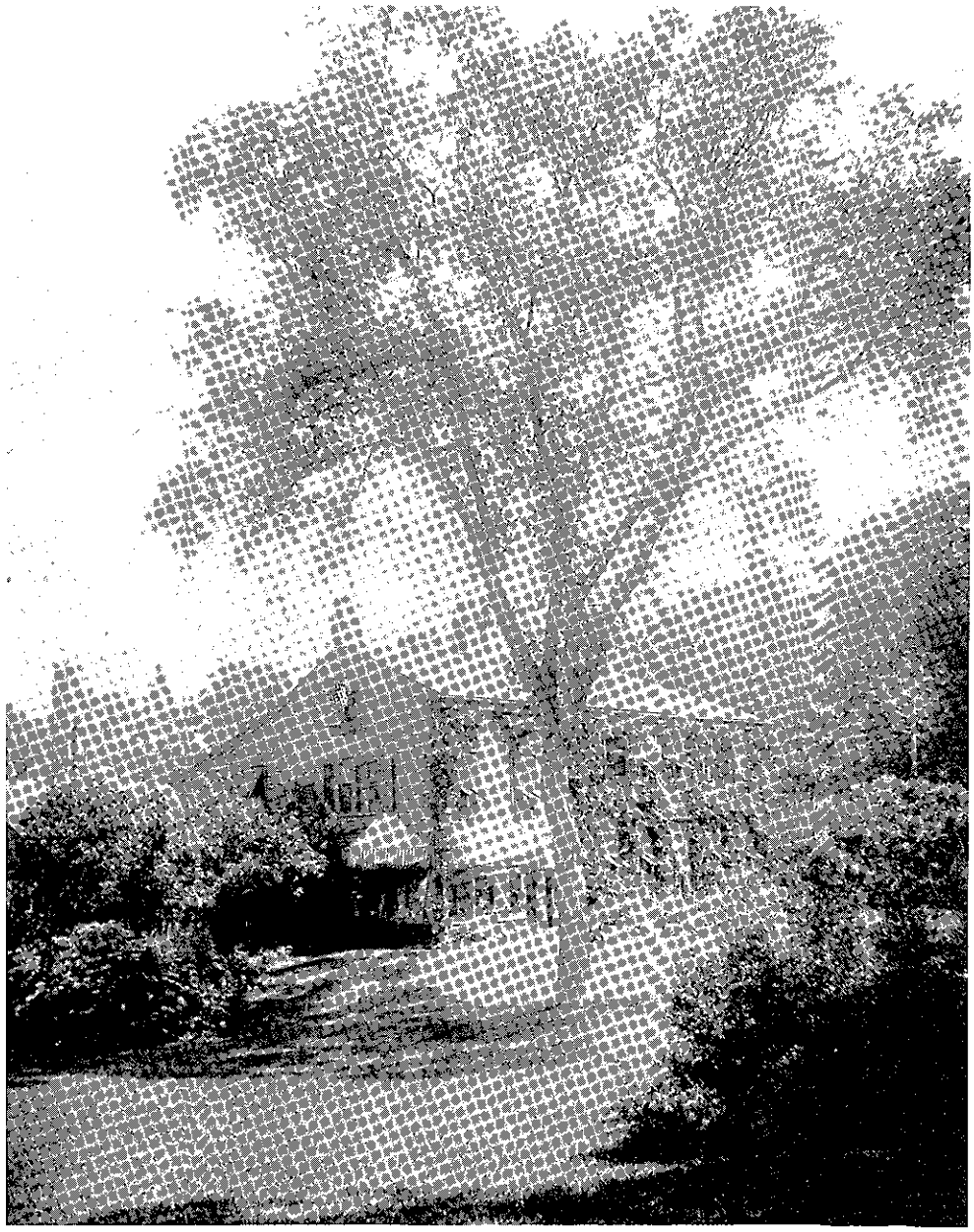
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A CULTURAL LANDSCAPE REPORT FOR THE FREDERICK LAW OLMSTED NATIONAL HISTORIC SITE

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VOLUME I: SITE HISTORY



Olmsted Center for Landscape Preservation

National Park Service

and the Arnold Arboretum of Harvard University

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FAIRSTED
A CULTURAL LANDSCAPE REPORT FOR THE FREDERICK LAW OLMSTED NATIONAL HISTORIC SITE

VOLUME I: SITE HISTORY

By
Cynthia Zaitzevsky, Ph. D.
Zaitzevsky and Associates, Inc.

With an Afterword by Mac Griswold

CULTURAL LANDSCAPE PUBLICATION #12

Olmsted Center for Landscape Preservation



National Park Service
and the
Arnold Arboretum of Harvard University

Boston, Massachusetts

1997

This report is part of the Cultural Landscape Publication Series produced by the National Park Service, Olmsted Center for Landscape Preservation. This series includes a variety of publications designed to provide information and guidance on landscape preservation to managers and other preservation professionals. The series editor is Nora J. Mitchell; Lauren Meier, Kirsten Thornton and Phyllis Andersen edited this volume.

The Olmsted Center for Landscape Preservation promotes the stewardship of significant landscapes through research, planning, and sustainable preservation maintenance. Based at the Frederick Law Olmsted National Historic Site, the Center perpetuates the tradition of the Olmsted firms and Frederick Law Olmsted Sr.'s lifelong commitment to people, parks, and public spaces.

The Olmsted Center for Landscape Preservation
99 Warren Street
Brookline, MA 02146
(617) 566-1689

The Arnold Arboretum of Harvard University was founded in 1872 with a mission devoted to scientific research, public education and international conservation. Its living collections are displayed on 265 acres designed by its first director, Charles Sprague Sargent, and Frederick Law Olmsted. An integral part of Boston's Emerald Necklace, the Arnold Arboretum remains one of Olmsted's best preserved designs.

The Arnold Arboretum of Harvard University
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Back cover photo: Frederick Law Olmsted c. 1890. Courtesy the National Park Service, Olmsted National Historic Site Archives.

United States Department of the Interior

NATIONAL PARK SERVICE
Frederick Law Olmsted National Historic Site
99 Warren Street
Brookline, Massachusetts 02146

IN REPLY REFER TO:

H30 (FRLA)

June 17, 1998

Dear Colleague,

We are pleased to enclose *Fairsted, Cultural Landscape Report for the Frederick Law Olmsted National Historic Site, Volume 1: Site History* by Cynthia Zaitzevsky, Phd. with an Afterword by Mac Griswold. This report is the result of rigorous historical research to analyze the evolution of the Fairsted landscape. This report documents changes made to landscape, especially related to the work of the Olmsted firm from 1883 to 1979 and serves as the principle research document to support the restoration of the grounds.

This report was completed through a collaboration of the Frederick Law Olmsted National Historic Site, Arnold Arboretum of Harvard University, and the Olmsted Center for Landscape Preservation. Volume two of the Cultural Landscape Report, currently underway, provides specific recommendations regarding physical changes to the landscape and volume three will serve as a record of treatment.

The Frederick Law Olmsted National Historic Site contains a nationally significant archive that includes over a million items associated with the work of the Olmsted firms and provides educational programs related to landscape preservation and stewardship. Many of the historic photos and plans contained in this volume are housed in the archives.

The Olmsted Center for Landscape Preservation promotes the preservation of significant landscapes through research, planning, stewardship, and public information. The Arnold Arboretum of Harvard University, founded in 1872, is devoted to scientific research, public education, and international conservation.

This publication is the twelfth in the Cultural Landscape Publication Series produced by the Olmsted Center. The series includes a variety of publications intended to provide information and guidance on landscape preservation to managers and other preservation professionals. Lauren Meier, Phyllis Andersen, and Kirsten Thornton edited this volume.

If you would like additional copies, the publication will soon be available for sale from Eastern National Parks and Recreation Association. If you have any questions or comments, please contact us at 617.566.1689.

Sincerely,

John Maounis
Deputy Superintendent

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Preface

Rolf Diamant, Superintendent
Frederick Law Olmsted National Historic Site

From my frost edged attic office window I look directly into the spreading crown of the Olmsted elm. It is by no means an easy task to write dispassionate prose about a landscape I have grown to know so well and one that has provided through the years a constant living reminder of why it is important to continue the work that we do.

The Frederick Law Olmsted National Historic Site preserves the first full-scale landscape architecture office in the United States. Frederick Law Olmsted is widely recognized as the founder of the profession of landscape architecture in the United States. His accomplishments and those of his sons and associates in the fields of park design, conservation, town planning, and landscape architecture have national and international significance. The Olmsted National Historic Site is a national center for the study and preservation of American landscapes, assisting researchers with archival documentation for thousands of Olmsted-designed landscapes (Olmsted Archives), sharing technical expertise around the country in historic landscape preservation and maintenance (Olmsted Center for Landscape Preservation) and developing model landscape educational programs and curriculums.

The National Park Service is currently restoring the grounds of the Olmsted National Historic Site ("Fairsted") in Brookline, Massachusetts, to better illustrate the landscape design developed by Frederick Law Olmsted Sr. and managed by his sons John Charles and Frederick Law Olmsted Jr. It is not a large landscape. I have a habit of referring to this 1.76-acre property as "Olmsted in HO Scale." Yet it is arguably one of the most significant historic designed landscapes in the National Park System illustrating many of the principles of landscape design practiced by Frederick Law Olmsted and the successor firms. Recapturing the character of the Fairsted landscape is integral to the interpretation of Olmsted's design with the clear objective of using the Fairsted grounds as a teaching laboratory and exhibit, complementing the historic design office exhibits and Olmsted Archives.

Cynthia Zaitzevsky's Cultural Landscape Report, Volume 1: Site History is a stunning accomplishment referencing hundreds of historic plans, photographs, and written documents. Zaitzevsky received valuable technical assistance from Peter Del Tredici, of the Arnold Arboretum of Harvard University, whose interpretation of historic photographs enhanced the archival research. The result is a comprehensive understanding of the history and identification of plant materials, providing a firm foundation for treatment.

This effort has been successfully guided from its inception by project manager Lauren Meier of Olmsted Center for Landscape Preservation. Lauren has coordinated every aspect of research and treatment with prodigious work, professional standards, indefatigable energy and ever contagious good humor. The project has also benefited from the experience and advice of Nora Mitchell and Charles Pepper of the Olmsted Center. Other important participants include Catherine Evans, Catta Morris, Margie Coffin, Eliot Foulds of the Olmsted Center; Lee Farrow Cook, Barbara Harty and Ed Bacigalupo of the Olmsted National Historic Site; and Bob Cook, Phyllis Andersen, Peter Del Tredici, Stephen Spongberg, and Gary Koller of the Arnold Arboretum. My thanks to all.

PREFACE

Robert Cook, Director
Arnold Arboretum of Harvard University

Not long after the Arnold Arboretum was established in 1872, its first director, Charles Sprague Sargent was faced with a seemingly impossible challenge. He was to create the country's first research arboretum on the grounds of an "old worn-out farm" in a then-rural section of Boston. All he had for resources was the very modest income from a very modest endowment given in bequest to Harvard University by James Arnold of New Bedford. How would he build the necessary roads, walls, and entranceways?

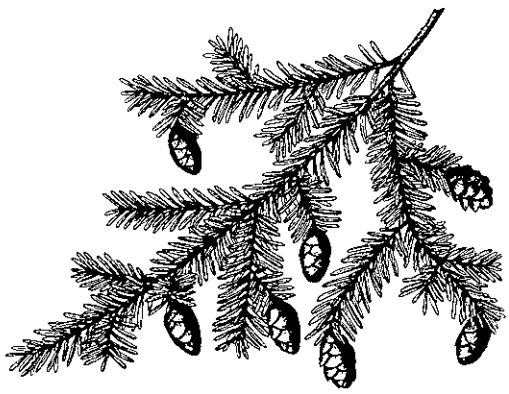
Sargent came up with a now much more familiar solution: form a partnership with a sympathetic organization, preferably one with substantially more resources to bring to the collaboration. In this case Sargent decided to turn to government, and initiated discussions with the City of Boston and their fledgling ideas about the development of public parks. He would propose that Harvard University, owner of the Arboretum farm, donate the land to the City to be incorporated into any new park system. The City, in turn, could design and construct the infrastructure for this new park. Then the City would lease this landscape back to Harvard University for a fee of one dollar a year for a term of 1,000 years, with an option to renew for a further millennium.

Sargent knew, however, that such a wild scheme stood little chance of a hearing, either from the president of Harvard University or the City fathers, without a plan to demonstrate its feasibility. So in 1877 he turned to his New York friend, Frederick Law Olmsted, for a design that would become the first part of Boston's Emerald Necklace park system. Olmsted's work for Sargent marked the beginning of a great collaboration between the Arnold Arboretum and the Olmsted firm that would very soon move its location from New York City to "Fairsted" in the town of Brookline, Massachusetts, only a couple of miles from the Arboretum's gate.

A little over a century later, the Arnold Arboretum has been pleased and honored to again be working in the spirit of that great Sargent/Olmsted tradition, in this case on the cultural and botanical history of "Fairsted" in collaboration with the National Park Service, managers of the site and keepers of the Olmsted archives. Working closely with staff from the Olmsted Center for Landscape Preservation, the horticultural and taxonomic expertise of the Arboretum staff has contributed valuable technical assistance to this cultural landscape report, both as a guide for landscape treatment and as an example of the growing importance of botanical knowledge and horticultural expertise for the successful conservation of cultural properties. This renewal of the historic collaboration also signals a converging recognition that land and landscapes, with their embedded historical resources, contribute directly to the greater understanding of our evolving relation to nature and to our ability to share this understanding with future generations. This volume is a testament to our shared commitment to this end.

A Note on the Use of Plant Names

Throughout the text the botanical and common names of plants are used as they appear in the original documents pertaining to Fairsted. If a botanical name change has occurred since the date of the original document, the botanical name in current use is added in parenthesis. Example: *Xanthorhiza apifolia* (now *X. simplicissima*).



ACKNOWLEDGEMENTS

Throughout this project, the staffs of the Library of Congress, Manuscripts Division, Washington, DC; the Frances Loeb Library of the Harvard Graduate School of Design, Cambridge, Massachusetts; the Brookline Public Library, Brookline, Massachusetts; and the Society for the Preservation of New England Antiquities, Boston, Massachusetts have been unfailingly helpful.

During the early stages of this project, Lynn Schad, then a student at the Radcliffe Seminars Program in Landscape Design, served as my research assistant. Her contributions are acknowledged with thanks.

I am also most grateful to all those at the Arnold Arboretum who, over a period of almost five years, have made the Fairsted project their own, greatly enriching the present report with their botanical knowledge and administrative and editorial skills: Robert Cook, Director; Peter Del Tredici, Director for Living Collections; Stephen Spongberg, Horticultural Taxonomist; and Phyllis Andersen, Landscape Historian.

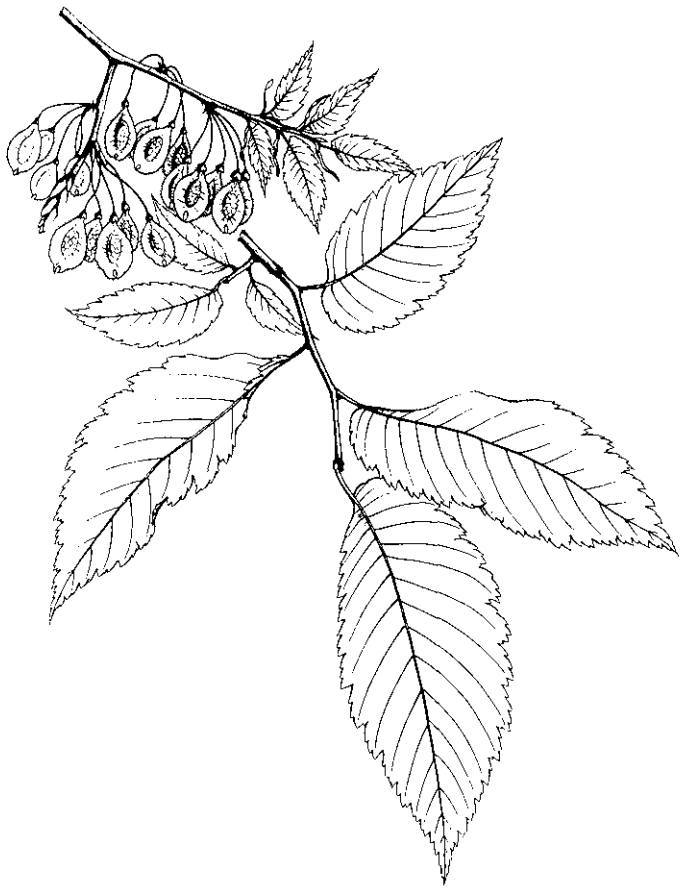
The project was initiated by the National Park Service and all of the staff of the Olmsted National Historic Site and the Olmsted Center for Landscape Preservation have enthusiastically and generously helped steer it through the sometimes tortuous channels of research and manuscript preparation. Special thanks are due to Rolf Diamant, Superintendent, Olmsted National Historic Site; Elizabeth Banks, Curator, Olmsted NHS; Linda Genovese, Supervisory Archivist, Olmsted NHS; Joyce Connolly, Archives Specialist, Olmsted NHS; and Barbara Harty, formerly Grounds Supervisor, Olmsted NHS; Nora Mitchell, Director, Olmsted Center for Landscape Preservation; Lauren Meier, Preservation Planning Supervisor, Olmsted Center; Catherine Evans, formerly Historical Landscape Architect, Olmsted Center; and Charles Pepper, Preservation Maintenance Supervisor, Olmsted Center. Pepper and Harty also kindly consented to be interviewed, which contributed greatly to Chapter VII.

I am also indebted to Shary Page Berg, former Site Manager of the Olmsted National Historic Site, for agreeing to be interviewed as well. Her information and insights have also strengthened Chapter VII.

In 1972, Artemas Richardson and Joseph Hudak, then President and Principal, respectively, of Olmsted Associates, gave me access to the archives at Fairsted, putting up with me while I did research for my doctoral dissertation and agreeing to numerous later visits. While I did not do research on the Fairsted landscape itself then, I was surrounded by it and fell under its spell. In 1993, in connection with this project, Richardson and Hudak both cheerfully answered many questions about the Fairsted landscape, all of which has added greatly to Chapters V and VI. I deeply appreciate their assistance and long-term support.

Cynthia Zaitzevsky
Brookline, Massachusetts
August 1996

INTRODUCTION



INTRODUCTION

The grounds of Fairsted, since 1980 the Frederick Law Olmsted National Historic Site, are a rare resource in the history of American landscape architecture. For almost a century, they formed the working environment of the nation's most important firm of landscape architects. Fairsted was also the home of Frederick Law Olmsted Sr., the founder of the firm, from 1883 until his retirement in 1895. Olmsted's widow, sons and some members of his successor firm also lived at Fairsted, although, for much of its twentieth-century history, the house was occupied by tenants. Prior to the National Park Service management, the grounds served the dual function of a residential and office landscape, although there is no barrier between the two sides of the property and no contrast in design treatment. No other home/office of a nineteenth- or early twentieth-century landscape architect is known to have survived. The only parallel might be with the three sites where Frank Lloyd Wright lived and worked in Illinois, Wisconsin and Arizona, but, of these, only Taliesin in Spring Green, Wisconsin has grounds known to have been designed by Wright.

Small in scale and suburban in character, the Fairsted grounds blend imperceptibly into the surrounding neighborhood, known since the time of A. J. Downing as one of the most aesthetically pleasing communities in the northeast. The Fairsted landscape has never had elaborate flower beds, garden structures, clipped hedges, or anything of a showy nature. Instead, it is a quiet place of tree-shaded lawns, ledge outcroppings, informal semiwild gardens, and—above all—vines. Fairsted is an important example of Olmsted's residential landscape work, a design type for which he is not well known, although it constituted a large part of his practice. It also displays in microcosm all of the characteristics of his landscape style, a consistent philosophy of design that can be seen in his parks, suburbs, campuses and residences alike.

Unlike many cultural landscape reports, in which the history of a landscape, usually a site of considerable acreage, is discussed broadly by ownership periods, this first volume of *Fairsted: The Cultural Landscape Report for the Frederick Law Olmsted National Historic Site* has focussed intensively on archival research and documentation at a very fine-grained level. There are several reasons for this. First of all, as is usually the case with an Olmsted-firm project, a great deal of documentation exists for this landscape. Secondly, the site is small enough so that virtually all of the documentation could be presented in the form of text, illustrations and appendices. Finally, it was known from the outset that the treatment plan would be implemented in the near future, and the staff of the Olmsted National Historic Site wanted all decisions to be based on the most solid evidence possible. For larger sites with equally heavy documentation, such an approach would probably not be feasible, except perhaps for zones within the larger landscape. However, most sites, especially those with long histories and several periods of ownership, are not nearly as well documented as Fairsted. In these cases, site histories must be painstakingly pieced together from fragmentary information.

Most of the documentation for the Fairsted landscape is located in the archives of the Olmsted National Historic Site. For most of its history, there is substantial photographic coverage. There also appears to be a quite complete sequence of plans, although some early studies may be missing and not all areas of the site are equally well represented by plans. Detailed plant lists also exist, as the appendices to this report attest. However, the F. L. Olmsted Papers and Olmsted Associates Records at the Library of Congress were not nearly as helpful for this project as for most Olmsted jobs. There is an obvious reason: the Olmsted firm was its own client and had no need to correspond with itself. Another valuable resource was the John Charles Olmsted Collection at the Frances Loeb Library, Harvard Graduate School of Design, especially John Charles' early photographs of the site. The Special Collections Department of the Loeb also yielded a previously unknown 1902 plan of the Fairsted grounds. Useful photographs and other sources were located at the Society for the Preservation of New England Antiquities and the Brookline Public Library.

The Arnold Arboretum of Harvard University has been an equal partner in this enterprise, especially Dr. Peter Del Tredici, without whose expert eye the plants in the historic photographs could not have been identified. Dr. Del Tredici also decoded the 1902 Paige plan (the Loeb discovery), which identifies plants by number but has no

key giving their names. Throughout this report, the scientific plant names are those used by the Olmsted firm, which may no longer be correct today.

All chapters in this report, except for Chapter I which deals with the pre-Olmsted period, and Chapter VII which deals with the National Park Service ownership, are organized in the same way. After an introduction to the period, there is a section on General Plans, Photographs, etc. These are documents that deal with the entire site; for some chapters, there are many such general plans and photographs, but, for others, there are only a few. In some of the later chapters, the introductory general sections are followed by discussions organized by topic, such as the Spruce Pole Fence, General Horticultural Practices, etc. Then comes an analysis of the evolution of the site during each period by zone; the front entry and drive; the hollow; the rock garden and southeast corner; the south lawn and rear embankment; and service areas. Each chapter also has a brief concluding section. Synopses of each of the main historical periods of the Fairsted landscape are given below.

Pre-1883

Fairsted is best known as the home/office of Frederick Law Olmsted Sr. and his successor firm. However, the present house at 99 Warren Street was completed in 1810 and was preceded by an even earlier house, built by John Shepherd sometime in the 17th or early 18th century. The Shepherd house was purchased by Dudley Boylston in 1722 and was taken down by Deacon Joshua C. Clark in 1809. No prints or drawings are known to have survived, but it was described by early residents of Brookline as a black, gambrel-roofed house, located on an uneven boulder-strewn site and oriented with its end to the street. In 1809–1810, Deacon Clark built his new house. Again, there are no photographs of the house before the Olmsted purchase in 1883, but, thanks to an account by landscape architect Arthur S. Shurcliff, who, as a child, spent the summer of 1873 at the Clark place, and also to an 1883 survey, we know that the hollow was an existing feature of the grounds and that the land was used primarily for orchard trees.

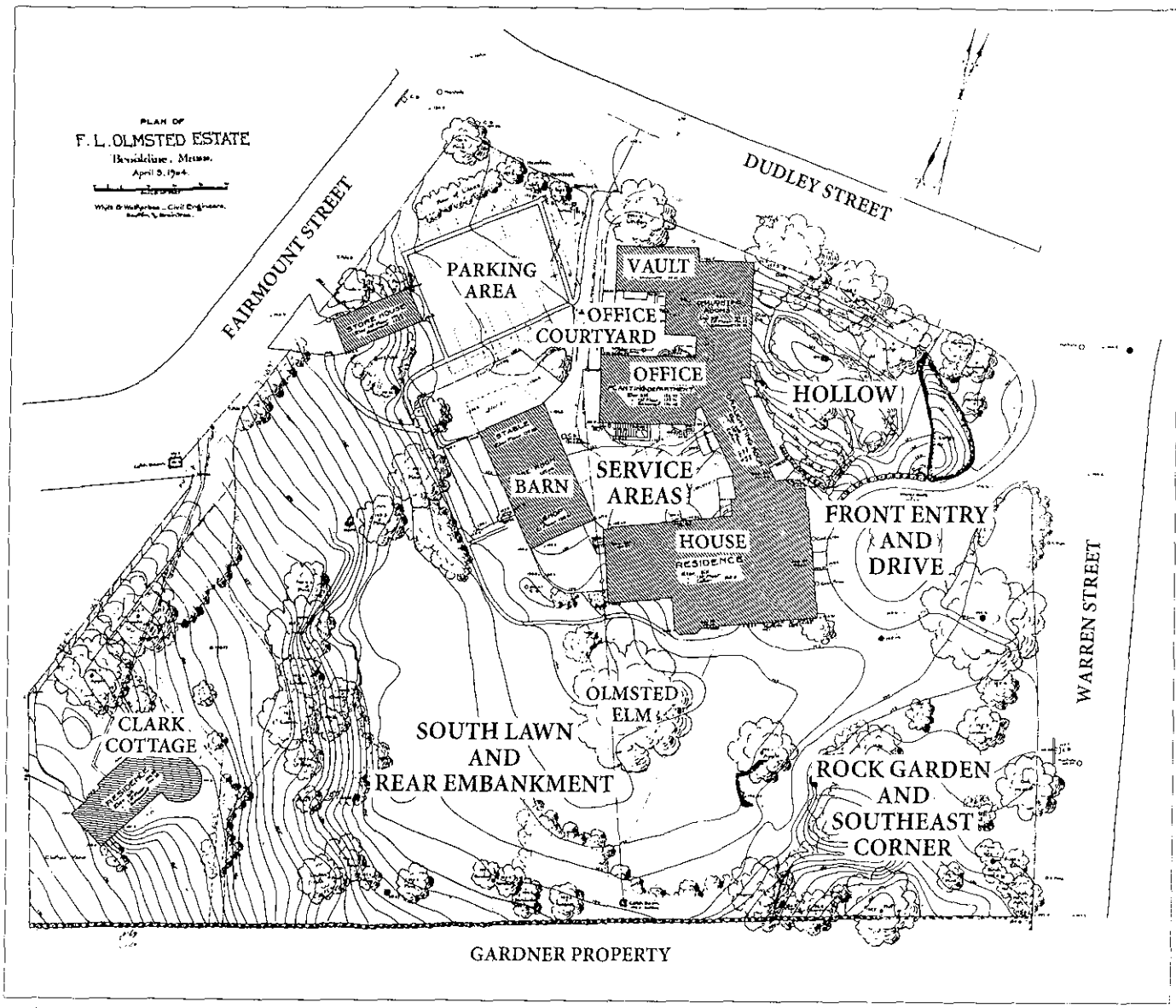
1883–ca. 1904

Frederick Law Olmsted Sr. moved his office and residence from New York City to the Boston area in 1883, when his contract with the city of Boston to design its park system was on a sure footing. His selection of the town of Brookline, and particularly its Green Hill neighborhood, was influenced by his close friendship with the architect H. H. Richardson, who had a similar home/office arrangement on Cottage Street. Changes were made to both house and site almost as soon as the Olmsteds moved in. For the first few years, Olmsted, his step-son John Charles Olmsted, and apprentice Charles Eliot worked together in the north parlor of the house. At Fairsted, Olmsted, as he often did, delegated the details of the architectural renovations and landscape design to John Charles. There is almost no correspondence between the two on the subject, but, from the evidence of how the two worked together on other projects, it can be assumed that there was close contact and that John Charles made no major changes without Olmsted's approval.

At the outset, the most pressing need for the firm was to have a more convenient entrance. From Warren Street, the Clark sisters' drive went past the south side of the house and ended at a barn located toward the back of the property. The earliest studies for Fairsted by the firm are for a rearrangement of this system, by which a new drive would enter from Warren Street, pass under a new spruce pole arch and turn in a circle in front of the main entrance to the house. In connection with this new drive, the hollow was slightly reduced in size and replanted. On the south side, the firm kept some existing trees, including what is now the Olmsted elm, but got rid of most of the orchard trees. A conservatory for the use of Olmsted and his family was added on this side, and the barn was relocated and a drive constructed to reach it from Dudley Street. A rock garden was introduced near Warren Street, as well as a vegetable garden near the barn, and a spruce pole fence was erected around the property. Between 1883 and the death of Frederick Law Olmsted Sr. in August 1903, extensive additions to the house were made between the hollow and the access drive to the barn in order to house the offices of the expanding firm. Some modifications were made to the landscape but the basic scheme of front entry and drive, hollow, rock garden, lawn, and service ares was not altered. Many early photographs of the site were taken by John Charles Olmsted, and, in general, there is a rich photographic coverage from this era.

1904–ca. 1920

In 1904, after Olmsted's death, a detailed survey was made of the property, and John Charles Olmsted, Frederick Law Olmsted Jr. and other members of the firm reassessed the Fairsted landscape. Some redesign was done in this period.



U.S. DEPARTMENT OF THE INTERIOR, NATIONAL PARK SERVICE, FREDERICK LAW OLMSTED NATIONAL HISTORIC SITE, BROOKLINE, MASSACHUSETTS (HEREAFTER REFERRED TO AS OLMSTED NHS ARCHIVES)

(I.1) Landscape zones and other important site features. Base is the 1904 Survey by White and Wetherbee, Civil Engineers.

much of which was aimed at updating and improving the planting. The office wing continued to expand, but vertically, so that there was no major impact on the landscape. In 1910, Hans Koehler, then the horticultural specialist of the firm, again evaluated the landscape and plantings. At his recommendations, the plantings were replenished, but no radically different types were introduced. Between the entry of the United States into World War I in June 1917 and about mid-1919, little in the way of landscape work occurred at Fairsted, since Frederick Law Olmsted Jr., along with virtually the entire Olmsted firm, was involved in the town planning division of the United States Housing Corporation and its wartime housing effort. Excellent photographic documentation of the Fairsted landscape was also characteristic of these decades. In 1920, John Charles Olmsted died, leaving Frederick Law Olmsted Jr. the senior partner, although the firm continued to be called Olmsted Brothers until 1961.

1921–1940

The period from 1921 until just before the United States' entry into World War II was one of the most active, in terms of design and construction, for the Fairsted landscape. During these years, the parts of the grounds most directly associated with the office—the hollow, rear entrance court, and service/parking areas—were extensively reworked, although, again, with the exception of the new rear parking lot, the changes did not radically alter the original

Frederick Law Olmsted Sr.'s original concept. During most of this period, tenants rather than members of the family occupied the house, although Frederick Law Olmsted Jr. was still in residence from time to time. Hans Koehler had made detailed recommendations for the replanting of the hollow in 1910–1911, but it was not until the 1920s and 1930s that any major work was done in this area. In 1924, the steps were rebuilt, and a general replanting was done to make the area look more attractive to clients, many of whom were still arriving at the office from Warren Street. A tulip testing bed was also introduced into the hollow in 1937 but was apparently moved to a space behind the store house near Fairmount Street the following year. During the 1920s, as the use of the automobile became universal, parking was needed both for clients and for employees, and the rear vegetable garden was turned into a carefully designed parking lot. Between about 1925 and 1937, the small courtyard at the rear entrance to the office wing was replanted in several phases.

1941–1963

This was a transitional period, both for the Olmsted firm and the Olmsted family. In 1936, Frederick Law Olmsted Jr. and his family moved to Elkton, Maryland, and the house was then occupied exclusively by tenants. During World War II (1941–1945), there was little professional activity in the firm. Many of its older members either died or retired during these decades, and the size of the office staff dropped significantly from its peak period in the 1920s. Undoubtedly reflecting these changes, very few drawings and photographs of the Fairsted landscape were produced in these years. There was also an attempt, defeated by the Brookline Building Commission, to divide the property and sell the residence side separately.

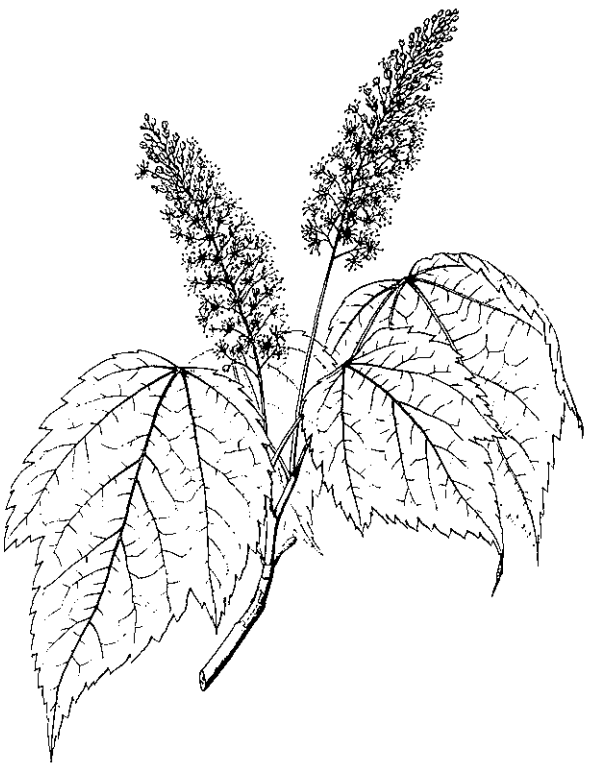
1963–1979

During these years, the professional activity of the firm, now called Olmsted Associates, diminished still further. However, for the first time in many years, the house was occupied by members of the firm—first Joseph Hudak and then Artemas Richardson and his family. Hudak cleared out and replanted the hollow and redesigned the rear entrance courtyard. A swimming pool, terrace, vegetable garden, and herb garden were added to the south lawn by the Richardsons. During the 1960s and 1970s, Frederick Law Olmsted Sr. was "rediscovered" by scholars, landscape architects, environmentalists, historic preservationists, and by community leaders in the many cities where he had designed parks. A movement to preserve his home, office, archives, and the Fairsted landscape got underway and became increasingly active.

1980–1994

In 1980, after many years of studies, proposals and petitions, Fairsted was acquired by the National Park Service and was designated the Frederick Law Olmsted National Historic Site. From 1980, until about 1985, the Park Service was involved primarily in intensive study and planning for the building, archives and landscape. Beginning in 1986, there was a shift in management policy, with more emphasis being given to landscape maintenance and preservation/restoration projects. In 1987, the initial ca. 1960 preservation period was officially changed to ca. 1930 restoration period. Between 1987 and 1991, landscape activities at the site included more work to replace missing historical features, although major projects were deferred until the completion and implementation of the present Fairsted Cultural Landscape Report and Treatment Plan.

Chapter I
99 Warren Street: The Pre-Olmsted Years



99 Warren Street: The Pre-Olmsted Years

OLMSTED AND BROOKLINE, MASSACHUSETTS

The Boston park system (1878–1895) was to be the largest commission of the second half of Frederick Law Olmsted's career, and it led ultimately to his decision to relocate permanently to the Boston area. Yet, for five years after beginning work on plans for the Back Bay Fens and the Arnold Arboretum in 1878, Olmsted retained his New York City office. This was essentially a one-man affair (two-man after John Charles Olmsted joined him, ca. 1874) run out of the dining room of Olmsted's house at 209 West 46th Street, which he had purchased shortly after the dissolution of his partnership with Calvert Vaux.[1]

For the summer of 1878, Olmsted moved his family to Cambridge to share a house on Kirkland Street with the Edwin L. Godkins, while he and John Charles studied the sites of the Fens and the Arboretum, the first two parks of Boston's system, and produced their first studies for these parks.[2] Olmsted apparently rented houses in Brookline in the summers of 1879 and 1880.[3] It was probably at this time that Olmsted began to consider a permanent move, and there is evidence that Brookline was in his mind from the beginning. The architect H. H. Richardson, a close friend of Olmsted's from the period when both were living on Staten Island, had received a major commission in 1874, the design of Trinity Church in Boston, that led to his relocation to the Boston area and the establishment of a home/office on Cottage Street in Brookline. Olmsted undoubtedly wished to be close to him, but he also admired Brookline as an enlightened community. Frederick Law Olmsted Jr. told Laura Wood Roper, Olmsted's biographer, how Olmsted stayed with Richardson during the winter of 1881, when a heavy snow fell during the night. The next morning, Olmsted looked out to see a snowplow clearing the street and told Richardson: "This is a civilized community. I'm going to live here."[4]

Olmsted himself told this story but omitted mention of Richardson and the year. In 1889, he addressed the Brookline Club on the "History of Streets" and the following anecdote was reported in a review of the talk by the *Brookline Chronicle:*

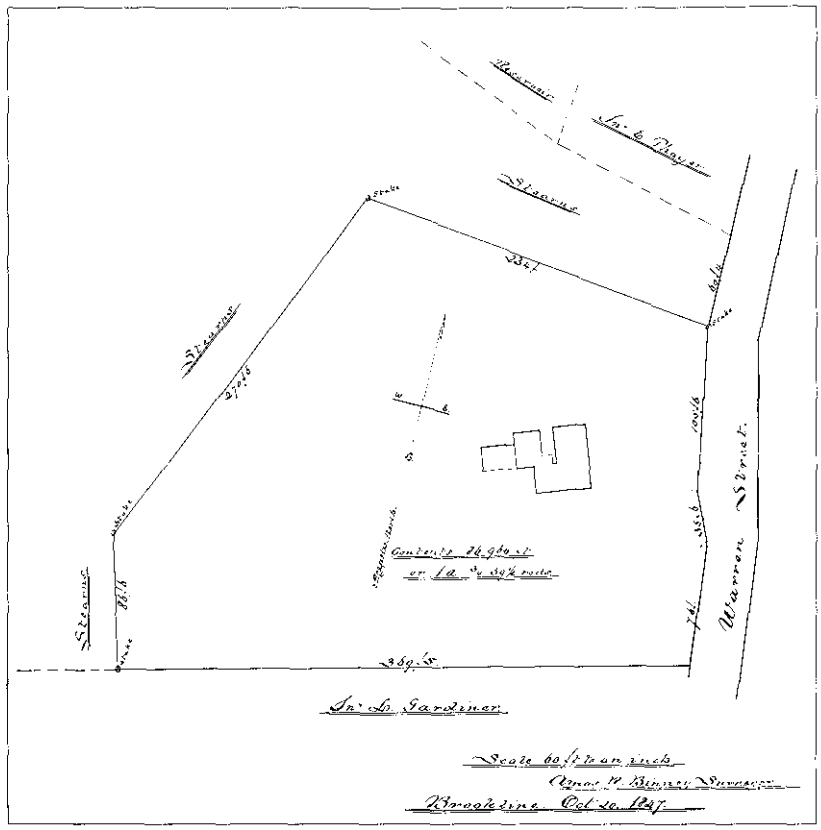
> Mr. Olmsted referred interestingly to some of the incidents which led him to make Brookline his home. His attention was first directed to this town by its generosity during the war. At that time, he was in Washington, and learned of the carload of supplies forwarded to the soldiers by the late ('Ginery?) Twitchell. With Brookline it seemed to be 'Deeds not words.' Later, while engaged in laying out Central Park in New York, he frequently had occasion to visit Boston, and used to drive out here. On one of these visits, he was particularly impressed by witnessing the removal of snow from the sidewalks by the town laborers one Sunday morning, the work being superintended by one of the selectmen on horseback, and he made up his mind that there was a higher order of civilization here than anywhere else in the world. His satisfaction with the town increased with every year.[5]

For the next two years, Olmsted continued to rent in Brookline, but he took year-round leases and also rented out his New York home and office. Between June 1881 and November 1882, Olmsted and his family occupied the Perrin house on Walnut Street for monthly rents varying from $62.50 to $95.00.[6] This house, where Olmsted also improvised an office, was undoubtedly the Italianate cottage that still stands at 356 Walnut Street on the corner of Perrin Road.[7] The lease on the Perrin property seems to have expired toward the end of 1882, and, for a short period thereafter, Olmsted rented the Taylor house on Dudley Street opposite the Brookline Reservoir.[8]

Both the Perrin and Taylor houses are almost literally around the corner from 99 Warren Street. Olmsted thus had ample opportunity to explore the neighborhood, trying it out as a tenant, before deciding not only that Brookline would be his permanent home but that he wanted to live in this particular part of Brookline. It might seem puzzling that it took him two years to reach this decision, but Olmsted probably hesitated until his arrangements for the design of the Boston parks were on a sure footing. Although the initial park system proposal put forward by the Boston Park Commissioners in 1876 was an ambitious one, the City Council was slow to authorize expenditures. For the first few years, Olmsted's contractual arrangement with the Boston Park Commission was on a park by park basis. In the summer of 1878, he had a contract only for the Back Bay Fens. The Arboretum project was still a dream in the mind of its director, Charles Sprague Sargent, and Olmsted did the initial design work on this plan for office expenses only. An appropriation for Franklin Park was approved in 1881, but there were numerous delays in land taking before any landscape design could get underway. It was not until February 1883 that Olmsted was given a contract for the design of the Boston park system as a whole;

this was an engagement as Landscape Architect Advisory for three years beginning retroactively from January 1883 at a salary of $2000.00 per year.[9]

It was at precisely this time that Olmsted began to search in earnest for a permanent home in Brookline. The Taylor house on Dudley Street was probably never intended to be more than a short-term solution. Olmsted may have asked H. H. Richardson for advice. In February, Richardson, with typical generous enthusiasm, wrote Olmsted urging him to build on land next to his own Cottage Street property, and Richardson would design "Your house—a beautiful thing in shingles?"[10] There were drawbacks to this appealing scheme, among them the fact that Richardson at the time did not own the property but was himself a tenant. Also, Mrs. Olmsted was not in favor of the plan and considered it "impracticable."[11] Whatever the reasons for rejecting Richardson's proposition, Olmsted came up with a much more satisfactory alternative. In passing through the neighborhood, he must have been drawn to the Misses Clark house at 99 Warren Street and seen its possibilities as a home and an office, for, even though the house was not for sale, he ultimately came to an agreement with the owners and purchased it in May of 1883.[12]



OLMSTED NHS ARCHIVES

(1.1) Plan of lot at 99 Warren Street, October 20, 1847. Plan by Amos R. Binney, Surveyor, #673-15.

THE CLARK HOUSE

The house that Olmsted purchased was built in 1810, but an earlier house had preceded it. An 1874 history of Brookline describes the first house at this location:

> The first house in the street on the west standing formerly on the site of the house of the late Dean Clark, was built by a John Shepard so long ago, that the date is not recoverable. The house was purchased by Dudley Boylston in 1722, who made it his residence. A few persons still live in the town who can remember it. One venerable lady, who was often in it, in her early childhood, describes it as a black, gambrel-roofed house, standing end to the street, fronting toward the place now owned by John L. Gardner. The sills were sunken level with the ground, and to enter it, one needed to step down instead of up. The whole interior was in keeping with the external appearance.[13]

In 1809, Deacon Joshua C. Clark purchased the Shepard/Boylston house and took it down. He had a new house built by Nathaniel Murdock on the same site. When this was virtually complete, it caught fire and burned to the ground. Clark had it rebuilt, and, with his new wife, Rebecca Boylston, moved in on their wedding day, May 31, 1810.[14]

The 1874 history also includes a valuable description of the topography of the site and the efforts made by Deacon Clark to even it out:

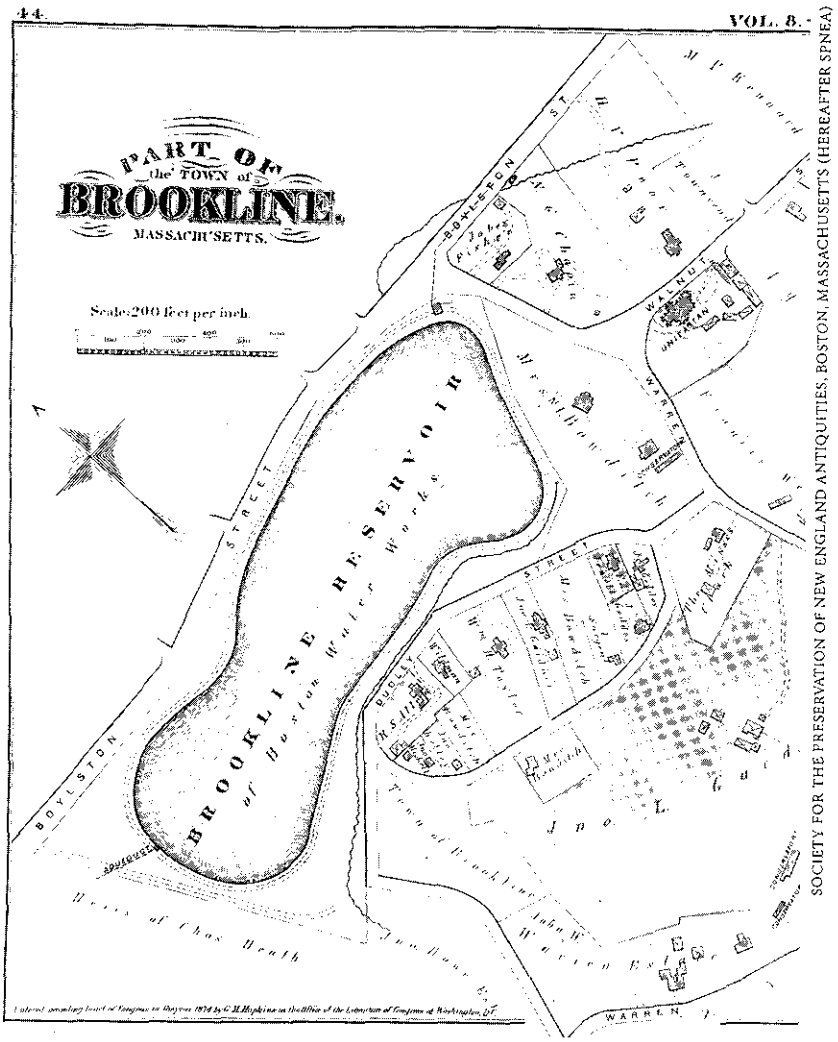
> The yard of the old house contained great rocks, and all the space from the west side of the house to the great ledge in Mrs. Bowditch's garden in the rear of the greenhouse, and so westward over what is now called Lakeside, was thickly wooded. The ground around the house was leveled by filling the spaces between the rocks even with their surface, retaining only the one projecting end of the ledge, which now helps to make this old place so picturesque, overrun with climbing vines.[15]

Even in its pre-Olmsted days, the landscape was picturesque, especially the hollow, a feature in part natural and in part created by the Clarks by selective leveling and filling.

