower garden that is not well documented except by a 1902 survey of the property. The survey shows the flower garden as a rectangular area parallel to the rear façade of the barn. A path extended through the flower garden,

with the wickets placed at its terminating points (CLR 30). The wicket was removed at an undetermined date.

Post-Historic and Existing Conditions.
In 1987, the park constructed a small wire arbor to the upper level of the shed to support climbing roses that had historically existed in location. In 1997, during the restoration project, the park rebuilt the pipe arbor or "wicket" in the southern end of the barnyard, according to its general dimensions in historic photographs, and planted it with Dutchman's pipe (CLRROT 159).

Trellis System:
Historic Condition.
The existing trellis system was installed after the period of significance to enable vine growth on the south façade of the house without damaging the clapboards (CLR 112).

Post-Historic and Existing Conditions.
In 1989, the park installed a removable spiraled steel strapping trellis system along the south and east facade of the house to enable wisteria and Actinidia to growth (see Figure 24). The trellis system can be unhooked and tipped away from the building to allow for periodic maintenance on the wood clapboard, and has been installed with an approximately 6-inch airspace between the strapping and the clapboards to allow for air circulation (CLRROT 148-149). The system is modeled after remnants of the historic trellis system found on the site (CLR 112).

Green Hill Property Stone Wall:
Historic Condition.
The construction date of the stone wall that borders the Warren Street line with the Green Hill property is not known. However, the wall was in place by the turn of the century, when it is shown in photographs taken between 1884 and 1919 (most likely between 1900 and 1905) by T.E. Marr of Boston (Gardner Museum). A photograph taken in 1900 by John Charles Olmsted, looking north along Warren Street, shows that the fence was not present at this time. The wall was topped by a spruce pole fence that matched the spruce pole fencing that bordered Fairsted from post-1900 until at least 2001.

Post-Historic and Existing Conditions.
The stone wall varies in height from approximately 16 to 36-inches above adjacent grade. Portions of the wall along its southern extent are slightly retaining. The wall consists of rough-hewn Roxbury puddingstone held together conspicuously with mortar. The wall does not have a capstone, but is topped by segments of spruce pole and stockade fence to the north of the Gardner estate driveway and without fence to the south. Portions of the wall are deteriorated and in need of repair and repointing.

Green Hill Property Spruce Pole Fence:
Historic Condition.
From around the turn of the 20th century (post-1900) until at least 2001, a spruce pole fence stood on top of the stone wall that borders the Warren Street line with the Green Hill property. The fence is first documented by photographs of the Gardner estate taken between 1884 and 1919 (most likely between 1900 and 1905) by T.E. Marr of Boston (Gardner Museum). A photograph taken in 1900 by John Charles Olmsted, looking north along Warren Street, shows that the fence was not present at this time.

Post-Historic and Existing Conditions.
Only a small segment of the spruce pole fence along the Green Hill property remains. It extends from the northern corner of the property, adjoining Fairsted, midway to the entrance drive, where it changes to stockade fence for a short segment before changing back to spruce pole adjacent to the entrance drive. The fence is constructed of rebar posts, set approximately every eight feet. Two horizontal rails support peeled spruce logs, 1 ¼ to 1 ½ inches in diameter, set vertically to a height of 5 feet. The fence is in poor condition, with portions leaning and missing spruce poles.

Green Hill Property Stockade Fence:

Historic Condition.
The stockade fence is not historic.

Post-Historic and Existing Conditions.
The stockade fence was installed along a short portion of the stone wall to replace a missing segment of spruce pole fence. Two horizontal rails support tightly spaced wooden pickets set vertically to a varying height of 5 feet. The fence is in poor condition, with portions leaning.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Spruce Pole Fence	173998	Contributing	40157		Asset	34384	Yes
Front Gate Arch	174000	Contributing	40161		Asset	34353	Yes
Stockade Fence	174002	Contributing					No
Lattice Fence	174004	Contributing					No
Cedar Post and Chain-Link Fence	174006	Contributing					No
Stone Wall	174008	Contributing	40159		Asset	34378	Yes
Retaining Wall	174010	Contributing	40164		Asset	34365	Yes
Wicket	174012	Contributing					No
Trellis System	174014	Noncontributing – Compatible					No
Green Hill Property Stone Wall	174016	Contributing					No
Green Hill Property Spruce Pole Fence	174018	Undetermined					No
Green Hill Property Stockade Fence	174020	Noncontributing – Incompatible					No