In his autobiography, Arthur A. Shurcliff also described the grounds of the Clark house as they appeared to him as a three-year old, spending the summer of 1873 at the Clark place with his family. To a small boy hardly more than a toddler, the hollow seemed to be a ravine:

The comforts of the home, the novelty of the long grape arbor attached to the south side of the house, the steepness of the sunny rolling hillside, the shade of great trees, the fragrant hay of the horse and cow barn, and the curious winding rock-sided ravine which lay between the house and the street will never be forgotten. On the borders of that ravine stood a crabapple tree whose September windfalls of yellow fruit seemed to me an astonishing wonder.[16]

"The sunny rolling hillside" may again be a child's perception of the slope at the rear of the property that now extends toward the Clark cottage. Unfortunately, no photographs have survived showing 99 Warren Street as it looked before 1883, although photographs from the early years of the Olmsted ownership, included in the next chapter, give some idea of the relative simplicity of the grounds. The earliest map of the property, a survey made by Amos R. Binney on October 20, 1847, shows the location of the house and the boundaries of the lot but gives no indication of topography or vegetation (fig. 1.1). Two mid-19th-century maps of Brookline, by E. F. Woodward in 1844 and by T. and J. Doane in 1855, are of only limited use, since they represent the Clark house merely as a dot on Warren Street, although they are helpful for understanding the neighborhood as a whole. However, the next town map, the 1874 Hopkins Atlas of Brookline, shows the outlines of the house and barn more precisely but still indicates little else. Figure 1.2 is a detail of Plate J of the 1874 Atlas.[17]



(1.2) 99 Warren Street, 1874. Hopkins Atlas of Brookline, detail of Plate J.

THE PURCHASE

After a period of negotiation, Sarah and Susannah Clark, the two surviving daughters of Deacon Joshua Clark and Rebecca Boylston Clark, agreed to sell 99 Warren Street to Olmsted for $13,200.00. In addition, Olmsted agreed to build a house for them on the rear of the property to occupy rent-free for the rest of their lives. He further took back mortgages from the Clark sisters that provided them with an income. The shingle-style house at 12 Fairmount Street, designed by John Charles Olmsted, stayed in the possession of the Olmsted family until 1915.[18]

It is unclear just when Olmsted, his family, and office actually moved into 99 Warren Street. In March, John Charles wrote to M. H. Taylor asking that they be allowed to stay at the Taylor property after the lease expired on May 1.[19] It seems likely that this request was granted, since papers were not passed until the end of May. (As will be seen in Chapter II, Olmsted or John Charles began preparing studies for the redesign of the grounds in April 1883.) Charles Eliot began his apprenticeship in the Olmsted office the week of May 1, 1883, but his diaries do not describe the household or office arrangements of the Olmsteds. If, in fact, Eliot started at the Taylor house on Dudley Street and then moved with the firm to 99 Warren Street, he made no mention of it.[20] However, the Olmsteds could not have moved until the Clark sisters were relocated. The Clark cottage, which appears on the 1884 Atlas of Brookline, was undoubtedly put up rapidly but would have taken several months for design and construction. A lease between Olmsted and the Clark sisters for the use of the lot and "buildings now or hereafter on it" was drawn up on October 1, 1883 but not signed and witnessed until March 20, 1884, a probable date for the completion of the cottage.[21]

ENDNOTES TO CHAPTER I

[1] Laura Wood Roper, *FLO: A Biography of Frederick Law Olmsted.* (Baltimore and London, 1973), 344–346. If the street numbers of the 1870s correspond to those of today, Olmsted's home/office at 209 West 46th Street is now the site of the Helen Hayes Theater.

[2] Ibid., 364.

[3] Ibid., 383. No documentation has been found for the location of Olmsted's rentals in the summers of 1879 and 1880.

[4] Ibid., 383. For Richardson's move to Brookline and his home/office arrangement, see James F. O'Gorman, *H. H. Richardson and His Office, Selected Drawings* (Cambridge, Massachusetts: Harvard College Library, 1974), 2–13.

[5] *Brookline Chronicle,* March 2, 1889, 1.

[6] Roper, *FLO,* 383. A letter of April 30, 1881 indicates that Wm. Lincoln and Son rented the estate of Miss Mary B. Perrin on Walnut Street to Olmsted for four months beginning June 1. See General Correspondence, Frederick Law Olmsted Papers, Library of Congress (microfilm at the Frances Loeb Library, Harvard Graduate School of Design). Further correspondence in this series indicates that Olmsted rented the Perrin house for the remainder of 1881 and most of 1882. For the monthly rentals on the house, see Journal and Account Book, 1877–1890, Entries of July 2, 1881–November 16, 1882, Olmsted Associates Records, Library of Congress, Series H: Family Papers.

[7] Margaret Henderson Floyd, *Preliminary Report on the Town Green Area at Walnut and Warren Streets, Brookline, Massachusetts* (Boston: Architectural Heritage, Inc., March 11, 1969), 9. The 1874 Atlas of Brookline indicates that Lewis Perrin owned both 356 Walnut Street and the mansard cottage at 348 Walnut Street. However, the 1888 Atlas shows 356 Walnut as the property of Mary H. Perrin, presumably the "Miss Perrin" the Olmsteds rented from. By this time, 348 Walnut Street belonged to William Bowditch.

[8] A letter from John Charles Olmsted for Frederick Law Olmsted to M. H. Taylor, March 15, 1883 indicates that the lease to the Taylor place expired on May 1, 1883 (General Correspondence, Frederick Law Olmsted Papers, Library of Congress). No expenditures for the rental of the Taylor property are shown in the Olmsted Family Account Book cited in Note 6.

[9] Manuscript Minutes of the Boston Park Commission, Boston City Hall, Entry of February 14, 1883. See also Cynthia Zaitzevsky, *Frederick Law Olmsted and the Boston Park System* (Cambridge, Massachusetts: Harvard University Press, 1982), 54, 60, 65–67.

[10] H. H. Richardson to F. L. Olmsted, February 6, 1883, Frederick Law Olmsted Papers, Library of Congress. See also Zaitzevsky, *Olmsted and the Boston Park System,* 127–128.

[11] The General Correspondence (Box 18) in the Frederick Law Olmsted Papers, Library of Congress includes a note dated August 19, 1920, probably inserted by Theodora Kimball, which states that Mrs. Olmsted Sr. (died April 23, 1921) had told her that "Richardson had wanted the Olmsteds to build on his land, but this was obviously impracticable." The Richardsons eventually bought the house on Cottage Street, probably just before H. H. Richardson's death.

[12] Olmsted never recorded his reasons for buying this particular property. However, it has the interesting topography typical of the neighborhood. It was also small enough to be practical for him to purchase, yet large enough to include an office.

[13] Harriet F. Woods, *Historical Sketches of Brookline, Mass.* (Boston: Robert S. Davis and Company, 1874), 345.

[14] Ibid., 347–348. See also Nina Fletcher Little, *Some Old Brookline Houses Built in This Massachusetts Town Before 1825 and Still Standing in 1948* (Brookline, Massachusetts: The Brookline Historical Society, 1949), 93–95.

[15] Ibid., 348. "The great ledge in Mrs. Bowditch's garden in the rear of the greenhouse..." refers to the site still occupied by an enclosed garden at the rear of 77 Warren Street, visible from the third-floor drafting room at 99 Warren Street. 77 Warren Street was first the property of the Bowditch family and then was purchased by Donald T. Hood of the Hood Milk Company, who built the present house.

[16] Arthur A. Shurcliff, "Autobiography," 1952, Massachusetts Historical Society. A copy of portions of the Autobiography are in the Archives at the Olmsted NHS.

[17] The Woodward and Doane Maps of Brookline and the 1874 and later atlases of the town are located at the Brookline Public Library.

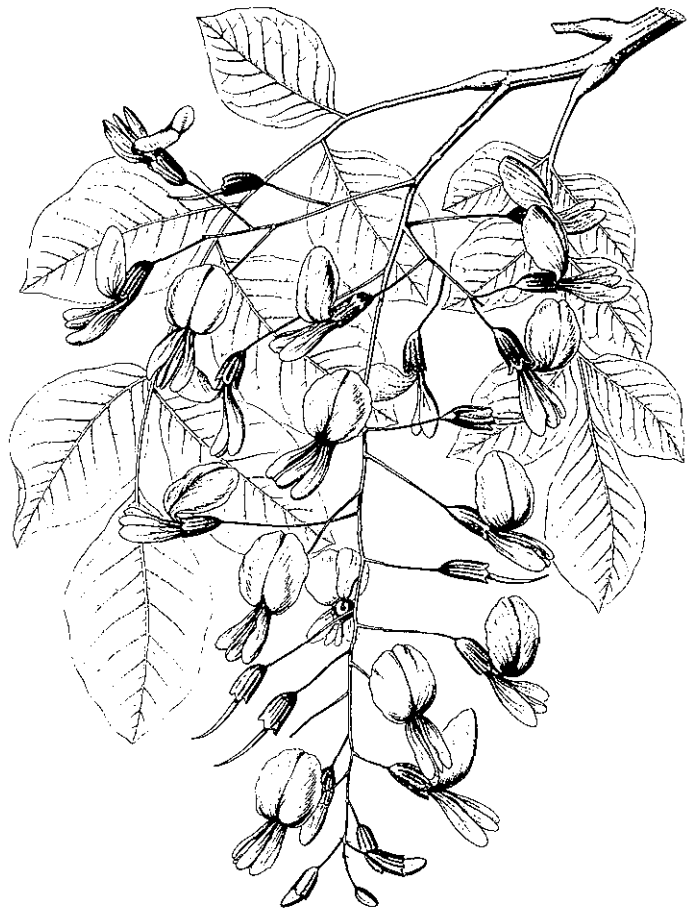
[18] Sarah D. Clark and Susannah B. R. Clark to Frederick Law Olmsted, May 29, 1883, Norfolk County Registry of Deeds, Dedham, Massachusetts, Liber 547, folio 411; Frederick Law Olmsted to Sarah D. Clark, May 29, 1883, Norfolk County Registry of Deeds, Liber 547, folio 412; Frederick Law Olmsted to Susannah B. R. Clark, May 29, 1883, Norfolk County Registry of Deeds, Liber 547, folio 415. Sarah Davis Clark was born August 29, 1813, and Susannah Boylston Richardson Clark was born October 31, 1822. See *Vital Records of Brookline, Massachusetts* to the End of Year 1849 (Salem, Massachusetts: The Essex Institute, 1929), 15. The Olmsted Family Account Book in the Olmsted Associates Records, Library of Congress, indicates an expenditure in May 1883 of $5182.84 to the bank for the "Old Clark Place," presumably a down payment.

[19] John Charles Olmsted for F. L. Olmsted to M. H. Taylor, March 15, 1883, General Correspondence, Frederick Law Olmsted Papers, Library of Congress.

[20] Charles Eliot, Diaries, Frances Loeb Library, Harvard Graduate School of Design, Entry of May 6, 1883 and subsequent entries in 1883.

[21] Frederick Law Olmsted to Sarah D. Clark and Susannah R. B. Clark, March 20, 1884, Norfolk County Registry of Deeds, Liber 555, folio 61. The Journal and Account Book, 1877–1890, in the Olmsted Associates Records, Library of Congress, list sizeable expenditures between June and September 1883 and smaller amounts during the rest of 1883 for "Home Improvements and Clark Cottage." These probably referred both to construction costs for the cottage and improvements made to the main house. (An earlier entry referred to 99 Warren Street as the "Old Clark Place".)

Chapter II
The Frederick Law Olmsted Sr. Era: 1883–1903



THE FREDERICK LAW OLMSTED SR. ERA: 1883–1903

INTRODUCTION

This chapter covers the twenty year period following Olmsted's purchase of Fairsted. It was during this period that the grounds took on much of the appearance and character they have today.

The Olmsted Sr. years are very rich in photographic documentation for most parts of the site. Coverage in terms of plans is fair for this era, with many areas of the site recorded only in the surveys of ca. 1883, ca. 1887, and 1904. Written documentation by firm or family members is, however, almost entirely lacking. Clearly, Olmsted Sr., John Charles, etc. rarely needed to communicate with each other in writing, but the lack of any correspondence with landscape contractors and nurserymen, who must have been required for some of the work, is puzzling. There is only one planting order list, dated 1900, but it does not correlate with a plan.[1] (There were no planting plans this early.) A few pieces of written documentation by "outsiders," especially Beatrix Jones (Farrand), who visited Fairsted in 1894, and a Brookline resident, Hazel Collins, who wrote an essay on landscape gardening in Brookline in 1903, are helpful for filling in some of the gaps and are discussed near the end of the chapter.

The involvement of F. L. Olmsted Sr. was presumably great at the beginning of this period, but he appears to have left the bulk of the design work, both architectural and landscape, to John Charles Olmsted.[2] John Charles' photographs, many of which are very early, are perhaps the single most valuable source for the first decade of ownership. They were undoubtedly his visual diary, recording his activities at the site. Unfortunately, John Charles kept no written diary to complement them. As noted in the previous chapter, the diaries of Charles Eliot, which cover the first year of ownership, are totally silent on activities at Fairsted. F. L. Olmsted Jr. was only thirteen at the time of the move to Brookline, but he played an important role in making plans and photographing the site beginning about 1900.[3]

F. L. Olmsted retired in September 1895 and lived in Deer Isle, Maine or McLean Hospital in Belmont, Massachusetts until his death on August 28, 1903. Although he had no further involvement with Fairsted after his retirement, analysis of the photographic and plan record is continued through 1903. In addition, the survey that was completed in April 1904, including the corrections by F. L. Olmsted Jr. in June 1904, is analyzed in this chapter as well, because the corrected survey constitutes the best document for the cumulative changes to the site over its first 21 years. The planting modifications and redesigns that were done using the 1904 survey as a base will be discussed in Chapter III.

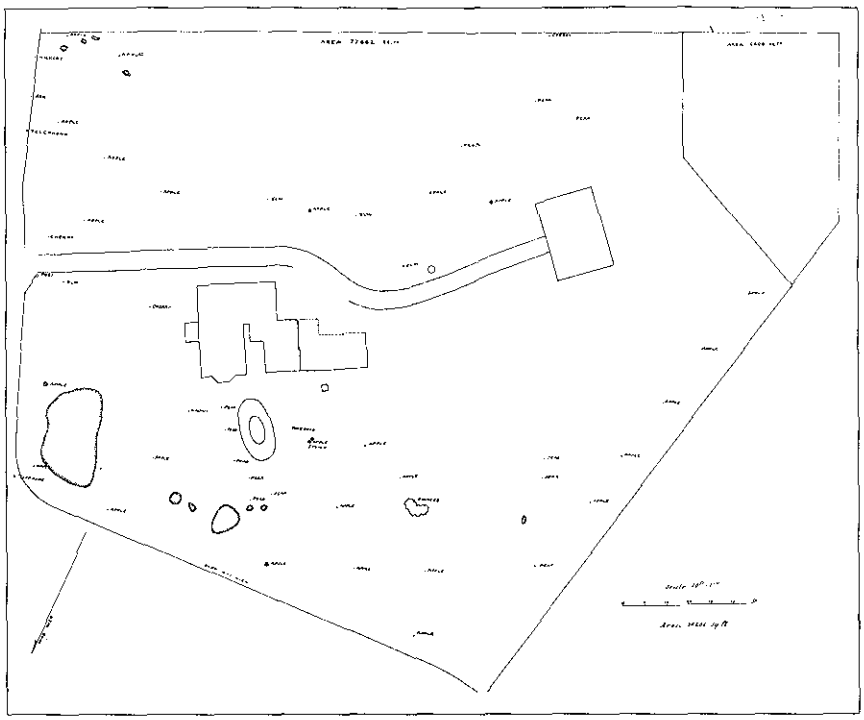
Since many of the earliest plans for Fairsted are undated, they have been arranged in Appendix A and are discussed in this chapter according to a reasonable but hypothetical chronology. The chronology is based on those plans and photographs that do have firm dates and on the internal evidence of the plans themselves (the presence or absence of building additions, datable landscape features, etc.).

GENERAL PLANS, PHOTOGRAPHS, AND WRITTEN DOCUMENTS

The earliest document to record the pre-Olmsted layout of the property in any detail is a survey in the Olmsted NHS Archives files (fig. 2.1).[4] Unlike the 1847 plan in the Registry of Deeds (fig. 1.1), this survey shows the main drive leading past the house to the barn and some topographical features such as ledges, and trees. It does not show contours. Although the survey is unsigned and undated, it probably dates from early in 1883 and may have been made specifically for Olmsted, although, if that is the case, it is difficult to understand why he did not request contours and more detail. The large ledge at the eastern end of the hollow is indicated as are some smaller ones near the northern boundary of the property on the same side. An ash and a hickory, presumably street trees, are shown just outside the eastern boundary on Warren Street, along with two telephone poles. Pears and apples are by far the most numerous trees, together with four elms, a walnut, two cherry trees, a rose bush and a group of quinces.

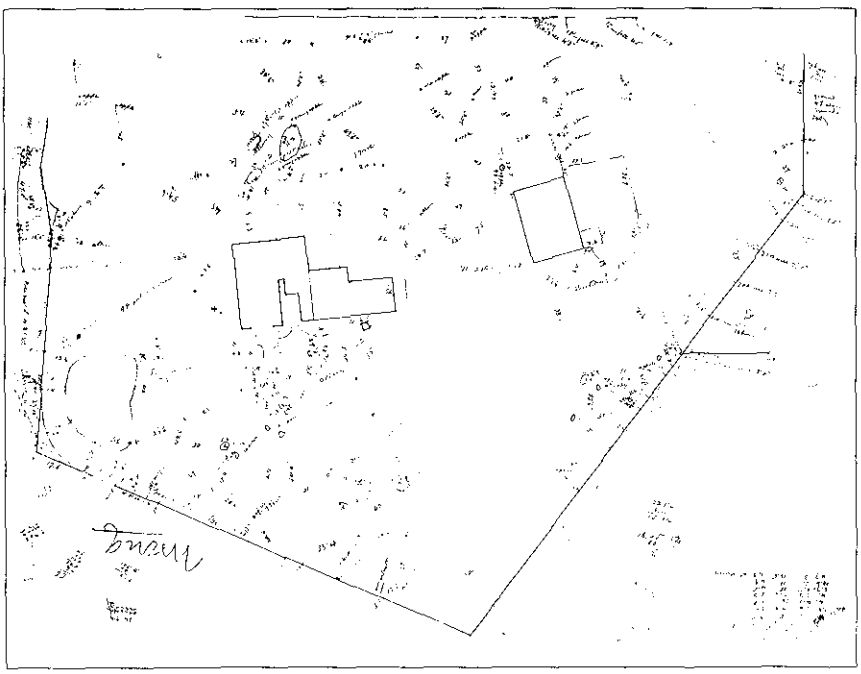
After the survey was received, a corrected and annotated version on tracing paper was prepared, with detailed field notes, presumably by F. L. Olmsted Sr. or John Charles (fig. 2.2). The annotated survey is undated as is figure 2.3, a study bearing almost no resemblance to the final configuration of the grounds. In this study, the entrance turnaround extends into the hollow, the outline of the house has been substantially altered, and there is an elaborate network of paths, including three that converge at a curiously formal, octagonal *rond-point.*

OLMSTED NHS ARCHIVES



(2.1) Untitled survey of property, [ca. 1883]. Plan #673-Z48.

OLMSTED NHS ARCHIVES



(2.2) Clark Place survey, [ca. 1883]. Field notes. Plan #673-Z6.

The earliest dated comprehensive study for the Fairsted grounds as a whole is a plan for remodelling both house and grounds of April 28, 1883 (fig. 2.4).[5] This plan shows the barn relocated and changes made to the southwestern corner of the house. The Clark cottage is shown in the location where it was ultimately constructed, but its footprint appears as a boxy rectangle rather than the more irregular outline of the cottage as built. The layout of the house turn-around, the hollow, and the rear drive are similar to but not exactly like what was finally constructed.

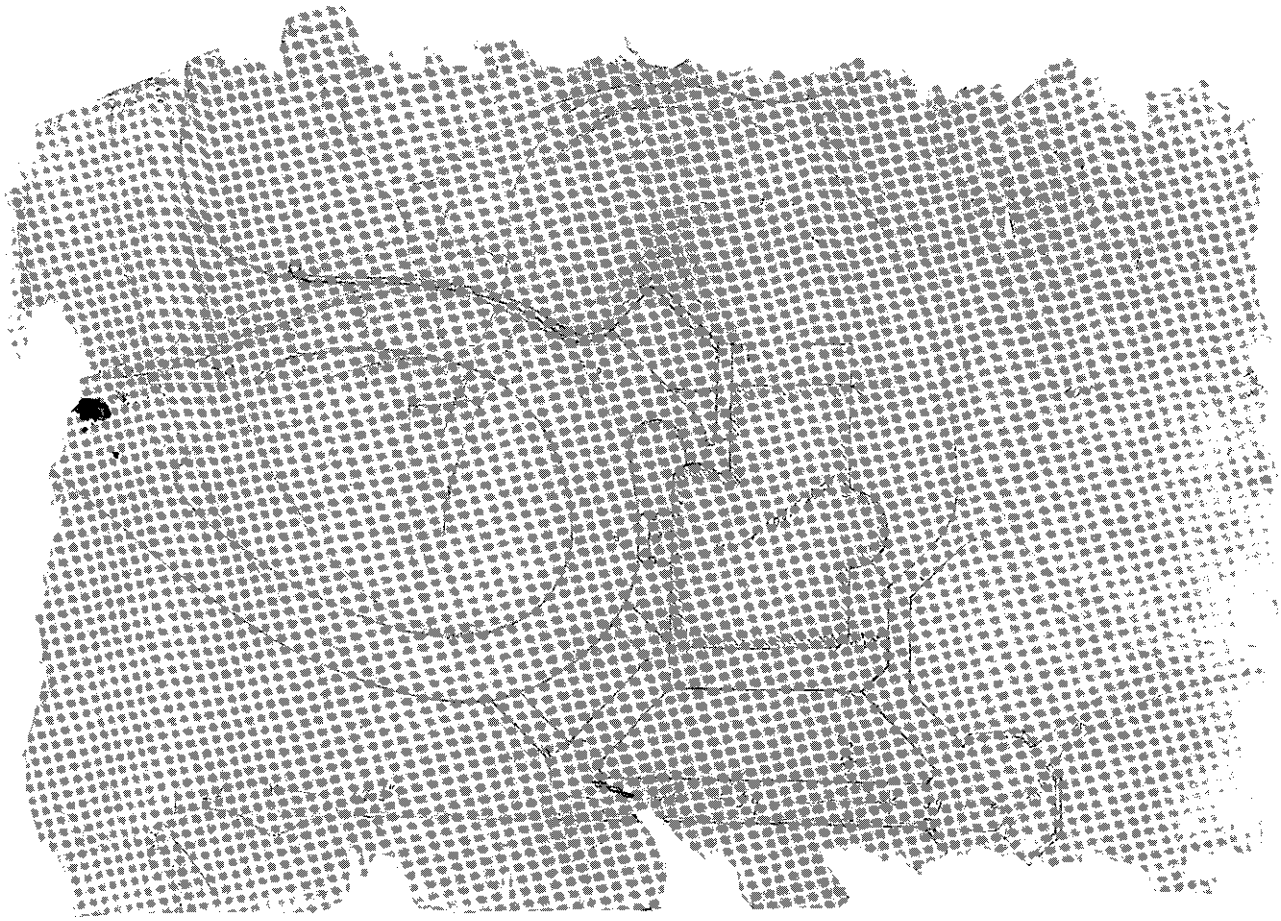
From this period, we have the only two surviving written references to the landscape of Fairsted by F. L. Olmsted Sr. In May 1884, Olmsted wrote to F. L. Temple, who was supplying plants for the Back Bay Fens, that he had taken seven plants from those brought to the Back Bay for his own house and wanted them charged to him.[6] Olmsted did not specify which plants he had taken, but an approximate list of the plants Temple supplied for the Fens has been reconstructed.[7] In September 1884, while construction was undoubtedly underway on the front entrance turn-around and, probably as well, clearing of the hollow and defining of its path, Olmsted wrote to John Charles:

> I don't object to the cutting away of certain bramble patches if brambles are to take their place—or anything that will appear spontaneous and not need watering or care. More moving or dug ground I object to. Less wildness and disorder I object to.[8]

Figure 2.5 shows the grounds of Fairsted as they were about 1887, after the Clark cottage had been completed and the barn moved, but before the first office wing was constructed. The base map for this plan still seems to be figure 2.1, the ca. 1883 survey. The entrance turnaround is shown as constructed, along with the path to the separate pedestrian gate on Warren Street. Also, a path and rock outcroppings are indicated in the hollow. The trees on this plan show little change from the ca. 1883 survey with the exception of a few apples and one elm which are marked for removal.

In 1889 and 1891, office wings were added to the building that cut into part of the land adjacent to the hollow shown in figure 2.5. The next plan of the property as a whole is figure 2.6, dated April 30, 1895, which shows the two new wings projecting from the bay window of the north parlor, eliminating the line of pear trees that had apparently been there since the Clark sisters' ownership. The rear entrance drive and pump are now behind the office wings. Unfortunately, this plan does not indicate trees and shows topography in even less detail than figures 2.1 and 2.5.

On April 23, 1900, the firm prepared a planting order list for Fairsted, although there is no planting plan for the property this early. The list, which is reproduced as Appendix B.1, includes ten types of plants, primarily shrubs



OLMSTED NHS ARCHIVES

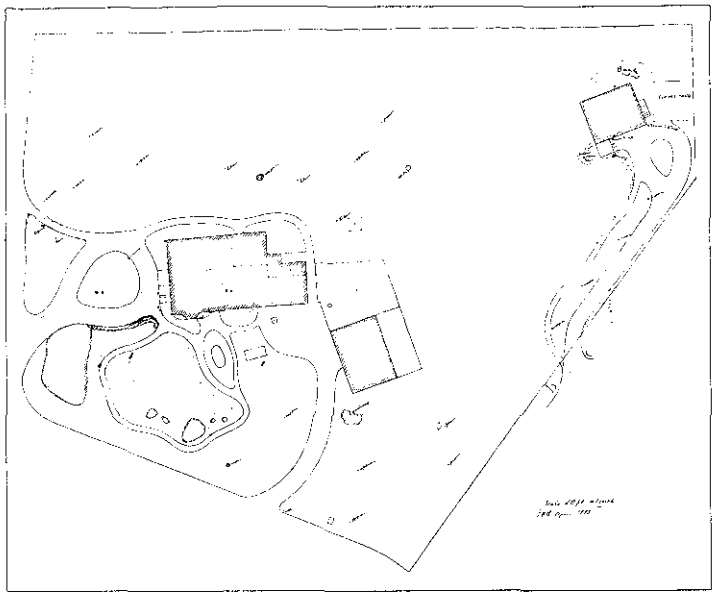
(2.3) Study for drives and walks, not as executed, [ca. 1883]. Plan #673-Z50.

such as *Spiraea thunbergii,* vines such as *Euonymus radicans, Ampelopsis quinquefolia* (now *Parthenocissus quinquefolia*), and *Celastrus scandens,* and, the only trees, eight *Thuja occidentalis.* Quantities of most of these plants were small, except for the euonymus, 100 of which were ordered. The list is interesting but of limited usefulness, since there is no indication as to where the plants were to go. In 1906, the firm prepared a tabulated expense record for the five years beginning in 1902, which is reproduced as Appendix B.2. Expenditures included labor (much of which was to pay the gardener Kitt), supplies, plants and planting, lawn work, fence, path improvement, and survey.[9] In 1902 and 1903, expenses were rather light, with only $47.67 and $64.70 spent on plants and planting, and the bulk of the money going toward Kitt's salary. In 1903, however, a figure of $147.82 (compared with $19.03 the previous year) indicates a significant amount of lawn work. (The figures for 1904, 1905, and 1906 will be discussed in Chapter III.)[10]

In 1902, C. H. Paige prepared a plan entitled "Olmsted Place, Brookline" (fig. 2.7), which is located in the Visual Services Department of the Loeb Library at Harvard.[11] Primarily the east and south side of the property is shown. Plants are identified by number, but there is no key. For this Cultural Landscape Report, Dr. Peter Del Tredici of the Arnold Arboretum of Harvard University, has studied the Paige plan very closely and has, to a large extent, decoded it and reconstructed the missing key. It appears that the Paige plan is a survey, showing trees, shrubs, vines and groundcovers. While it may have been a student project, comparison with historic photographs, other surveys and large trees still surviving on the Fairsted grounds indicates that it documented existing conditions and was probably not a design study.

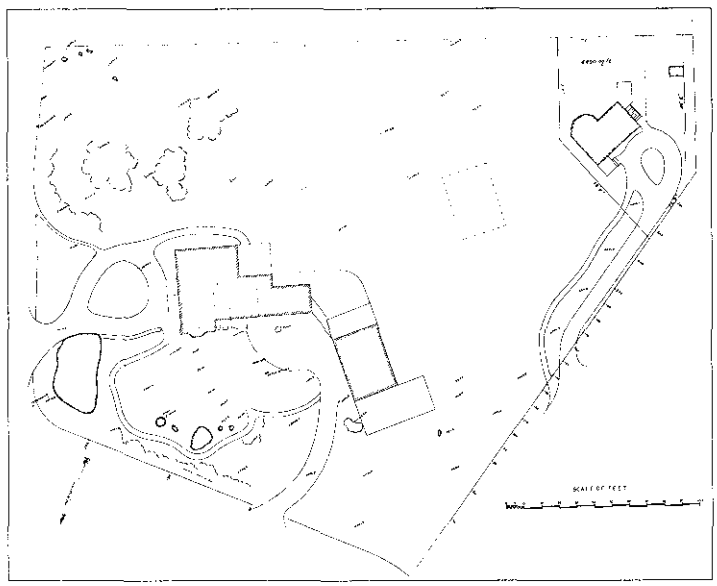
Also useful is the survey of the Olmsted property by White and Wetherbee dated April 9, 1904 (fig. 2.8), although there are some inaccuracies in this plan, including missing constructed features, such as the arch over the entrance and the path leading to the side entrance, and incorrectly or incompletely identified trees. The 1904 survey will be discussed in more detail below under specific zones. There are many exceptionally useful photographs dating from the period 1883–1904, but these are also most readily discussed below in connection with specific zones.

OLMSTED NHS ARCHIVES



(2.4) Plan for remodelling house and grounds, not as executed, April 28, 1883. Plan #673-20, Sheet 1.

OLMSTED NHS ARCHIVES



(2.5) F. L. Olmsted House. Plan of Walks and Roads, [ca. 1887]. Plan #673-20, Sheet 3.

FRONT ENTRY AND DRIVE

Olmsted Sr. and John Charles Olmsted must have found the existing arrangement of front entry and drive at the Clark House both unattractive and inconvenient, especially for a residence that was also to be used as an office. In April 1883, the first study for the property as a whole (fig. 2.4) projected a plan for a new entry not unlike what was finally constructed, but it was not until a year later that detailed studies were prepared for this important feature of the landscape. (The delay might be explained by the fact that the Clark sisters were probably not relocated until March 1884.)

In April 1884, three tracing paper studies for the entrance were prepared, showing the turn-around substantially as constructed and also indicating a span over the drive just inside the entrance to Warren Street. Only one plan is dated (Plan #673-Z38, April 19, 1884), but all three studies were probably prepared at about the same time. A drawing of the gate in plan and elevation (fig. 2.9) probably dates from not long after the studies. In order to construct the entrance turn-around, it was necessary to fill in part of the southern edge of the hollow and to build a retaining wall, but, somewhat surprisingly, there are no grading studies or plans, or any kind of construction drawings, for this part of the grounds. As noted in the introduction to this chapter, the services of a civil engineer or landscape contractor might have been required to construct the new entry, but no correspondence has been located with such an individual.

The front entry to Fairsted is exceptionally well documented in early photographs, three of them taken early in 1885. Figure 2.10, dated January 1885, comes from the John Charles Olmsted Collection at the Loeb Library. It shows the northeastern corner of the portico at the entrance to the house, the completed house turn-around, the elm next to the pedestrian path to Warren Street, and the fence along the front border of the property. The arch, which must have been constructed by this time, is out of sight. Even though there were few large trees on the grounds at this early date, John Charles followed his customary practice of photographing in the winter when views were more open. In the archives of the Society for the Preservation of New England Antiquities (SPNEA) is a photograph that appears to be of about the same date, possibly also by John Charles, taken from the opposite direction looking across the snow covered hillock at the center of the turn-around and over the hollow (fig. 2.11). Some apple trees from the original orchard are visible to the right. What appears to be a catalpa or paulownia is visible to the left but may be located across Dudley Street on the Bowditch (later Hood) property.

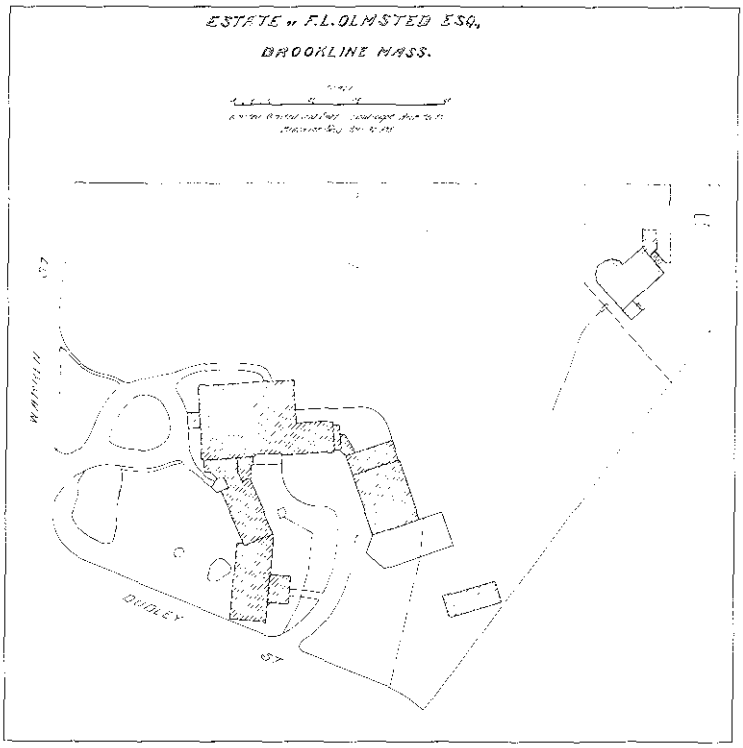
Also from the John Charles Olmsted Collection is figure 2.12, dated February 1885, a view looking southwest through the arch toward the house and south lawn. The arch appears very newly constructed, and there is as yet no euonymus growing on it. Also visible poking through the snow are some newly planted shrubs and trees on the hillock. These presumably include the hemlock at the center that today has grown to a considerable height. To the left on the lawn is an elm tree that does not appear on the 1904 survey

Photographs of this portion of the grounds taken later in the F. L. Olmsted Sr. ownership are also numerous. From SPNEA is figure 2.13, another winter view taken from the opposite side of Warren Street, showing the arch and front fence, this time with some growth of euonymus. However, this photograph must have been taken prior to 1889, since the north facade of the house is plainly visible, and no office wing has yet been built.[12]

In 1896, John Charles Olmsted took two additional photographs of the arch and front entry area. Both of them were taken on September 7 when the trees were in leaf. They illustrate the enormous growth of trees, shrubs and vines that had occurred in only eleven years. Figure 2.14, probably taken from an upstairs window, shows the arch with its wooden structure totally concealed by euonymus. The trees and shrubs on either side of the drive have luxuriant foliage, but the focus is not sharp enough for specific plant identification. Figure 2.15 is taken from the front drive looking north over the hollow, with a bit of the center hillock to the right. It may be compared with figure 2.11, although the latter is taken from a bit further back. In figure 2.15, the shagbark hickory at the edge of the hollow near the house is clearly visible. Euonymus also appears as a ground cover in the circle at the center of the turn-around.

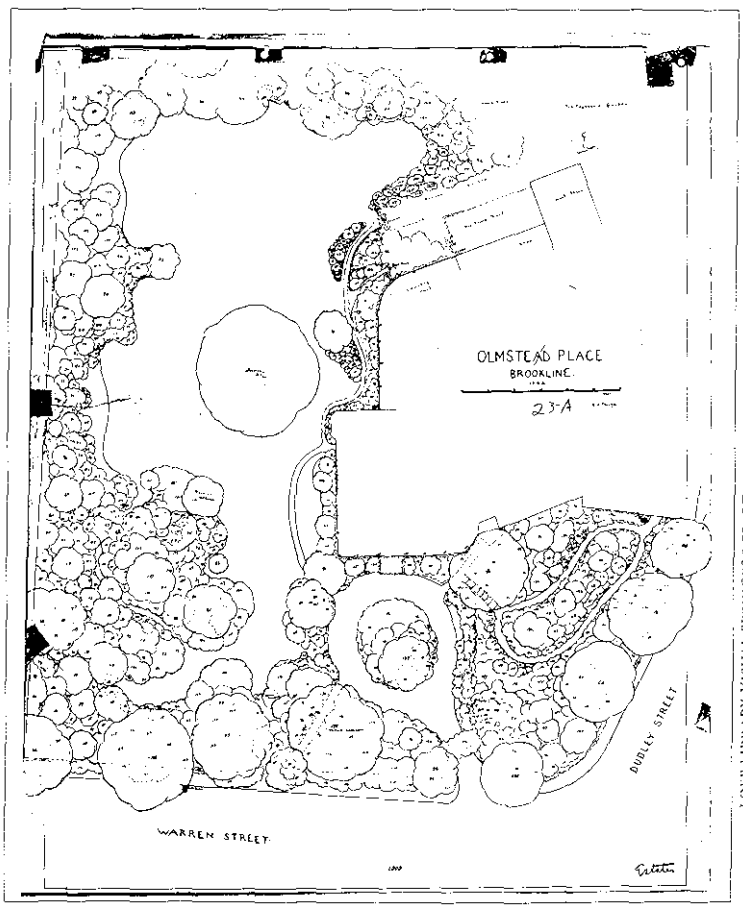
The most striking and informative view of this part of the grounds is another photograph taken in 1900, probably by John Charles Olmsted, from an upstairs window (fig. 2.16). It is one of his characteristic winter shots and provides a very clear view of the snow- and euonymus-encrusted arch, the northern half of the entry drive, most of the hillock, including the hemlock, and some border plantings between the hollow and the drive. A narrow boardwalk beside the drive, put in presumably to protect pedestrians' shoes, appears, and there is also an excellent view of the opposite side of Warren Street before the Paine house was built. Possibly from the same period is a detail of the edge of the drive (fig. 2.17), showing rustic stone curbing, widely spaced stones for pedestrians to walk on, and plantings, including ferns and possibly leucothoe.

The photographic record of the entry during the Olmsted Sr. years is completed by the next two illustrations. Figure 2.18, from the SPNEA Archives, was taken by Percy R. Jones, a senior draftsman and designer in the Olmsted firm, in June 1900. This



OLMSTED NHS ARCHIVES

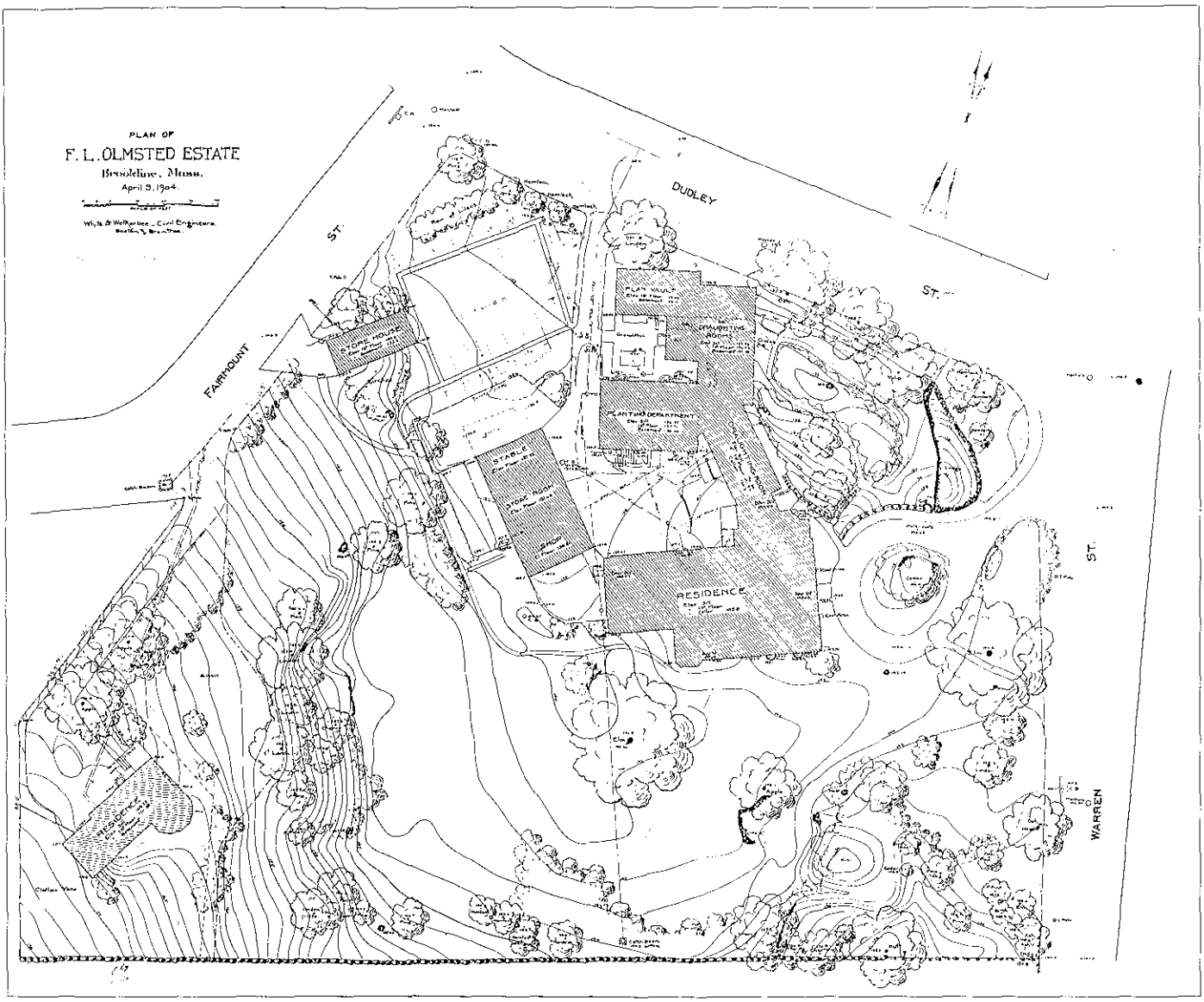
(2.6) "Estate of F. L. Olmsted Esq., Brookline, Mass.," April 30, 1895. Plan by Olmsted, Olmsted and Eliot, #673-20, Sheet 2.



LOEB LIBRARY, VISUAL SERVICES DEPARTMENT, HARVARD GRADUATE SCHOOL OF DESIGN, CAMBRIDGE, MASSACHUSETTS (HEREAFTER LOEB LIBRARY).

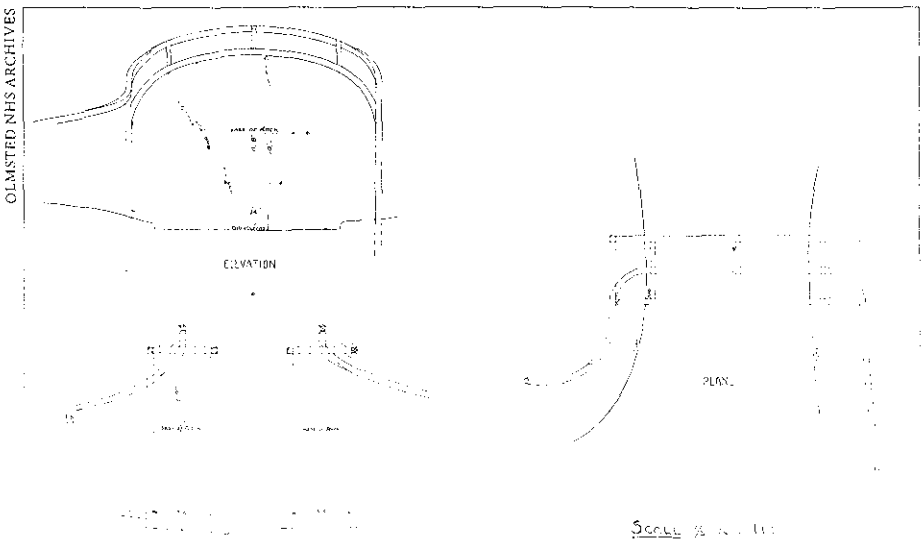
(2.7) "Olmsted Place, Brookline," 1902. Plan by C. H. Paige. Shows primarily the residence side of the property. Plants are identified by number, but there is no key.

OLMSTED NHS ARCHIVES



(2.8) "Plan of F. L. Olmsted Estate, Brookline, Mass.," April 9, 1904. Plan by White and Wetherbee, Civil Engineers, #673-1.

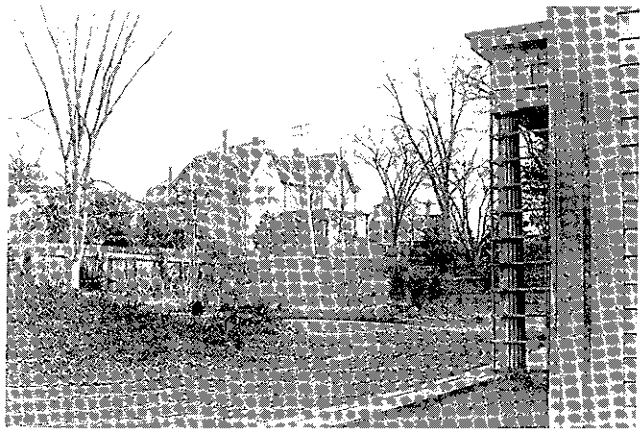
OLMSTED NHS ARCHIVES



(2.9) Plan and elevation of gateway arch, as executed, [ca. April 1884]. Plan #673-17-TC1.

photograph illustrates the increased growth of trees and also of the euonymus over the arch. In addition to the euonymus, there may also be parthenocissus and Hall's honeysuckle (*Lonicera japonica* 'Halliana') growing on the arch.[13] The plants on the hillock can be seen through the arch and have become sizeable enough to obscure the entrance to the house. In 1904, Theodora Kimball took several photographs of Fairsted. Figure 2.19 is her view of the eastern and northern facades of Fairsted taken from the hollow. This photograph illustrates particularly well the growth not only of trees and shrubs near the

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(2.10) Front drive looking southwest, January 1885. Photograph by John Charles Olmsted, JCO-#38.

SPNEA



(2.11) Entrance and northeast corner of house, with view across hollow, [ca. January 1885]. Photograph [probably by John Charles Olmsted].

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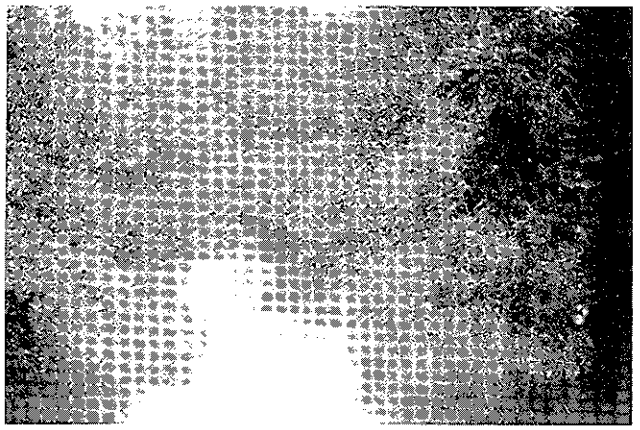
(2.12) The front arch, February 1885. Photograph by John Charles Olmsted, JCO-#7.

SPNEA



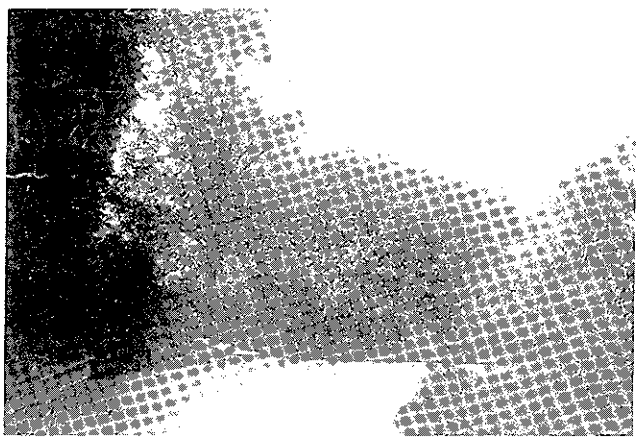
(2.13) Winter view of Fairsted and entry arch viewed from Warren Street. No office wing is visible, [ca. 1888]. Photograph. Donated by Miss E. Chase, April 12, 1912.

OLMSTED NHS ARCHIVES



(2.14) "Gateway taken from inside," entry drive and arch, September 7, 1896. Photograph by John Charles Olmsted, #673-1.

OLMSTED NHS ARCHIVES



(2.15) "Drive taken from front door," looking looking northwest, September 7, 1896. Photograph by John Charles Olmsted, #673-2.

house but the proliferation of vines on the structure itself, especially over the portico, which by now has been enclosed. The predominant vine on the front of the house may be wisteria.

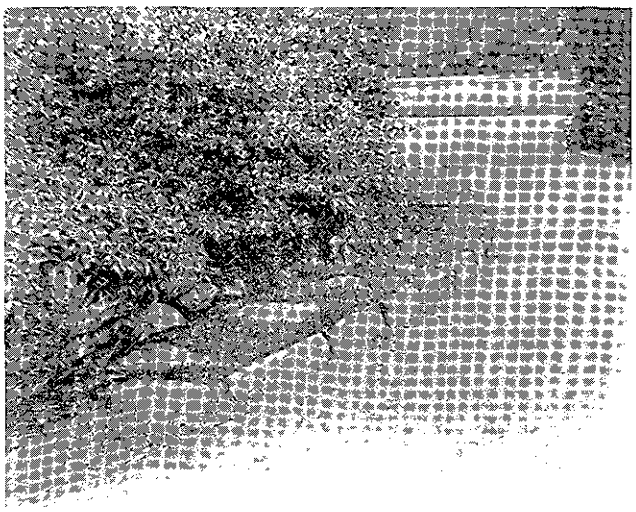
A detail of the 1904 survey showing the entry (fig. 2.20) is not terribly informative, since one of the two trees labelled, the hemlock in the center of the hillock of the turn-around, is incorrectly identified as a cedar. The

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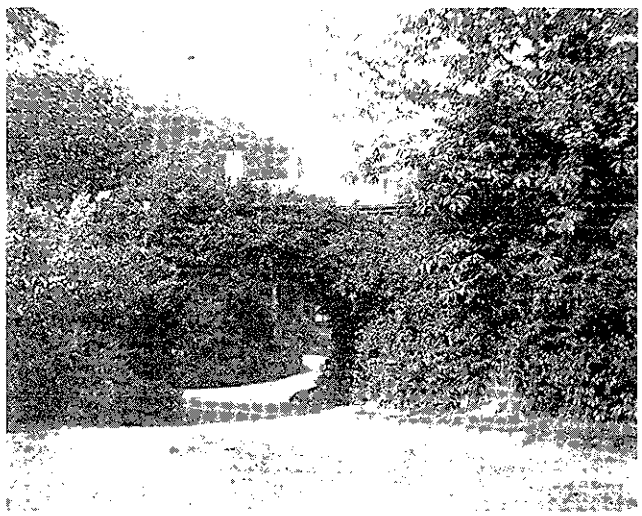
(2.16) Entrance turn-around and arch from upstairs window, [ca. 1900]. Photograph [probably by John Charles Olmsted] #673-22.

OLMSTED NHS ARCHIVES

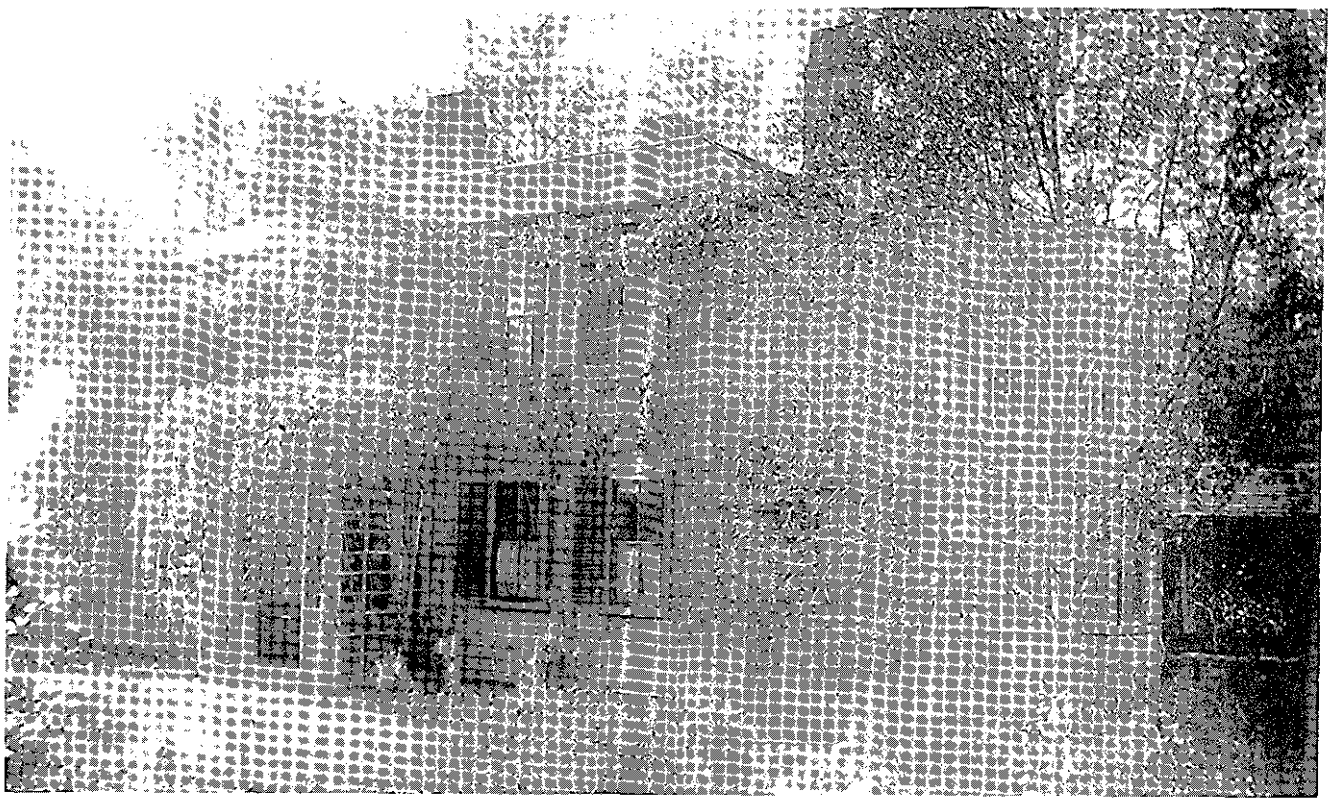


(2.17) Detail of curbing, front drive, showing planting, [ca. 1900]. Photograph #673-30.

SPNEA



(2.18) Entrance arch with euonymus, viewed from from Warren Street, June 1900. Photograph by Percy R. Jones.



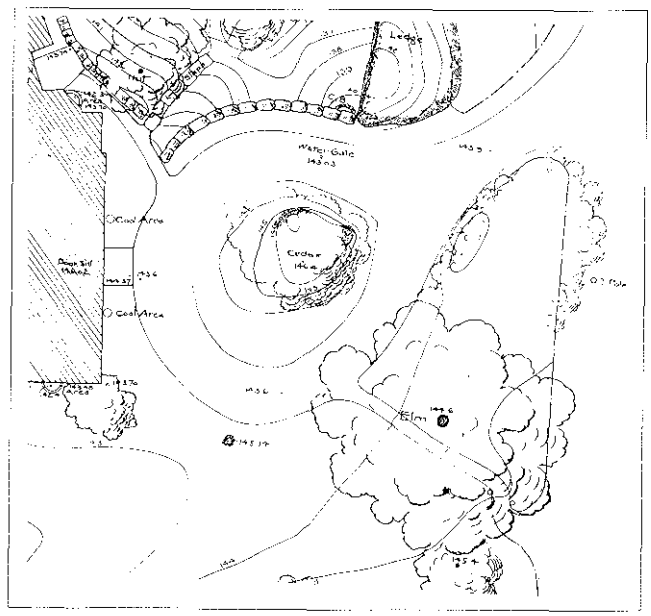
OLMSTED NHS ARCHIVES

(2.19) Fairsted, north facade, [ca. 1904]. Photograph by Theodora Kimball, #673-88.

large elm to the north of the pedestrian path from Warren Street is shown, but no other individual plants are identified. Some constructed features, such as the retaining wall between the drive and the hollow and a catch basin, are indicated.

THE HOLLOW

The history of this feature is inextricably connected with the construction of the abutting entrance drive in 1884–1885 and of the office wings in 1889 and 1891. As noted in Chapter I, the hollow was apparently a natural feature modified somewhat by Deacon Clark when he constructed the present house. Its appeal was strong enough to have made an impression on both the youthful Arthur Shurcliff and Brookline historian Harriet F. Woods. Even today, the hollow is perhaps the most characteristic feature of the Fairsted grounds and the one that visitors find especially memorable. While many suburban grounds include a front entrance, a lawn, service areas, and perhaps a rock garden, few have a secluded, sunken garden between the house and the street. Olmsted obviously wanted to preserve and enhance the somewhat negligent charm of this area. It was probably the hollow he referred to when he wrote: "Less wildness and disorder I object to."[14]

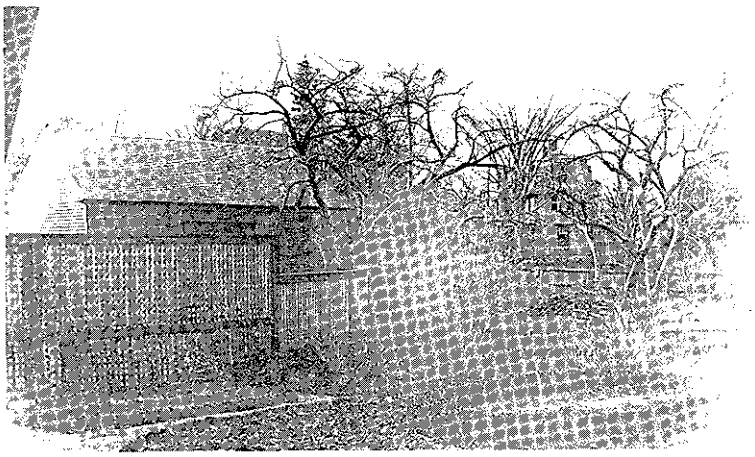


OLMSTED NHS ARCHIVES

(2.20) 1904 Survey. Detail showing entry. Plan #673-1.

The ca. 1883 survey of the grounds (fig. 2.1) is helpful to some extent for reconstructing the configuration of this area before the work done by the Olmsteds, although the lack of contours is a serious drawback. The survey shows the large ledge of Roxbury puddingstone at the eastern end of the hollow and some smaller ledges near the northern boundary. Two apple trees had been planted at the top of the large ledge. Another apple tree was located in what must

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(2.21) View looking west to house on Fairmount Street, shows oval bed near relocated barn, January 1885. Photograph by John Charles Olmsted, JCO-#35.

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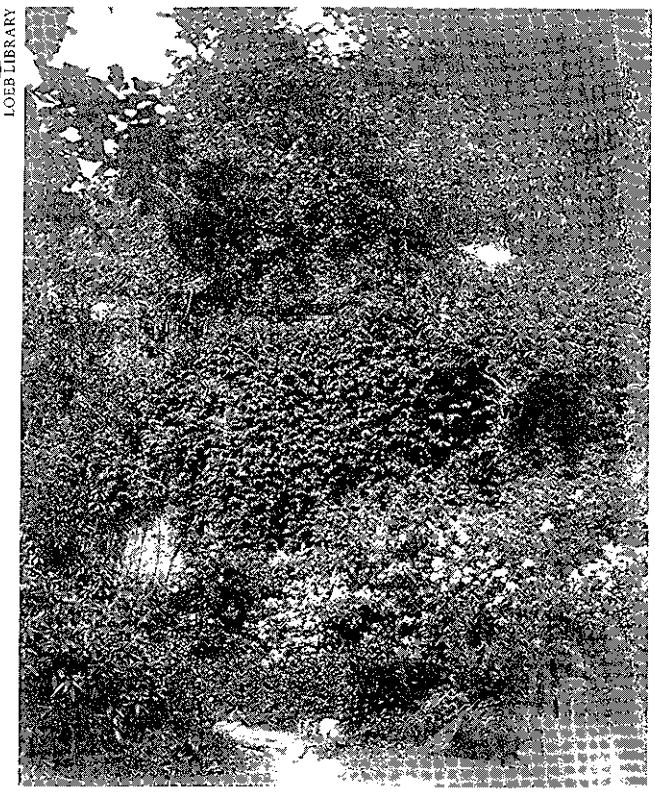


(2.22) Frederick Law Olmsted Sr. in hollow with ledge behind him, winter, [January 1885?]. Photograph by John Charles Olmsted. JCO-#98A.

have been the lowest part of the hollow and a fourth near the northeastern boundary. It may have been one of these whose "September windfalls of yellow fruit" Arthur Shurcliff enjoyed.[15] In its pre-Olmsted state, the hollow extended further to the south into part of the area of the present entrance turn-around. At the western edge, the land sloped up, and the 1883 survey shows a walnut tree not far from the north bay window. Perhaps the surveyor incorrectly identified the shagbark hickory that appears to the right in figure 2.19. To the rear of this was a line of six pear trees and a configuration of two concentric ovals that may have designated a flower bed. Further to the west was the only ornamental plant indicated on the survey, a rose bush. Figure 2.21, a photograph taken by John Charles Olmsted in January 1885, may show this oval bed after the barn was moved but before the bed was taken out. The inner oval appears to be formed by a border of box, the ground cover outside it is probably *Hedera helix,* and the trees in the background, from left to right, appear to be an apple, elm and pear. This photograph also shows a lattice fence.

The John Charles Olmsted Collection at the Loeb Library also includes two early photographs of the hollow. Figure 2.22 is an undated winter view, possibly also taken in January 1885, showing Olmsted Sr. standing in the hollow with his back to the large ledge, which is covered with leafless vine stems, probably *Parthenocissus quinquefolia.* Plans must have been made for the retaining wall, the grotto and the path that were constructed in the hollow in 1885, but they have presumably been lost, since there are none currently in the Olmsted NHS Archive plan files. The second hollow photograph in the Loeb Library is a summer view, incorrectly dated January 1885, that shows the ledge and a portion of the path (fig. 2.23). Although the vines (possibly *Parthenocissus tricuspidata*) obscure them, the retaining wall next to the drive and the grotto are probably located to the right. Beatrix Jones (Farrand), wrote of the hollow in 1894: "Virginia creeper, *Rosa multiflora,* and Japan honeysuckle run riot over a rock."[16]

Figure 2.24, an undated photograph of a groundsworker standing on the front drive in front of the entrance to the house, shows the hollow in the background, including a heaped up pile of boulders that may have been used for the grotto or as edging material along the drive. (Because of the orientation of the photograph, the grotto itself is not visible.)



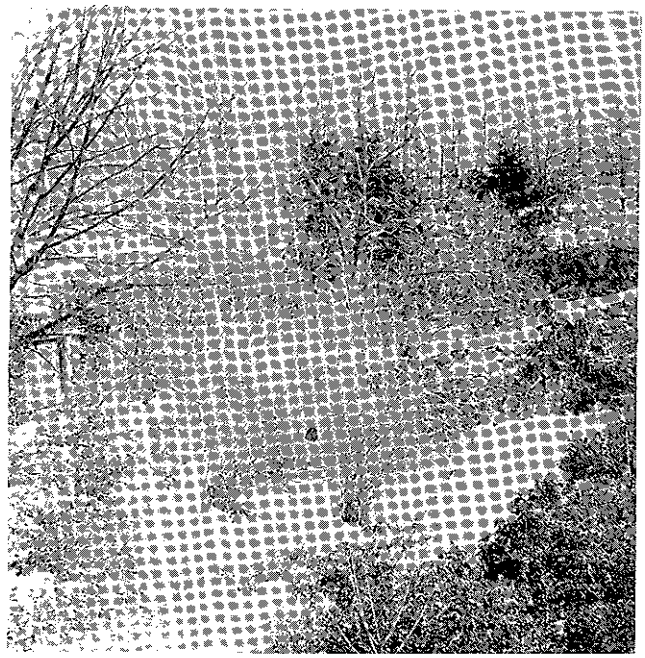
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(2.23) View of ledge, vines, etc. in the hollow, [ca. 1885]. Photograph by John Charles Olmsted, JCO-#37.



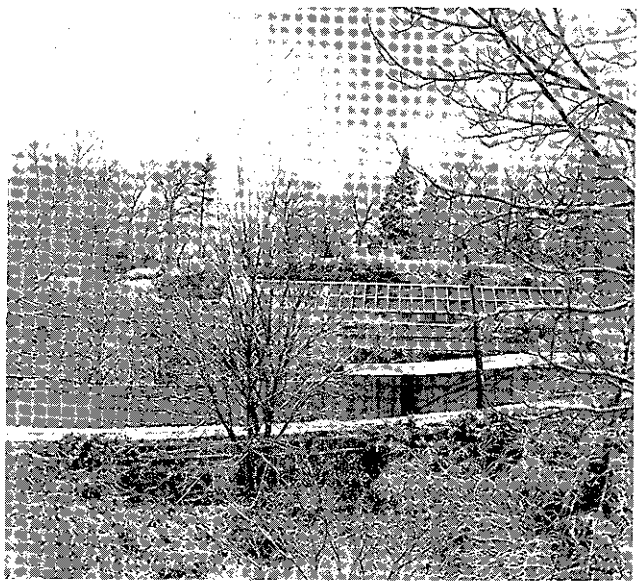
OLMSTED NHS ARCHIVES

(2.24) Groundsworker standing in front of entrance to house with view beyond into hollow. Roof of office wing appears to the left. Undated. Photograph #673-[not numbered].



OLMSTED NHS ARCHIVES

(2.25) "From office window looking east," over the hollow, March 7, 1900. Photograph by John Charles Olmsted, #673-7.



OLMSTED NHS ARCHIVES

(2.26) Winter view over part of hollow and Dudley Street into Bowditch (Hood) garden and greenhouses, [March 1900?]. Photograph [probably by John Charles Olmsted] #673-23.

Figure 2.5, the updated version of the 1883 survey, probably dating from about 1887, shows the path in the hollow going down near the present steps, circling the outer edge of the space behind the small ledges, going up near the former flower bed, and exiting into the rear entrance drive. The retaining wall, steps and grotto must have been built by this time but are not indicated on the plan. The office wing built in 1889–1891 changed the western boundary of the hollow by eliminating the line of pear trees, but it also gave a more precise definition to this end of the space.

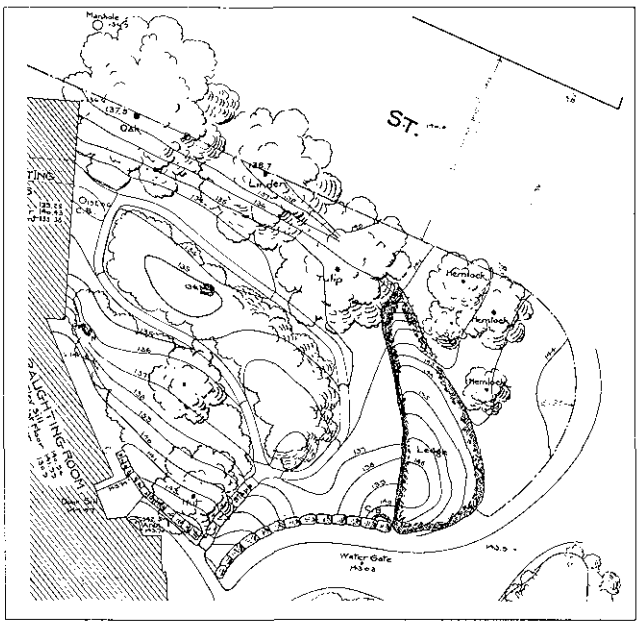
Finally, two photographs taken around 1900 show winter views of the northern and eastern sides of the hollow. Figure 2.25, taken by John Charles Olmsted on March 7, 1900 from an office window, includes part of the path, although it is covered in snow, a corner of the large ledge, several shrubs and two sizeable trees. The branches at the left of the photograph may be part of the "walnut" (shagbark hickory) tree shown on the ca. 1883 survey. The smaller tree near the ledge could be the liriodendron destroyed by the hurricane of August 1991, which, accord-

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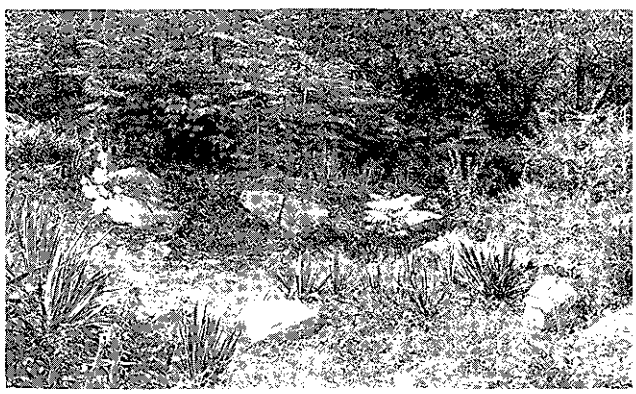
(2.27) The hollow, showing ledge with vines, [ca. 1900]. Photograph #673-33.

OLMSTED NHS ARCHIVES



(2.28) 1904 Survey. Detail showing hollow. Plan #673-1.

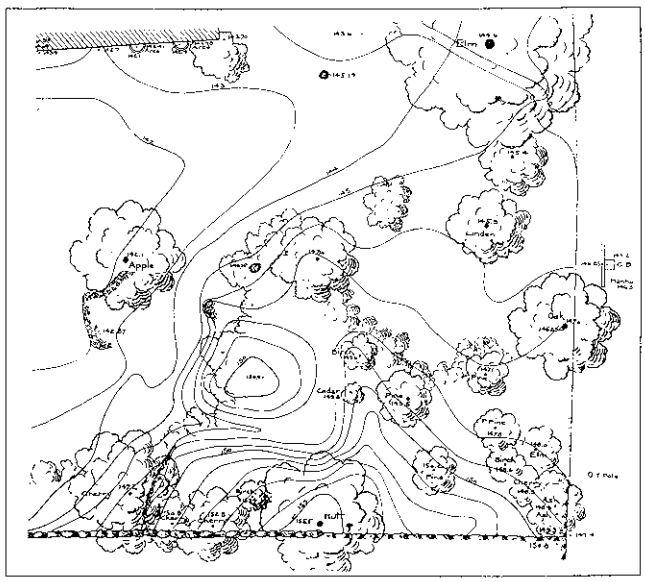
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(2.29) Rock garden, in its early design. Undated. Photograph by John Charles Olmsted, JCO-#10.

ing to its ring count, was approximately 100 years old. Also lost in this hurricane was a 120-year old red oak tree very close to the office wing and almost touching the spruce pole

OLMSTED NHS ARCHIVES



(2.30) 1904 Survey. Detail showing rock garden and southeast corner. Plan #673-1.

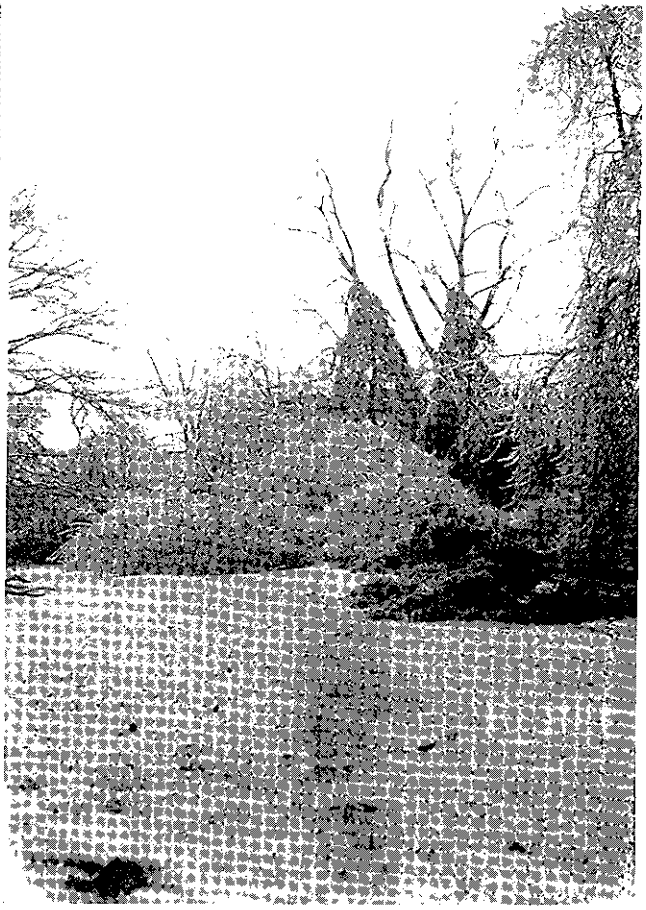
fence. This oak does not appear on the ca. 1883 survey but might have been too small or too close to the boundary line to be noted. Figure 2.26 is a photograph probably also taken by John Charles Olmsted showing one edge of the hollow, Dudley Street, and the garden and greenhouses of the Bowditch (later Hood) property.[17] Figure 2.27 is an undated summer view of the large ledge covered with vines. The elm near the pedestrian path is also clearly visible.

A detail of the 1904 survey provides considerable information about the hollow (fig. 2.28). In addition to the retaining wall next to the drive, steps are shown down to the path, now an irregular oval. Specific trees that are identified include three hemlocks behind the large ledge near the intersection of Dudley and Warren Streets, the tulip tree, and the red oak next to the fence. Between the oak and the tulip tree, a linden tree is indicated, also next to the fence, possibly the tree visible in figure 2.26. The walnut (shagbark hickory) tree shown on the ca. 1883 survey appears but is identified only as "nut." Masses of foliage, presumably shrubs, are indicated but not identified.

ROCK GARDEN AND SOUTHEAST CORNER

This area is not well documented for the Olmsted Sr. period. No pre-1904 drawings have been located, and, of five photographs, only one is dated. Probably the earliest photograph is one taken by John Charles Olmsted showing rock garden plants (fig. 2.29). Visible in this photograph are a small *Aralia*, an *Acer pensylvanicum*, and, in the foreground, several *Yucca filamentosa* plants. Other possible plants in this picture are *Parthenocissus tricuspidata* and *Viburnum plicatum*. However, the topography visible in this

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(2.31) South lawn and rock garden after storm. Undated. Photograph #673-[not numbered].

OLMSTED NHS ARCHIVES



(2.32) South lawn and rock garden after storm. Undated. Photograph #673-[not numbered].

photograph corresponds with the 1904 survey, and the stones shown remain to this day. On the ca. 1883 survey of the grounds (fig. 2.1), only some small outcroppings of ledge near southeastern edge of the property adjacent to the Gardner estate, five widely spaced apple trees, and a cherry appear next to what was then the entrance drive.

On the updated ca. 1887 survey (fig. 2.5), little has changed except that the fruit trees all have crosses beside them, indicating either that they had been removed or were about to be removed. By this time, the pedestrian path from Warren Street to the entrance turn-around had been constructed. The purpose of this path is puzzling, except that it may have provided a private entrance for family members arriving on foot from errands or visits in the neighborhood. On the ca. 1887 survey, a massing of shrubs is indicated between the path and the rock garden. Three other shrub masses are shown at the eastern end of the lawn but not in the southeastern corner. Over the course of the first 20 years of Olmsted ownership, this part of the grounds evolved into a secluded rock garden with its own little path, but, in the absence of plans and sufficient dated photographs, the chronology of its planting is difficult to disentangle.

A detail of the 1904 survey (fig. 2.30) provides more information. Several trees are identified, all of which must have been planted since 1884. On both the Warren Street and the Gardner property edges screening plantings appear: they include an oak, an elm, two ashes, four cherries, a "nut," and, near the gate to the pedestrian path, sycamore maple incorrectly identified as a linden and one unidentified tree. Within the area of the rock garden itself, several pines, a cedar, and two birches appear, although no path as such is shown. Two of the undated photographs (fig. 2.31 and fig. 2.32) of the eastern end of the lawn and the rock garden show dwarf or young evergreen trees. However, these photographs were taken to document damage from an ice storm, and all of the plantings are coated with ice. The plants are also so large that these views may well date from after 1903.

SOUTH LAWN AND REAR EMBANKMENT

After the hollow, the south lawn is probably the most characteristic and memorable feature of the Fairsted landscape. The adjacent rear embankment sloping up to the Clark sisters' cottage is also visually part of this space. Considerable construction must have been necessary in the vicinity of the lawn early in the Olmsteds' ownership: the barn had to be relocated and the old driveway taken out. In addition, the path leading to the side entrance was added, with related plantings, as well as the bay window on the conservatory. It is reasonable to suppose that the lawn itself was regraded. According to the 1874 history of Brookline, Deacon Clark's grading and levelling had been rather primitive and consisted primarily of filling the gaps between boulders and ledges with soil. If these stones and ledges

were still there, they would probably have been discovered in the course of modern lawn care. Surprisingly, the Olmsted NHS Archives include no plans at all for the south lawn dating from the period 1883–1904. (There may originally have been some, now lost.)

However, an abundance of photographic documentation exists for the south lawn. Photographs of this area before 1901 were all the work of John Charles Olmsted, and most are dated. Between 1901 and 1904, F. L. Olmsted Jr. took over as the chief photodocumentor of the lawn, with one picture by Percy R. Jones. About 1904, Theodora Kimball appeared on the scene and took several photographs of the south side of Fairsted, along with her views of the eastern and northern sides. Although Kimball's chief interest seems to have been the house, many of her photographs show the lawn and its plantings as well. There are other photographs of the south lawn that are undated and not attributed to individual photographers. Some of these will be examined in this chapter, although it is difficult to be certain whether they belong to this or a later time period.

The ca. 1883 survey (fig. 2.1) shows three American elms on the lawn, of which the middle one would later become known as the "Olmsted elm." Other than these, only scattered apples and pears appear, along with a solitary cherry against the Gardner property line. (The barn, of course, is in its original location.) By ca. 1887 (fig. 2.5), little had changed, except that two of the elms were marked with crosses and had either been taken out or were shortly to go. Some of the apples and pears were still there, and the barn had been moved.

During the first years of the Olmsted ownership, as a series of winter photographs from the John Charles Olmsted Collection vividly illustrates, the south lawn was a rather bleak landscape. Its appearance had probably not changed greatly from the decimated apple orchard acquired from the Clarks. Figure 2.33, dated December 1884, is a photograph taken across the lawn toward the Gardner property, showing a rather spindly elm to the left (possibly an elm at the eastern end of the lawn rather than the Olmsted elm) and an old apple tree to the right. In figure 2.34, probably taken at about the same time, the full extent of the lawn from east to west can be seen, although a group of gnarled trees dominates the foreground; these are, from left to right, a black cherry, elm, and another black cherry, all tangled together.

Figure 2.35 must have been taken before the barn was moved, although John Charles had to have been standing



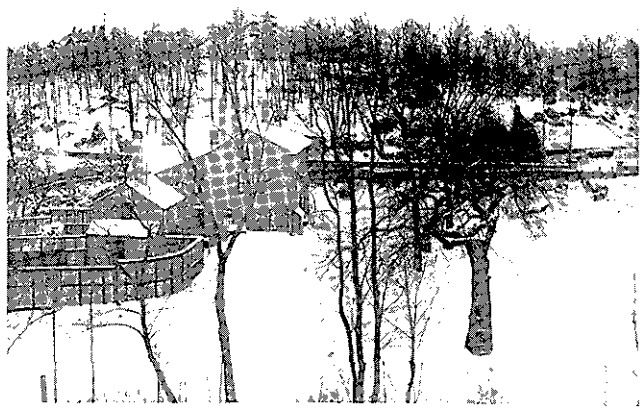
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(2.33) South lawn, with view to Gardner estate, December 1884. Photograph by John Charles Olmsted, JCO-#12.



LOEB LIBRARY

(2.34) South lawn in winter with view to rear embankment and Clark sisters' cottage. [ca. 1884?]. Photograph by John Charles Olmsted, JCO-#21.



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(2.35) View east over lawn and service area before barn was moved. Undated. Photograph by John Charles Olmsted, JCO-#3.

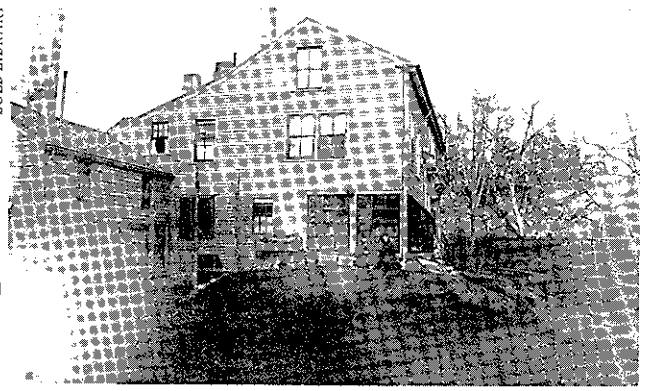
in front of the barn, looking across the lawn from west to east. A heavily pruned apple tree is directly in front of him, and the Olmsted elm appears to the left of it. In figure 2.36, John Charles is standing in the middle of the lawn quite close to the Gardner property line pointing his camera at

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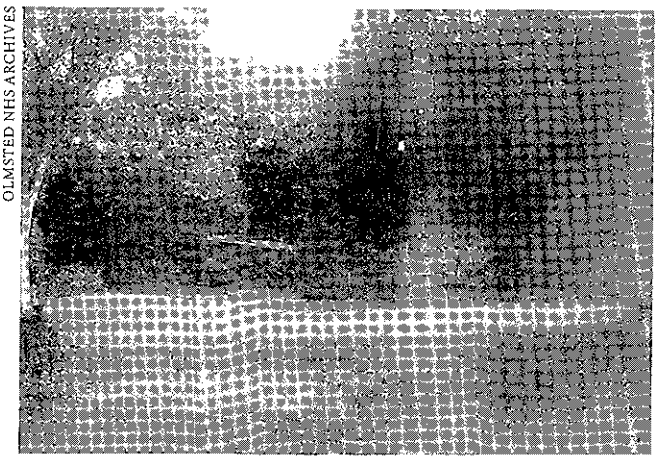
(2.36) View over south lawn toward Clark cottage. Undated. Photograph by John Charles Olmsted, JCO-#22.

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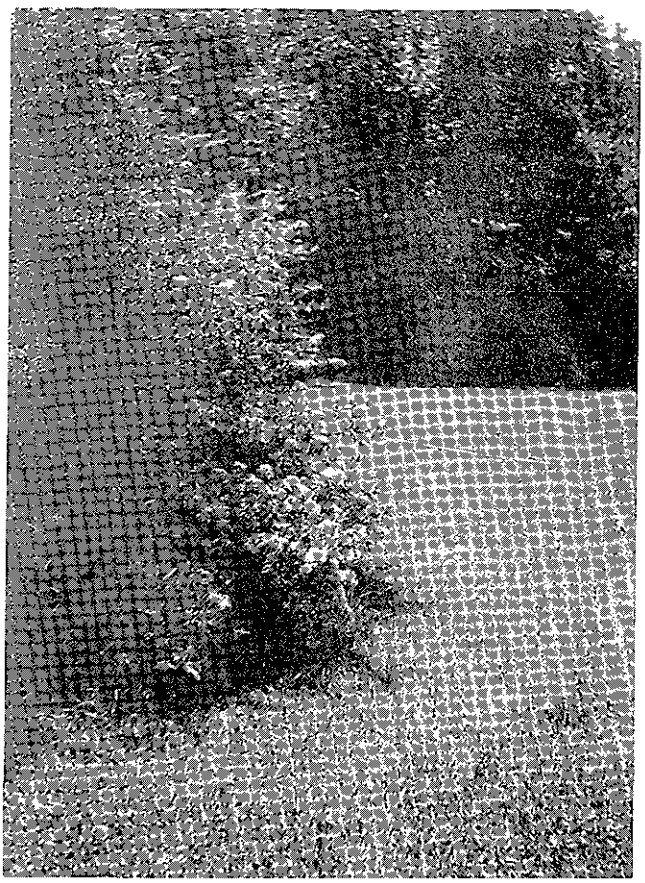
(2.37) South lawn and house before kitchen addition. Undated. Photograph by John Charles Olmsted, JCO-#15.

OLMSTED NHS ARCHIVES



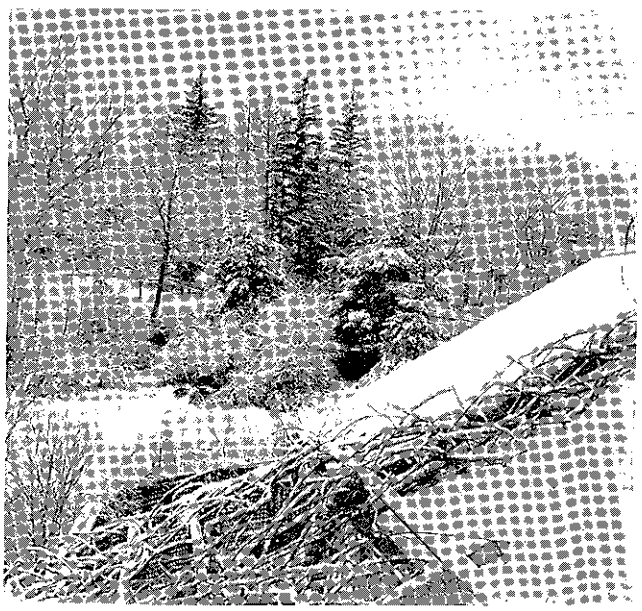
(2.38) "Lawn looking towards Mrs.Gardner's," (Gardner estate), September 7, 1896. Photograph by John Charles Olmsted, #673-3.

OLMSTED NHS ARCHIVES



(2.39) "Corner near plant room," showing lawn, March 7, 1900. Photograph by John Charles Olmsted, #673-9.

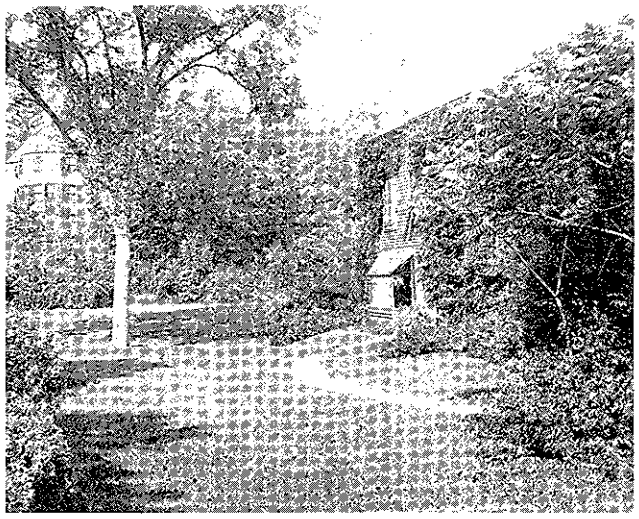
OLMSTED NHS ARCHIVES



(2.40) View across roof toward lawn, after a snow storm. Undated. Photograph by John Charles Olmsted, #673-25.

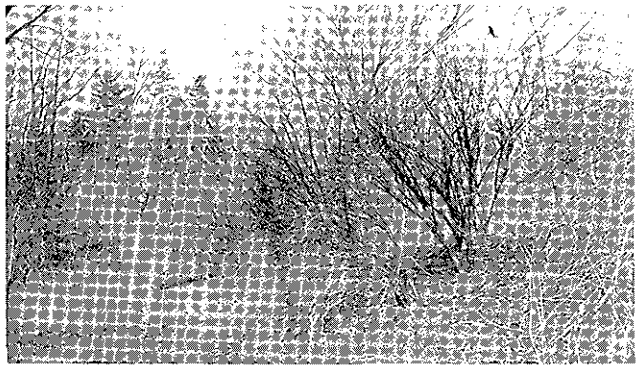
the newly completed Clark cottage. Ahead and to his right is the same pruned apple tree that appears in figure 2.35, while, in the left foreground, appears a line of young evergreen trees (probably hemlocks), which are either very newly planted or have been recently cut down close to the ground. To the left of this line, some spiraea appears, and a row of Norway spruce may be seen near the Clark cottage, possibly on Fairmount Street. Another photograph in this series is figure 2.37, a view of the western end of the house before the kitchen addition was built. To the right at the

SPNEA



(2.41) South lawn, looking toward Clark cottage, June 1900. Photograph by Percy R. Jones.

OLMSTED NHS ARCHIVES



(2.42) "*Spiraea vanhouttei* crowded down by *Deutzia scabra*," south lawn and rock garden, April 1, 1901. Photograph by Frederick Law Olmsted Jr., #673-10.

OLMSTED NHS ARCHIVES



(2.43) Spiraea, south lawn. Undated. Photograph #673-42.

east end of the lawn, two trees appear, which may be an ash and a white oak.

Later photographs include figure 2.38, taken by John Charles Olmsted on September 7, 1896. It has the same orientation as figure 2.33, and, although quite dark, it can be compared with the earlier view. Figure 2.39, taken by John Charles Olmsted in 1900, shows a corner of the lawn near the conservatory, with a shrub, possibly a *Viburnum plicatum* to the left.

A very important photograph, unfortunately undated, by John Charles Olmsted is figure 2.40, taken from the roof at the rear of the house after a snow storm. On the roof are seen wisteria vines. In the foreground on the lawn, a metal arbor is visible, probably one of the two structures designated as "wickets" on the 1902 Paige plan (fig. 2.7). The Paige plan is our best source for the flower garden located at this end of the lawn around the turn of the century, only the outlines of which appear on the 1904 survey (fig. 2.8). On the Paige plan, the garden is shown as a narrow rectangle parallel to and at the rear of the barn, with a "flower garden" (probably perennials) occupying most of the space and a path extending east/west through it, terminating at each end with a "wicket." At the northeastern corner is a large square annual bed, with another path at its western end. On the other side of the path, steps rise to a "frame yard," probably cold frames. The vegetable garden is located outside the boundaries of this complex to the west. No vegetable garden is shown in this location on the 1904 survey.

Figure 2.41, a photograph from SPNEA taken by Percy R. Jones in June 1900, clearly shows the Olmsted elm, the Clark cottage and the path leading to the side entrance. At the southeast corner of the house appears a large *Rhus typhina*. The vines on the house appear to be a mixture of wisteria and actinidia.