Landscape Characteristic Graphics:

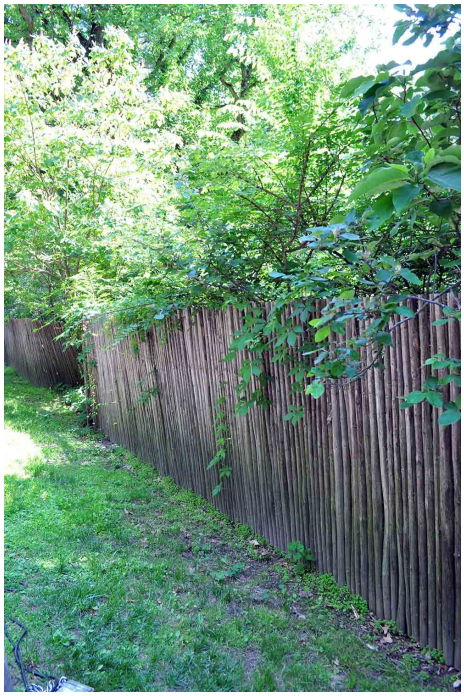


Figure 29. Spruce pole fence with limited vine growth. Recent damage by a vehicle is visible toward the left of the image (OCLP, June 2015).



Figure 30. Stone wall separating the Gardner and Fairsted properties. A few small sections of the wall have collapsed (OCLP, June 2015).

Landscape Characteristic: **Archeological Sites**

Prehistoric Archaeology:
There is no record of any prehistoric artifacts being found on the Olmsted NHS grounds, although further archeological testing may reveal artifacts (CLRROT 159).

Historic Archaeology:
Archeological testing in 1991 and 1993 revealed the existence of historic utility pipelines buried under the south lawn and produced strong evidence that the slope behind the shed had been used as a "reserve garden."(CLRROT 159). In addition, a test pit in the circular driveway uncovered artifacts from pre-Olmsted, 18th and 19th century habitation of the site. The overview archeology assessment states that the site has "great potential to contain additional archeological resources pertaining to 18th and 19th-century rural life and agriculture" and "moderate potential to contain pre-contact Native American archeological resources" (Johnson, 1997, 41 as referenced in CLRROT 159).

Landscape Characteristic:

This section presents an analysis of landscape characteristics, their associated features, and corresponding List of Classified Structures names and numbers, if applicable. It also includes an evaluation of whether the feature contributes to the property's National Register eligibility for the historic period (1883–1979), contributes to the property's historic character, or if it is noncontributing, undetermined, or managed as a cultural resource.

Condition

Assessment Interval (Years): 6

Next Assessment Due Date: 03/05/2031

Condition Assessment and Impacts

Condition Assessment: Good

Assessment Date: 03/05/2025

Condition Assessment Explanatory Narrative:

The overall landscape is well-maintained and in good condition. Deficiencies in the spruce pole fence and stone wall have been addressed. Vegetation/invasive plants in the Green Hill/Gardner Estate property continue to be managed, including the borrowed view from Fairsted. The site's existing landscape features are well-maintained. This is only possible through an assembled team (including FT gardener, Task Agreement with horticulturist, Master Gardeners and TTAP interns) that helps maintain the property. Park is currently exploring options for removal and possible replacement of downed trees on Green Hill Conservation Land. Driveway is currently in need of replacement.

Condition Assessment: Fair

Assessment Date: 09/25/2015

Condition Assessment Explanatory Narrative:

The condition of the original 1.75-acre portion of the Frederick Law Olmsted NHS is in good condition. The landscape has been accurately restored to its c.1930 conditions and the grounds and buildings continue to receive meticulous maintenance and care. The larger 5.31-acre Gardner property acquired in 2001 to preserve the borrowed southern view from the house is in poor condition. Historic stone walls are in disrepair, understory vegetation is overgrown, and trees need to be pruned. Several historic trees have been lost, while some non-historic trees should be removed. Work is currently underway to improve these conditions.

The overall landscape at Frederick Law Olmsted National Historic Site meets the current definition for “fair” condition. The landscape shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within 3-4 years to prevent further harm to its cultural and/or natural values. If left to continue without the appropriate corrective action, the cumulative effect of the deterioration of many of the landscape characteristics will case the inventory unit to degrade to a poor condition.

Impacts

Type of Impact: Pests/Diseases

Other Impact: n/a

External or Internal: Internal

Impact Narrative: Hemlock woolly adelgid has been a problem since about 2005, but in the past six years it has been controlled with cold snaps in spring and soil drenches of insecticide on the Fairsted parcel. The Green Hill acreage remains untreated. Hemlocks also suffer from two types of scale, with treatment pending in spring 2016. The park also monitors for bark beetles, canker, fireblight, and fungal infections, such as snow fungus and armillaria root rot.

Date Identified: 08/20/2015

Treatment

Stabilization Measures

Treatment Documents

Treatment Type:	Restoration
Treatment Completed:	Yes
Document Type:	General Management Plan
Document Date:	1987-01-01
Title:	
IRMA Link:	

Narrative:

The 1983 General Management Plan recommended a preservation treatment approach, with a 1960 treatment reference date, including removal of non-contributing features installed after the 1960s. In 1987, an amendment to the General Management Plan recommended restoration of the site to its c. 1925–1930 appearance. This revision was approved by the Massachusetts Historical Commission (SHPO) and a letter of concurrence from the Advisory Council on Historic Preservation, dated August 21, 1987.

The National Park Service initiated a cultural landscape report for the park in 1991. Volume I: Site History was published 1997. Work on Volume II: Existing Conditions, Analysis, and Treatment was started in 1992 and completed by 1994, but is pending final editing and printing. The objective of the landscape restoration was to promote understanding of the principles of landscape design as practiced by Frederick Law Olmsted Sr. and the successor firms and provide a primary interpretation and education tool. The restoration work was completed by 2001 and the Olmsted Center for Landscape Preservation initiated a Volume III: Record of Treatment to document the physical changes to the landscape over the preceding ten years.

The following treatment projects in the Project Management Information System (PMIS) include features of the cultural landscape at Frederick Law Olmsted National Historic Site:

PMIS 135200: Complete Cultural Landscape Report – Volume 2 and 3
Project Total Cost: $49,000.00
This project funds the completion of Volume 2 (Existing Conditions, Analysis, and Treatment) and Volume 3 (Record of Treatment) of the Cultural Landscape Report for Frederick Law Olmsted National Historic Site. Volume 2 requires final editing, formatting and design, and printing and Volume 3 requires editing, formatting and design, and printing.

PMIS 162045: Design & Install Interior and Exterior Lighting for Buildings and Grounds
Project Total Cost: $120,940.37
This project will professionally plan, design and install a lighting system for the exterior of the Olmsted historic buildings and grounds and interior of the Olmsted house that will correct ongoing safety and security problems and improve resource preservation while better integrating the property into the residential character of the surrounding neighborhood.

PMIS 162052: Replace Historic Olmsted Fence and Repair Historic Stone Wall
Project Total Cost: $119,006.17
This project will entail the removal and disposal of an existing spruce pole fence and all of its structural supports. The fence sits on top of a masonry wall and some masonry repair work will also be needed. The project will include replacement of the uniquely designed spruce pole fence in kind. An adjacent 120 foot stockade fence on the south side of the property will also be replaced. This project is viable depending on the outcome of the cultural landscape report work order number 4919293.

PMIS 224199: Plan, Design, Fabricate, and Install Directional, Wayfinding, and Information Signs
Project Total Cost: $44,926.20
For this project, Frederick Law Olmsted National Historic Site (FRLA) and Harpers Ferry Center (HFC) will plan,

design, fabricate, and install directional and wayfinding signs. A total of 7 informational signs will be designed fabricated, and installed inside park property. Professional signage based on HFC Sign Standards will be utilized to enhance visitor experience and understanding of the site.