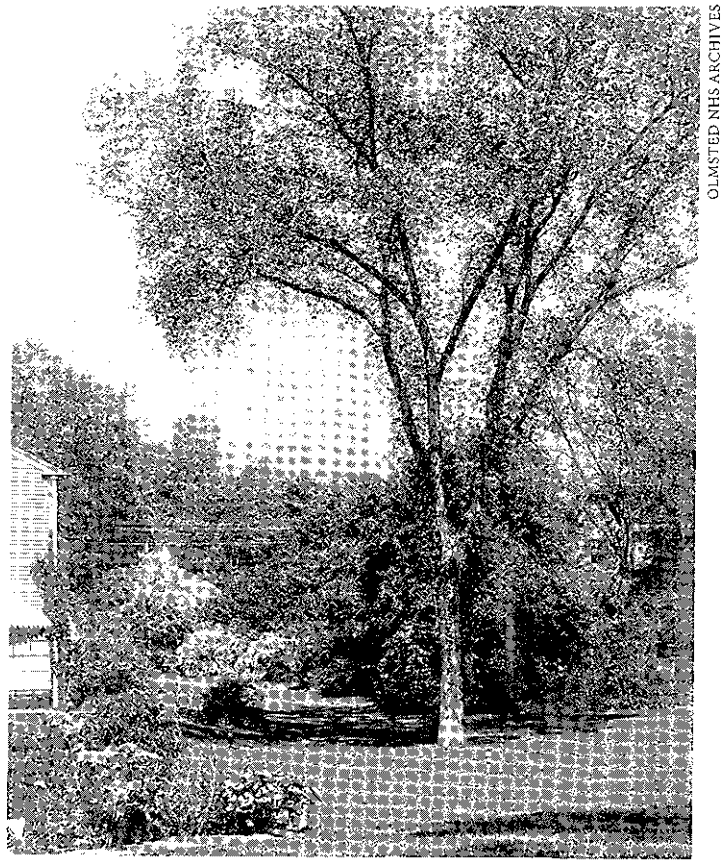
Figure 2.42, a photograph taken by F. L. Olmsted Jr. April 1, 1901, could be used to illustrate either the rock garden or the south lawn; Olmsted's caption reads: "*Spiraea vanhouttei* crowded by *Deutzia scabra*." Both spiraea and deutzia may be seen in this photograph, along with, possibly, some honeysuckle. Although dated or datable views are clearly preferable in a historic report, some undated photographs of the lawn show plants exceptionally clearly.[18] Two *Spiraea prunifolia* in bloom appear in an undated photograph (fig. 2.43), with a crabapple in flower at the far left behind them. In figure 2.44, another undated view, the same grouping of two spiraea and a crabapple is seen. The advantage of figure 2.44 is that, since it was taken from a point further west on the lawn than figure 2.43, the relationship of the spiraea and crabapple to the Olmsted elm and the house is clearly apparent. A bed of perennials near the southwest corner of the house is also visible in the

foreground of figure 2.44 and the path through the south lawn to the conservatory is absent.

The classic view of the lawn and the Olmsted elm is illustrated in figure 2.45, which must have been taken before 1903, since the addition of that year is not visible. In this photograph, the path from the conservatory follows the edge of the house and lattice fence.

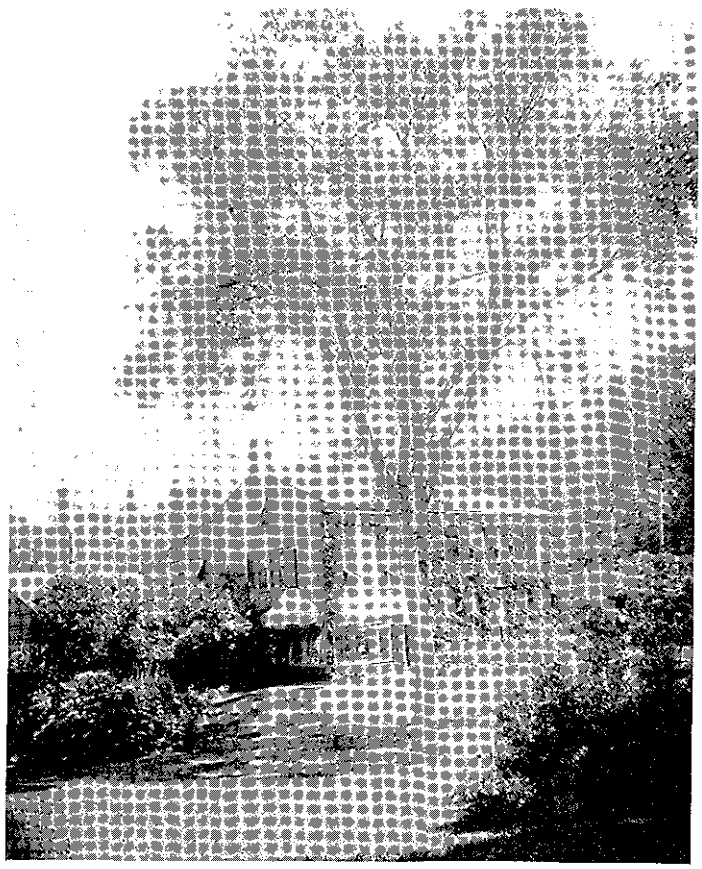
Finally, the last group of lawn photographs focuses on the south facade of the house. One of Miss Kimball's ca. 1904 photographs, figure 2.46, offers a dramatic view of Fairsted totally swathed in vines. Only the shutters seem to be fending off encroaching growth. The vines appear to be a mixture of different types, including wisteria, parthenocissus, and, possibly, *Hedera helix.* A large *Rhus typhina* appears at the southeast corner of the house. In figure 2.47, an undated photograph, the same *Rhus typhina* can also be seen, but this photograph also has an unusually clear view of the beds of perennials and/or small shrubs beside the path leading to the conservatory. These beds and the vines on the house can be seen especially well in figure 2.48; the vines appear to be a mixture of wisteria, *Parthenocissus quinquefolia,* and *Parthenocissus tricuspidata,* with *Euonymus radicans* at the base of the wall. Near the house are two azaleas, and, in the beds, are herbaceous perennials, probably including tall lilies.

A detail of the 1904 survey for the south lawn and rear embankment (fig. 2.49) very puzzlingly does not show the path from the main entrance drive to the side entrance of the house so apparent in many of the photographs discussed above. On the survey, the Olmsted elm dominates the lawn, and one of the apple trees close to the rock garden grouping has grown to a good size. The *Rhus typhina* at the corner of the house is indicated but not identified. None of the shrubs, such as the spiraea or the hydrangea, are noted. Considerable boundary and screening plantations appear: near the Gardner property boundary, they are primarily hemlock, and, near the Clark cottage, they consist mostly of larch, linden, and a few pines.



OLMSTED NHS ARCHIVES

(2.44) South lawn, with Olmsted elm, spiraea and crabapple. Undated. Photograph #673-50.



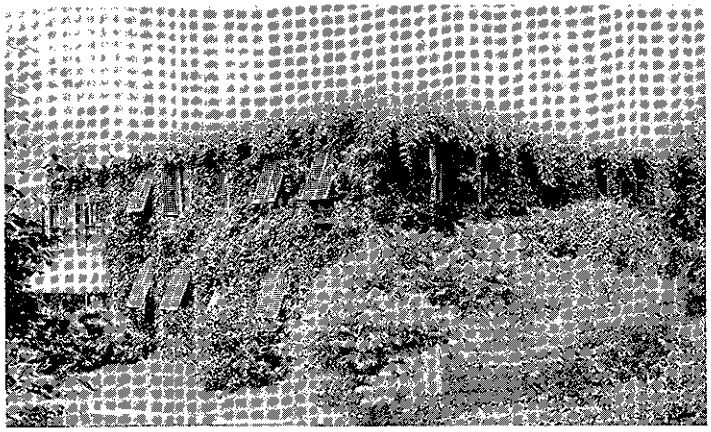
OLMSTED NHS ARCHIVES

(2.45) South lawn and Olmsted elm, [pre-1903]. Photograph #673-51.

SERVICE AREAS

During the first two decades of Olmsted ownership, the service areas of the property went through great changes. Looking at the ca. 1883 survey (fig. 2.1), the service area was then in the vicinity of the original location of the barn. By ca. 1887 (fig. 2.5), the barn had been moved and a new rear drive constructed from Dudley Street. Although the spruce pole fence was erected around the entire perimeter

OLMSTED NHS ARCHIVES



(2.46) Vines on side of house,with shrubs and sumac, [ca. 1904]. Photograph by Miss (Theodora) Kimball, #673-90.

OLMSTED NHS ARCHIVES



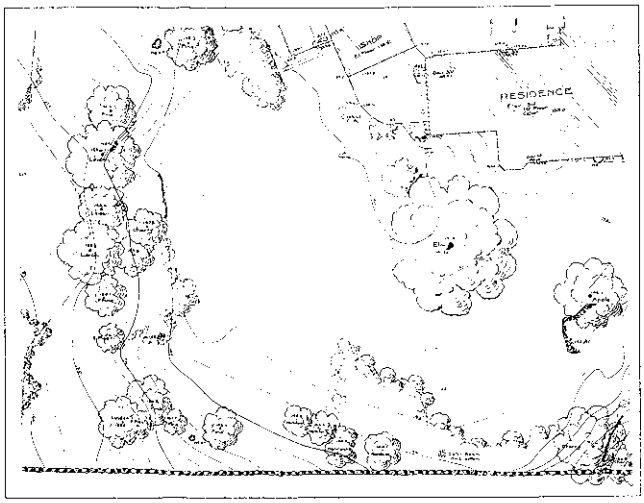
(2.47) Path towards entrance at side of house with small shrubs. Large sumac in foreground. Undated. Photograph #673-60 (album #2).

OLMSTED NHS ARCHIVES



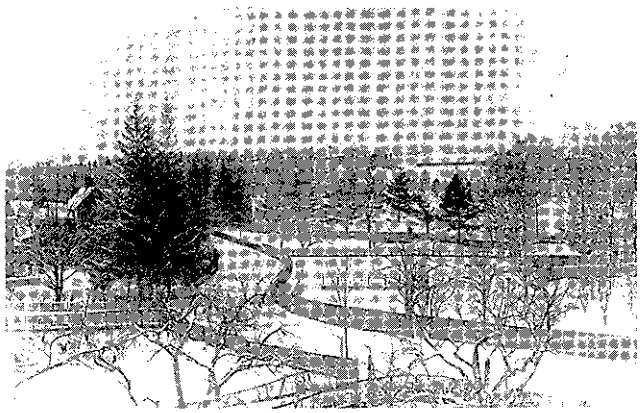
(2.48) South facade of house. Undated. Photograph #673-44.

OLMSTED NHS ARCHIVES



(2.49) 1904 Survey. Detail showing south lawn and rear embankment. Plan #673-1.

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(2.50) View from second story toward Dudley Street and rear entrance, March 1885. Photograph by John Charles Olmsted, JCO-#61-62.

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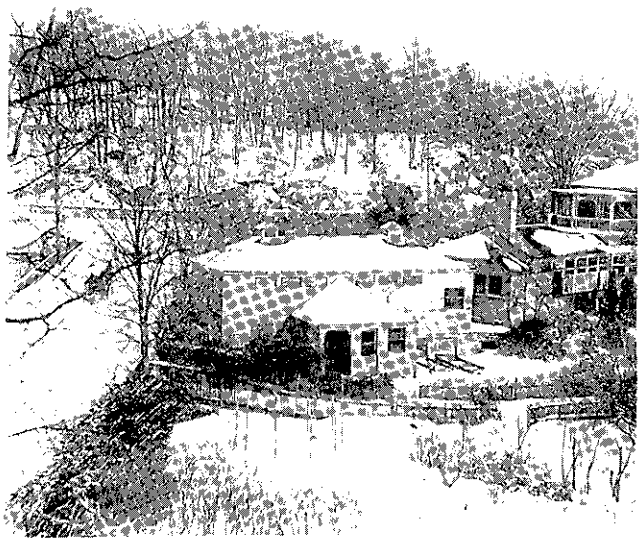


(2.51) Present vault area near rear entrance drive. Undated. Photograph by John Charles Olmsted, JCO-#103.

of the property except for the boundary with the Gardner estate in the 1880s, it was unscreened and therefore much more noticeable in the rear, service, part of the grounds.

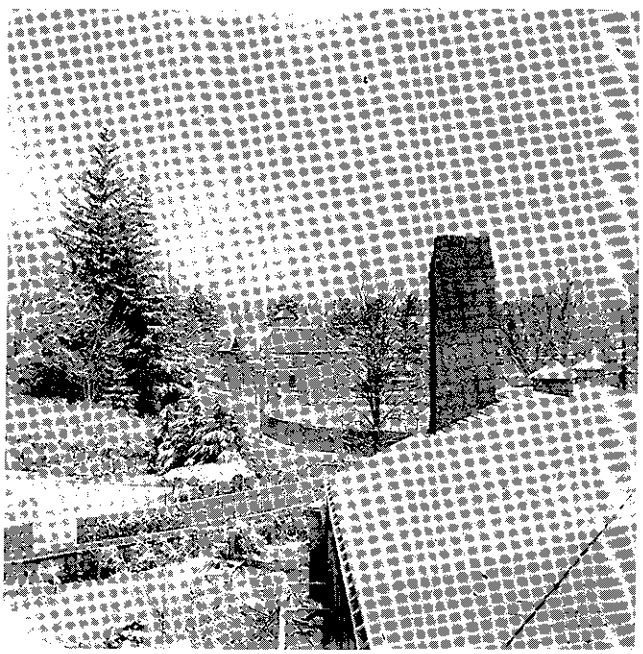
The photographs by John Charles Olmsted are again the most useful source for the earliest years. One very early

SPNEA



(2.52) View of office wing and service area, [ca. 1892–1900]. Photograph [probably by John Charles Olmsted].

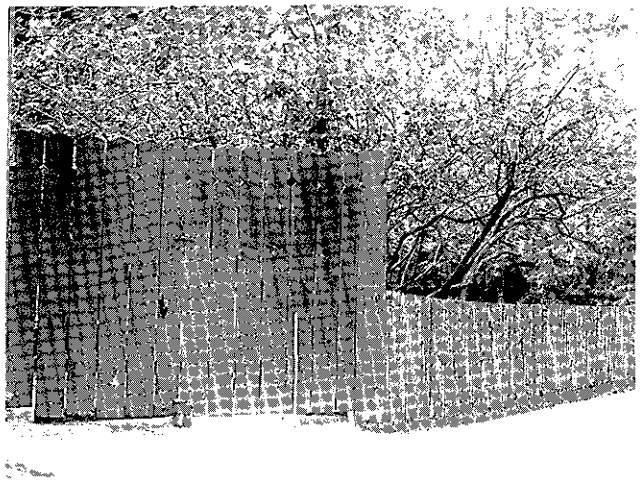
OLMSTED NHS ARCHIVES



(2.53) View from upstairs window over service areas toward Dudley Street and adjacent properties, 1900. Photograph by John Charles Olmsted, #673-24.

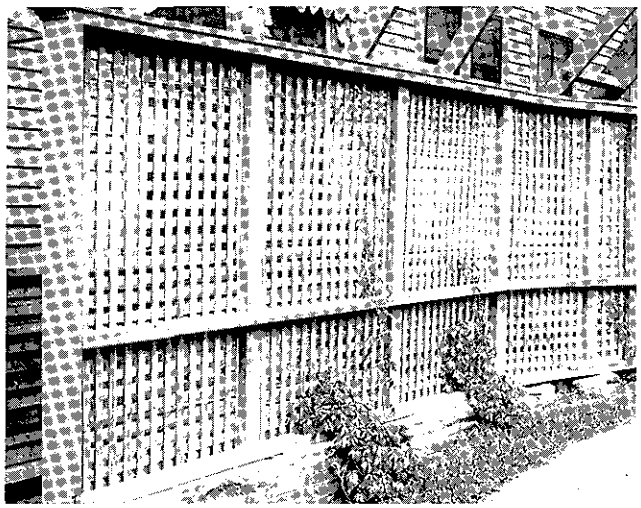
(January 1885) photograph, figure 2.21, has already been used in discussing the hollow. It also illustrates the relocated barn, which is separated by a latticed screen from the rest of the grounds. Figure 2.50, taken by John Charles in March 1885, is a view from a second-story window over the service area toward Dudley Street. One of the old fruit trees from the Clark sisters' orchard is visible. Another undated photograph (Figure 2.51) shows the area now taken up by the vault occupied by a deteriorating tree, possibly a pear, and a few low shrubs, which may include *Rubus* and young quinces. A photograph from SPNEA (fig. 2.52) was probably also taken by John Charles and,

OLMSTED NHS ARCHIVES



(2.54) "Outside view of board fence surrounding woodyard," May 31, 1901. Photograph by J. B. Herbst, #673-15.

OLMSTED NHS ARCHIVES



(2.55) "Lattice fence outside planting department," May 31, 1901. Photograph by J. B. Herbst, #673-17.

OLMSTED NHS ARCHIVES



(2.56) "Rear gate," September 7, 1896. Photograph by John Charles Olmsted, #673-4.

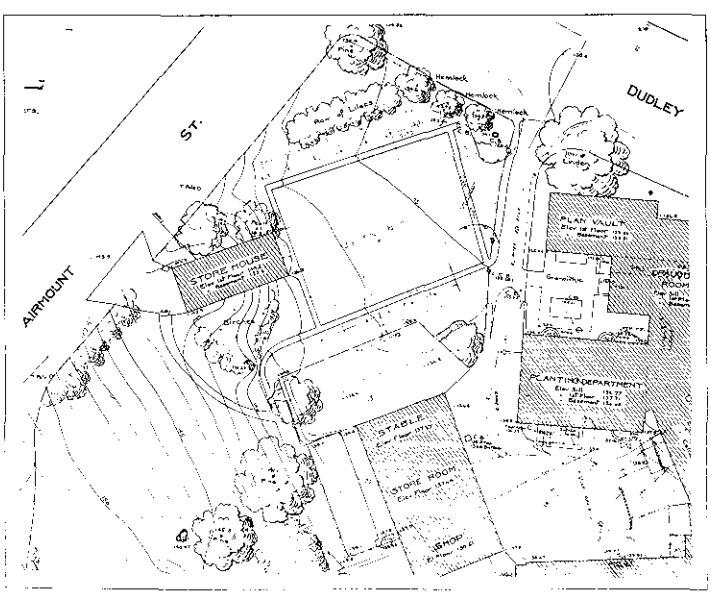
although undated, must be quite early. Judging by the appearance of the office wing in this photograph, figure 2.52 was probably taken between 1892 and 1900. John

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(2.57) Service courtyard at time of office wing construction, 1903. Photograph by John Charles Olmsted, JCO-[not numbered] (separate envelope).

OLMSTED NHS ARCHIVES



(2.58) 1904 Survey. Detail showing service area. Plan #673-1.

was standing up on Fairmount Street looking at the office wing. In the foreground is the service area, with stakes for peas or beans appearing through the snow. Just inside the fence at the western corner of the service entrance and Dudley Street is an elm, long since gone. The red oak destroyed in October 1991 is also visible. In figure 2.53 dated 1900, John Charles was photographing from an upstairs window toward Dudley Street. Visible are the rear entry and spruce pole fence as well as hemlocks inside the fence.

In 1901, J. B. Herbst, a member of the firm, took photographs of fencing details. Figure 2.54, dated May 31, 1901 is a view of the outside of the board fence surrounding the wood yard, and figure 2.55, taken the same day, shows the lattice fence outside the planting department. Figure 2.56 is a lovely photograph of the rear entrance from Dudley Street taken by John Charles Olmsted on September 7, 1896. In figure 2.57, taken by John Charles in 1903, a woman stands in the service courtyard when a new part of the office wing was under construction. Neither of the two false cypresses assumed to have been planted in the service courtyard during Olmsted Sr.'s time and still thriving is visible, although they would probably be out of range of the camera.[19]

Figure 2.58, a detail of the 1904 survey, shows the rear entry, the storehouse (built between 1887 and 1895), and a rectangular enclosed area adjacent to the storehouse, possibly a vegetable garden, located where the parking lot now is. Trees indicated on the survey include a large linden at the corner of the rear entrance drive and Dudley Street, a row of lilacs on the far side of the rectangular enclosure, and hemlocks and a pine along Dudley Street.

WRITTEN DESCRIPTIONS OF FAIRSTED 1883–1903

Of the three written descriptions of the Fairsted grounds during the Olmsted Sr. ownership, the earliest and the most valuable is the account by Beatrix Jones (Farrand) in 1894, which has already been referred to in discussing the hollow. At this time, Jones was studying plants and landscape design with Charles Sprague Sargent at the Arnold Arboretum and kept a notebook describing the various places she visited, with particular emphasis on evaluating their planting. Jones visited Fairsted on June 5, 1894. Although Jones does not mention meeting Olmsted or anyone else, by name, at the site, she was given a tour of the office and shown how the firm made plans. She also described the grounds in considerable detail. (The full text of her account is given in Appendix C). Of the entrance she wrote:

> The entrance is quite charming, a lych-gate covered with *Euonymus radicans,* both the plain and variegated, and quite bushy on the top. The road goes around a tiny island with shrubs planted upon a high mound & completely shielding out the gate. To the right the ground has been dug away making a little dell. This you get to by five or six rough rock steps & down below it is a mass of shrubs and ferns, Virginia creeper, *Rosa multiflora,* & Japan honeysuckle run riot over a rock....
>
> Outside on the left side of the house is a little lawn with shrubs planted about it and to my mind a rather badly arranged *Acanthopanax cuneata,* a shrub with curved branches & five divided leaves, with buds now, leaves something like a Virginia creeper only lustrous & much smaller.[20]

Jones then describes several other specific plants growing at Fairsted, including *Rhododendron delicatissimum, Magnolia parviflora, Magnolia glauca* (now *M. virginiana*), *Rosa lucida* (now *R. virginiana*), *Rosa carolina, Rosa multiflora, Hydrangea arborescens* and several kinds of viburnum. She continued in more critical tones:

> On Mr. Olmsted's lawn to the left there are two azalea bushes which jar fearfully in color, one a bluish pink and the other a bright orange. The fern plantings to my mind come too far out and are too little graded into the lawn. It seems to be messy, the plantation in the dell. Also two brilliantly white and evidently cultivated spiraeas in a quasi-natural shrubbery, seemed rather out of place. A yellow-leaved spiraea was quite bad too.[21]

In 1896, Waverly Keeling, a reporter for the *Chicago Inter-Ocean,* wrote an article about the "Home of Frederick L. Olmsted." The author gives the impression that he had interviewed Olmsted or at least spoken with him, but this could not be so, since by this time, he had retired to Deer Isle, Maine. The complete article is reproduced in Appendix C. The author described the grounds:

> So much has been said of Mr. Olmsted's work that the picturesque home life of the artist seems to have been seldom thought of.... The estate is an old one, situated at the junction of Dudley and Warren Streets, partly in a little dell, and gradually rising in the rear to a hill, which overlooks the Brookline reservoir.... The quaint vine-laden old mansion itself faces Warren street. In the summer it is almost hidden...so dense is the vine foliage on the rocks that surround it, and the foliage that nearly covers the house itself, and so many are the trees...that stand upon the estate....All the fine shrubbery, the fine roses, and other flowers have been arranged about the grounds by Mr. Olmsted since 1883. Before that time the land was largely occupied by various kinds of apple trees.
>
> In no portion of the grounds is there any display of magnificence. Every shaded walk and every little rocky nook shows but a careful oversight of nature's own simple ways....[22]

The third description of the Fairsted grounds within this time period comes from an unpublished paper on "Landscape Gardening in Brookline," written by Hazel G. Collins in 1903. Who Collins was and why she wrote this paper remains a mystery, but she was both thorough and perceptive:

> The Olmsted house on the corner of Warren and Dudley Streets is always admired by passersby and possesses for us a double interest being the home of Frederick Law Olmsted. It is a veritable little bower of a place. The square, old house is almost entirely hidden from the street, yet far from discouraging intimacy, a sight of the place makes one long to explore its hidden beauties. The uneven pole fence is neither stiff nor painfully "rustic," and the bushes and vines hang over it as if longing to escape into the street. The beautiful archway, over the carriage entrance, covered with trailing euonymus is a picture in itself and frames another picture—the driveway and a corner of the house, scarcely visible for the mass of shrubbery in the circle in the center of the carriage turn.
>
> Once inside the fence a perfect maze of wild beauty, from which there seems no escape, greets the eye. Following the little pathway, overhung by a huge lilac bush, from the driveway around the corner of the house, we suddenly come upon an unexpected breadth of view. A little lawn stretches before us. But even here the wild growth of bushes seems to grudge the house this little bit of cultivation, and intrenches upon its smooth green in irregular outline. Coming back to the carriage circle we discover a little path leading, apparently, into the fence, but making a turn brings us upon the street. So skillfully planned and planted is its opening that many people have never noticed its presence.
>
> A thing that impressed us particularly was the little dell. When the land was filled in to make the streets, most people would have filled in this little place on the corner, between the streets and the office buildings, bringing it up to the level of the rest of the site. But the genius of Mr. Olmsted saw its value, and made here a picturesque dell. A little flight of steps leads down into it to the tiny oval path. The plot in the center, as well as the banks, is planted with bushes, shrubs, wild flowers and ferns in picturesque confusion.[23]

This excerpt gives most of Collins' description, but the full section dealing with Fairsted is reproduced in Appendix C.

During the ownership of Frederick Law Olmsted Sr., the landscape at Fairsted was shaped into the forms and ornamented with the same general types of plants that characterize it today. Although later generations of the firm made modifications, none, even the introduction of the parking lot, radically changed the site. Similarly, while there have been losses of trees and shrubs and neither the house nor the entrance arch are now buried under vines, the infor-

mal and picturesque *ambience* at Fairsted remains. The groundwork laid during the first two decades of the Olmsted ownership left the landscape with what has been, so far, an almost indelible imprint.

ENDNOTES TO CHAPTER II

[1] Planting Order Lists, Planting Lists and miscellaneous documents relating to plants are located in the Planting List Files in the Olmsted Archives, Olmsted NHS. Copies of selected documents are reproduced in Appendix B.

[2] F. L. Olmsted Sr. had great confidence in John Charles' abilities and frequently delegated important architectural and landscape design matters to him, usually making verbal suggestions only. Since they saw each other every day, written communication on design matters was rarely necessary, except for times when Olmsted was travelling in Europe, which he did not do between 1878 and 1892. See Cynthia Zaitzevsky, *Frederick Law Olmsted and the Boston Park System* (Cambridge, Massachusetts: Harvard University Press, 1992), 130–131, 133. Although both Olmsted Sr. and John Charles travelled extensively to jobs outside Massachusetts, both were also in Brookline a great deal.

[3] The only surviving personal papers of F. L. Olmsted Jr. that have been identified are those under Job Number 2919 at Olmsted NHS Archives and the Library of Congress. The earliest of these papers are in Series B in the Olmsted Associates Records at the Library of Congress under Job # 2919. Later papers are also under Job # 2919 in the Post-1949 Correspondence Files at the Olmsted NHS Archives.

[4] Many of the early plans for Job #673 do not have plan numbers, at least not ones assigned by the firm. A plan number with a Z in front of it indicates a plan numbered by the National Park Service. The Olmsted firm probably did not begin numbering these plans until 1904, since Plan #1 is the topographical survey dated April 9, 1904.

[5] Plan #20 appears to be a compilation of at least three sheets of surveys or plans for the property from different dates. The description on the plan index card for this plan number reads "Outlines of Estate, Several Sheets." Under date, it simply says "old."

[6] F. L. Olmsted to F. L. Temple, May 6, 1884, Frederick Law Olmsted Papers, Library of Congress.

[7] Zaitzevsky, *Olmsted and the Boston Park System*, 188, Plant List 1.

[8] F. L. Olmsted Sr. to John Charles Olmsted, September 12, 1884, Frederick Law Olmsted Papers, Library of Congress.

[9] The gardener was Greenwood Kitt, a man who worked for the Olmsted family from ca. 1897 through ca. 1922, when F. L. Olmsted Jr. and his family moved to Palos Verdes. According to Charlotte Olmsted Kursch, F. L. Olmsted Jr. met Kitt on a geological survey in the 1890s and hired him to take care of F. L. Olmsted Sr. in his last months at home or on Deer Isle, Maine. See Amy Millman, *Historic Resource Study: Frederick Law Olmsted National Historic Site.* (Boston: Division of Planning and Design, North Atlantic Regional Office, National Park Service, U.S. Department of the Interior, November 1982), 65, cites Kursch Interview. This could have been no earlier than 1897, since up to that time Olmsted was being cared for by an Englishman named Mr. Bridge (Roper, *FLO*, 474).

Greenwood Kitt is listed in the 1900 *Brookline Street List of Poll Tax Payers*, aged 28, occupation gardener. He died January 8, 1956. Olmsted NHS Archives Client File.

[10] Planting Order List, April 23, 1900 and Record of Expenditures, 1902–1906, Planting List Files for Job #673, Olmsted NHS Archives.

[11] The identity of C. H. Paige has not yet been determined. Since the plan is located at the Loeb Library, Harvard Graduate School of Design, it is possible that Paige was a student in the Harvard University Landscape Architecture program (then under the auspices of the Lawrence Scientific School), which F. L. Olmsted Jr. was heading. See Cynthia Zaitzevsky, "Education and Landscape Architecture," In Margaret Henderson Floyd, *Architectural Education and Boston: Centennial Publication of the Boston Architectural Center, 1889–1989* (Boston: Boston Architectural Center, 1989), 30–31.

[12] This photograph was donated by a Miss G. Chase, April 12, 1912, but the date of the photograph itself is clearly earlier.

[13] Plant identified as Hall's honeysuckle by Peter Del Tredici of the Arnold Arboretum of Harvard University.

[14] F. L. Olmsted Sr. to John Charles Olmsted, September 12, 1884, Frederick Law Olmsted Papers, Library of Congress.

[15] Arthur A. Shurcliff, "Autobiography," 1952, Massachusetts Historical Society. Copy of portions are in the Archives at the Olmsted NHS.

[16] Beatrix Jones, Notebook, Entry of June 5, 1894, Documents Collection, College of Environmental Design, University of California, Berkeley, 20.

[17] SPNEA also has a copy of this photograph dated March 1898.

[18] Unlike the plans for Fairsted, in which the sequential numbering is often arbitrary (Plan #673-1 being the 1904 survey, for example), photographs with a relatively low number can usually be assumed to be relatively early.

[19] Lucinda Adele Whitehill, *Historic Grounds Report and Management Plan: Frederick Law Olmsted National Historic Site, Brookline, Massachusetts.* (Boston: U. S. Department of the Interior, National Park Service, North Atlantic Region, 1982), 31. Cites Hudak interview and identifies the trees as a threadleaf false cypress and a Hinoki false cypress. A sugar maple, no longer extant, is also mentioned, although the still surviving large yew is not.

[20] Beatrix Jones, Notebook, Entry of June 5, 1894, 20, 21.

[21] Ibid., 22–23.

[22] Waverly Keeling, "Home of Frederick L. Olmsted, Landscape Artist of the World's Fair," *Chicago Inter-Ocean*, 1896.

[23] Hazel G. Collins, "Landscape Gardening in Brookline," J. Murray Prize Essay, 1903, Brookline Public Library.

Chapter III
The Olmsted Brothers Era, Part I: 1904–1920



The Olmsted Brothers Era, Part I: 1904–1920

INTRODUCTION

After the death of Frederick Law Olmsted Sr. in August 1903, there was a reassessment of the Fairsted landscape and limited redesign of some of its parts. The survey made by White and Wetherbee, April 9, 1904, was used as a base for studies aimed primarily at updating and improving the planting. However, this period did not see any major redesigns of the sort done at the beginning of the Olmsted ownership in the 1880s or later in the 1920s. Good documentation exists in terms of plans and photographs, but it is not as extensive as for the F. L. Olmsted Sr. ownership or for the 1920s and 1930s. (There are many architectural plans for additions to the office and interior details, listed under Job #20, which are not considered in detail in this report.) Between 1904 and ca. 1920, F. L. Olmsted Jr. appeared to take a lead role in designing the grounds, particularly in the years immediately following the 1904 survey. Although there are few photographs or other documented involvements of John Charles Olmsted in the Fairsted landscape after 1900, the logical end point for this period is still the death of John Charles in February 1920. A year later, another chapter was closed with the death of his mother and Olmsted's widow, Mary Cleveland Perkins Olmsted on April 23, 1921.[1]

GENERAL PLANS, PHOTOGRAPHS, AND WRITTEN DOCUMENTS

Almost as soon as the survey by White and Wetherbee was completed on April 9, 1904, details of it were studied and annotated, especially for the areas near the Clark cottage and the stable.[2] On April 30, a list for "Revisions of Planting on the Estate" was drawn up, which was authorized May 2. This planting order list (Appendix B.3) was primarily for shrubs. Of the approximately two dozen shrubs listed, those that were ordered in greatest quantity were *Euonymus alata* (sic), 40 plants; *Rhus aromatica,* 25 plants; *Viburnum dentatum,* 45 plants; *Viburnum cassinoides,* 25 plants; and *Kalmia latifolia,* 80 plants.

In May 1904, a thorough planting study was made in the form of pencilled annotations on the lithographed survey (fig. 3.4). This plan, which was prepared by Henry Hubbard, is very detailed and is best discussed later in this chapter under the different zones of the landscape.[3] It soon became apparent that the identification of plant material on the White and Wetherbee survey was not very specific and in some cases was inaccurate. In June 1904, F. L. Olmsted Jr. corrected the survey. Considering the lack of detail of the original survey, his corrections were not very numerous. He did not add either of the two major constructed features that were missing from the survey, the arch or the path to the conservatory door, although the front drive turn-around was defined more precisely. He also did not relabel the hemlock in the circle that had been misidentified as a cedar. However, F. L. Olmsted Jr. did correct and update the names of numerous other trees and shrubs, and these corrections will also be discussed below under zones.

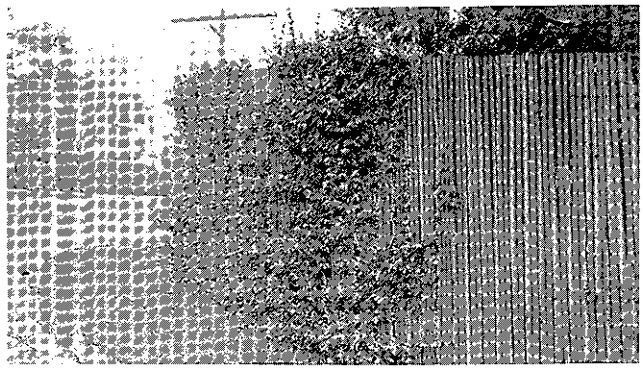
A planting order list was also prepared for Plan #673-2 (Appendix B.4). Like the earlier list, it was mostly for shrubs and small trees, although one hemlock was ordered. Twenty each of *Cornus sericea* 'Flaviramea' and *Cornus alba* were ordered, along with 27 *Rhododendron maximum,* 22 *Ilex glabra,* 10 *Leucothoe* sp., and 20 *Forsythia intermedia.* Several kinds of shrub roses were also ordered, including *Rosa spinosissima, Rosa wichuraiana,* and *Rosa lucida* (now *R. virginiana*). There is also an undated planting order list in the files, on which someone wrote "probably 1904 or 1905," which is not correlated with a plan and for which locations are not given. This list (Appendix B.5), indicates 17 different kinds of planting beds, combining various kinds of shrubs and, in some cases, vines. For example, one bed combined *Euonymus radicans* and *Vinca minor;* another *Taxus canadensis* and *Juniperus procumbens;* another *Spiraea vanhouttei* and *Rosa rugosa;* another *Celastrus scandens, Xanthorhiza apiifolia* (now *X. simplicissima*), and *Diervilla trifida* (now *D. lonicera*). There were also a few beds of perennials, one combining aquilegia, hemerocallis, and *Phlox paniculata.* No quantities are given on this list. It is possible that the beds were intended to be repeated.

On May 29, 1907, the Trustees of the Estate of F. L. Olmsted Sr., who at that time were John Charles Olmsted, Mary C. Olmsted, and F. L. Olmsted Jr., filed their first account, covering the period since Olmsted's death. This account included a Schedule E, which showed funds spent on the property. Among the more significant expenditures were $379.95 for expenses in connection with the spruce pole fence, Warren Street (February 25, 1905), which could

have meant a total replacement. In May 1905, the house was painted by Hand Brothers at a cost of $266.00. Unspecified work was done by J. H. Sullivan in 1906 for $127.96 and by Kelley for $97.50. During this period, numerous repairs were also made to the Clark cottage.[4] Unfortunately, later accounts of the Trustees did not include Schedule E's.

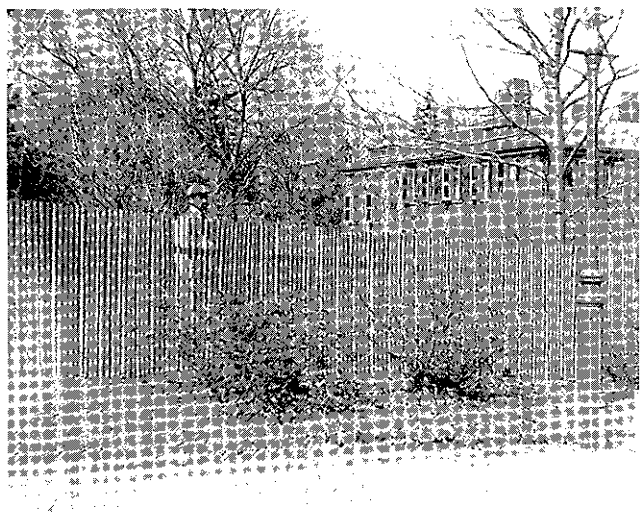
In 1908 and 1909, the spruce pole fence was featured prominently in a number of photographs taken by F. L. Olmsted Jr. and Harry Perkins, and, in most of them, the fence looks relatively new. In figure 3.1, a photograph taken by Olmsted in October 1908, showing the outside of the fence at the corner of Dudley and Warren Streets, euonymus is growing along a portion of the fence. Figure 3.2, taken by Perkins in spring 1909, shows Kitt, the Olmsteds' gardener, standing inside the fence near the rock garden.[5] No vines are growing on the fence, which appears quite new, and the poles are thin and widely enough spaced that Kitt's body can be made out clearly behind them. Similarly, figure 3.3, an undated photograph, shows a new-appearing fence with a viburnum on the street side. The exact location of this photograph is unclear.

Late in 1910, there was another re-evaluation of the planting at Fairsted, prepared by Hans J. Koehler, a planting specialist who, at about this time, became the member of the firm most directly responsible for assessing and redesigning the grounds. Koehler, who died in 1951, was a member of Olmsted Brothers for almost 40 years, although, intermittently, he practiced on his own.[6] In October 1910, a planting order list (Appendix B.6) was made of 41 different kinds of bulbs, including several varieties of tulips, narcissus, fritillaria, iris, hyacinth, etc.[7] This list is not keyed to a plan, and no locations are indicated. Koehler's December 16, 1910 plan, "Study for Additional Planting", was also in the form of annotations on the 1904 White and Weatherbee survey, but did not reference the 1904 changes. A portion of this plan is reproduced as figure 3.9. Since this section of the plan is very heavily annotated, to the point that even the original can barely be read, it has not been included as an illustration. As well as adding plants, Koehler's annotations frequently recommended taking things out or rearranging plantings. This plan will also be discussed below under zones. Accompanying Koehler's December 1910 plan was a planting order list (Appendix B.7) for trees, shrubs, vines, ground covers, perennials and bulbs, some of which had not appeared on previous lists. Large quantities of *Pachysandra terminalis* were ordered, as well as *Hedera helix*. The list also includes several species of yew, several named varieties of rhododendron, philadelphus, and *Syringa vulgaris*. Several plants were marked to go in the "dell" (hollow), including 50 *Yucca filamentosa*. The list also included 21 Canadian hemlocks.



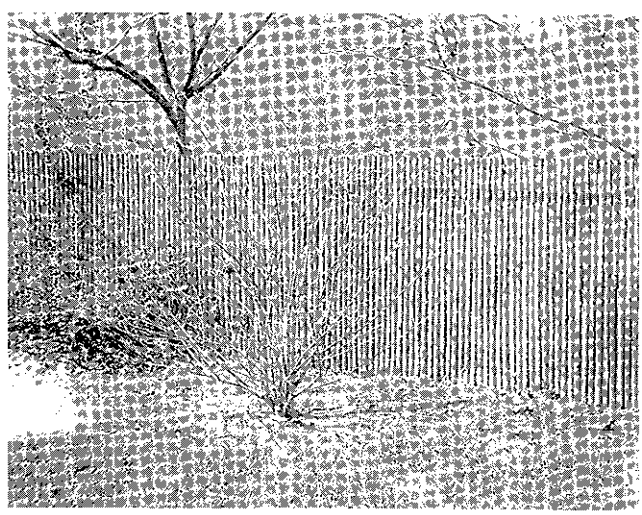
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(3.1) Outside of spruce pole fence covered with euonymus at corner of Dudley and Warren Streets, October 1908. Photograph by Frederick Law Olmsted Jr., #673-57.



OLMSTED NHS ARCHIVES

(3.2) Kitt just inside spruce pole fence on Warren Street side near rock garden, Spring 1909. Photograph by Harry D. Perkins, #673-67.



OLMSTED NHS ARCHIVES

(3.3) Spruce pole fence, [Spring 1909?]. Photograph #673-66.

As described in Chapter II, the firm kept a tabulated record of landscaping expenses from 1902 through 1906.[8] In 1904, $635.31 was spent on plants and planting compared with $39.15 in 1905 and $9.68 in 1906. This probably confirms implementation of the changes illustrated in Plan #673-2 (Hubbard's annotations to the 1904 survey). There was an expenditure of $147.83 for lawn work in 1903 and $21.00 in 1904 but none in 1905 or 1906. (Presumably, this meant professional lawn work, not routine care.) In 1904, $379.95 was spent on the fence (not 1905, as in the Account of the Trustees of F. L. Olmsted Sr.'s estate), $15.95 in 1905, and nothing in 1906. The 1904 White and Wetherbee survey cost $84.50, and in 1906 $127.96 was spent on path improvement.[9] Labor averaged around $550.00 a year, most of which was Kitt's time.

In May and June 1911, F. L. Olmsted Jr. kept a record of the proportion of Kitt's time spent on various tasks. Kitt worked a 60-hour week, some of it spent on house work and "unspecified" work. Otherwise, he divided his time between the lawn, planted areas and the vegetable garden.[10] An undated table, annotated "probably about 1911," shows the percentages of the 1.8-acre land area at Fairsted devoted to different purposes: .18 acre, buildings; .13 acre, roads and stable back yard; .13 acre, vegetable and flower gardens; .39 acre, lawn; and .97 acre, shrubbery, laundry, rock garden, paths, and herbaceous beds. (The total figure of 1.8 acres may have excluded the Clark cottage lot.) In this year, $353.31 was spent on maintenance of the grounds, including labor-carting, supplies and plants and planting, and $174.80 on extra repairs and renewals.[11]

On January 8, 1912, another planting order list was prepared, which does not reference a plan. In this list (Appendix B.8), 18 Canadian hemlocks, 165 *Taxus cuspidata,* 76 *Taxus repandens,* and 14 hybrid rhododendrons were ordered, as well as 3 *Polygonum baldschuanicum.* Koehler, as we shall see below, recommended these two kinds of yews in his December 1910 plan, especially for the hollow. Although this list is dated more than a year later, it might have reflected Koehler's plan and recommendations although no expenses have been found. Otherwise, the January list seems to be mostly additional planting for perennials and shrubs previously ordered, including phlox and campanula.

In May 1912, a soil analysis was completed for a new driveway material.[12] There is no additional information about the specifications for this new material, nor when, if ever, the driveway surface was replaced.

The death dates of the Clark sisters have not been determined, but, by 1913 at the latest, the Olmsteds were renting the Clark cottage for $43.00 a month.[13] At about the same time, John Charles was considering various options for the eventual disposition of this property. In one case, he explored the idea of subdividing the land along Fairmount Street for additional cottages.[14] In 1915, the Clark cottage was sold to Lilian Hastings Thompson and an adjacent parcel leased to her.[15]

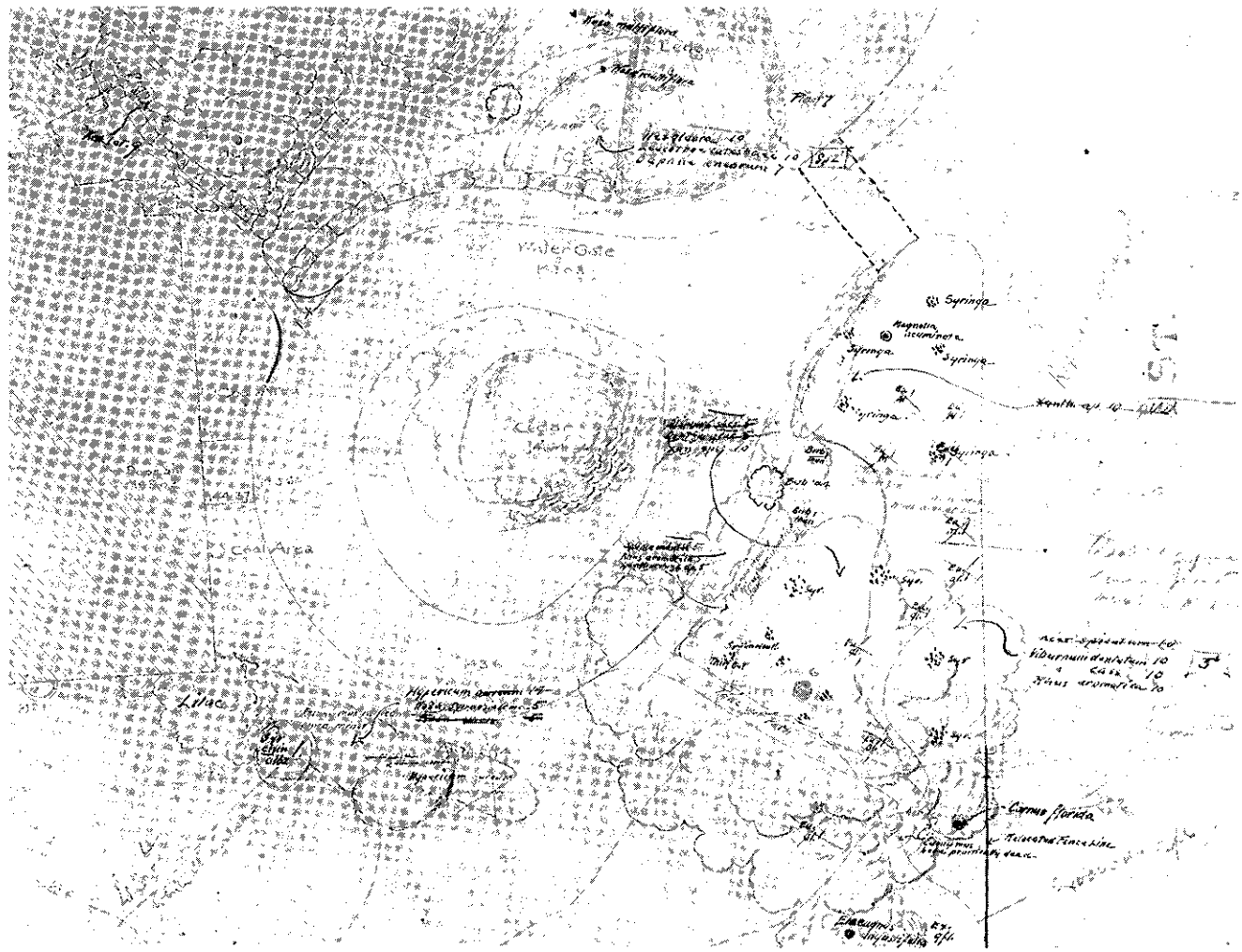
It is doubtful if any work was done on the Fairsted landscape between the entry of the United States into World War I in June 1917 and mid-1919. F. L. Olmsted Jr. was called to Washington to head the town planning division of the United States Housing Corporation and stayed until April 1, 1919, several months after Armistice Day, when he was succeeded by Carl R. Parker, also a member of Olmsted Brothers. The assistant manager of the town planning division was Henry Vincent Hubbard. In addition to the absences of Olmsted, Hubbard and Parker, several other members of the firm were assigned as town planners to various United States Housing Corporation projects across the country, including Percy R. Jones and E. T. Mische (Vallejo, California and Puget Sound, Washington) and James F. Dawson (Neville Island, Pennsylvania).[16]Junior members of the firm undoubtedly enlisted in the service or were called to active duty.

In 1919–1920, the Town of Brookline widened Dudley Street, making it necessary to move the spruce pole fence.[17]

FRONT ENTRY AND DRIVE

Plans or other drawings for this part of the property are somewhat scanty between 1904 and 1920. In his June 1904 corrections to the survey, F. L. Olmsted Jr. made few annotations in this area. Just inside the gate on the south side, he indicated a magnolia, 26 *Xanthorhiza apiifolia* (now *X. simplicissima*), and 5 *Diervilla sessilifolia.* The last two items might be plants recommended rather than ones already there, since both of them appear on 1904 plant lists. Hubbard's planting plan of May 1904, a detail of which is reproduced in figure 3.4, makes further recommendations, although he concentrates his attention on the south side of the drive. In addition to the magnolia just inside the gate noted by F. L. Olmsted Jr., Hubbard put in several lilacs and, further along, three *Berberis thunbergii.* Closer to the house, hypericum and *Syringa chinensis alba* are shown, along with *Euonymus radicans* and *Vinca minor,* the latter two appearing to have been written in a different hand.

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(3.4) Planting plan, May 1904. Detail showing the front entry and drive. Plan by Henry V. Hubbard, #673-2.

In May 1905, a profile showing the curb at the front entrance was prepared.[18] Koehler's December 1910 planting plan includes only three annotations for this area, all on the north side of the drive, a portion of which is illustrated as figure 3.9. Unfortunately, these are not legible, and the placement is not clear. They may refer to the abutting edge of the hollow.

The photographic record continues to be quite good for the front entry and drive. In Spring 1909, Harry Perkins took three photographs showing the edge of the drive with a spade propped up against the fence, presumably placed there to indicate scale. Euonymus appears to be almost totally covering the fence. An undated and unattributed photograph, which is almost certainly one of Perkins' entry drive studies, appears in figure 3.5. *Euonymus fortunei* again is the predominant plant, but there is also some *Parthenocissus quinquefolia* mixed in. The stone walk and curb are also visible. Figure 3.6, another undated photograph, this one taken by F. L. Olmsted Jr. from an upstairs window, shows the euonymus totally covering the arch as well as the hemlock in the center island and stone curb lining the drive. Again, some *Parthenocissus quinquefolia* is visible as well.



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(3.5) Entry drive with spruce pole fence, euonymus and spade [Spring 1909?]. Photograph [probably by Harry D. Perkins], #673-83.

THE HOLLOW

The hollow was featured prominently in Hubbard's 1904 planting plan and also in the planting revisions recommended by Koehler in 1910–1911. Studies for further improvements to the hollow were made in 1916. It is not clear whether these studies were acted upon, but, in any case, the proposed changes were not as substantial as the redesigns and replantings of the 1920s.

F. L. Olmsted Jr.'s June 1904 annotations to the survey included a few corrections to the hollow area (fig. 2.28).[19] On the boundary of the property near Dudley Street, between the red oak and the tulip tree lost in Fall 1991, Olmsted noted a maple: *Acer pseudo-platanus.* In the central oval bed, he indicated three *Rhododendron cat.(catawbiense)* to be planted and, near the foot of the steps, an existing *Cornus florida.* He also noted that there should be more steps than were shown on the survey. Of the trees and other plants in the hollow, the original White and Wetherbee survey identified only the red oak, the tulip tree, three hemlocks behind the ledge near the corner of Dudley and Warren Streets and incorrectly identified the sycamore maple as a linden.

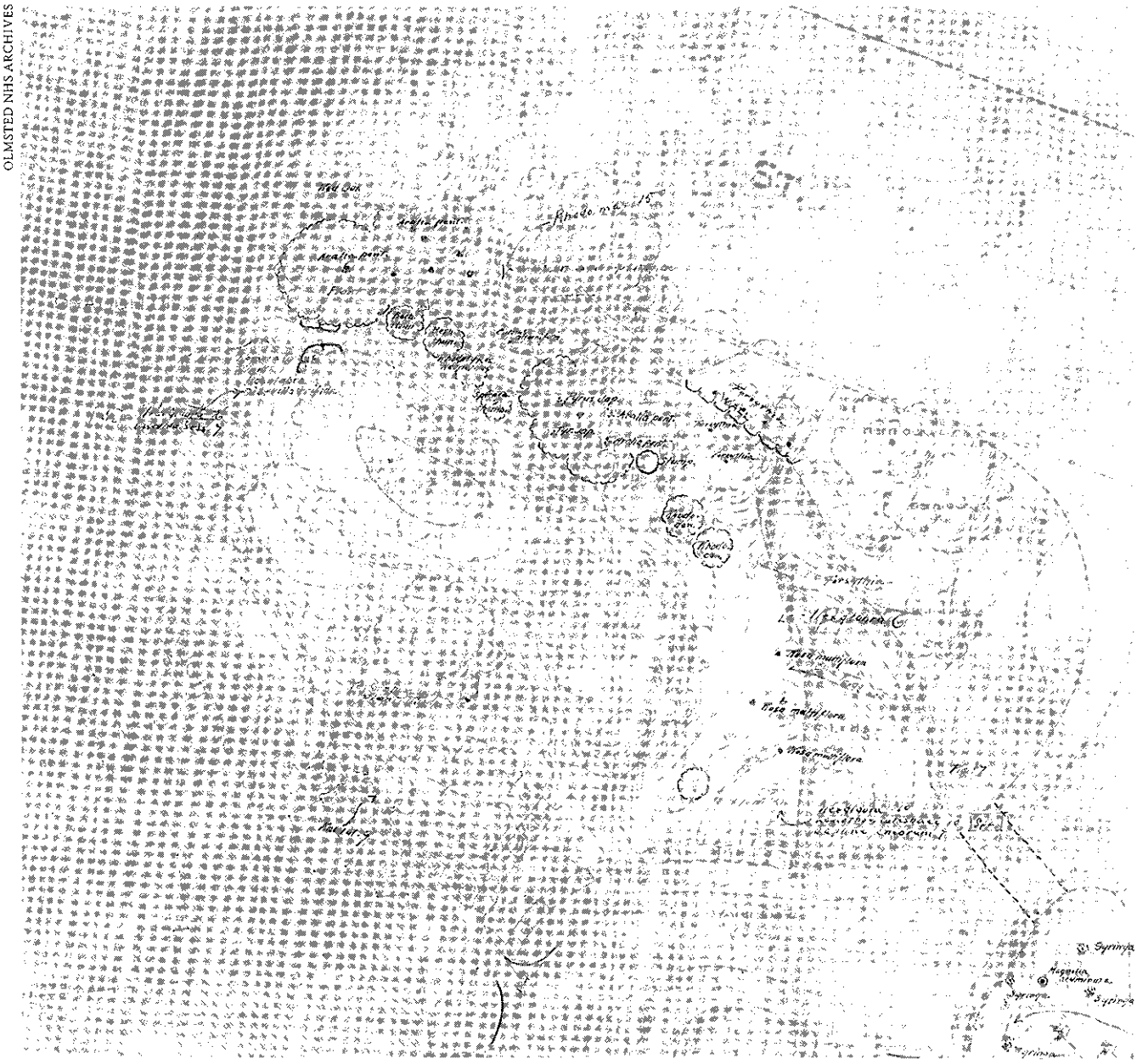
On his planting plan of May 1904, Hubbard made numerous recommendations for changes to the hollow, particularly to its northern edge near Dudley Street. A detail of this plan showing the hollow is illustrated in figure 3.7. Among the new plants shown on this plan are several *Aralia pentaphylla* (now *Acanthopanax sieboldianus*), *Berberis thunbergii,* and a few rhododendrons, including one *Rhododendron maximum.* Also shown are some *Pyrus japonica.* Hubbard's plan shows the top of the large ledge at the eastern end of the hollow covered with forsythia and *Rosa multiflora.* At the angle between the retaining wall and the ledge, he recommended 10 *Ilex glabra,* 10 *Leucothoe catesbaei* (now *L. fontanesiana*) and 7 *Daphne cneorum.* At



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(3.6) Entry drive and arch from upstairs window in summer. Undated. Photograph by Frederick Law Olmsted Jr., #673-80.

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(3.7) Planting plan, May 1904. Detail showing hollow. Plan by Henry V. Hubbard, #673-2.

the western end of the hollow next to the drafting room, he indicated more *Ilex glabra* and *Diervilla trifida* (now *D. lonicera*). These plants agree quite closely with the May 1904 planting order list (Appendix B.4) that relates to Hubbard's May 1904 plan, strongly suggesting that the plan and list were followed. Several of the plants can be identified in early photographs of the hollow and entry drive, including some of those illustrated in the previous chapter. Since the 1904 survey shows trees only (and those incompletely), Hubbard might have been supplementing and replenishing shrubs that had traditionally been used in the hollow.

In his December 16, 1910 "Study for Additional Planting," Koehler made even more extensive suggestions for planting in the hollow. Along the Dudley Street border, Koehler recommended leaving the existing rhododendrons and adding other shrubs. Near the sycamore maple, he added 21 *Taxus cuspidata*, 20 *Taxus repandens*, 10 *Philadelphus* 'Mont Blanc', 6 *Buxus* 'Handsworthiensis', and 15 of another shrub (name illegible), all of them in a very small space. In the central part of the hollow and near the ledge, he recommended numerous other plants. Here, the space is so cramped that the writing is almost illegible, but, fortunately, Koehler at this point began indicating the plants by numbers that correspond to the accompanying planting order list (Appendix B.7). Near the ledge, he showed such plants as *Ceanothus americanus, Salix tristis, Euonymus americanus oblatus*, and *Yucca filamentosa*. All of these plants were indicated in large quantities, between 25 and 100.[27]

Koehler also wrote a memo, which he submitted to F. L. Olmsted Jr., explaining this part of the plan in greater

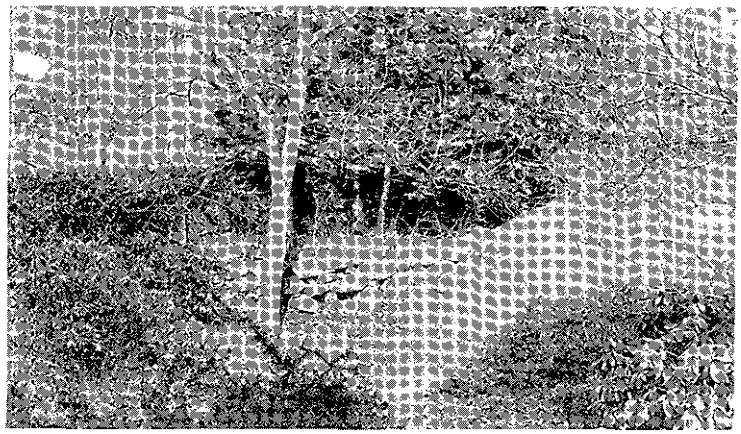
detail. Since the memo is extremely useful, not only for Koehler's proposals but because it describes what was then growing in the hollow rather completely, it is quoted in full:

> This improvement consists entirely in replanting certain portions. The rhododendrons and other plants in bank along Dudley Street are to be taken up and used elsewhere on the estate. The tall rhododendrons in center among *Azalea amoena* are to be taken out and used elsewhere on estate. The coarse blackberry vines and some other coarse things on slope to the west of the rhododendron group under the *Cornus florida* are to be eliminated. The *Vinca minor* where it is scattered is to be moved altogether. A number of ragged things along base of rock are to be eliminated. Then all of these areas are to be manured and the manure thoroughly spaded into the ground. The plants on bank along Dudley Street are to be replaced by *Taxus cuspidata*, and *Philadelphus* of the *lemoinei* type with a ground cover between them of *Euonymus radicans, (E.)carrieri* and *Xanthorhiza*. The piece of wall between the rock and this bank is to have soil placed in its crevices and *Dicksonia* planted in it. In front of the planting on the bank and to take the place of the *Vinca* where it has died out and where it seems impossible to establish it are to be planted low plants which will thrive in this situation. I had thought of such things as *Asclepias tuberosa, Ceanothus, Yucca, Sedum spectabile, Euonymus obovatus,* but Mr. F. L. Olmsted did not quite approve. Closer to the retaining wall which bounds the hollow on the south and where there is more shade I had planned to use *Aster macrophyllus, Aralia nudicaulis, Asarum europaeum, Actaea alba, Actaea rubra, Polygonatum biflorum, Polystichum munitum.* The slope where the blackberries are to be taken out west of the *Cornus florida* and the rhododendrons is to be planted at the base with *Trillium grandiflorum,* running up into a mixture of ferns, among which are to be planted *Lilium canadense* in both red and yellow forms with a few *Cimicifuga racemosa.* Where the tall rhododendrons are to be taken out among *Azalea amoena,* etc. are to be planted *Philadelphus* of the *lemoinei* type. F. L. O. did not examine the scheme in all its details so I cannot say just how much of it he approves of and how much he does not approve of.[21]

F. L. Olmsted Jr. sent a copy of this memorandum to John Charles, who was in San Diego working on the plan for the grounds of the Panama-California Exposition in Balboa Park, commenting:

> The planting has got into quite unsatisfactory shape as to details and is not very creditable to the office. It is entirely separate from the rest of the place for the improvements in which Mr. Koehler has estimated nearly $1500 more to be necessary. I have not decided how much I shall undertake this year but I raised the question whether the firm might reasonably spend something in putting the hollow in order. Please let me know what you think.[22]

Accompanying this letter was an estimate for the improvements totalling $500.00, of which $251.63 was for plants and the rest for labor, manure, etc.[23]



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(3.8) The hollow, [ca. 1911]. Photograph #673-99.

The portion of Koehler's plan relating to the hollow may have been carried out but perhaps not in all its details. It is also possible that his planting plan for the Fairsted grounds as a whole was only partially realized. The accompanying planting order list shows the numbers for the plants to be used in the "dell" underlined, but there is another annotation, indicating that "X" refers to "plants which might be used to meet F.L.O.'s idea to do only the most necessary and to do the rest a little at a time." The proposed appropriation for the entire planting is $1005.77, rather than the $2000.00 that Olmsted had estimated for the combined general plan and the hollow.

In July 1916, a planting study with field notes was done which include a sheet for the "sunken garden." It is quite general, and there is no planting list that relates to this study (fig. 4.15 in Chapter IV).

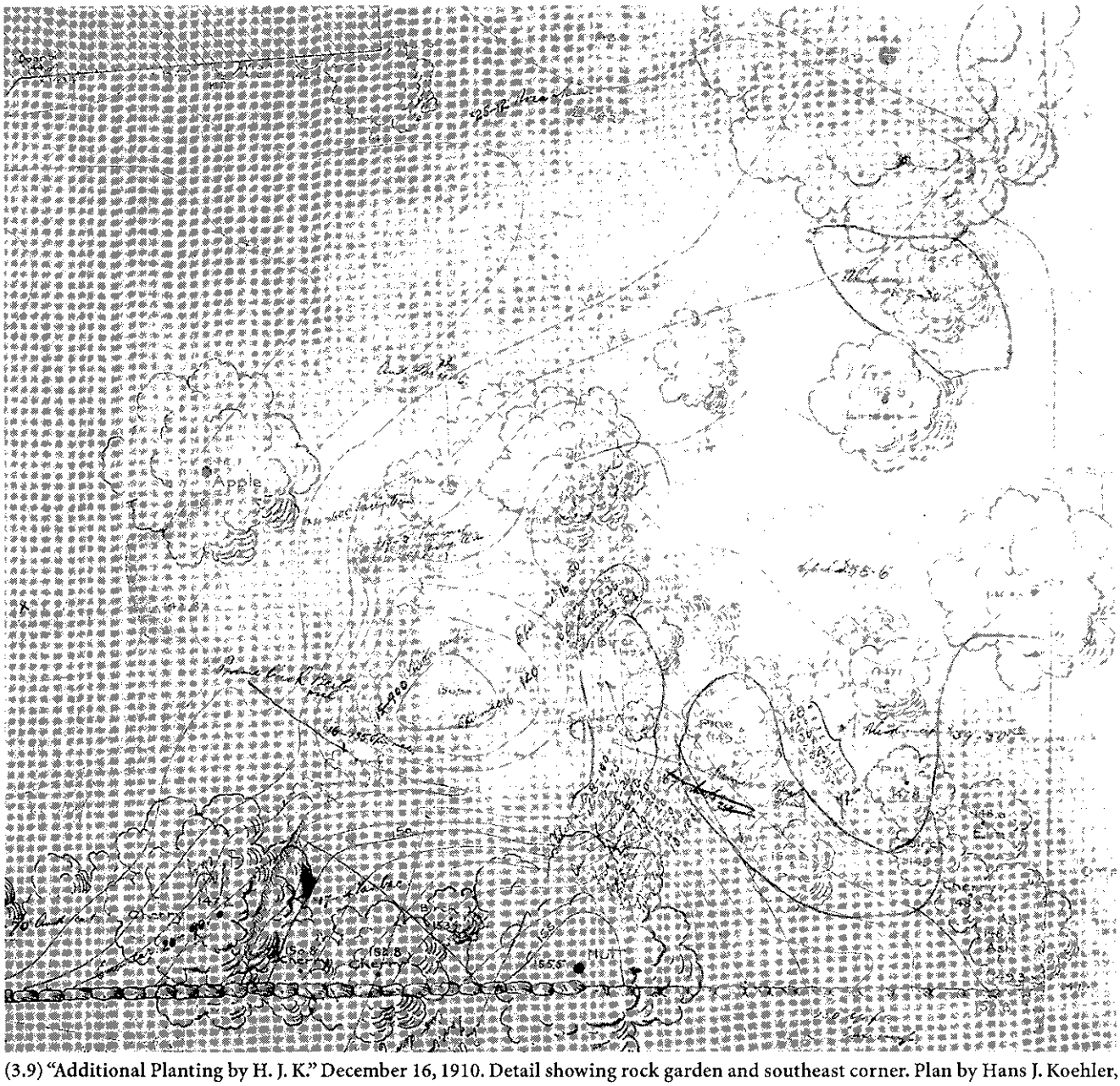
The only photograph of the hollow that may have been taken between 1904–1920 is the undated view shown in figure 3.8. In this photograph, the large tree just in front of the boulder wall is the liriodendron lost in the hurricane of August 1991 and, behind it, euonymus is growing at the base of the wall. Pyracantha appears to be growing just in front of the liriodendron. There is a dogwood near the ledge and possibly cotoneaster growing in front of the ledge. To the right are the branches of a *Rhododendron catawbiense.*

ROCK GARDEN AND SOUTHEAST CORNER

There are no plans or photographs dating from 1904 through 1920 that relate exclusively to this part of the grounds. However, the 1904 survey with F. L. Olmsted Jr.'s corrections, Hubbard's 1904 planting plan, and Koehler's 1910 planting study provide considerable information about the rock garden and its surroundings.

In his May 1904 Planting Plan, Hubbard made numerous recommendations for the rock garden and

OLMSTED NHS ARCHIVES



(3.9) "Additional Planting by H. J. K." December 16, 1910. Detail showing rock garden and southeast corner. Plan by Hans J. Koehler, #673-8.

southeast corner, some of which were later crossed out.[24] Since this part of Hubbard's plan is so heavily annotated that it cannot be read in reduction, no illustration is included. Only those portions of the plan that were *not* crossed out are described below. It was apparently on Hubbard's advice that the pedestrian path from Warren Street was removed ("Take path out"). Near the gate he noted: "Euonymus here practically dead." He also showed where the fence should be relocated.

New planting along Warren Street recommended by Hubbard included two beds consisting of ten plants each of *Viburnum dentatum, Viburnum cassinoides,* and *Rhus aromatica;* a philadelphus; and 10 *Exochorda grandiflora.* Within the rock garden, he shows the same groups of andromeda, juniper, yew and hawthorn, suggesting that Olmsted's corrections may have included some suggestions for new planting as well. Hubbard crossed out the andromeda and added *Kalmia latifolia* and *Leucothoe catesbaei* (now *L. fontanesiana*). At the boundary with the Gardner property, he added 12 *Rhododendron maximum* and 6 more *Kalmia latifolia.* Along the side of the plan, near Warren Street, Hubbard listed several other "suggested" plants, although it is unclear whether these were to be for the rock garden area or the whole property. They included: *Lonicera* sp., *Philadelphus* sp., *Syringa vulgaris, Xanthorhiza apiifolia, Cydonia* sp., and *Rosa spinosissima.* (Many of the names on this list cannot be read.) These plants recommended by Hubbard agree closely with the accompanying

planting order list for Plan #673-2 (Appendix B.4).

In his June 1904 corrections to the April 1904 survey, F. L. Olmsted noted that the path to the entry drive from the pedestrian gate at Warren Street had been taken out and also that the fence along Warren Street had been relocated. (This is almost conclusive evidence that work on the spruce pole fence was done in 1904 rather than 1905 and was possibly a result of a widening of Warren Street.) Olmsted also identified a number of trees and shrubs around the borders of the rock garden and within it. Near Warren Street he noted a *Cornus florida,* an *Eleagnus angustifolia* and a magnolia. Close to the boundary with the Gardner property at Warren Street, he also indicated a *Viburnum dentatum cassinoides* and 10 *Exochorda grandiflora.* Further west along the Gardner property line he noted a group of 15 *Andromeda floribunda,* 5 *Juniperus virginiana,* 7 *Taxus canadensis,* and 15 *Crataegus pyracantha.* (The ambiguously labelled "nut" on the original White and Wetherbee survey was not identified more precisely.) Within the rock garden itself, Olmsted noted several shrubs and small trees: *Spiraea thunbergii, Koelreuteria (paniculata),* 3 *Exochorda grandiflora,* and, in a group near the lawn, 4 *Juniperus virginiana,* 5 *Taxus canadensis,* 10 *Andromeda floribunda,* and 10 *Crataegus pyracantha* (now *Pyracantha coccinea*).

Koehler's 1910 suggestions for new plants in this area were much less extensive, but he included horticultural advice as well. A detail showing the rock garden and southeast corner from his 1910 plan is illustrated in figure 3.9. He indicated in several places that plants should be pruned or cut back. Unfortunately, some of his suggestions for new plants and for care seem to have been written in light pencil on the survey and are difficult to read.

As noted earlier, there are no photographs of the rock garden that can be precisely dated to this period. However, some of the unnumbered and undated photographs of the rock garden in the previous chapter (fig. 2.31 and fig. 2.32) could have been taken in either the Olmsted Sr. or the early Olmsted Brothers period.

SOUTH LAWN AND REAR EMBANKMENT

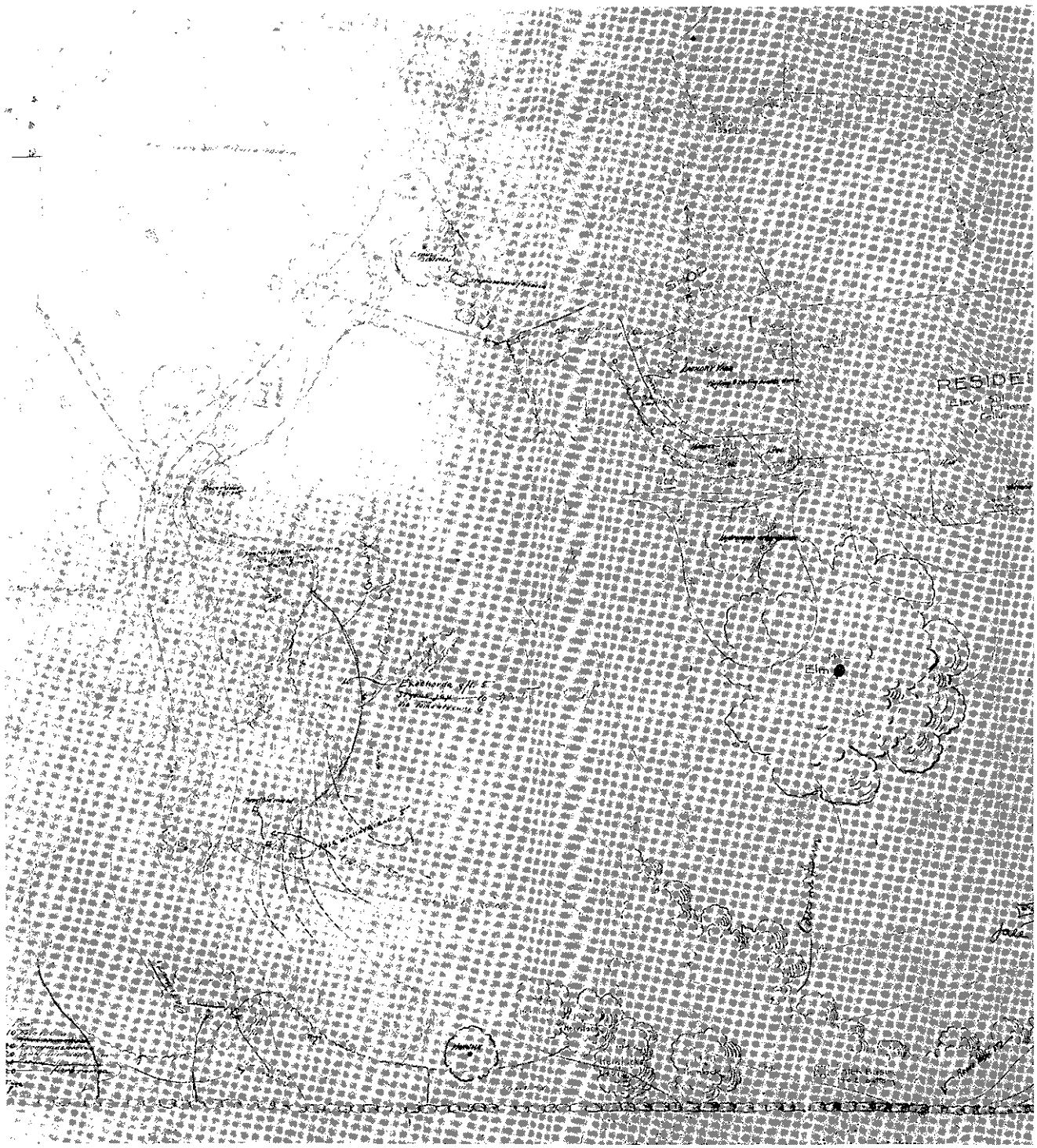
There are no plans specifically for the south lawn and rear embankment from this period, but, again, a great deal can be gleaned from the Olmsted, Hubbard and Koehler plans. In addition, there is a detailed memorandum concerning "making over" the lawn. This renewal of the lawn was probably done in 1904. There are also many photographs of the lawn, although a number of them are undated.

F.L. Olmsted Jr.'s June 1904 revisions to the April 1904 survey include only a few annotations concerning the lawn and rear embankment. In the case of single trees and shrubs, it is impossible to tell whether he is correcting the survey or suggesting new plants. These include a lilac at the southeast corner of the house, an *Hydrangea arborescens* on the lawn between the Olmsted elm and the house, a hemlock on the border with the Gardner property, and, further west toward the Clark cottage, a *Cladrastis tinctoria* (now *C. lutea*). However, when he indicates groups of shrubs in beds, it is clear that he is making suggestions. Such is the case with a group of 10 *Rosa lucida* (now *R. virginiana*), 20 *Euonymus alatus,* 20 *Cornus alba sibirica,* and 20 *Cornus flaviramea,* which are followed by the comment: "Here and in 2 beds to E." In front of the group of lindens, larches, pines, etc. that formed a screen at the west end of the lawn, he indicated three *Styrax japonica* and three *Viburnum tomentosum.* Since Olmsted's corrections to the survey and Hubbard's planting plan were being prepared at almost exactly the same time, it is not surprising that there is some overlap between them.

In the area behind the storehouse next to Fairmount Street (near where the 1902 Paige plan had indicated a vegetable garden) Olmsted noted that several shrubs were "heeling in": 7 *Styrax japonica,* 3 *Viburnum tomentosum,* 26 *Exochorda grandiflora,* 5 *Kalmia latifolia,* 2 *Hypericum aureum* (now *H. frondosum*), 5 *Acer spicatum,* 25 *Rhus aromatica,* 6 *Diervilla sessilifolia,* 23 *Viburnum dentatum,* 16 *Viburnum cassinoides,* 4 *Xanthorhiza apiifolia* (now *X. simplicissima*), 12 *Rhododendron catawbiense,* and 1 *Syringa chinensis alba.* This is the balance of shrubs recommended in the two 1904 planting order lists that were not planted due to the quantity of plants originally specified.

Olmsted Jr.'s June 1904 revisions agreed with Hubbard's May 1904 Planting Plan, a detail of which is shown in figure 3.10, in terms of single trees and shrubs. (It is clear from this plan that the *Cladrastis* was incorrectly identified on the original survey as a linden). However, Hubbard had rather different ideas about the groupings of shrubs, which were planned at this time to supplement the existing tree screen between the Olmsted lawn and the Clark cottage. He went along with the *Viburnum tomentosum* but took out the styrax and added 5 exochorda. A forsythia was moved, and several *Rosa wichuraiana* indicated. *Vinca minor* also appears under the trees and shrubs near the Clark cottage. In Olmsted's grouping near the Clark cottage and the boundary of the Gardner estate, Hubbard kept the *Rosa lucida* (now *R. virginiana*) and the

OLMSTED NHS ARCHIVES



(3.10) Planting plan, May 1904. Detail showing lawn and rear embankment. Plan by Henry V. Hubbard, #673-2.

Viburnum dentatum but took out the other things.

In the part of the property where Olmsted showed a number of plants heeling in and where Paige had shown a vegetable garden, Hubbard indicates "Cut Flowers and Reserve Garden." At the boundary of the Clark cottage, he also notes "Fence—Wire Netting."

In the Planting List Files for Fairsted at the Olmsted National Historic Site, there is a memo by C. R. Parker titled "Office Lawn. Different ways of making over the lawn." The term "office lawn" is a bit puzzling, since there is no lawn adjacent to the office and the *only* lawn on the property is the south lawn. This memo is undated but at the top is a notation in what appears to be Koehler's handwriting: "Date probably between 1903–1905." The correct date must be 1903, since the expense record (Appendix B.2) lists an expenditure of $147.82 for the

lawn in that year, the only significant amount spent on the lawn between 1902 and 1906.[25] Although Parker was extremely preoccupied by the various alternative methods for getting rid of the old weed-infested sod and said little about soil improvement or new seeding, his memo is worth quoting in full:

Office Lawn. Different Ways of Making Over The Lawn.
by C. R. Parker.

When it was decided to make over the lawn we had to consider the following methods of procedure.

1st. Trucking.

2nd. Plowing sod under.

3rd. Removing sod and

a. burning it on premises.

b. carting it away.

c. burying it.

We decided to adopt method 3.a and proceeded as follows.

Method of Work —

The sod was all removed by plowing with a side hill plow. The sod was then shaken and broken up with forks. The first shaking was followed at intervals of 2 or 3 days by other shakings until sod was dry enough to burn. Fires were then started, being built on the same idea as that pursued with the burning of brick. We succeeded in burning about 1\2 the entire amount of sod. At this point however we concluded to abandon this method, for several reasons as follows.

1st. The length of time necessary to get rid of all the sod. On account of the very changeable weather, we were unable to dry the sod in any reasonable time, for as soon as the sod would get fairly dry, there would be a rain and the sod must be dried all over again.

2nd. The extra expense. The continued shaking required much more time and expense than if the sod could have been removed at once from the premises.

3rd. The objectionable odors given off by burning sod.

4th. The expense of removing ashes.

For the remainder of the work, we adopted method 3.c. Holes were dug to the depth of 3 ft. and the sod was placed therein to within about 18" of the top of ground. The sod was well tamped as was also the soil placed on top.

We would not however recommend this method of work again for the reason that there must necessarily be some surplus subsoil left out after filling the hole and this must be removed. It would have been just as cheap therefore to have carted off the sod in the first place.

Conclusions.

We have shown now the objections to using methods
3a and 3c.

We have therefore left 3b and 1 and 2.

We will first consider 3b—the carting away of the sod. All that is required in this method is that the sod be removed by the plow as previously stated, shaken once or twice at the most, to prevent the removal of too much soil, and then piled onto the teams and carted away. It seems to us that this is the most economical way of any yet presented, and furthermore the sod is entirely removed from the premises and there can be no danger of any weeds etc. escaping from it.

2. Plowing under of the sod.

We must throw this method out at once, as the plow will not bury the sod deep enough to prevent weeds.

1st. Trucking.

This seems to be on the whole the best and most desirable method and was finally adopted.

Seeding.

The lawn was harrowed three times and then fall planted with (American?) clover.[26]

Nothing was said in this memo about hitting the submerged stones or ledge that might have been not too far below the surface when Deacon Clark leveled off the lawn soon after the house was built in 1809. A photograph taken by F. L. Olmsted Jr. in July 1903 (fig. 3.11) shows a large expanse of turned-over sod at the rear of the lawn near the house and must illustrate the operation described by Parker. This photograph also confirms the 1903 date but still leaves the identify of C. R. Parker a puzzle. The most likely explanation is that he was an outside specialist in lawn care.

The table of expenses for the Fairsted grounds, 1902–1906 indicates an expenditure of $127.96 for path improvement in 1906. There were no expenditures in that category from 1902 through 1905. This might refer to the path leading to the conservatory door of the house and continuing back toward the stable and storehouse, but it might also refer to the path in the hollow or the one in the rock garden. There is no indication as to what the improvement consisted of.

Koehler's December 1910 planting study, a detail of which is illustrated in figure 3.12, includes numerous recommendations for the lawn and rear embankment. Many of his suggestions are for improving existing plantings and so give us valuable information about what actually was there in 1910. For example, at the corner of the stable/workshop, he writes: "Rearrange hollyhocks", and, near the northwest border of the lawn, "Find better place for *Daphne mezereum*." In the screen of plants between the lawn and the Clark cottage, he advises removing rhododendrons.

Some of Koehler's recommendations for additional plants are general. For example, he suggests annuals next to the kitchen wing of the house. For the most part, however, he indicates specific numbers and types of plants, and the plant numbers are keyed to the planting order list (Appendix B.7) using the same system of plant number and quantity as in the hollow section of the plan. Along the Gardner property line from west to east, he suggested 8 *Tsuga canadensis* (55-8); 80 *Ilex glabra* (60-80); and another group of 7 *Tsuga canadensis* (55-7). Near the place where he recommended removing the daphne, he advised 25 *Veronica longifolia* ? (27-25).

In August 1912, a method of leopard moth control, perhaps used ultimately on the Boston Common, was tried out on the Olmsted elm. Two photographs, filed under Job #946 (Boston Common), illustrate a complicated procedure in which a tree worker hoists himself up what is described as a "Bug Pole" but which looks more like the mast of a ship (fig. 3.13). Once aloft, he then lowers himself somewhat and is in a position to work on the tree (fig. 3.14).



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(3.11) "House roof from lawn," resodding of south lawn can be seen, July 1903. Photograph by Frederick Law Olmsted Jr., #673-28.

While not as many photographs seem to have been taken between 1904 and 1920 as in F.L. Olmsted Sr.'s ownership, there are good views, although many are undated. One undated view (fig. 3.15) shows the south facade of the house, but the photographer is apparently standing in the boundary plantings at the Gardner property line. Rhododendron leaves are visible in the right foreground and also some light-colored daisy-like perennials. It is interesting that, at the time this photograph was taken (probably ca. 1904), the trees near the Gardner property line were low enough to allow sun-loving perennials to grow. In figure 3.16, the south facade of the house again is shown but from an angle looking west. The branches of the large *Rhus typhina* at the southeast corner of the house are clearly seen and also the beds of small shrubs and large perennials, including spiraeas, azaleas and phlox, on both sides of the walk. This photograph may be compared with figure 2.44 by Theodora Kimball in Chapter II. In figure 3.16, the vines seem to have been pruned and do not bury the house as they do in Miss Kimball's photograph. Figure 3.17 is a beautiful photograph of an *Hydrangea cf. heteromalla/bretschneideri* taken by H. P. D. in Spring 1909. (These were perhaps Harry D. Perkins initials reversed or in monogram



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(3.12) "Additional Planting by H. J. K.," December 16, 1910. Detail showing lawn and rear embankment. Plan by Hans J. Koehler, #673-8.

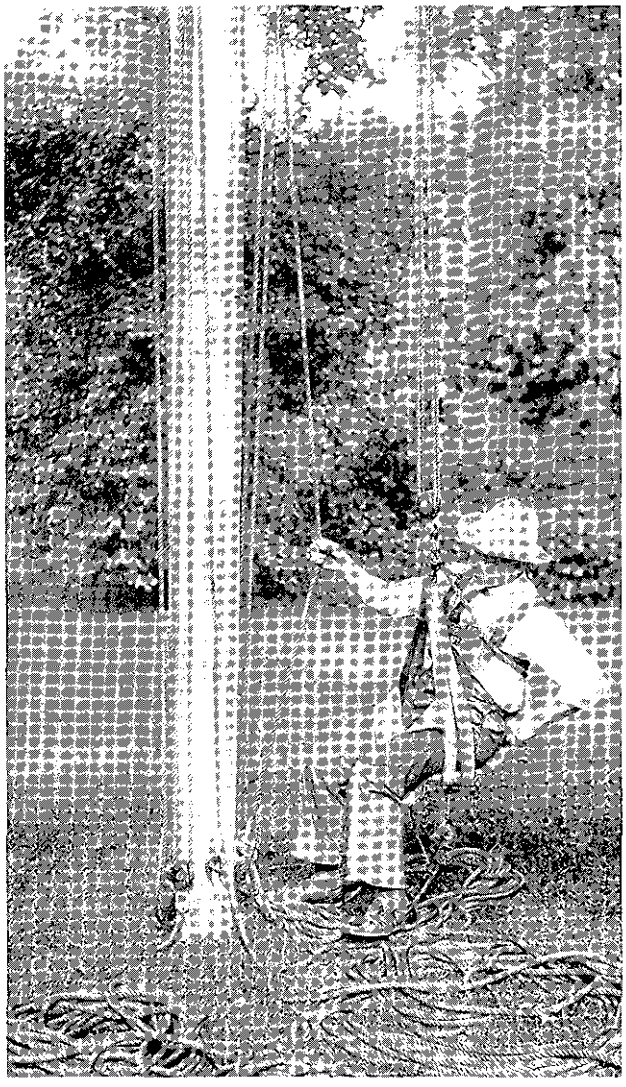
form). In January 1910, Harry Perkins took a series of winter views of the lawn and icicles on the kitchen wing, which do not reveal much information about the landscape.

Some of the undated photographs of the lawn listed in Appendix A under Chapter II may actually have been taken during this period. They include: Photograph #s 673-98, 673-102, 673-106, 673-122, 673-123, and 673-124.

SERVICE AREAS

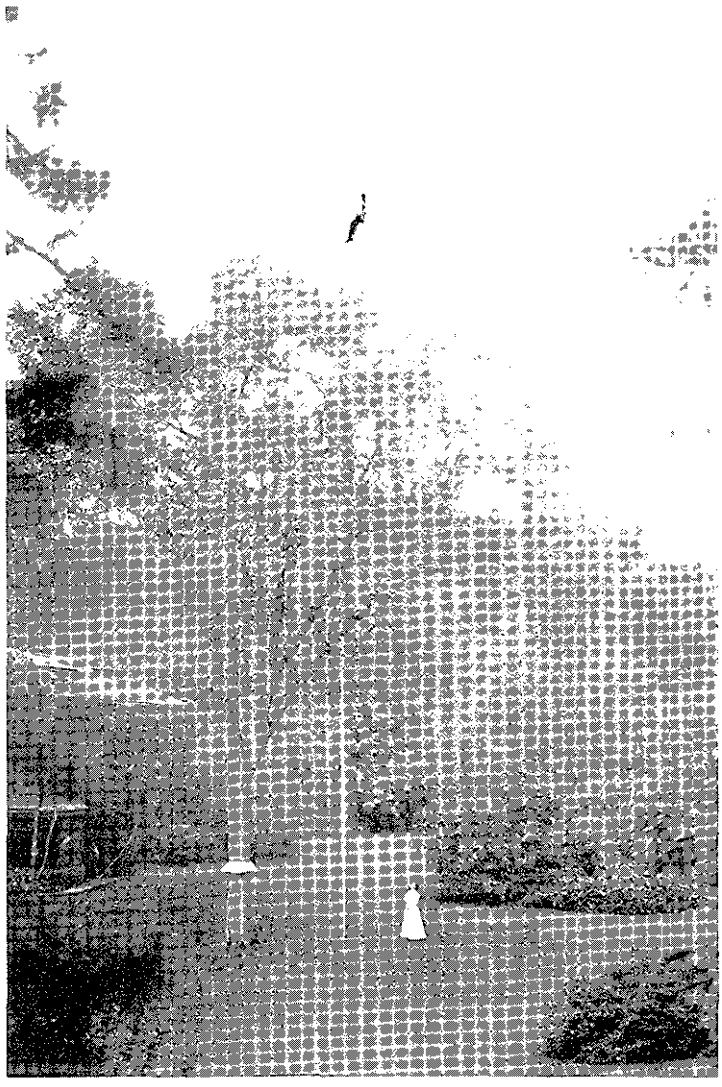
The configuration of this area went through some changes when a new office addition was constructed in 1911 and the vault roof was raised. Again, the Koehler plan includes a few helpful annotations, although Hubbard's May 1904 Planting Plan and Olmsted's June 1904 updated survey and

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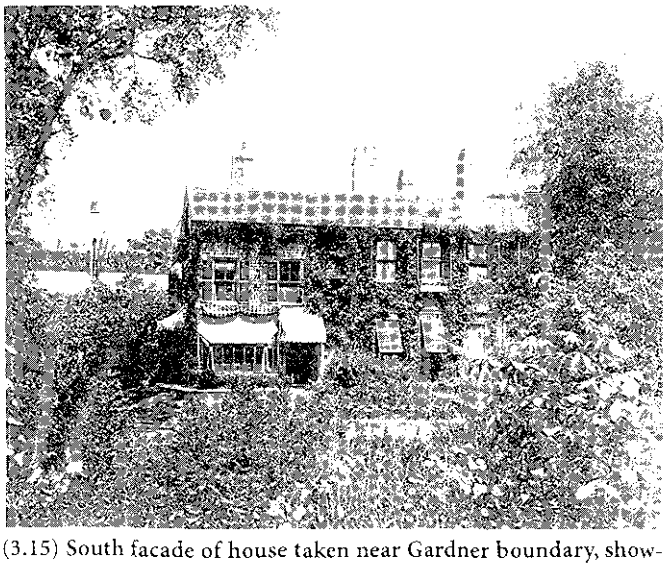
(3.13) Tree worker preparing to ascend the "Bug Pole" on Olmsted elm, August 5, 1912. Photograph by Frederick Law Olmsted Jr., #946-162.

OLMSTED NHS ARCHIVES



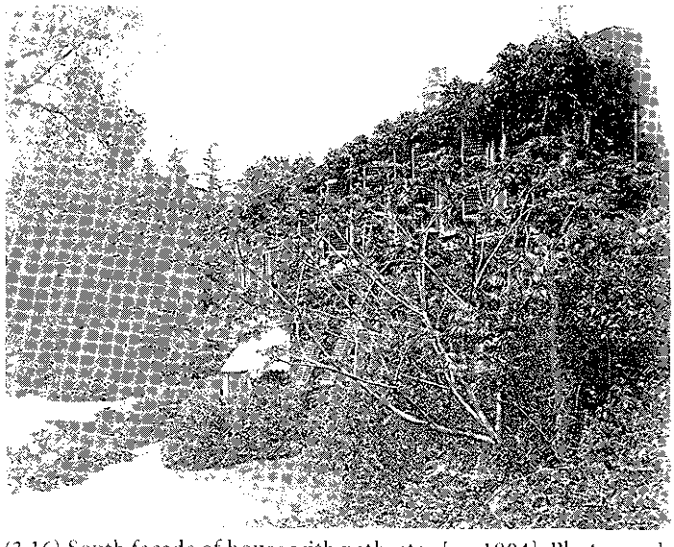
(3.14) Tree worker at top of "Bug Pole," Gypsy Moth control on Olmsted elm, August 5, 1912. Photograph by Frederick Law Olmsted Jr., #946-159.