PMIS 135524: Complete Preservation Maintenance Plan for Restored Landscape
Project Total Cost: $39,226.47
This project will complete a 50% draft of a Cultural Landscape Preservation Maintenance Plan for the restored, nationally significant cultural landscape at Frederick Law Olmsted National Historic Site. The Cultural Landscape Preservation Maintenance Plan will be informed by the Cultural Landscape Report (CLR) for Olmsted NHS. CLR Volume One (Site History) was published in 1994, and has been a key resource for management and interpretation of the cultural landscape at Olmsted NHS. CLR Volume 2 (Existing Conditions, Analysis, and Treatment) was also prepared in 1994 and is at 90% completion (requires final editing, formatting and printing). CLR Volume 3 (Record of Treatment) was prepared in draft in 2002. Park staff will work with OCLP staff to complete the draft plan (capturing 10+ years of field notes regarding maintenance of the landscape), and the final plan will be presented in a written and electronic format integrating FMSS and ArcGIS.

PMIS 211195: Develop Cultural Landscape Report for Green Hill Conservation Area
Project Total Cost: $90,079.11
This project will complete a Cultural Landscape Report for the Green Hill Conservation Area within Frederick Law Olmsted National historic Site. In 2002, the Olmsted site acquired a 5.35 acre parcel bordering its southern boundary through a donation and a legislated boundary increase. This property comprises a portion of the historic Gardner Estate, country home of philanthropist Isabella Stewart Gardner. The open fields of the Gardner estate represent a critical and sweeping borrowed view from the Olmsted residence and greatly enhance the visitor experience of the landscape. The CLR will research the history of the 5.35 acre parcel within the context of the Gardner Estate, the Green Hill National Register Historic District, and Fairsted property; analyze its significance; and recommend treatment and maintenance actions to preserve the condition of the site and the historical integrity of the adjacent Olmsted NHS. The project involves preparation of a CLR Part I and II, including Part I: Site History, Existing Conditions, Analysis and Evaluation, and Part II: Treatment.

Approved Treatment Costs

Cost Narrative:

Treatment Type:	Bulk Import TBD
Treatment Completed:	No
Document Type:	Cultural Landscape Report
Document Date:	1997-01-01
Title:	Fairsted: A Cultural Landscape Report for the Frederick Law Olmsted National Historic Site: Volume I: Site History
IRMA Link:	https://irma.nps.gov/DataStore/Reference/Profile/2186343
Narrative:	

Approved Treatment Costs

Cost Narrative:

Treatment Type:	Bulk Import TBD
Treatment Completed:	No
Document Type:	Cultural Landscape Report
Document Date:	2017-01-01
Title:	Cultural Landscape Report for the Fredrick Law Olmsted National Historic Site
IRMA Link:	https://irma.nps.gov/DataStore/Reference/Profile/2244555
Narrative:	

Approved Treatment Costs

Cost Narrative:

Treatment Type:	Bulk Import TBD
Treatment Completed:	No
Document Type:	Cultural Landscape Report
Document Date:	2017-01-01
Title:	Cultural Landscape Report for the Green Hill Parcel, Frederick Law Olmsted National Historic Site
IRMA Link:	https://irma.nps.gov/DataStore/Reference/Profile/2251983
Narrative:	

Approved Treatment Costs

Cost Narrative:

Bibliography and Supplemental Information

Bibliography:

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Whitehill, Walter Muir	Boston, A Topographical History	1968	Cambridge, MA: Belknap Press			
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Meier, Lauren G.	“Draft Cultural Landscape Report for the Frederick Law Olmsted National Historic Site, Volume 3: Record of Treatment”	2001	Boston, MA: National Park Service, Olmsted Center for Landscape Preservation			

Meier, Lauren G.	“Cultural Landscape Report for the Frederick Law Olmsted National Historic Site, Volume 2: Existing Conditions, Analysis, and Treatment and Draft Phase 1 Landscape Treatment: Removal of Nonhistoric Woody Plants”	1994	Boston, MA: National Park Service, Olmsted Center for Landscape Preservation			
McKindley, Mona	Unpublished notes regarding landscape maintenance, Feb. 15, 2011	2011	Boston, MA			
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Benka, Carla	“Massachusetts Historical Commission Form A –Brookline –Green Hill District”	1983	Brookline Historical Commission			

Landscape Documents:

File Name	Date	Attachment Type
FRLA_Fairsted_CLI Update Notes_2025.pdf		

Source