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(3.15) South facade of house taken near Gardner boundary, showing flowers and other plantings, [ca. 1904]. Photograph #673-45.

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(3.16) South facade of house with path, etc., [ca. 1904]. Photograph #673-48.



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(3.17) *Hydrangea cf. heteromalla/bretschneideri*, south lawn, Spring 1909. Photograph by H. P. D [probably Harry D. Perkins] #673-59.

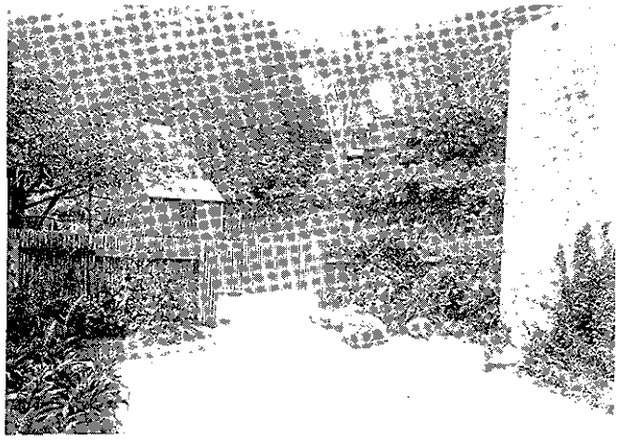
plan show no new planting in the service areas. There are also a number of photographs. Although the parking lot was not built until 1926, there seems to have been a new attention to the office court as an entry for some visitors to the firm.

Both the Hubbard and Olmsted plans indicate the surface of the office court to be granolithic and show what appear to be small flower beds. Koehler's December 16, 1910 planting study shows few changes. In the office court, there is a notation: "See Olmsted Brothers Folder for Planting List for (?)." However, there is no planting list specifically for the office courtyard dated this early.[27] Near the storehouse, there is a faint notation: "Grub up tulips" and another darker one: "Cut back *Rosa* (?)." Other than this, Koehler indicates only a group of 20 *Syringa vulgaris* (26-20) where the original 1904 survey already showed a row of lilacs. (These must have needed replacement.) The 1904 survey base also shows hemlocks along Dudley Street on the inside of the fence with a pine at the corner of Dudley and Fairmount and also a pear and birches on either side of the storehouse. Fencing is shown around the area that became the parking lot. Although its function is not indicated on the survey, photographs and other documentation strongly suggest that a vegetable garden and, perhaps at a later date, a cutting garden were located there.

In the John Charles Olmsted collection at the Loeb Library is a very clear midsummer photograph (fig. 3.18) of the office courtyard looking west toward the fenced in vegetable garden and the storehouse. All of John Charles' photographs are relatively early, and this one, although undated, was probably taken ca. 1904. The planting in the courtyard shows up well: there is hosta in the small square planting bed and euonymus along the brick wall of the vault, although this has not yet grown up very far. Annuals appear to be planted on the inner side of the spruce pole fence that encloses the courtyard. In the distance, on the inner side of spruce pole fence that encloses the garden, are seen the tops of poles supporting peas.

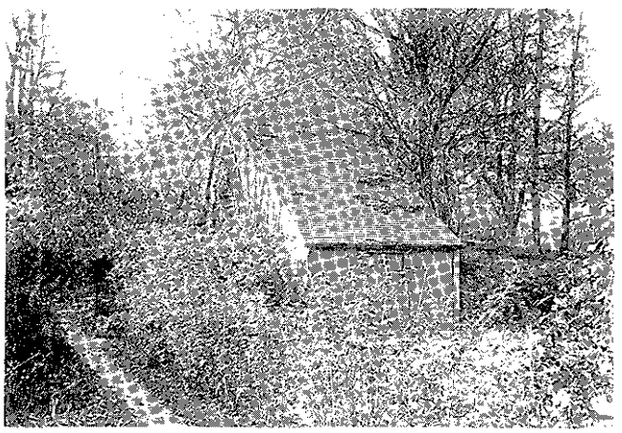
The only known view of the inside of this space taken before the parking lot was constructed is shown in figure 3.19. This was taken by Harry Perkins in November 1914 and appears to show shrub roses on the border of what may be a vegetable garden next to the shed. Probably on the same day, Perkins took a photograph of the rear of the storehouse (fig. 3.20), which shows asparagus growing west of the shed in front of the doors, a hemlock to the rear of the shed—possibly off the property, birches at the side, and euonymus or parthenocissus growing on the structure itself.

When F.L. Olmsted Jr. went to Washington to head the town planning division of the United States Housing



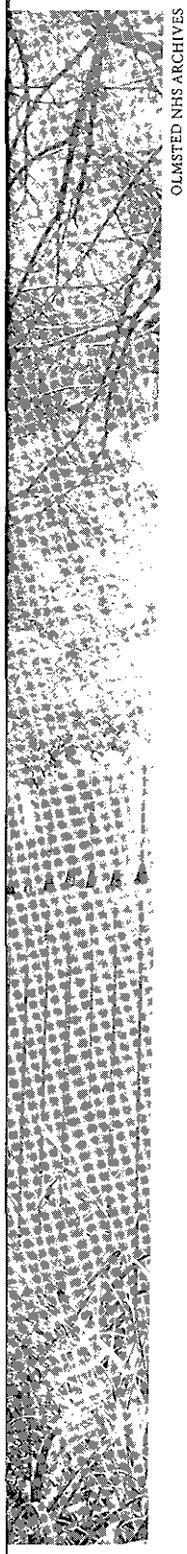
LOEB LIBRARY

(3.18) Office courtyard looking west toward vegetable garden and shed. Undated. Photograph by John Charles Olmsted, JCO-#13.



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(3.19) Storehouse and garden, November 1914. Photograph by Harry D. Perkins. Photograph #673-100 (album #1).



OLMSTED NHS ARCHIVES

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ENDNOTES TO CHAPTER III

[1] Laura Wood Roper, *FLO: A Biography of Frederick Law Olmsted*, (Baltimore and London: The Johns Hopkins University Press, 1973), 478.

[2] Survey by White and Weatherbee, with Annotations for Clark Cottage Area. Plan #673-1, Print 1. "Issued 5 December 1929." Olmsted NHS Archives.

Survey with Annotations near Stable. Plan #673-Z47. "C. June [19]37." Olmsted NHS Archives.

Survey; Detail Showing Clark Cottage. Plan #673-Z49. "C. 5 May 1915." Olmsted NHS Archives.

[3] For Hubbard, see "Henry Vincent Hubbard: An Official Minute on His Professional Life and Work," *Landscape Architecture*, Vol. XXXVIII, no. 2 (January 1948), 47–57. This article includes excerpts from Hubbard's 25th-anniversary report to his Harvard class in 1922, in which he writes tongue-in-cheek that, after receiving an S.B. in Landscape Architecture from Harvard's Lawrence Scientific School in 1901:

> I then entered the office of Olmsted Brothers where I stayed, getting some of the more obvious crudeness out of my system at their expense, until 1906.

[4] First Account of the Trustees of the Estate of Frederick Law Olmsted, May 29, 1907, Norfolk County Register of Probate, Docket # 38309.

The table showing expenses for the Fairsted grounds from 1902 through 1906 from the Olmsted NHS Archives Planting List Files lists the $379.95 for the fence under 1904 rather than 1905. The unspecified work done by Mr. Sullivan in 1906 may have been for path improvements.

[5] Olmsted NHS Archives Post-1949 Correspondence File # 368-1 includes a death notice for Harry D. Perkins from the *Boston Globe*, April 5, 1977. Perkins had just died at the age of 95. Harry Perkins came to work for Olmsted Brothers in 1901. In 1973, William Alex and the author interviewed him and his wife at their home on Poverty Road in Danbury, New Hampshire. Mrs. Perkins also worked in a secretarial or clerical capacity for Olmsted Brothers. Harry Perkins' principal duty was to keep track of the plans as they were filed in the vault and taken out.

[6] A tribute to Hans Koehler was published on the front page of the *Malboro Daily Enterprise* on July 16, 1951. Koehler, a former resident of Marlboro, had just died at the age of 85. See also Olmsted NHS Archives, Employee Files, and Job # 394.

[7] Planting Order List for F.L. Olmsted Estate, ca. 1904–05. Olmsted NHS Archives.

[8] Tables showing expenses for maintenance of grounds (1902–1906), from Planting List Files. Olmsted NHS Archives.

[9] Part of the cost for path improvements in 1906 may have been for the path in the rock garden.

[10] "Table Showing Percentages of Kitt's Time Devoted to Different Kinds of Work, by Week," May 6–June 10, 1911, Olmsted NHS Archives, Planting List Files.

[11] "F. L. Olmsted Place," nd (ca. 1911), Olmsted NHS Archives, Planting List Files.

[12] Diagram of Soil Analysis for New Driveway Material. Plan # 673-23. May 1912. Olmsted NHS Archives.

[13] Third Account of the Trustees of the Estate of F. L. Olmsted, Norfolk County Registry of Probate, Docket #38309. Olmsted Brothers also paid $400.00 [illegible] to the estate [illegible] office with...

[14] Study by J.C. Olmsted for lotting of estate, with floor plans for cottages. Base is 1904 survey [Plan #673-1] Plan # 673-24, November 4–5, 1914. Olmsted NHS Archives.

[15] L. H. Thompson. Lease. Olmsted Associates Records, Library of Congress, Series B: Job files 1871–1950, Job #1A.

[16] United States Department of Labor, *Report of the United States Housing Corporation, Volume I: Organization, Policies, Transactions* (Washington, DC: Government Printing Office 1920), 63-73. Because of the less than one-and-a-half years that the United States was in World War I, only about one-third of these exceptionally well designed communities were constructed.

In addition to the firm members named, several former members of Olmsted Brothers—Warren Manning, H. J. Kellaway, W. H. Punchard, James Sturgis Pray, etc.—were assigned as town planners to various USHC projects. Another former member, Arthur A. Shurcliff, was town planner for several USHC projects in Bridgeport, Connecticut, which were constructed and regarded as exemplary.

[17] Fifth Account of the Trustees of the Estate of F. L. Olmsted, Norfolk County Registry of Probate, Docket #38309.

[18] Profile of Curb at Front Entrance. Plan # 673-[not numbered]. May 5, 1905. Olmsted NHS Archives.

[19] "Plan Showing Present Conditions." by H.V. Hubbard, with updates and corrections to survey by F.L. Olmsted, Jr. June 1904. Plan # 673-3. Olmsted NHS Archives.

[20] The number of the plant appears first, followed by a hyphen, then the number indicating quantity, i.e., 61-50 means 50 *Yucca filamentosa*.

[21] Hans J. Koehler, Memorandum, January 1911, Olmsted NHS Archives, Planting List Files. Although Koehler did not follow the practice of italicizing Latin names, this has been done for consistency with the rest of the text.

[22] F. L. Olmsted Jr. to John Charles Olmsted, January 4, 1911. Olmsted NHS Archives, Planting List Files.

[23] "Estimate of Cost of Improving Planting of Hollow at F. L. Olmsted Estate," January 1911. Olmsted NHS Archives, Planting List Files.

[24] This is shown in detail as figures 3.4, 3.7 and 3.10.

[25] This C. R. Parker could not have been Carl Rust Parker, who joined the Olmsted firm in 1909. (Olmsted Employee Files, Olmsted NHS Archives).

[26] C. R. Parker, "Office Lawn. Different Ways of Making over the Lawn.," nd (ca. 1903?). Olmsted NHS Archives, Planting List Files.

[27] Lucinda Adele Whitehill, *Historic Grounds Report and Management Plan. Frederick Law Olmsted National Historic Site, Brookline, Massachusetts*. (Boston: National Park Service, North Atlantic Region, 1982), 32, states that, in 1911, Koehler prepared a plan for the office courtyard using tulips, narcissus, scilla, muscari, lilies and fritillaria in the perimeter and mixed anemones in the center rectangular bed. She cites Plan #673-8 as the source. There is a Planting Order List in the Olmsted NHS Archives Planting List Files showing most of these bulbs, but the date is October 1910 and no location is given. There are far too many plants for the list to refer to this small area alone.

[28] Whitehill, *Historic Grounds Report*, 13. Cites F. L. Olmsted, Jr. to John Charles Olmsted, June 20, 1917, File 20, Olmsted Associates Records, Olmsted NHS Archives.



OLMSTED NHS ARCHIVES

n vine, October , #673-56.

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Chapter IV
The Olmsted Brothers Era, Part II: 1920–1940



The Olmsted Brothers Era, Part II: 1920–1940

INTRODUCTION

The period 1920–ca.1940 was one of the most active in terms of design and construction for the Fairsted landscape. Attention was focussed primarily on those parts of the grounds that were most directly associated with the office: *the hollow, rear entrance court, and service/parking areas;* although some areas of the residential grounds underwent change as well.

The greater attention to the office part of the property probably reflected a combination of circumstances. In the 1920s the Olmsted firm was at its busiest and had the largest staff of its history (about 60 people). As was the case with most other landscape firms of the period, residential work was becoming an increasingly important part of its practice. While the Olmsteds frequently saw private clients at their suburban or summer properties, there were now more likely to be conferences at the office as well. This was in contrast to jobs for park commissions, schools, colleges, and other institutions, where client contact nearly always took place at the client's office or in the field. In the correspondence between members of the Olmsted firm during the twenties, concern was frequently expressed that the grounds around both the front entrance and the service entrance should look well and make a good impression on clients. During this period, the last major changes to the landscape were implemented, including construction of the parking lot and legal subdivision of the Clark house and its grounds as a separate property.

While the flow of clients ebbed during the Depression, repair work continued on the public parts of the Fairsted grounds in the 1930s: parts of the spruce pole fence were replaced; euonymus was replanted on the arch and elsewhere; and new plantings of bulbs were made in the hollow.[1]

For most of the period covered by this chapter, tenants rather than members of the family occupied the house. Sometime after Mary Olmsted's death on April 23, 1921, the house was rented to an as yet unidentified tenant.[2] From 1923 through 1929, the house was leased to Captain Ernest Pentecost.[3] Between 1931 and ca. 1936, F. L. Olmsted Jr. leased the residence from the firm.[4] In 1936, F. L. Olmsted Jr. and his family moved to Elkton, Maryland. Between 1936 and 1938, a Mr. Higginson occupied the house, and between 1938 and 1940, it was leased to George Hoague.[5] Written agreements were made between the Olmsted firm and some of the tenants concerning responsibilities for the upkeep of the grounds associated with the house—primarily the south lawn, rock garden and rear embankment. Obviously, members of the firm respected the tenants' privacy and no longer moved as freely between the office and residential grounds as they may have when a member of the Olmsted family lived there. One unfortunate result of this new arrangement was that photographic documentation of the rock garden, south lawn and rear embankment dropped off sharply beginning in the 1920s.

The distribution of plans and photographs made during this period also reflects the emphasis on the office portions of the grounds. Between 1921 and 1940, nine photographs were taken of the front entry and drive, most of them of the arch and the spruce pole fence right next to the arch, but no plans were made. For the hollow, nine plans and nine photographs were produced. For the rock garden and southeast corner, two plans were made, but no photographs were taken.

There were no plans prepared for the south lawn and rear embankment during the time period covered by this chapter. Although five photographs of the lawn have been assigned to this era because of their high photograph number, none of them is dated. All of them could have been taken somewhat earlier.

For the service areas, 13 plans were prepared and six photographs taken. There are also four photographs of storm damage, two of damage to an elm (the one in front, not the Olmsted elm), four of the streets surrounding Fairsted, and nine of the spruce pole fence at various locations. In addition, during the 1920s and 1930s, 39 planting order lists, planting lists or planting memos were prepared for Fairsted. They are distributed as follows: front entry and drive, one sketch plan and one note; hollow, 16; rock garden and southeast corner, one; south lawn and rear embankment, 2; service areas, 11. The Planting List Files at Olmsted National Historic Site Archives contain memos, correspondence, expense records and prints of plans, in addition to planting order lists; these account for the other seven items in the files for 1921–1940.

Unfortunately, there were no survey or over-all plans made of the Fairsted grounds during this time period, so

the technique used in the previous chapter of tracking each zone through the same series of documents is not possible.

Hans Koehler continued to be the member of the firm most directly responsible for the Fairsted grounds. In 1940, Koehler left the firm, but arrangements were made for him to make periodic visits to Fairsted to supervise Sullivan, apparently a gardener or groundskeeper, in the care of the grounds. Koehler came about every three weeks in season.[6]

Koehler also took many of the photographs of the site. Percival Gallagher, Edward Clark Whiting and a member of the firm with the initials W. L. P. also took some photographs, while Harry Perkins seems to have been detailed to document the spruce pole fence.

GENERAL PLANS, PHOTOGRAPHS, AND WRITTEN DOCUMENTS

Tenants

Up until his retirement in 1950 at the age of 80, F. L. Olmsted Jr. remained the head of Olmsted Brothers, but, for most of the period between ca. 1921 and 1940, he lived elsewhere in the country. Between the early 1920s and about 1931, Olmsted Jr. and his family lived in Palos Verdes Estates, California, which he with the firm was laying out as a model residential development. He came back to Brookline in 1931 and rented the house from the firm until about 1936. In the late 1930s and through the 1940s, he lived in Elkton, Maryland, and, in 1950, he and his wife retired to Palo Alto, California.[7]

Nothing is known about Fairsted's very first tenant, except that, according to F. L. Olmsted Jr., he/she left the house in very bad condition.[8] However, the next tenant, Captain Ernest Pentecost of Topsfield, Massachusetts, remained from 1923 through 1929, and the correspondence between Pentecost and F. L. Olmsted Jr. provides useful information about the grounds. In his first letter to Pentecost, Olmsted wrote:

> As to care of the grounds; you expressed through Mr. Paine, a desire to be relieved from responsibility for their maintenance and I agreed to assume this burden. My conception of what Mr. Paine agreed to for me was simply that you are not to be held responsible for doing anything to the grounds to prevent or effect their deterioration by the action of weather, growth of plants, etc., and that I am to have done at my own expense as much as seems to me proper to prevent or make good such deterioration. This will include, for example, cutting the lawn, watering the lawn and the plantations if and when drought makes it necessary, weeding or pruning the plantations, clearing or repairing any drains that may become obstructed, etc., all to such extent and with such frequency as my representative in Olmsted Brothers' office thinks necessary to prevent the grounds from deteriorating during your tenancy. In snowy weather the office janitor will shovel snow from paths leading from Warren Street to the office door which opens off the front door turn and from Dudley Street to the office entrances in the service yard, and will, if you request, at the same time extend his path shovelling to the front and back doors of the house.
>
> It may well prove that the above is all you care to have done on the grounds, but if you should care to have more done, (as, for example, more frequent lawn clipping, planting of spring bulbs, planting and care of vegetable garden, stocking of poultry house and care of hens, complete and prompt clearing of front drive or service yard from snow, or clearing of snow from garage entrance and adjacent parts of the Fairmount Street side) my understanding is that you will arrange to have such additional work done at your own expense. You may arrange for it at least in part, if you desire, through my representative in Olmsted Brothers' office who is charged with responsibility for seeing that the work above mentioned as being my obligation is promptly performed.[9]

The division of the property between the tenant and the firm was spelled out explicitly in a brief memo:

> FOR INFORMATION OF CAPTAIN PENTECOST
> TENANT OF 99 WARREN ST., BROOKLINE
> 1ST SEPTEMBER, 1923 — 1ST JUNE, 1924
>
> USE OF GROUNDS
>
> The front and back drives are used by both the tenant of the house and Olmsted Brothers.
>
> From the front drive South around the house to the barn is for the use of the tenant of the house only.
>
> The barn, the barnyard and the vegetable garden North of the barn are used by the office.[10]

In 1926, when plans were initiated to convert the garden at the northwest of the property to a parking lot, Olmsted wrote again to Captain Pentecost, inquiring if he would like to have a one-car garage built.[11] (Apparently he did not.)

In 1929, Edward Clark Whiting, who was acting head of the office during F. L. Olmsted Jr.'s residency in Palos Verdes Estates, California, consulted a lawyer about purchasing the real estate at 99 Warren Street. The lawyer's reply (the initial letter does not survive) implies that Whiting was not planning to purchase the house personally but merely wanted to formalize the arrangement that had been in practice for some time and make the firm the legal owners of the entire property.[12]

This purchase was made, probably in 1930, since, when F. L. Olmsted Jr. returned to Brookline in 1931, he

leased the house from Olmsted Brothers. The Great Depression, which began with the stock market crash of October 1929, was almost certainly a factor both in Captain Pentecost's departure from Fairsted and F. L. Olmsted's return to Brookline.[13] About 1936, as noted earlier, Olmsted and his family moved to Maryland, and the house was successively occupied by Mr. Higginson and Mr. and Mrs. George Hoague.

The Spruce Pole Fence

In the previous chapters, the spruce pole fence has been discussed under various zones of the property, primarily the entrance, service and rock garden areas. This section will recapitulate what is known about the construction, repair and replacement of parts of the fence from 1883 through 1920, as well as discussing documented changes to it during the 1920s and 1930s.

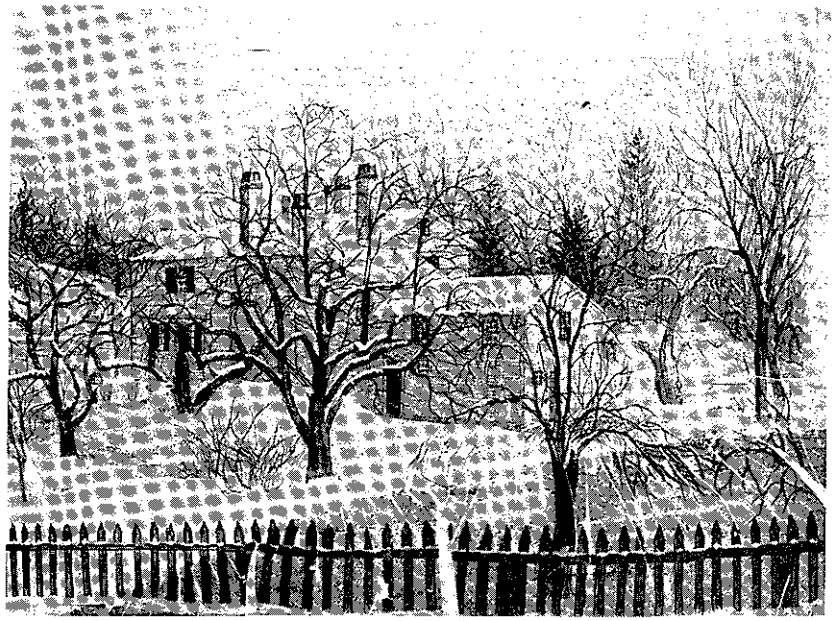
The best source for the early history of the fence is a 1921 letter from F. L. Olmsted Jr. to Philip S. Parker, the Chairman of the Brookline Board of Selectmen, requesting a clarification of an early Town regulation. According to Olmsted, the Town was responsible for maintaining a "proper fence" along Dudley Street, an obligation that had been assumed "as a condition of the granting of land for the widening of Dudley Street by my father's predecessors in ownership."[14] (Dudley Street had apparently been laid out in March 1863; the date of its widening is not clear.) Olmsted continued:

> This is in general accordance with my vague recollection that when my father purchased this property in 1883 and rebuilt the then dilapidated fence, the Town, in recognition of the obligation previously entered into with the Misses Clark, paid a portion of the cost of constructing a new fence along the entire street frontage of the property.
>
> Since 1883, so far as I know, the Town has not done, and has not been called upon to do, anything toward maintaining the fence, although the fence has been at least once rebuilt during that period of 38 years. It is now getting rather dilapidated again and will soon require expenditures for maintenance.[15]

Olmsted suggested that the Town pay the Olmsteds an annuity for maintaining and repairing the fence.

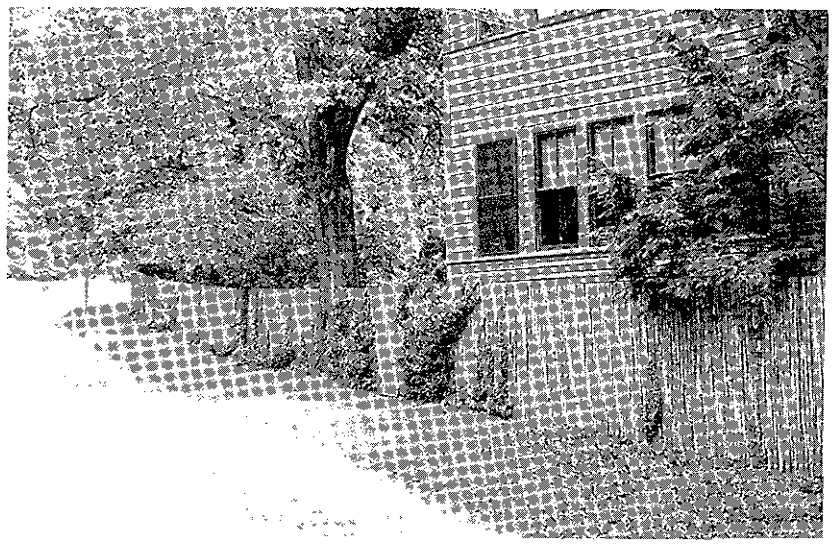
The dilapidated fence that Olmsted had to replace was probably the picket fence pictured in the foreground of figure 4.1 a view of the house from Dudley Street during the Clark sisters' ownership. The provenance of this particular view, which is either a painting or a touched-up photograph, is not known, and it also has no date. A certain amount of caution must therefore be used before treating it as a precisely accurate visual document.[16] Since no plans were ever made for the spruce pole fence, the only way to document its construction and various rebuildings and repairs is through photographs and references such as the above in correspondence.

Figure 2.10 in Chapter II, taken in January 1885, is one of the earliest photographs taken of the Fairsted



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(4.1) "Before addition of office wing." View of house from Dudley Street near rear of property across orchard. Undated. Painting or touched-up photograph, #673-[not numbered].



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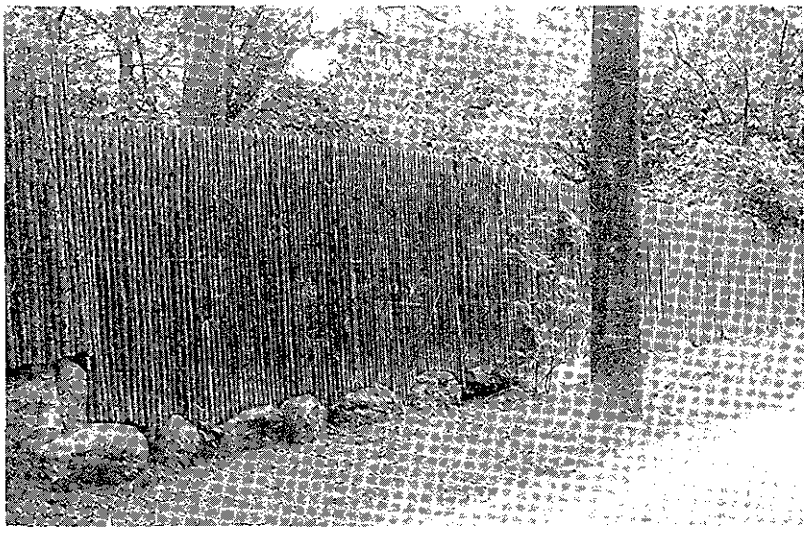
(4.2) Outside of spruce pole fence along Dudley Street, showing red oak within fence. Undated. Photograph by Harry D. Perkins, #673-139.

OLMSTED NHS ARCHIVES



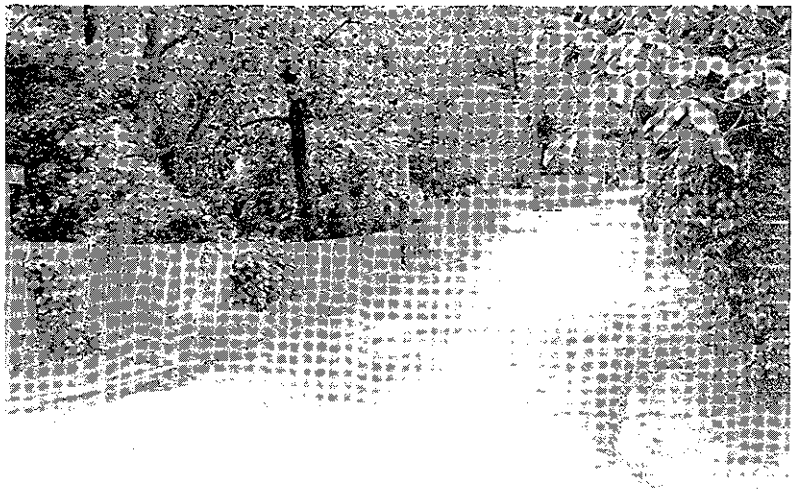
(4.3) Outside of spruce pole fence along Warren Street at the Gardner estate. Undated. Photograph by Harry D. Perkins, #673-145.

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(4.4) Outer side of spruce pole fence along Warren Street at property line with Gardner estate. Undated. Photograph by Harry D. Perkins, #673-146.

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(4.5) Spruce pole fence along Fairmount Street. Undated. Photograph by Harry D. Perkins, #673-153.

grounds and shows the spruce pole fence complete along most of Warren Street. It is very likely that the fence was constructed, as F. L. Olmsted Jr. indicated, in 1883. Figure 2.12, dated February 1885, also shows the fence but includes the arch as well. Figure 2.39, taken by John Charles Olmsted in 1900, shows the rear portions of the spruce pole fence.

The first account of the Trustees of the Estate of Frederick Law Olmsted indicates that the rebuilding of the fence referred to by Olmsted Jr. probably took place in 1904–1905[17]. In 1908 and 1909, F. L. Olmsted Jr. and Harry Perkins took several photographs of the spruce pole fence, which show it looking relatively new (fig. 3.21 and 3.22).

In 1933, significant portions of the spruce pole fence must have been replaced, since there are estimates in the Series B of the Olmsted Associates Records at the Library of Congress from J. F. Pope and Son for 200 spruce "bean poles" and two sizes of red cedar posts.[18] Most likely, there were also frequent repairs and replacements to the fence, as is still the case today.

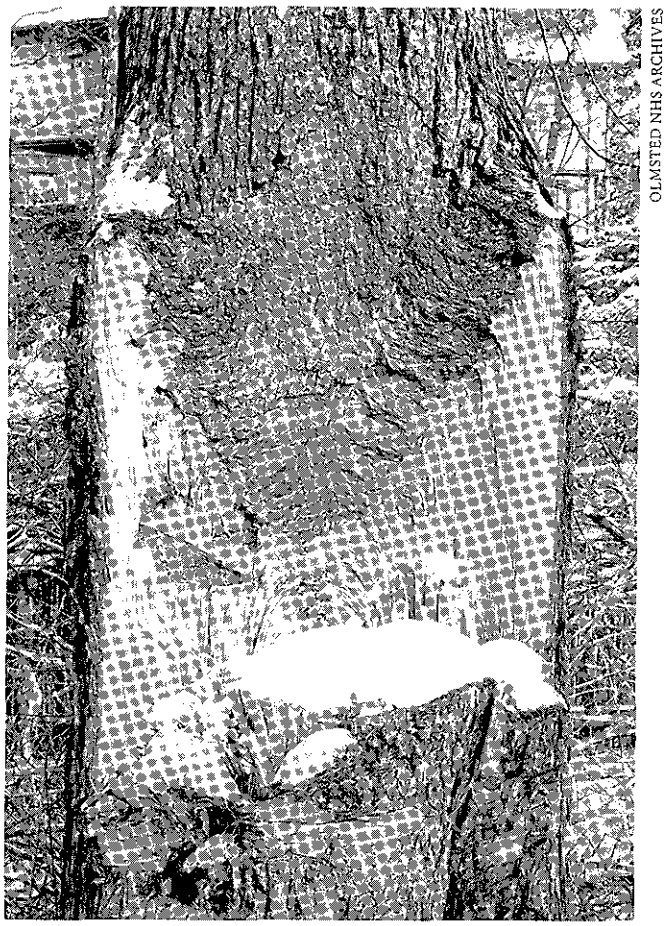
There are numerous photographs by Harry Perkins of the spruce pole fence that are undated but, by their position in the albums and their numbers, were probably taken in the 1930s. These include figure 4.2, a view of the outside of the Dudley Street section of the fence from just above the service entrance to the intersection with Warren Street. The red oak, which was uprooted by Hurricane Bob in August 1991, interrupts the line of the fence, and euonymus appears along the fence but, for the most part, has not grown very high. The probable date for this photograph is 1935 or 1936, since, in September 1936, Koehler wrote the following note:

> Euonymus against south wall of plans-vault, at arch, and along Dudley Street fence planted in spring of 1935; also *Hedera helix baltica* against north wall of plans vault. This note from memory by H. J. K. on Sept. 10, 1936.[19]

As may be seen in two other photographs by Perkins of details of the fence along Warren Street, the George Peabody Gardners at 135 Warren Street probably coordinated their fence construction with the Olmsteds. One of Perkins' views (fig. 4.5) shows one section of the fence on


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(4.6) "American elm on F. L. Olmsted Estate. Split by heavy ice storm in November or December 1921. Photo taken to show that decay does not take place in crotches contrary to the assertion of tree surgeons," January 1922. Refers apparently to the American elm near the front entrance. Photograph by Harry D. Perkins, #673-53.


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(4.7) "Similar to photograph #53, showing the opposite section of elm tree," January 1922. Photograph by Harry D. Perkins, #673-54.

top of a low stone wall, which is part of the Gardner property, and another view by Perkins (fig. 4.4) shows an adjacent section with small boulders at its base, which is part of the Olmsted property. (Today, this portion of the fence still looks very much the same).[20] A rare view of Fairmount Street is shown in figure 4.5. Dutchman's Pipe (*Aristolochia macrophylla*, now *A. durior*) was planted along this part of the fence instead of euonymus. This photograph also shows an opening (now replaced by a gate) in the fence that gave access to the storage shed. The opening also appears in the 1904 survey (fig. 2.49 and 2.58).

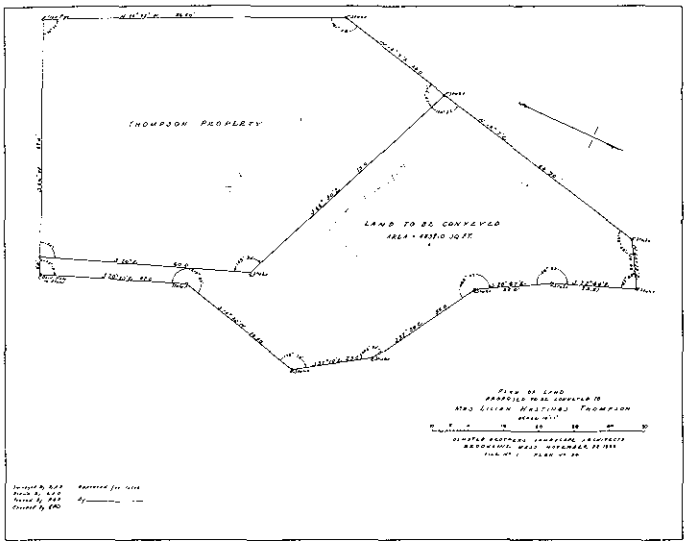
General Horticultural Practices

For the period covered in this chapter, the Planting List Files at the Olmsted National Historic Site Archives contain numerous letters, memoranda, etc. that relate generally to plant care at the site. Additional items of this type are found in the Series B: Job Files of the Olmsted Associates Records at the Library of Congress, and there are a few photographs that shed light on tree care. One of the American elms on the Fairsted property was split in a heavy ice storm in November or December 1921. This tree, which appears to have been very severely damaged, was probably the American elm, now gone, which stood near the front of the property, and was photographed by Harry Perkins in January 1922 from two angles (fig. 4.6 and 4.7). The original caption to figure 3.22 reads: "American elm on F. L. Olmsted Estate. Split by heavy ice storm November or December 1921. Photo taken to show that decay does not take place in crotches contrary to assertion of tree surgeons."

This damaged American elm, a *Magnolia acuminata*, and some of the other trees on the property were treated by Edward J. Halloran, a forester from West Newton, in March 1922. Halloran cleaned up the "bad scars" on the elm and pruned it, as well as removing dead wood from other trees presumably damaged in the winter storm. The firm urged Halloran not to use spurs on the trees unless absolutely necessary.[21]

Among the most valuable information in the Olmsted NHS Archives Planting Lists Files for this period are various estimates and records of expenses on the grounds. In 1923, the firm estimated the expense of maintaining the

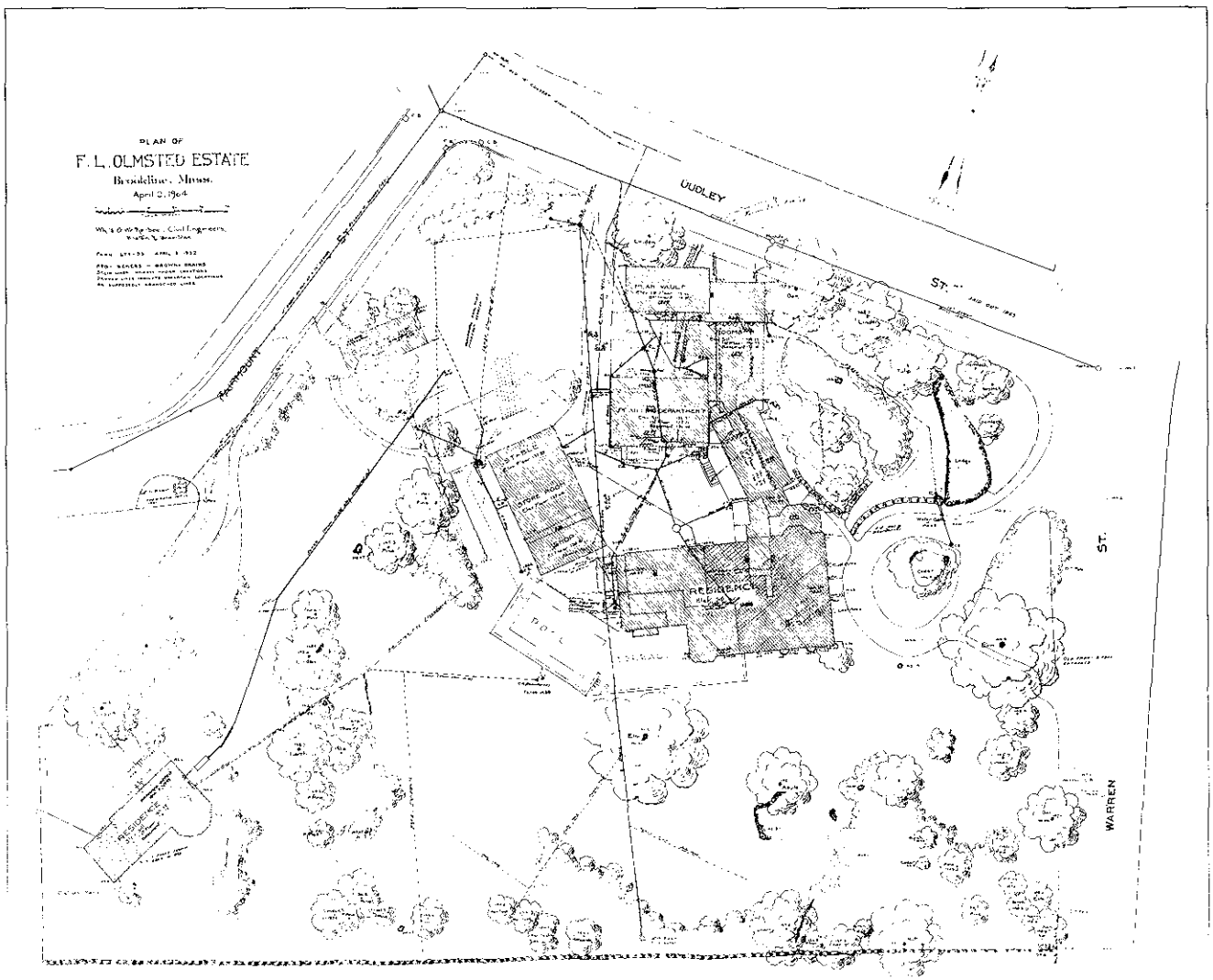
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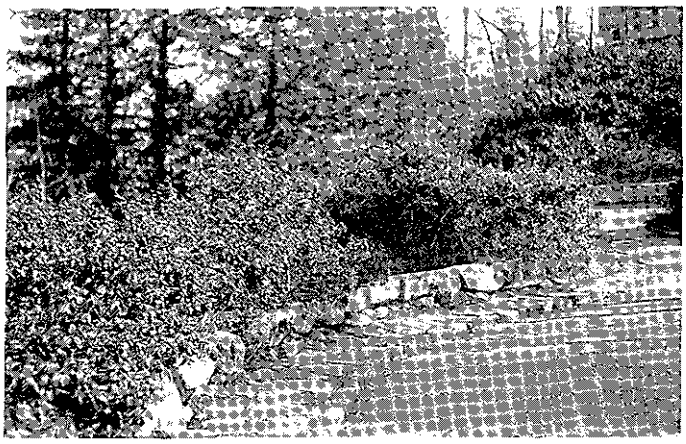
(4.8) "Plan of Land Proposed to be Conveyed to Mrs. Lilian Hastings Thompson," (an addition to the land sold in 1915 to Thompson), November 22, 1923. Plan by Douglas and Donovan, #673-34.

grounds at $810.00, most of which went to the cost of a hired man working part-time from mid-April through mid-November at $6.00/day, doing such things as lawn mowing, pruning, watering and transplanting shrubs. A small percentage of Koehler's time was figured in, and the fertilizing, planting of grass seed and fence repairs were apparently done by specialists. Annotations to this estimate indicate that the actual costs were $1130.00. (This estimate is reproduced as Appendix B.9.)[22] In 1925, a record was kept of the expenses for labor and supervision. Several drafts exist of this record, but, in the typed and presumably final version, expenses are broken done as follows: overseeing by Koehler and Brown, $89.82; labor, Driscoll, $433.49; seed, $13.55; fertilizer, $18.00; tools, $16.25; Thompson's fence, $192.99; estate fence repairs, $15.74; and miscellaneous, $2.45; for a total of

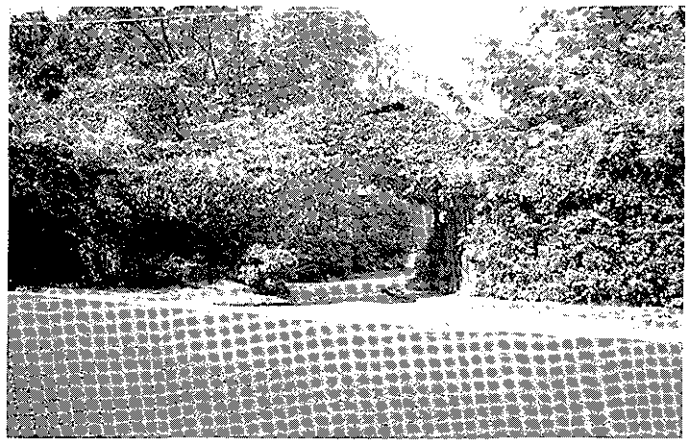
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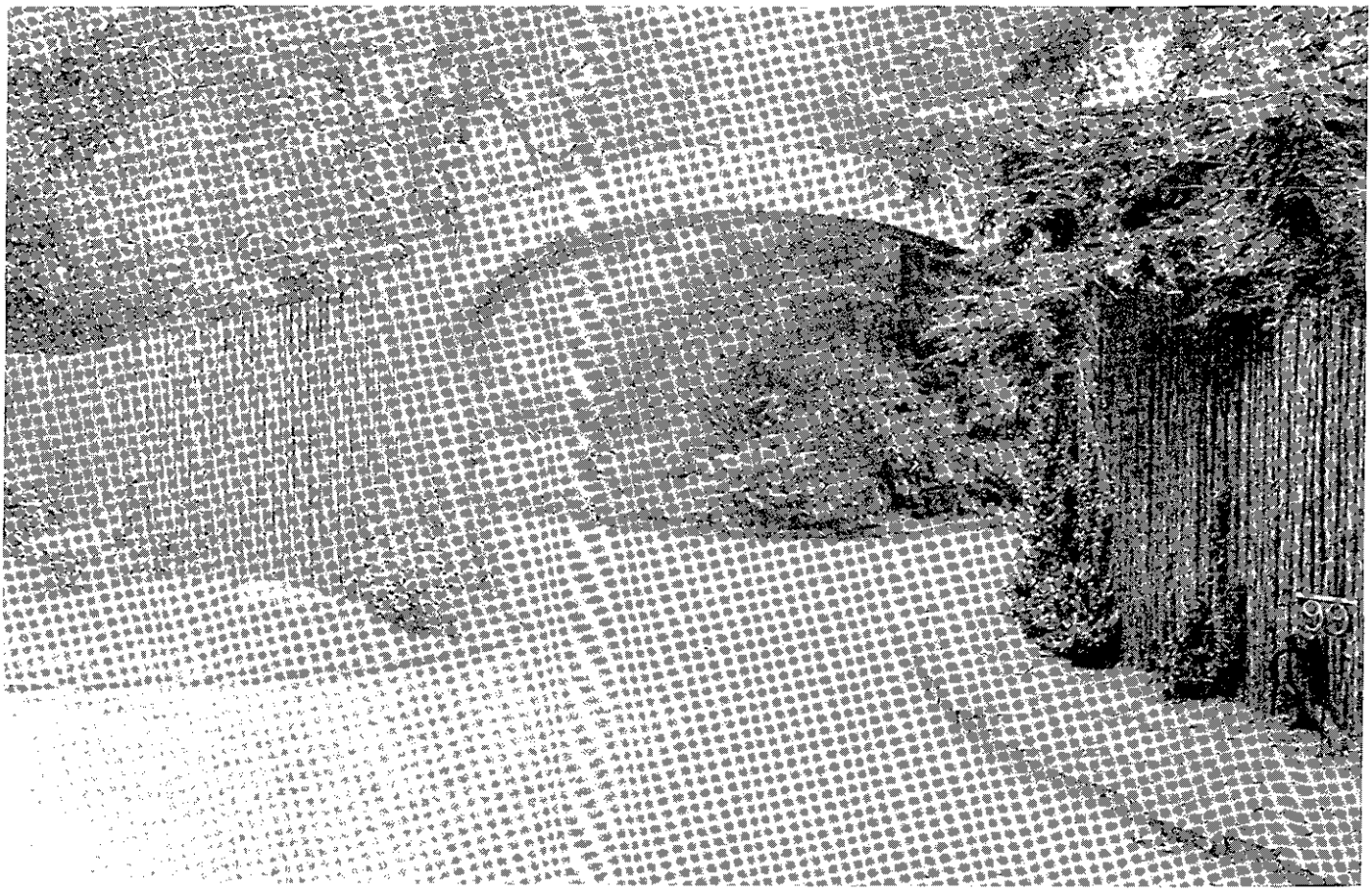
(4.9) "Plan of F. L. Olmsted Estate, Brookline, Mass.," showing sewers and drains, April 5, 1932. Plan #673-53. (The 1904 survey is the base map.)


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(4.10) Detail of path at entrance, March 1925. Photograph by Edward Clark Whiting, #673-114.


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(4.11) Entrance arch from Warren Street, 1932. Photograph by Percival Gallagher, #673-135.

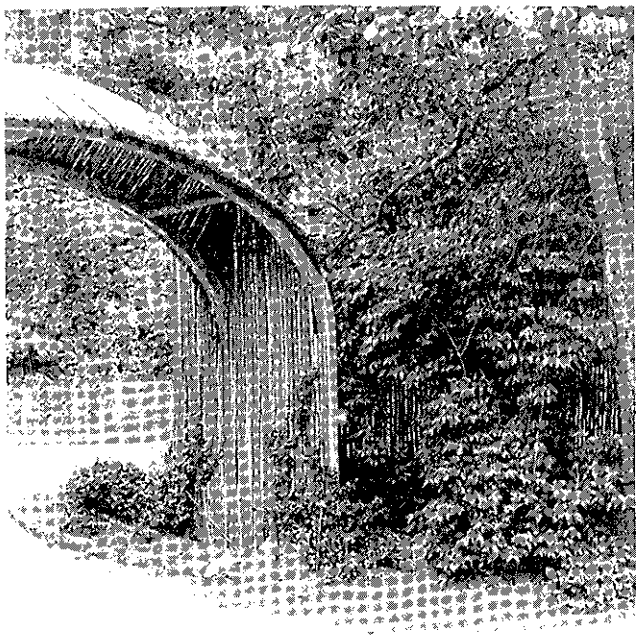

OLMSTED NHS ARCHIVES

(4.12) Closer view of reconstructed arch from Warren Street. Planting on circle in turn-around is visible, [ca. 1936]. Photograph by Harry D. Perkins, #673-144.

$782.29. Especially important is the large sum for Thompson's (earlier the Clark sisters') fence, probably reflecting a new fence in a different material than the "wire netting" shown on Hubbard's May 1904 Planting Plan based on the 1904 survey (fig. 3.10). The 1925 record of expenses is reproduced as Appendix B.10. In 1931, there is a memo by Koehler about treatment for the Pine Bark Aphid. In April 1937, Koehler also wrote a brief memo about fertilizing tulips, irises and yews. An undated memo, which is difficult to read, appears to concern lilies.

Boundary and Utilities

In 1923, additional land was sold to Mrs. Lilian Hastings Thompson, the owner of the Clark sisters' cottage (fig. 4.8). Possibly as part of their agreement with Thompson, the firm agreed to rebuild the boundary fence. In 1932, a plan



(4.13) Detail of inside of reconstructed entrance arch, with euonymous just beginning to grow, [ca. 1935]. Photograph by Harry D. Perkins, #673-148.

of sewers and drains was made to locate the source of odors in the women's lunch room and the drafting room over it.[23] The plan, which is illustrated in figure 4.9, was apparently updated at some point in the 1960s, since it shows the Richardsons' pool.

FRONT ENTRY AND DRIVE

The first documented event in this area during this period was the damage and repair to the American elm discussed earlier. Otherwise, most of the documentation for the front entry and drive comes from several photographs, some dated but others not. Figure 4.10 was taken by Edward Clark Whiting in March 1925 and shows a detail of the path at the northern edge of the turn-around. By comparing it with figure 2.17 in Chapter II, a similar photograph taken around the turn of the century, it can be seen that the path has gone from a narrow, stepping-stone arrangement, with considerable grass between the stones and small curbstones at the side, to a surface almost completely covered with irregular stones and a more clearly defined curb and wall to the left.

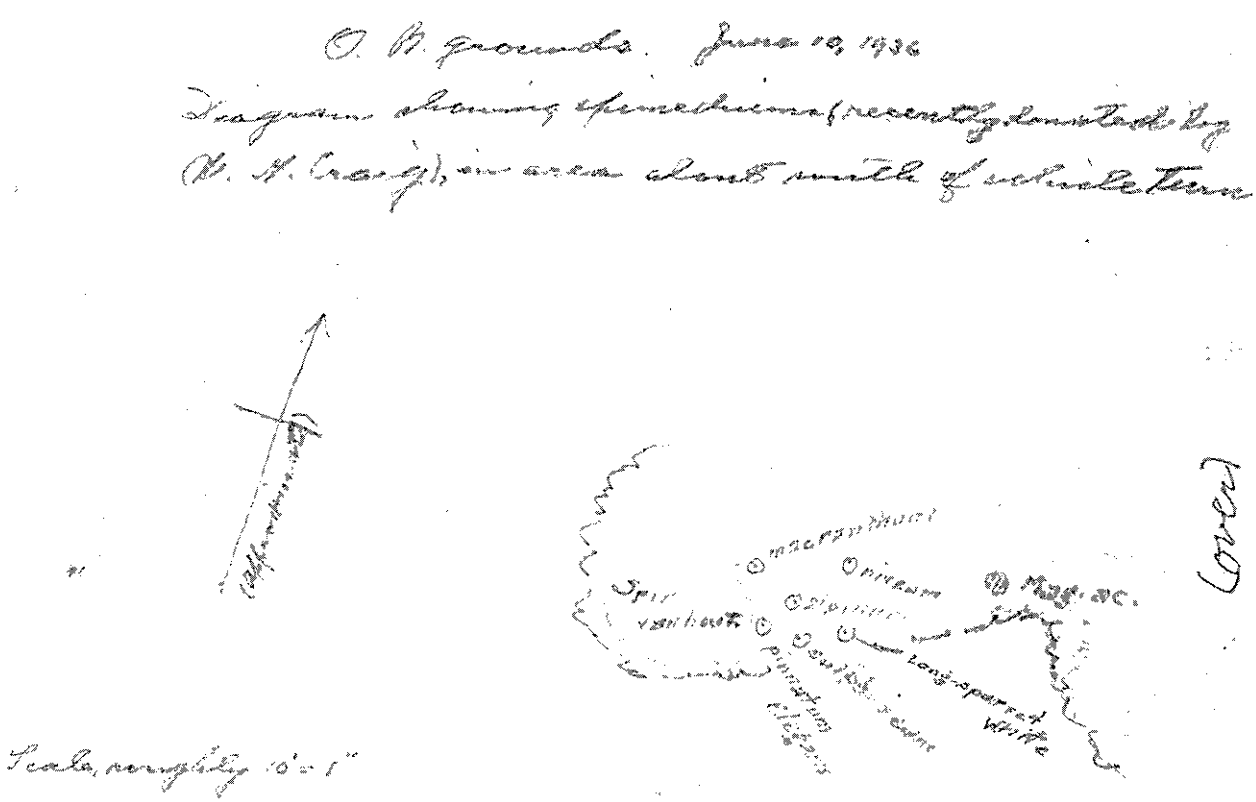
Other photographs illustrate the reconstruction of the arch and its replanting with euonymus. In 1930 and 1932, Percival Gallagher took a series of photographs of the arch, including figure 4.11, showing it heavily grown over with euonymus. As noted above, sections of the spruce pole fence, probably including the arch, were rebuilt in 1933, and euonymus was replanted in the spring of 1935. Harry Perkins took four photographs of the arch, undated but almost certainly just after 1935, which include figure 4.12, a close-up view from Warren Street showing small euonymus plants starting up at the base of the arch, and figure 4.13, a detail of the arch from inside the turn-around. In the latter photograph, which shows part of the underside of the arch, the new construction is clearly visible.

In June 1936, Koehler did a sketch (fig. 4.14) for the planting of epimediums near the *Magnolia acuminata*. Some of the species of epimedium shown on the plan are: *Epimedium macranthum* (now *E. grandiflorum*), *E. niveum* (now *E.* x *Youngianum* 'Niveum'), *E. alpinum*, *E. pinnatum elegans* and *E. pinnatum sulphureum* (now *E.* x *versicolor* 'Sulphureum'). This sketch plan is of interest because it is a rare example of an informal perennial planting on the Fairsted grounds. Also indicated on the plan is a *Spiraea vanhouttei*. The epimediums were donated by W. H. Craig, apparently a nursery owner.

THE HOLLOW

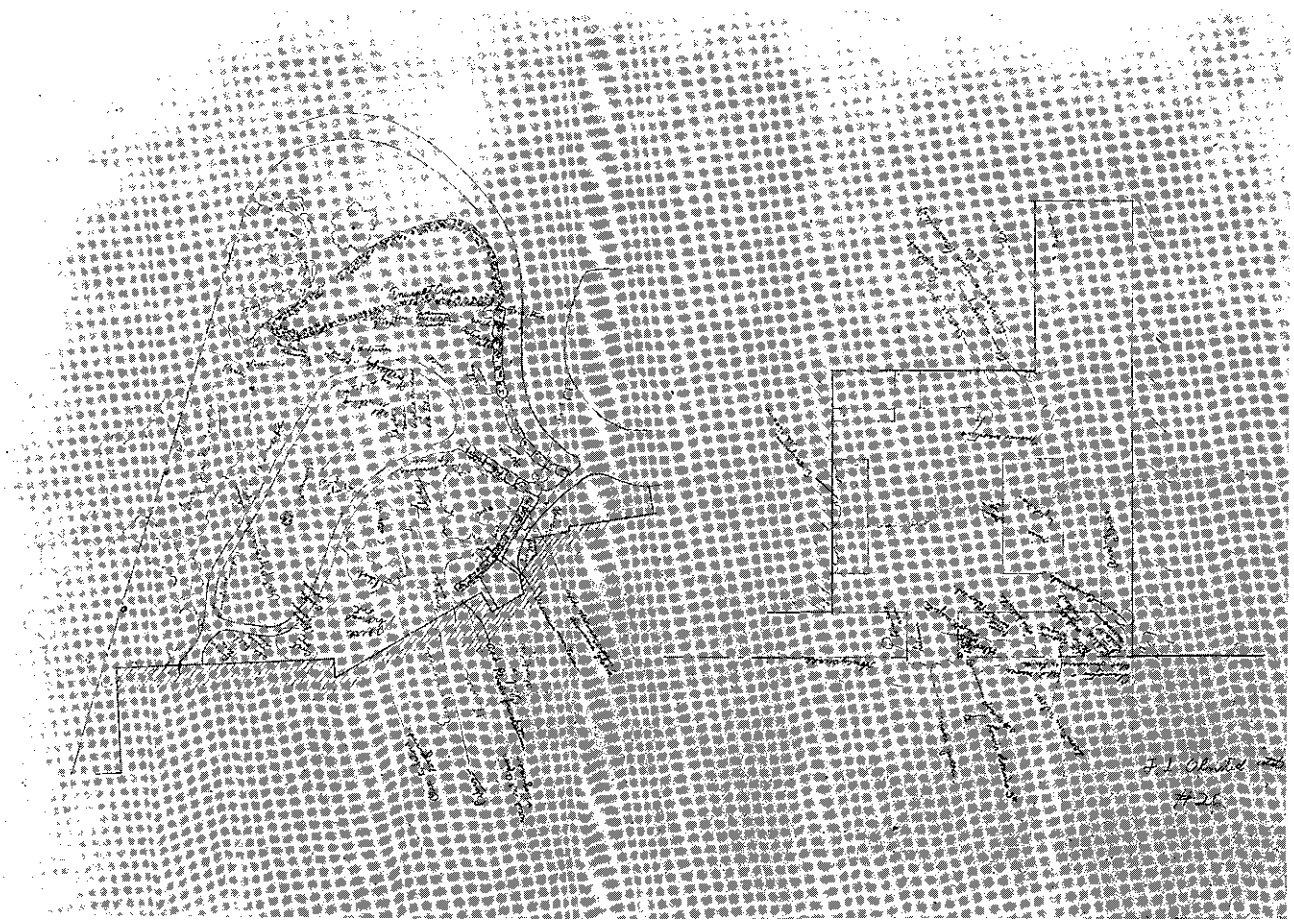
As noted in Chapter III Koehler made detailed recommendations in 1910–1911 for replanting in the hollow, which he described in a letter to F. L. Olmsted Jr. Probably only a small amount of this work was actually done.[24] During the 1920s and 1930s, the hollow received perhaps more attention than any other part of the Fairsted grounds. In 1924, the steps were rebuilt and a general replanting was done. Surviving letters indicate that this improvement to the hollow was done for at least two reasons: to make the area more attractive to clients and also to make it serve as a teaching laboratory for younger staff members. In the later 1920s and throughout the 1930s, there were extensive new plantings of bulbs, especially tulips, and other plants.

The revisions done in the 1920s and 1930s were so extensive that it becomes important to try to establish what the hollow was like before this work was done. Figure 3.8 in Chapter III, which can be tentatively dated to about 1911, is the only photograph of the hollow that might serve this



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(4.14) "Diagram showing epimediums (recently donated by W. H. Craig)..." June 10, 1936. Sketch plan by Hans J. Koehler, #673-[not numbered]. Planting List Files, Folder #1.



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(4.15) Planting study and field notes for the hollow and rear courtyard, July 1916. Plan by Canning, #673-26, Sheet 1.

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(4.16) "F. L. Olmsted Estate, Olmsted Brothers, Planting Plan for Hollow," October 11, 1923. Plan by Hans J. Koehler, #673-33.

purpose, and even it is about ten years too early. Taken probably in early spring, not a great deal is visible in the way of plant material except the liriodendron, rhododendrons to the right, a dogwood and cotoneaster. Koehler's planting study and field notes done in July 1916 are more useful.[25] These consist of two sheets, each of which shows the hollow and the rear courtyard. The hollow section of Sheet 1, which is illustrated in figure 4.15, consists of a base map with annotations. Some of the annotations appear to be suggestions for things to add, others for things to take out. In other cases, it is unclear whether he is indicating an existing plant or suggesting that something be added, as was the case with the trumpet creeper at the base of the ledge. Some of the annotations are horticultural directives, such as "*Rhus aromatica.* Clip Back." near the bottom of the steps and "Spray for Lace Fly" near the ledge.

In October 1923, F. L. Olmsted Jr. asked Koehler to make a program for revising the hollow, to which Koehler responded by preparing a plan and an accompanying planting list. No action was taken until the following spring, when Koehler again wrote to F. L. Olmsted Jr.:

> Enclosed is our plan No. 33 for replanting the hollow on the office grounds, which I made in pursuance of your general instructions to make a "program" for the revision of this hollow. The only way that I could think of to make a program comprised making a plan.
>
> As regards the desirability of revising the hollow along the lines that my plan calls for, I think that there is no doubt. The hollow, of course, has some beauty, interest, and charm now, but perhaps you will pardon me if I say that it looks just a bit untidy and dilapidated, and that it could be made much

more beautiful, interesting, and charming, a place that we should be proud to take clients into, (which surely is not the case now), a place of interest to and for study by the men in the office, especially the younger men (which, also, surely is not the case now).[26]

Koehler estimated the cost of the work as $2885.00, of which $1500.00 was for plants and $100.00 for rockwork.[27] Nothing was included in the estimate for rebuilding the steps.

Olmsted responded:

I have glanced at the plan for the Hollow rather hastily and it seems to me good in principle though probably needing considerable refinement yet. In places it occurs to me that the planting might again become overcrowded if carried out literally as (shown?) and I should think there were a few more things there which would be worth using than your plan seems to indicate. The rhododendrons and deutzias doubtless should come out.

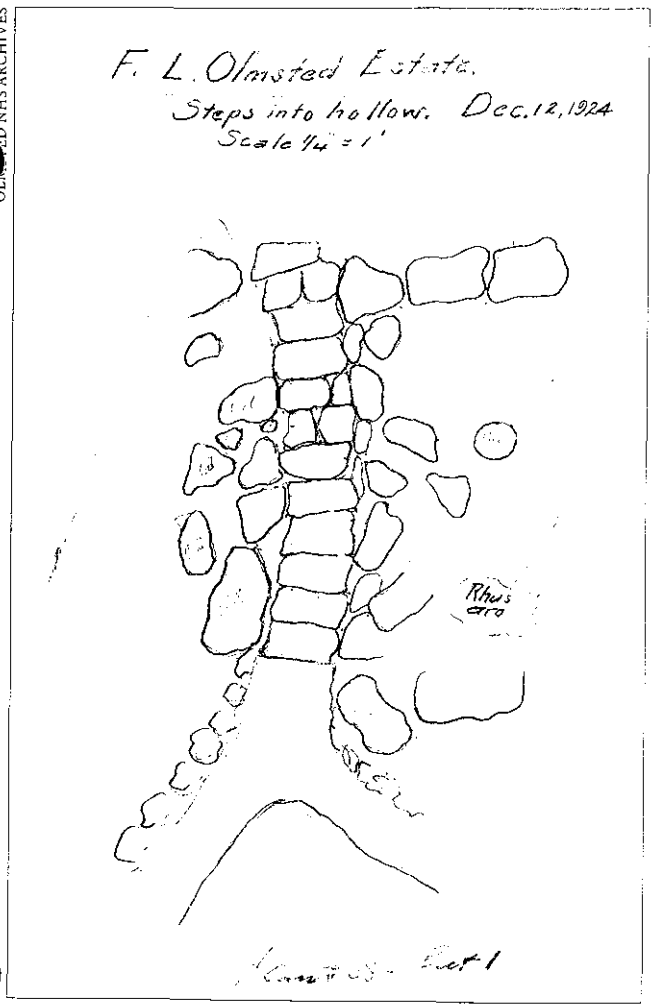
How about the arch?

How about cutting back and partly weeding out the overgrown euonymus on the parapet wall and restoring more of the (cedars?) etc. that used to be there and on the big rock?

Also how about maintenance costs?

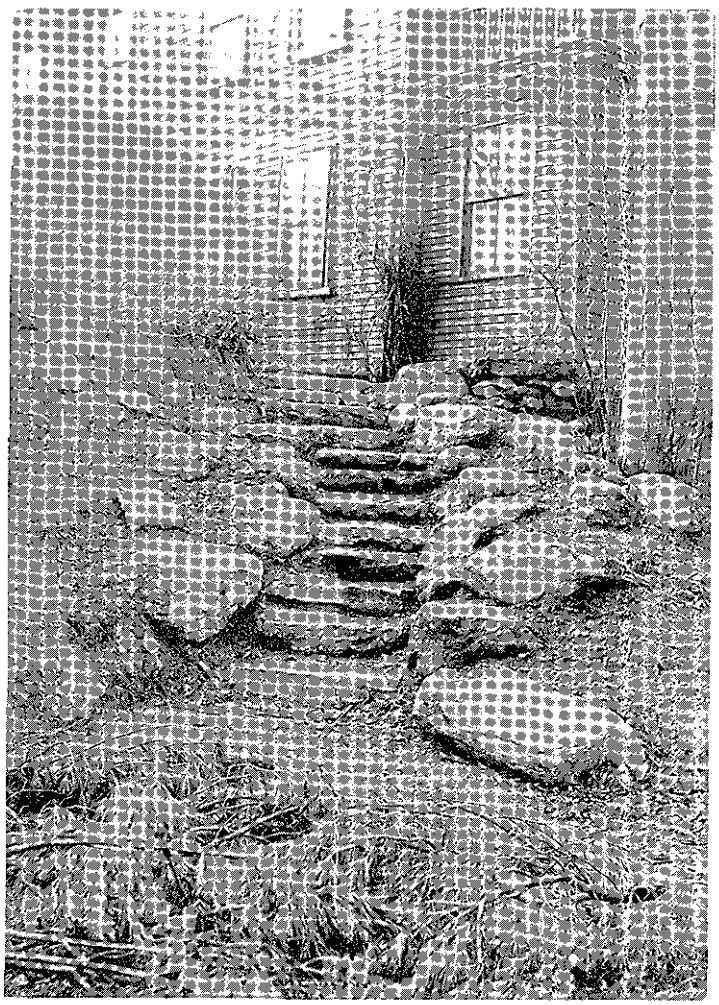
If the members of the firm in Brookline are willing to go into any such program I am, leaving its details to be settled by you under P. G.'s supervision as to cost and design. The cost would come out of firm earnings over and above (?) so that I figure roughly I should bear about 38% of it and the rest would be divided among the other firm members.[28]

Plan #673-33, illustrated in figure 4.16, and its accompanying planting list (Appendix B.11) show, with the exception of large trees, a considerable amount of new planting of the hollow. Added shrubs included cotoneaster, *Juniperus communis* and *Juniperus chinensis pfitzeriana* (the cedars requested by Olmsted?), several varieties of yew, and large quantities of *Salix tristis* and *Diervilla trifida* (now *D. lonicera*). Bulbs and perennials included 25 varieties of iris, totalling more than 600 iris plants, and 756 *Epimedium macranthum* (now *E. grandiflorum*). Large quantities of



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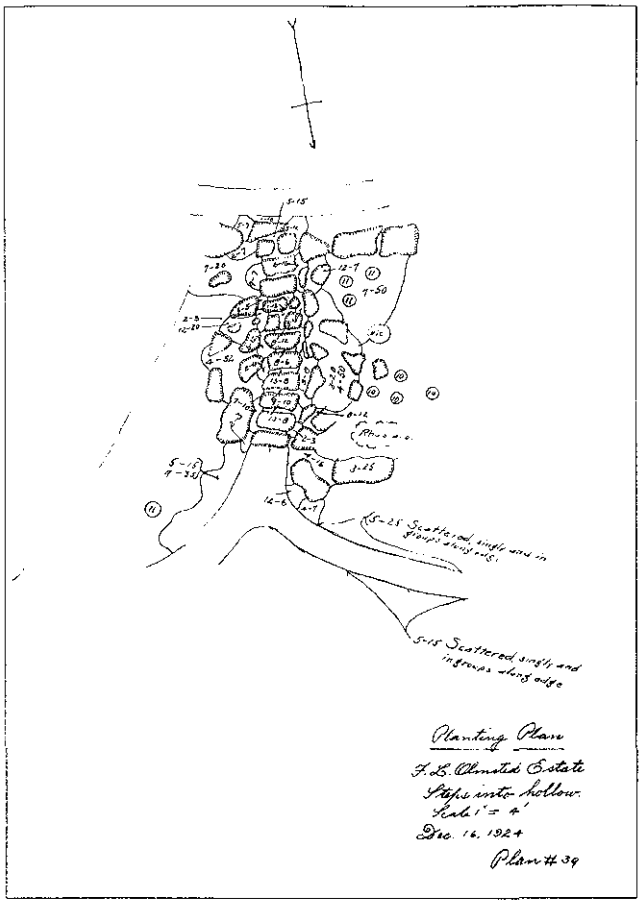
(4.17) "F. L. Olmsted Estate, Steps into hollow," December 12, 1924. Plan by Hans J. Koehler, #673-38, Sheet 1.



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(4.18) Steps into the hollow, April 1925. Photograph by Hans J. Koehler, #673-116.

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(4.19) "Planting Plan, F. L. Olmsted Estate, Steps into hollow," December 16, 1924. Plan by Hans J. Koehler, #673-39.

pachysandra were used, and one plant number was simply described as "odds and ends of ferns from vicinity." Both the planting list and the plan indicated several things to be removed, such as the deutzia. For the foot of the ledge, the plant list noted: "The vines growing up from the base of this rock probably to be eliminated. This is to be considered on the ground again."

Constructed features were also considered. Koehler noted: "It is worth considering rebuilding these steps" and about the walk to the office door: "It is worth considering rebuilding this walk and the platform with more artistic-looking material."

The planting extended to the front of the house where a *Taxus cuspidata capitata* was planted on either side of the front door and three *Taxus repandens* closer to each corner of the house, with pachysandra beneath them. The planting list was later annotated to indicate that, in spring 1925, 24 additional irises were planted on the east side of the hollow and, in August 1925, 13 additional irises were planted in the center of the hollow.

The actual cost of this "revision" of the hollow came very close to Koehler's estimate. In the Olmsted NHS Planting List Files is a sheet showing that the expenses for the hollow in 1924 totalled $1,740.40 ($1,100.58 for plants; $454.23 for labor; $163.24 for supervision; and $22.35 for miscellaneous). An additional $257.07 was spent in 1925,

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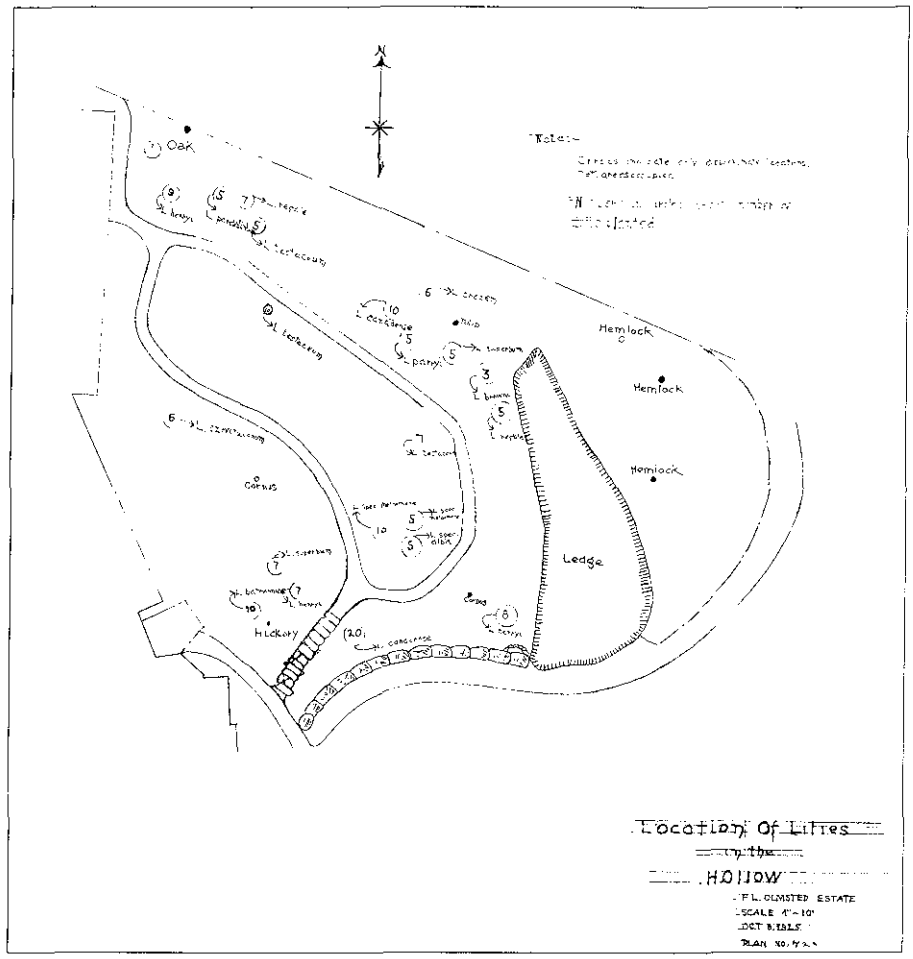
(4.20) "The Hollow," Spring 1926. Photograph #673-114A.

for a grand total of $1,997.47.[29] Another sheet shows the hollow expenses for 1924 broken down month by month.[30]

In July 1924, Koehler pursued his ideas for rebuilding the steps into the hollow, writing to Olmsted:

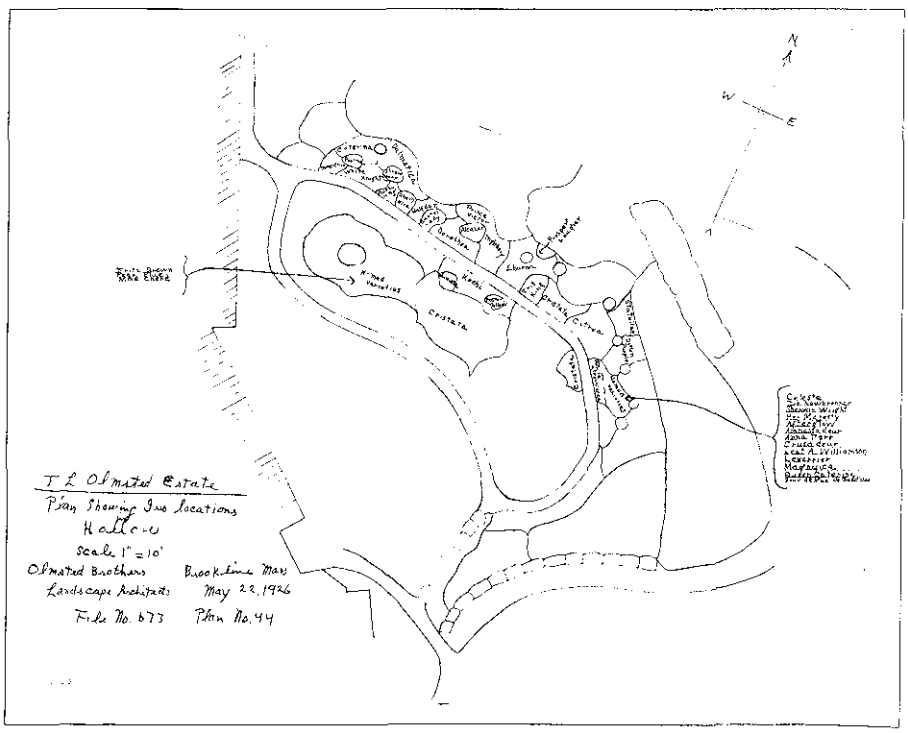
> Another matter that will probably come up for decision some time is that of the steps leading into the hollow. Personally I think that the treads are too wide for comfortable use of the steps. Each tread consist of a wide stone with an earth area, about six inches wide, between the stone and the riser above it. The treads could then, it seems, be narrowed by at least the width of these earth spaces, perhaps more should this be deemed desirable. This proposed change would, of course, bring the bottom step considerably near (in plan) to the top step. I mentioned this proposed change to Mr. Gallagher, and, as I remember, he did not think very well of it, saying something to the effect that it would result in a too regular effect. I took it that he meant that he was afraid that the steps would lose their picturesqueness and would look like an ordinary stair case. I do not feel that way. The steps in the deForest Cemetery are quite regular and are sufficiently picturesque. However, what concerns me most is whether I am to leave them as they are or am to change them, if and when I do further work in the hollow in accordance with my plan. When the time comes, I will take up this matter of further work with the members of the firm here, which will be in accord with instructions that you have already given me.[31]

Olmsted was convinced, for in November and December 1924, Koehler prepared a plan (fig. 4.17) and a profile for rebuilding the steps, which preserved their picturesqueness and informal rustic effect. The steps were built immediately. A memo (Appendix B.12) in Koehler's writing in the Olmsted NHS Archives Planting List Files, dated November 29, 1924, indicates that Bacon and a helper (two employees of Driscoll, a landscape contracting company used frequently by the firm) had rebuilt the steps in three-and-a-half days at a cost for



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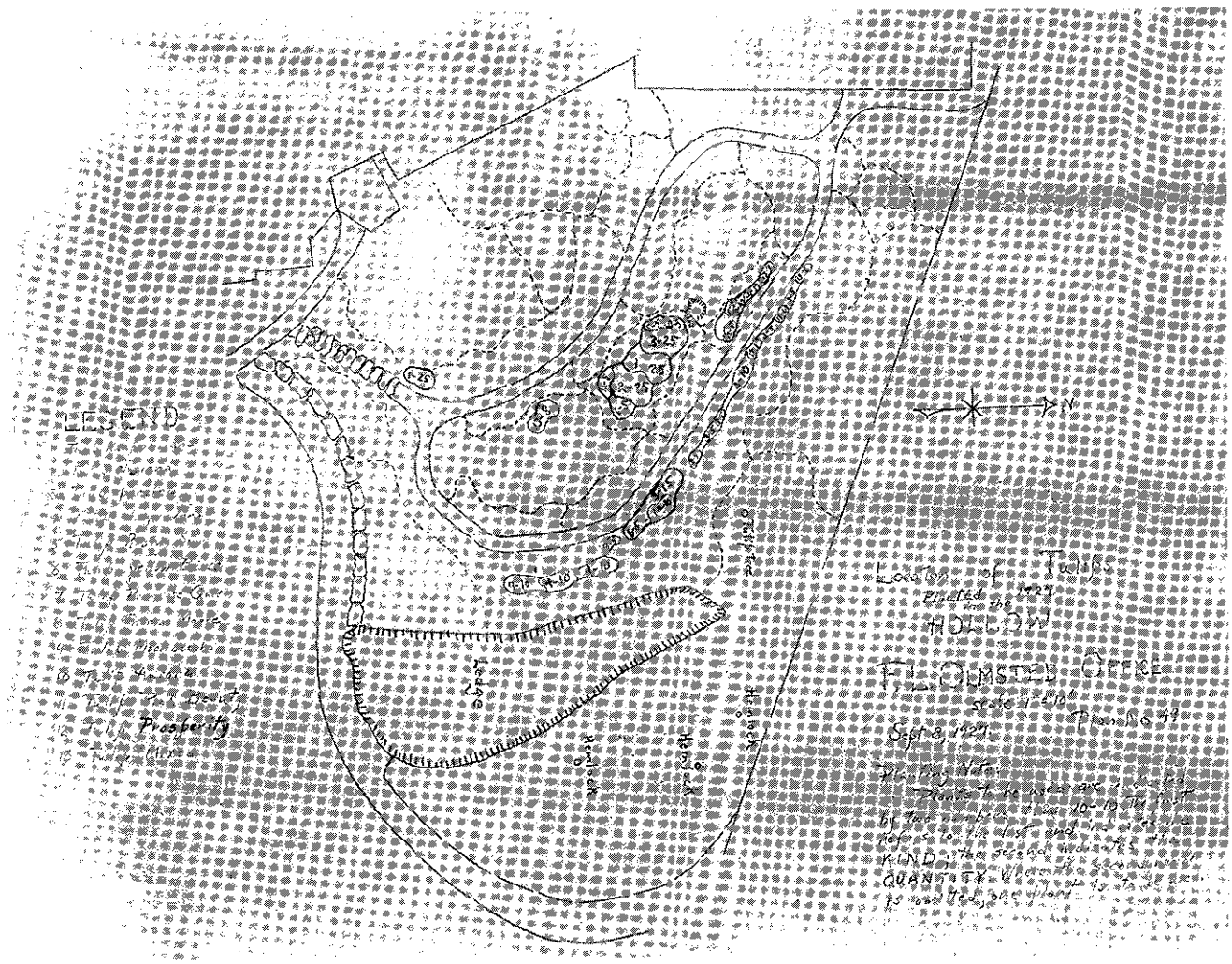
(4.21) "Location of Lilies in the Hollow," October 8, 1925. Plan by Lavalle, #673-42.



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(4.22) "F. L. Olmsted Estate, Plan Showing Iris Locations, Hollow," May 22, 1926. Plan by Lavalle, #673-44-tpl.

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(4.23) "Location of Tulips Planted 1927 in the Hollow," September 8, 1927. Plan with key by Barnes, #673-49.

labor of $71.00. In April 1925, after the construction was completed but before any planting had been done, Koehler took two photographs of the rebuilt steps, one of which is illustrated in figure 4.18. This photo also shows clethra, *Carya ovata* and vines bordering the steps.

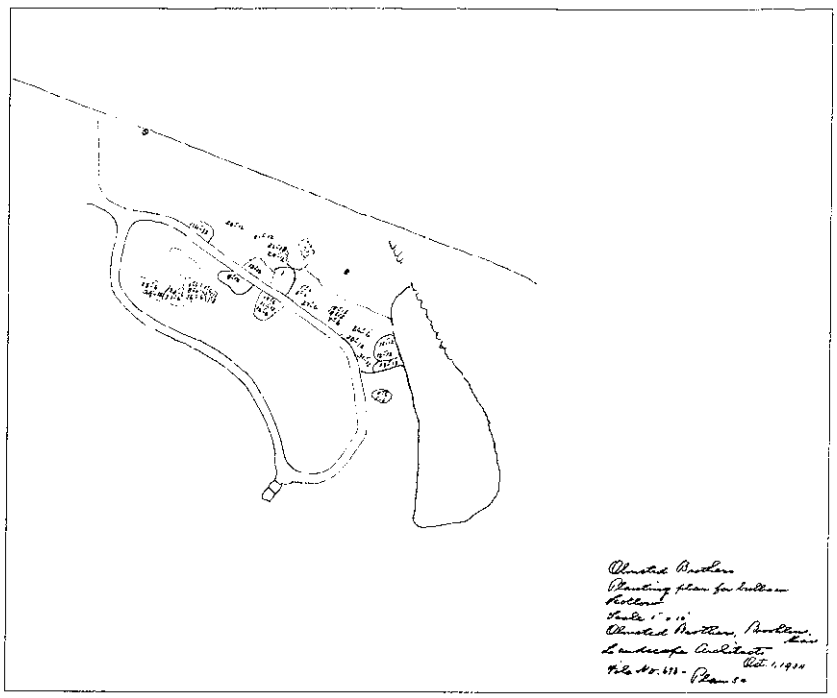
Koehler also prepared a planting plan (fig. 4.19) and a planting list (Appendix B.13) for the rebuilt steps. While there were a few shrubs, such as *Rhododendron schlippenbachii, Rhododendron carolinianum,* and *Taxus cuspidata* on the plan, most of the list consisted of low, creeping plants, such as four different kinds of *Phlox subulata,* creeping thyme, pachysandra, and sempervivum. In Spring 1926, a photograph (fig. 4.20) was taken of the hollow from about halfway down the steps, showing some of these creeping plants at the sides, junipers at the rear of the central kidney-shaped bed, and more creeping plants, possibly *Phlox subulata* in front of the junipers. Allium may also be seen as well as iris and rhododendrons.

With the heavy emphasis on irises and epimediums in the original planting plan for the hollow, a need seems to have been felt for some summer bloom. In July 1925, an estimate was made for fall planting, which included only lilies (types not specified) at $75.00 and plants for filling in and replacements (also not specified) at $75.00.[32] In October, the firm prepared a plan for locating the lilies (fig. 4.21), which were not planted in great quantity but were distributed mostly around the outer edges of the central space of the hollow. Some of the varieties were *Lilium henryi, L.canadense, L.superbum, L.testaceum,* and *L.browni.*

In May 1926, a very clearly delineated plan showing iris locations in the hollow (probably the irises in the original planting, not a new one) was prepared (fig. 4.22). Within the central planting bed defined by the path, *Iris cristata* and named varieties predominated, while, on the south-facing northern side were many other types, including other named varieties. An iris planting order list dated

September 23, 1926 (Appendix B.14) shows a great deal of *Iris cristata* and includes most of the named varieties but doesn't otherwise have a very close correspondence with the plan.

In September 1927, a plan was prepared showing the locations of tulips planted in 1927 in the hollow (fig. 4.23). According to the accompanying planting order list (Appendix B.15), these were all botanical tulips and single early tulips. In 1927 or 1928, the firm put together a planting list that was a cumulative record of all bulbs planted in the hollow between Fall 1924 and Fall 1927 (Appendix B.16). This indicates that a wide variety of tulips, narcissus, scilla, and lilies were planted in the hollow in Fall 1924, even though they do not appear on the plans or planting order lists of that year.



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(4.24) "Olmsted Brothers, Planting plan for bulbs in hollow," October 1, 1934. Plan by Hans J. Koehler, #673-54.

The Planting List Files in the Olmsted Archives also include a table showing the expenses for the hollow in 1927 month by month and broken down into several categories (Plants; Sprays and Fertilizers; Driscoll's Men and Materials; Supervision by Koehler; Supervision by L. P. L. [probably Lavalle]; and Supervision by R. N. B. [Barnes?]). There are two versions of this expense sheet one showing a grand total of $574.55 and the other one of $581.29.[33]

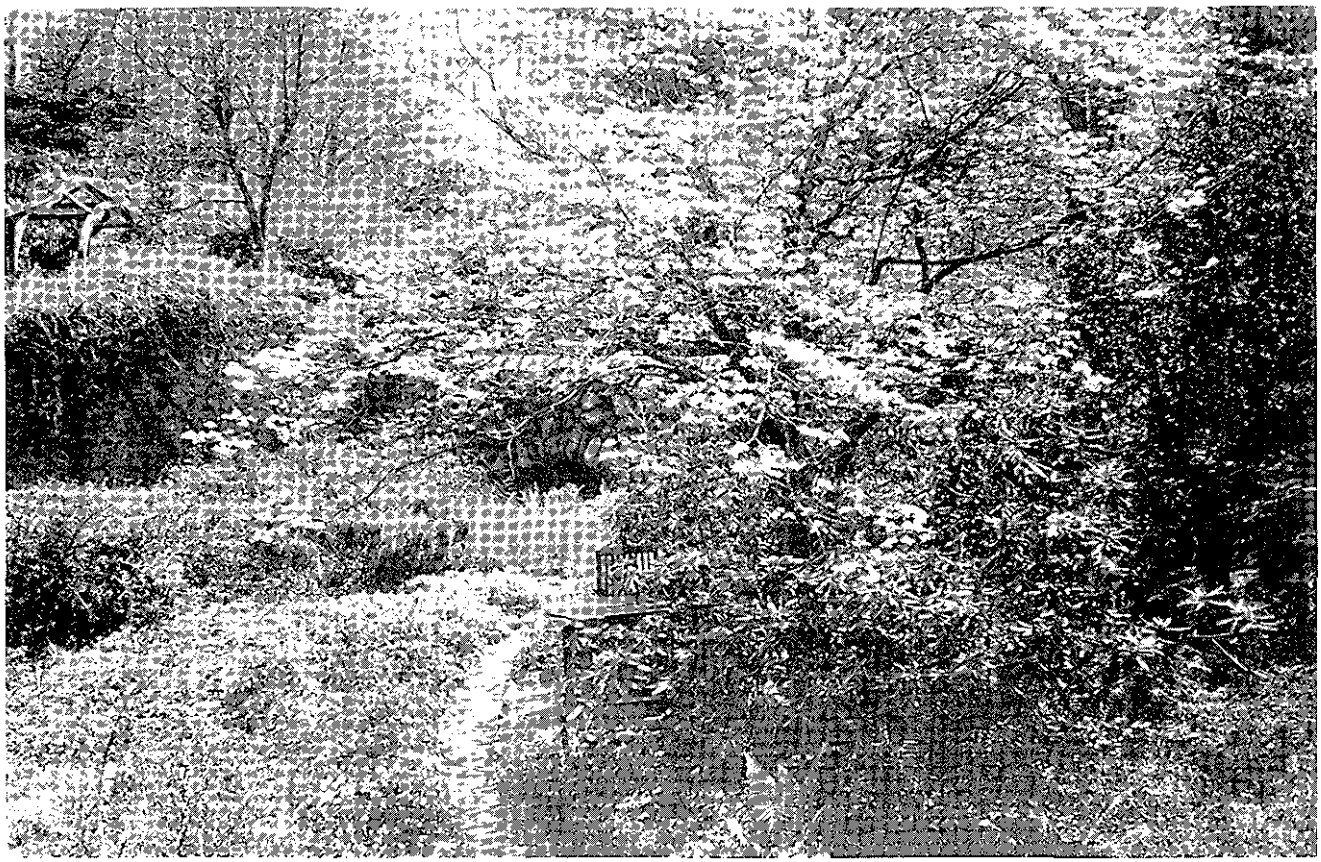
There are no planting plans or planting order lists for the hollow for the next seven years. In 1934, Koehler wrote a brief memo about treatment for juniper scale in the hollow.[34] In October 1934, there was also a new planting of several tulips and narcissus (Appendix B.17). According to the planting plan (fig. 4.24), most of these were planted along the northern side of the hollow and at the western end of the inner planting bed.

In July 1924, Koehler wrote to F. L. Olmsted Jr. recommending that the steps be rebuilt and also that seats and a table be placed under the dogwood tree in the hollow:

> I can't remember whether I ever mentioned to you the matter of a seat or seats, and perhaps a table, under the dogwood tree in the hollow here at the office. The ladies of the office were much interested and I mentioned it to Mr. Gallagher who said it was a good idea, but he was rather busy at the time so we did not pursue the subject further and he did not authorize me to go ahead with it. This was some time ago, and now is about the first chance that I have had to take it up again. Mr. Whiting being the only member of the firm here, I discussed it with him; but he preferred not to give a decision, so we agreed that I should write to you.
>
> Miss Bullard, to whom I had made statements of the nice shady resting place during the noon hour that was in store for them, yesterday remarked to me incisively and justly during the heat of the day: 'Mr. Koehler, that settee won't do us any good next winter.' So, I guess that I had better get the matter settled or say no more about it.
>
> Enclosed is a print showing my idea of the arrangement. Also enclosed are cuts showing my idea of about what the bench, etc. might be. They could be tried in white, and if this seemed too glaring, a color could be used; an olive green say. Of course there are lots of other kinds of garden wares. I have at times seen nice rustic work made of hickory poles, bent and twisted, 1-1/4 inch in diameter, say; seat, back legs, and all other parts made of the same material. On the seat the round of the cross-sections of the poles was sliced off in order to make comfortable sitting. This kind of ware is perfectly safe and sane, not grotesque. I have not yet succeeded in locating the source of supply. But perhaps the other kind, such as is shown on the enclosed cuts, would be all right.
>
> The cost of the whole outfit including the macadam (which would be easier and cheaper to construct than the blue-stone pavement) I roughly estimate at around $125.00. Anyway we never used up our appropriation of this spring, and there would be enough money left out of that to carry out this scheme.[35]

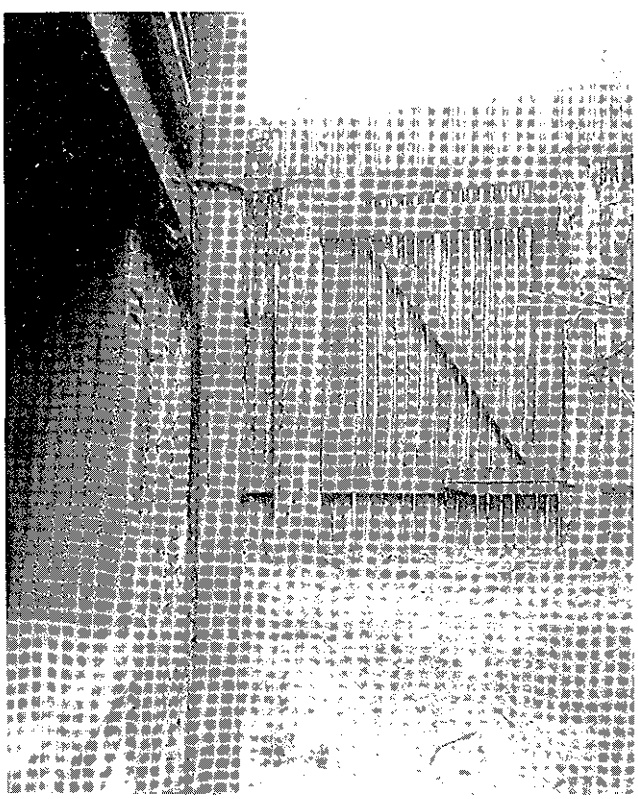
The plan that Koehler sent along with this letter, "Plan for Bench, etc., under *Cornus florida*" is listed in the Olmsted NHS Archives Plan Index File but appears to be lost. In May 1935, two lovely photographs were taken of a

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(4.25) The hollow with table and chair, May 1935. Photograph #673-138.

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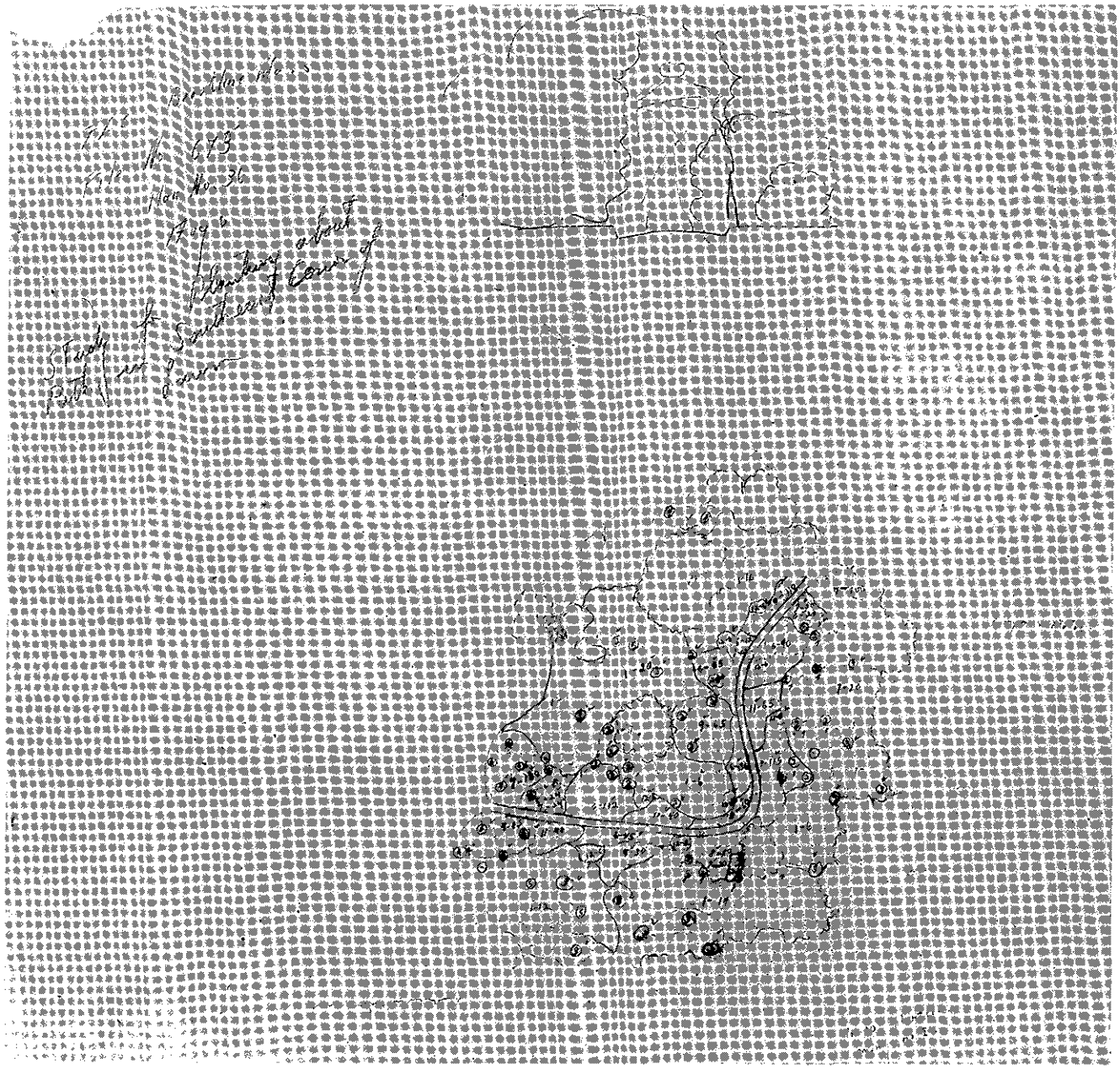


(4.26) Gate in spruce pole fence. Undated. Photograph by Harry D. Perkins. Photograph #673-149.

chair and table under the flowering dogwood in the hollow, one of which is shown in figure 4.25. The chair and table appear to be ordinary light-weight, indoor furniture and are certainly safe and sane and not at all grotesque. One can only hope that Miss Bullard and her coworkers did not have to wait eleven years to have a cool place to eat lunch. Figure 4.25 also provides substantial information about the existing plants in the hollow.

In November 1935, the firm received several Dutch, Spanish and English iris from Craig, as well as several tulips and 50 *Eranthis hyemalis*. There is no planting plan relating to this order and no indication of where these plants were to be located, but the hollow seems the most logical place.

In fall 1936, a planting order list was drawn up for many additional tulips and narcissus for the hollow, but there is again no plan relating to this order. In fall 1937, a dozen plants each of several more kinds of tulips, mostly Darwins, were planted, but again there is no plan. In May 1938, Koehler commented on the performance of these tulips: many of them were "very fine" or came up to their description, but about others he wrote "Good if you like the color," or "Not so wonderful." (Appendix B.18).



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(4.27) "Study for Planting about Path in Southeast Corner of Lawn," August 6, 1924. Plan by Brown, #673-36.

The final written item about the hollow is a record by Koehler of his activities on the grounds of Olmsted Brothers on two days in April 1940. About the hollow he wrote on April 2:

> Took leaves off about everything in Hollow today…
>
> Gave the Hollow about 6 quarts of 8-8-4 fertilizer. This did not cover the whole area by any means. It covered all the iris, tulips, and perennial planting between the north side of the north path and the taxus and the ledge from about the western end as far east as the *Taxus canadensis*. In the central area, it covered the bulbs and perennials (except epimediums and pachysandra) from about the rock in which the bird bath is located east to the easterly *Pyracantha coccinea* (?), and some tulips just beyond in spots. See blueprint of #44 in the folder showing area fertilized in Hollow.

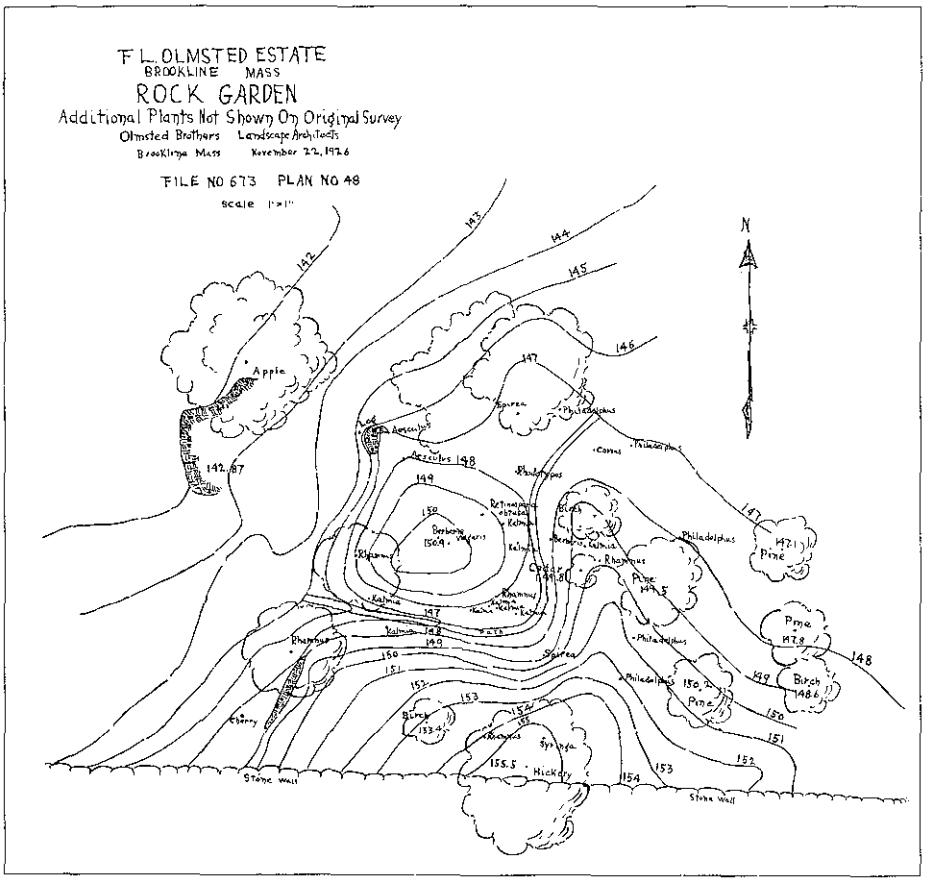
On April 9 he wrote:

> Also gave the hollow 2 or 3 lbs. more [8-8-4 fertilizer], in addition to what was given on April 2.[36]

Harry Perkins' photodocumentation of the spruce pole fence includes two undated photographs of the inside of the gate leading from Dudley Street into the hollow near the north end of the office wing (fig. 4.26).

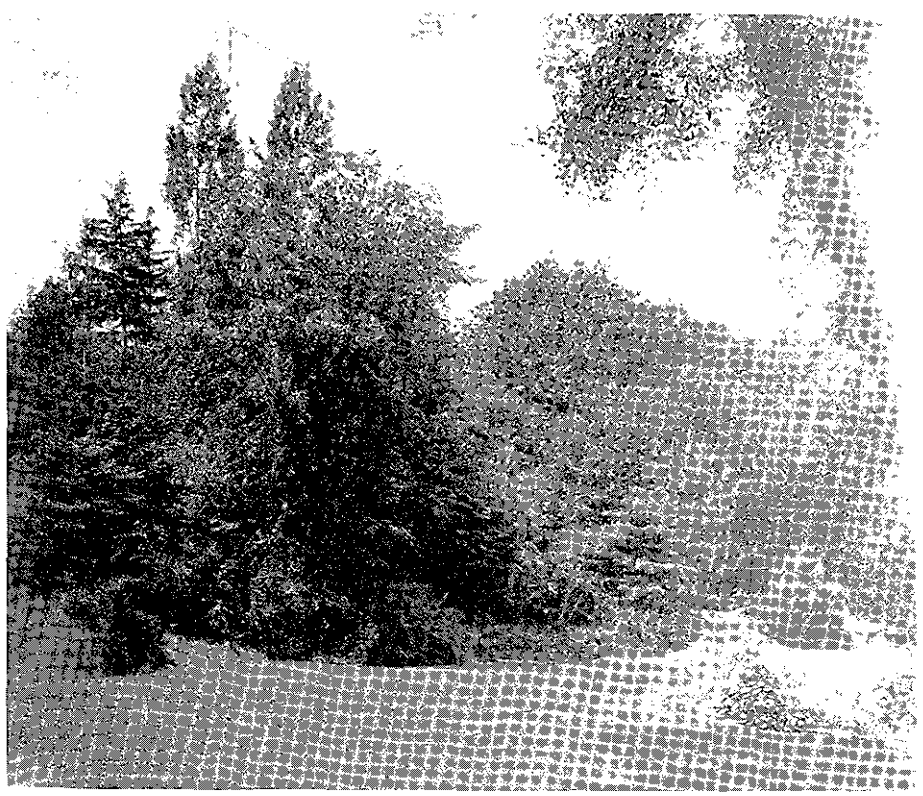
Considering the great amount of attention given to the hollow between 1920 and 1940 and the meticulous

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(4.28) "F. L. Olmsted Estate, Brookline, Mass., Rock Garden. Additional Plants Not Shown On Original Survey," November 22, 1926. Plan by Brown and Lavalle, #673-48.

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(4.29) Plantings on edge of lawn. Undated. Photograph #673-106.

records kept of planting, replanting, construction and expenses, it is somewhat surprising that there are not more photographs.

ROCK GARDEN AND SOUTHEAST CORNER

Two important plans and a planting order list were prepared for this part of the Fairsted grounds in 1924 and 1926, but no documentation exists for any design or construction in this space between 1927 and 1940. In view of the fact that the rock garden and southeast corner were sections of the property reserved for the use of the tenant, initially Captain Pentecost, it is not surprising that more work was not done and that no photographs appear to have been taken of these areas during the entire period, 1920–1940.

In August 1924, the firm prepared a study for planting around the path in the southeast corner of the lawn (fig. 4.27), with an accompanying planting order list (Appendix B.19). Since this path, which passes through the rock garden, does not show up with any clarity on the 1904 survey or any of the plans or studies based on it, it is difficult to determine if the alignment of the path as shown in figure 4.27 represents a change from what was there previously. In any case, in the plan, the path merely takes a short meander around the rocks and plantings in this shady corner of the grounds.

Twelve plants appear on the accompanying planting order list, including 90 mountain laurels, several *Rhododendron carolinianum* and rhododendron hybrids, *Taxus repandens*, *Taxus cuspidata*, and a variety of perennials, ferns and ground covers, such as *Iris cristata*, *Polypodium vulgare*, *Adiantum pedatum*, and *Dicksonia punctilobula*

(now *Dennstaedtia punctilobula*). Four hundred epimediums and 600 pachysandra were also listed.

In November 1926, the firm prepared another plan for the same area entitled "Rock Garden. Additional Plants Not Shown on Original Survey" (fig. 4.28). Presumably, "original survey" meant the 1904 survey, but the 1926 plan may include shrubs, etc. planted since 1904. Plants predominating on this partial survey include *Rhamnus* sp., *Philadelphus* sp., *Berberis vulgaris*, and two *Spiraea* sp.

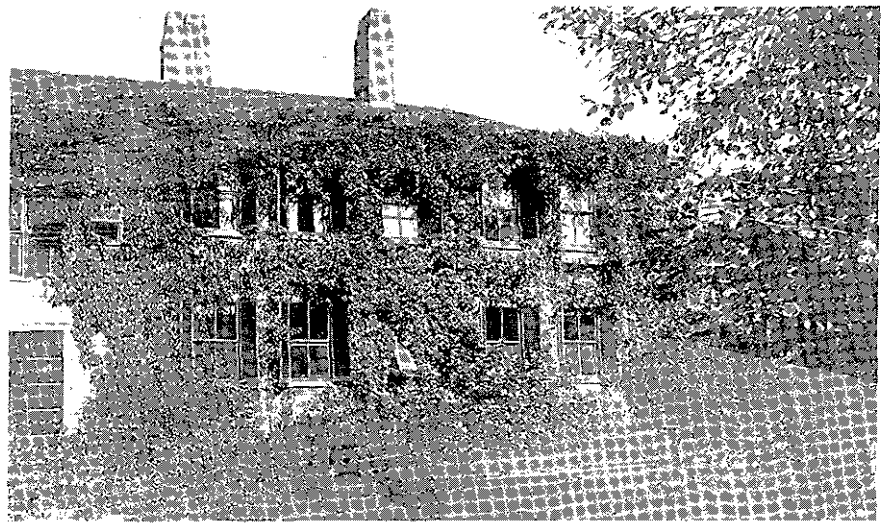
In December 1939, Koehler tried out four types of tree labels on the *Magnolia acuminata* to see which would last better.[37] In 1982, the labels were still on the tree.[38]

SOUTH LAWN AND REAR EMBANKMENT

Documentation for the south lawn and rear embankment portions of the Fairsted grounds during the 1920s and 1930s consists only of two memos on soil tests taken on the lawn, one memo on plant care, one letter, and five undated photographs. On September 23, 1932, the soil of the lawn was tested and measured at a pH of 5.4, and, on November 21, 1934, it tested at both 6.2 and 6.4 pH.[39] On July 19, 1937, Koehler wrote a memo on the care of the lawn.[40]

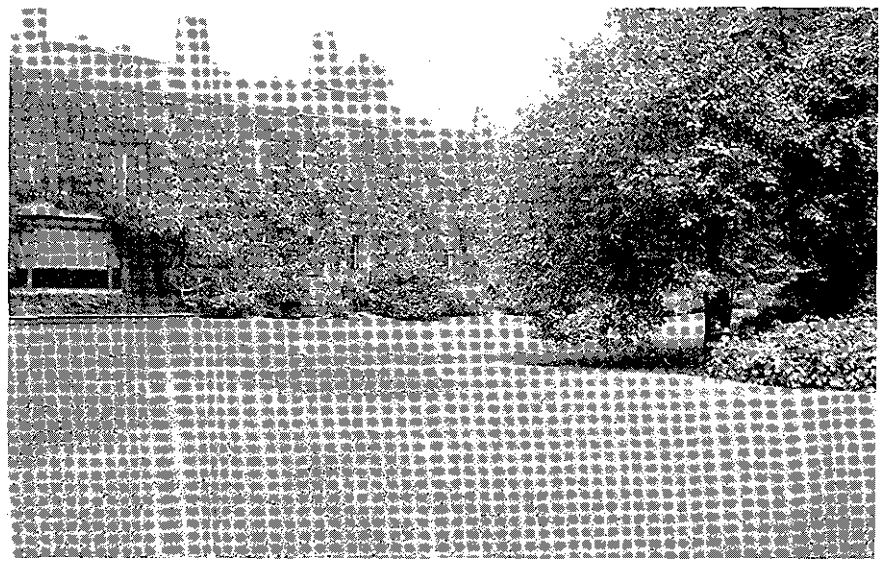
During the approximately six years that he was in residence at 99 Warren Street (1931–ca.1936), F. L. Olmsted Jr. seems to have taken personal responsibility for at least some care of the grounds attached to the house. In 1933, he wrote to his next-door neighbor Mr. George P. Gardner Jr. about goutweed along their boundary:

> Along both sides of the old wall which separates your place and mine there has been for many years a gradually spreading infestation of goutweed. It is a pretty ground cover, but a devilishly persistent and slowly but indefatigably spreading weed. The plant was introduced on our place many years ago by my mother; much to her subsequent regret because of the difficulty of keeping it within



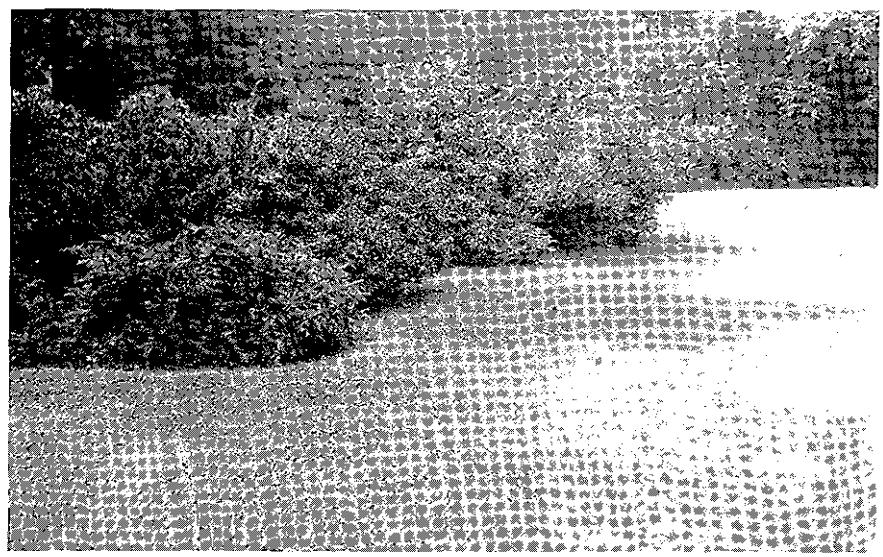
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(4.30) South facade of house. Undated. Photograph #673-[not numbered] (album #2).



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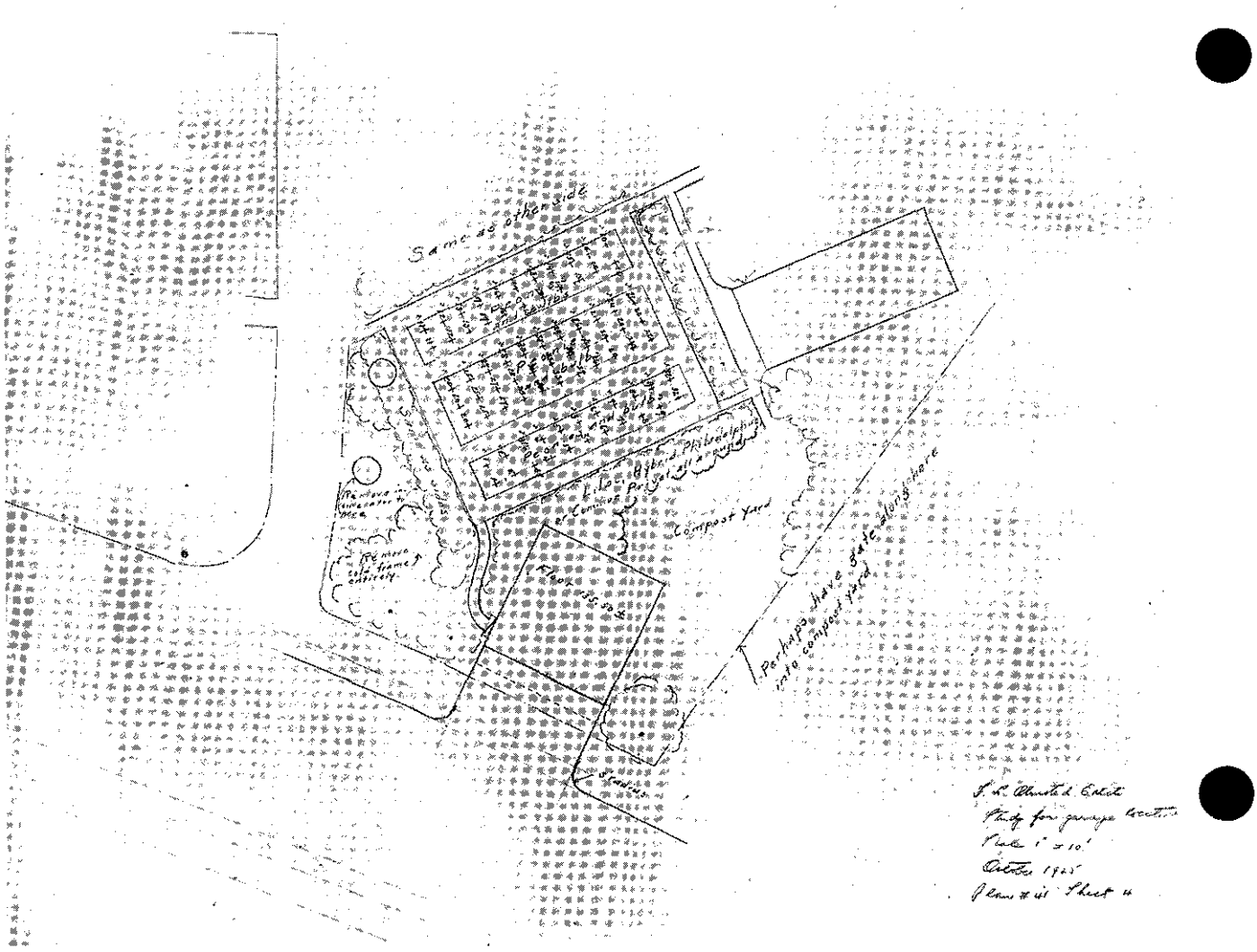
(4.31) Lawn and south facade of house. Undated. Photograph #673-122.



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(4.32) Edge of lawn. Undated. Photograph #673-124.

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(4.33) "Study for Garage Location," October 1925. Plan by Hans J. Koehler, #673-41, Sheet 4.

> bounds. After a good many years it spread from our side to your side of the wall, where it now has practically complete possession of an area more extensive than I like to think about. Of late I have, as a mild form of exercise, addressed myself to the task of eradicating it again as new shoots spring up from fragments of the underground runners missed on previous weedings. I have hopes that by keeping this up at intervals for a year or two or so, I can ultimately get rid of it for good and all; but only if the same treatment is applied to the now much larger patch of the weed on your side of the wall. If I have your permission I will tackle the latter as opportunity serves from time to time though I can make no predictions as to when, if ever, I shall be able to complete the task so that the last fragment of runner and the last seed will be gone and a new outbreak can no longer be feared.[41]

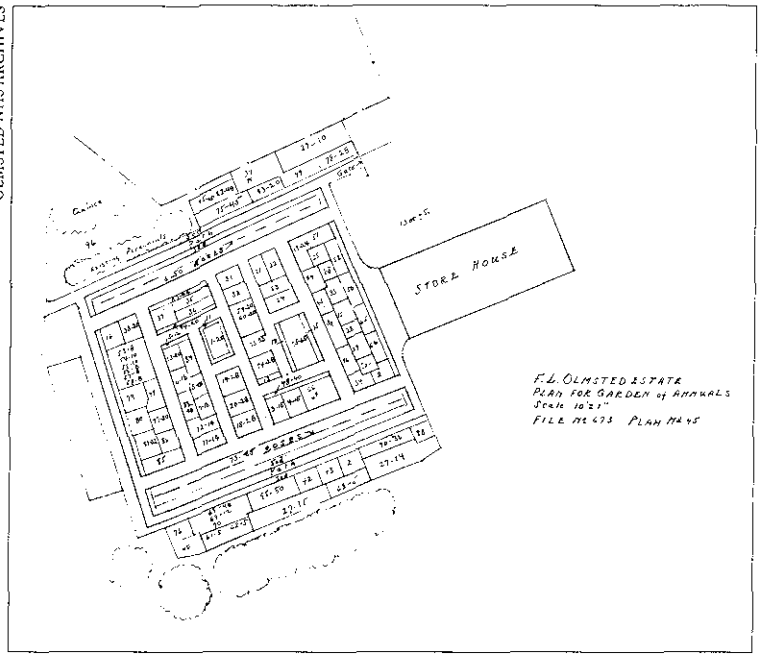
More than sixty years later, there is still goutweed in this area. This letter also raises the question of Mary Perkins Olmsted's involvement with the residential side of the grounds, especially the selection of herbaceous plants.[42]

The five undated photographs of the lawn are included in this chapter only because of their high photograph number. As with the plans, however, some photographs are numbered out of sequence, so these high numbers suggest but are not necessarily proof of a date in the 1920s or 1930s.

Figure 4.29 shows the edge of the lawn as well as some perennials, including filipendula, near the base of the Olmsted elm, while Figure 4.30 shows the south facade of the house. In figure 4.31, grape or ivy vines are shown at the base of a Siberian crabapple. Figure 4.32 shows a massing of shrubs at the edge of the lawn, including a yew.

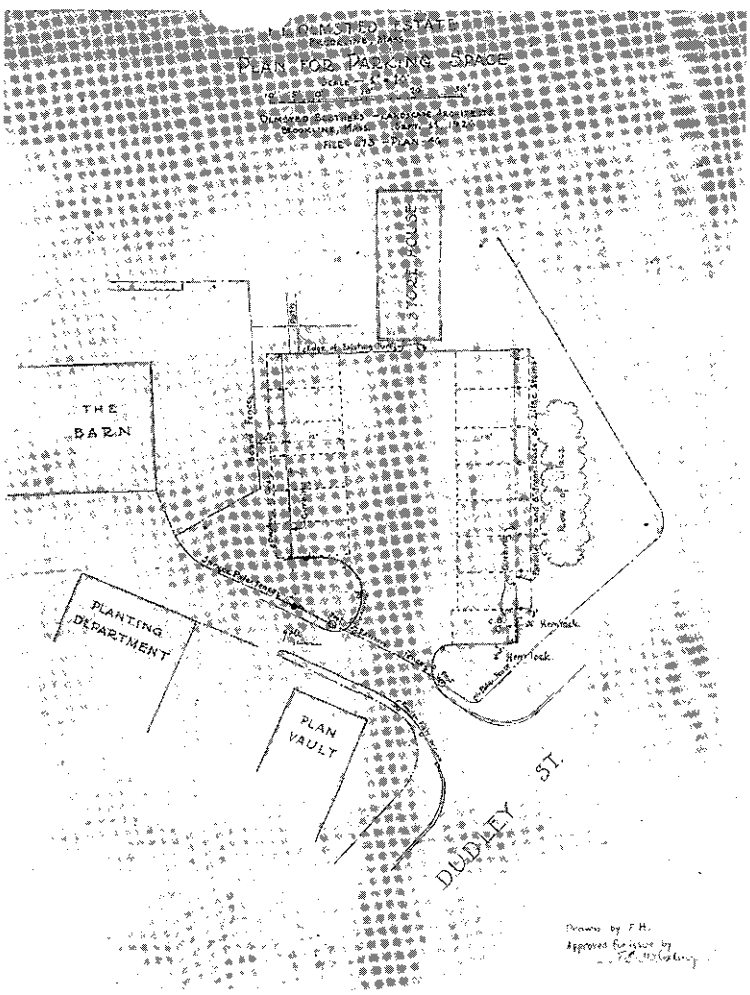
SERVICE AREAS

During the 1920s and 1930s, a great deal of design attention was given to the spaces at the rear of the house/office block, especially to the garden/parking lot and the rear office courtyard and, to a lesser extent, to the service yard between the office wing and the house, the area near the



OLMSTED NHS ARCHIVES

(4.34) "F. L. Olmsted , Plan for Garden of Annuals," May 28, 1926. Plan by Carpenter[?], #673-45.



OLMSTED NHS ARCHIVES

(4.35) "F. L. Olmsted Estate, Brookline, Mass., Plan for Parking Space," September 11, 1926. Plan by F. Head, #673-46.

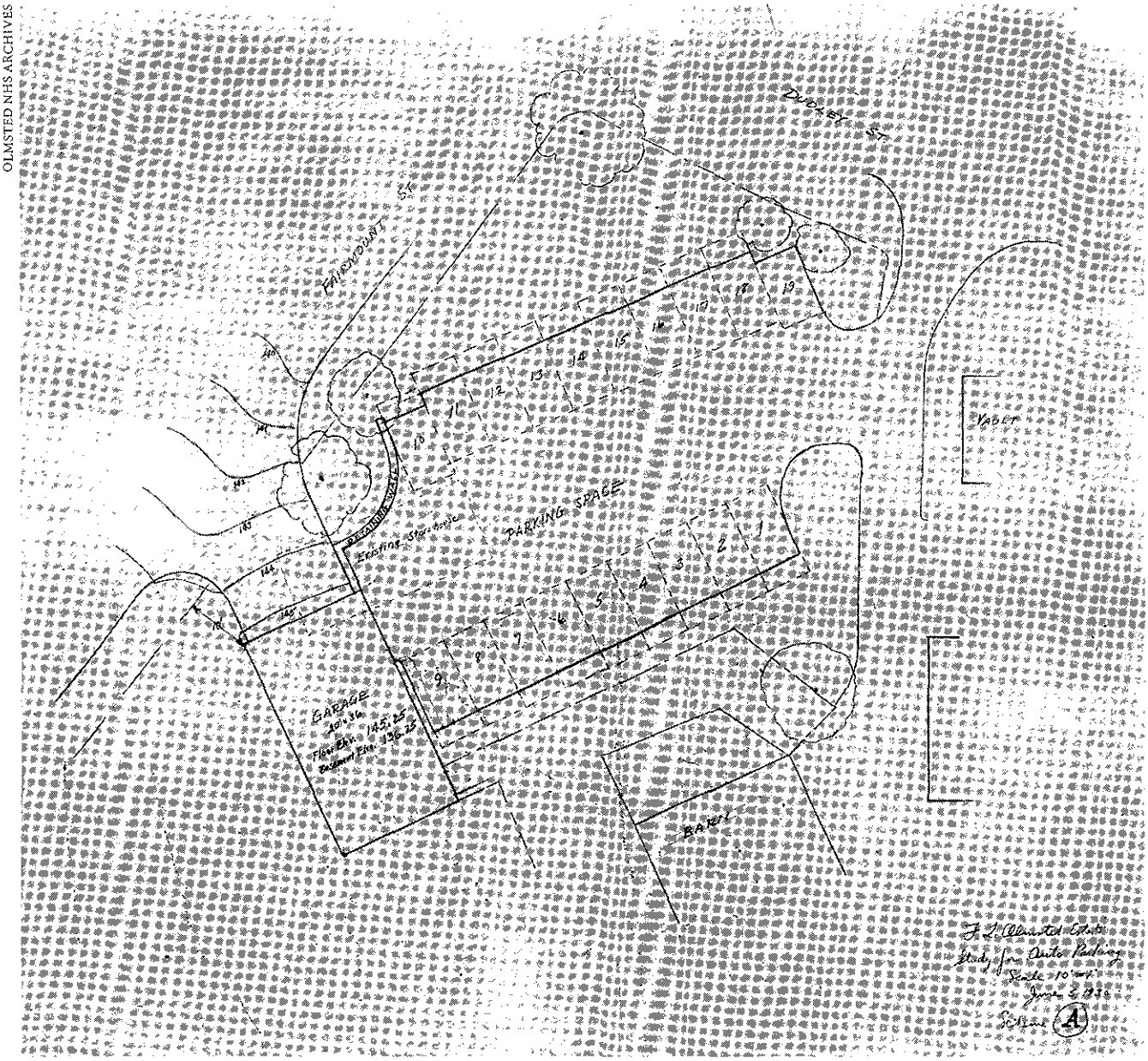
plan vault, and a small plot for testing plants behind the storehouse near Fairmount Street. Each of these service areas will be treated separately below.

GARDEN/PARKING LOT

The early history of this space is not entirely clear. It appears as an enclosed rectangle on the 1904 survey (fig. 2.58 in Chapter II), but there is no indication as to what was growing inside. A photograph by John Charles Olmsted taken ca. 1900–1905 (fig. 3.18 in Chapter III) shows the fence on the eastern side of this garden and appears to show as well the tops of poles supporting peas. By 1914, as seen in a photograph taken by Harry Perkins in November of that year (fig. 3.19 in Chapter III), some shrub roses were growing on the edge of this space. However, unless there was a vegetable garden elsewhere on the grounds, this space must have served as a vegetable garden. As was described in Chapter III, vegetables were grown at Fairsted during World War I for all members of the Olmsted family, and, when Captain Pentecost rented the house in 1923, he was offered the use of the vegetable garden and also the poultry house if he chose to raise hens.[43] (The location of this hen house is unclear.) Apparently, Pentecost didn't choose to raise either vegetables or hens, for, in a memo written in September 1923, the barn, barnyard and vegetable garden north of the barn were specified for office use.[44]

In October 1925, Koehler prepared a series of studies for the location of a garage that would have been entered from Fairmount Street, but, for unspecified reasons, no garage was built. (Possibly, it was realized that a small garage would not solve the problem of parking for staff.) One of Koehler's four studies (fig. 4.33) proposed to cut down the size of the garden somewhat on the western side to make room for the garage, but a planting of peonies and bulbs in three rectangular beds was suggested. (The other three alternatives would have eliminated the garden altogether.) The following spring, a planting order list was drawn up for the peony garden (Appendix B.20), which showed 33 different kinds of peonies for a total of 77 plants.

OLMSTED NHS ARCHIVES



(4.36) "F. L. Olmsted Estate, Study for Auto Parking," June 5, 1930. Plan #673-Z34-TP1.

Probably the idea of peonies was abandoned almost immediately, since this plan and planting list were followed by another plan (fig. 4.34) and planting list (Appendix B.21) for an annual garden, flanked by roses, in the same space. Some of the annuals were flowers in common use such as snapdragons, asters, calendula, campanula, verbena, larkspur etc. Others were more unusual and may have been considered for testing purposes. It is possible that the annual garden was never implemented either, since a study (fig. 4.35) was done in September 1926 for a parking lot that would have taken up all the area (and more) of the annual garden. The lot shown in this study conforms quite closely with the parking lot as it is today, following its restoration in 1987. The planting order list for the 1926 parking lot plan consisted only of 1000 plants of *Vinca minor* and 50 of *Euonymus radicans (?)*.[45]

That parking was already a problem in 1926 is indicated clearly in a letter from F. L. Olmsted Jr. to Captain Pentecost in which he described a "long row of automobiles parked outside on Dudley Street" and told Pentecost that the "old garden" and "old tool shed which is under the present garage" would shortly be converted into a parking space for office employees.[46] The parking lot plan shown in figure 4.35 may well have been carried out, since, in 1930, three alternative studies were prepared. They seem to be for enlarging an existing parking lot, getting rid altogether



OLMSTED NHS ARCHIVES

(4.37) Parking lot, May 1931. Photograph by Hans J. Koehler, #673-133.

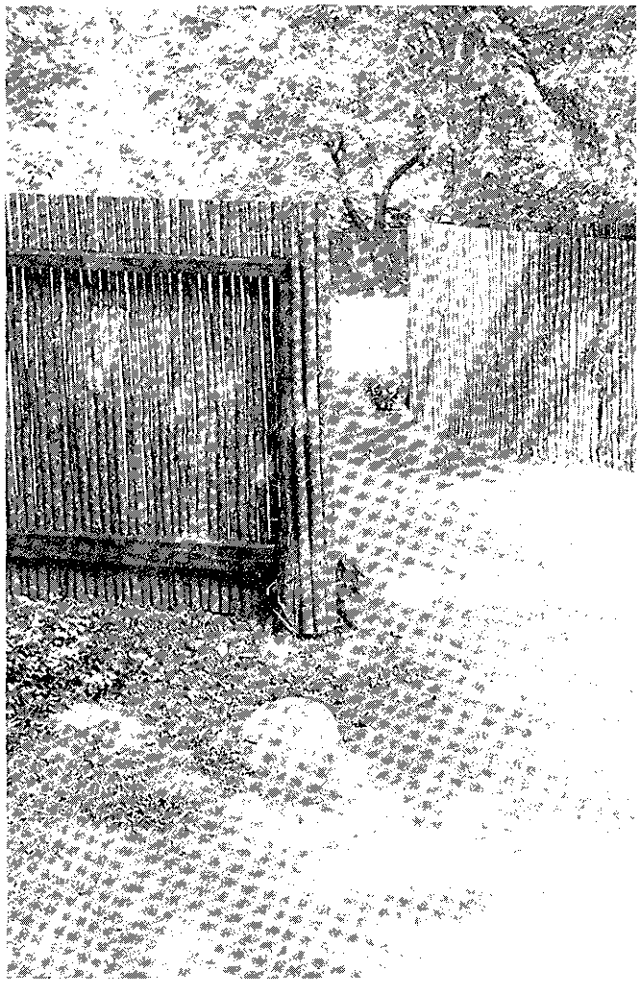
of the storehouse, and adding a multi-car garage. Scheme A is illustrated in figure 4.36. In May 1931, Koehler took a photograph of the parking lot (fig. 4.37), which shows an arrangement close to figure 4.35 and also shows a surprising number of cars, considering that this was in the depths of the Depression. An undated photograph by Harry Perkins (fig. 4.38) shows the entrance to the parking lot from Dudley Street.

REAR OFFICE COURTYARD

Between about 1925 and 1937, the small courtyard at the rear entrance to the office went through several phases of planting. The best record of the appearance of this space before 1920 is the photograph by John Charles Olmsted (fig. 3.18 in Chapter III), referred to earlier in connection with the vegetable garden, which shows hosta in the small square planting bed, euonymus against the brick wall of the vault, and some annuals near the spruce pole fence.

In 1924 or 1925, Brown did a planting study for the courtyard (fig. 4.39), showing annuals such as pinks, larkspur, calendula, sweet alyssum, etc.[47] This may not have been implemented, since, in October 1925, Koehler prepared a planting study (fig. 4.40), which used a greater variety of plants. The planting order list (Appendix B.22), which is also on the plan, consists mostly of perennials, bulbs and, within the rectangular plot, several different kinds of roses. Several peonies were also used, as well as tuberous begonias. In 1926, this list was supplemented by one for several kinds of narcissus, an aster and ferns (Appendix B.23). In September 1932, the soil in the rose bed measured at 7.6 pH and, in November 1934, at 6.2 and 6.4 pH. In the spring of 1935, euonymus was planted along the south wall of the plan vault.[48] In June 1937, part of the courtyard was replanted with fuschia, ageratum, tuberous-rooted begonias, fibrous-rooted begonias and geraniums (fig. 4.41). Unfortunately, there is no clear photograph of the interior of the courtyard taken during the period cov-

OLMSTED NHS ARCHIVES



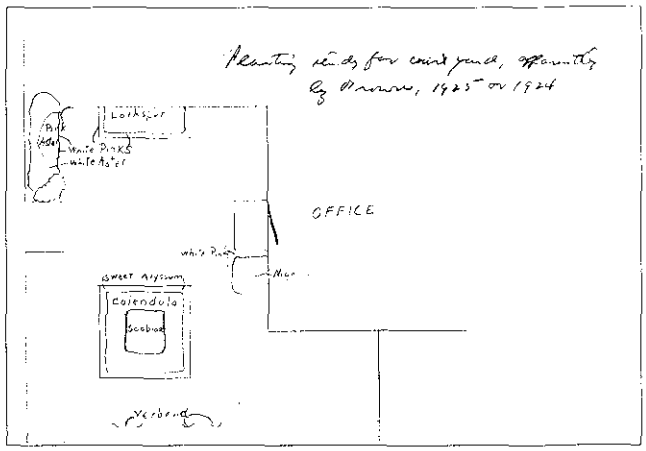
(4.38) Rear entrance from Dudley Street, view to service drive and parking lot. Undated. Photograph by Harry D. Perkins, #673-157.

ered by this chapter. However, an undated photograph with a high number (fig. 4.42) shows the entrance to the courtyard and some of the planting on its south side, including columnar yews on either side of the fence opening with violets at its base, a Dutchman's pipe, and some ferns.

VICINITY OF PLAN VAULT

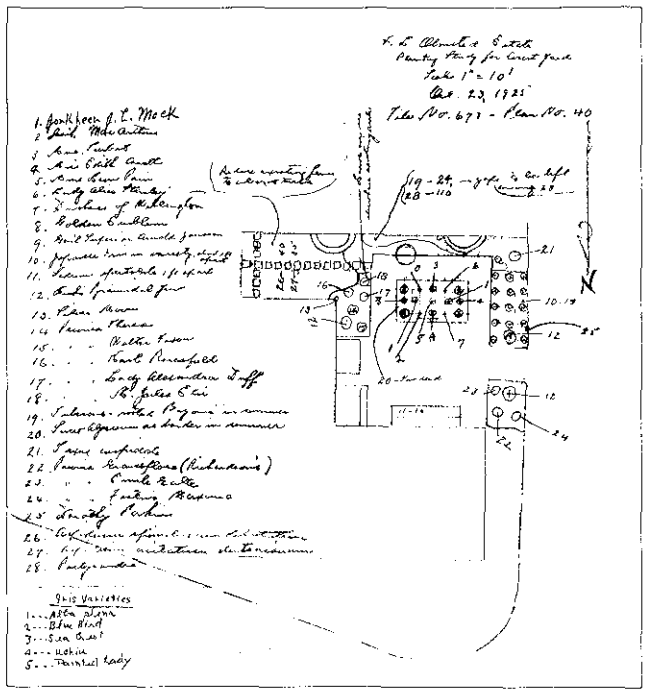
In 1926, Lavalle prepared a plan for a perennial and fern planting at the corner of the service entrance from Dudley Street on the northern side of the plan vault (fig. 4.43). This consisted of 50 plants each of *Dryopteris marginalis* and *Hemerocallis flava* and 35 *Aster corymbosus* (now *A. divaricatus*). These were all to be planted underneath a tree identified on the plan as a maple but shown on other plans as a linden. Just to the east a yellow-wood is indicated, and a cinder path runs from the west end of the plan vault to the hollow. Figure 4.44 is an undated photograph by Harry Perkins that may show this planting: daylilies and ferns

OLMSTED NHS ARCHIVES



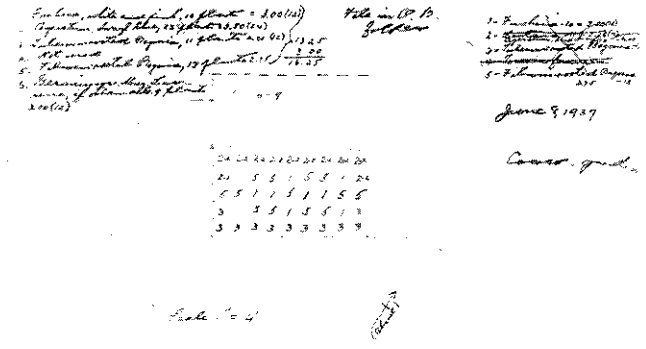
(4.39) "Planting Study for Courtyard, Apparently by Brown, 1925 or 1924." Sketch. Planting List Files.

OLMSTED NHS ARCHIVES

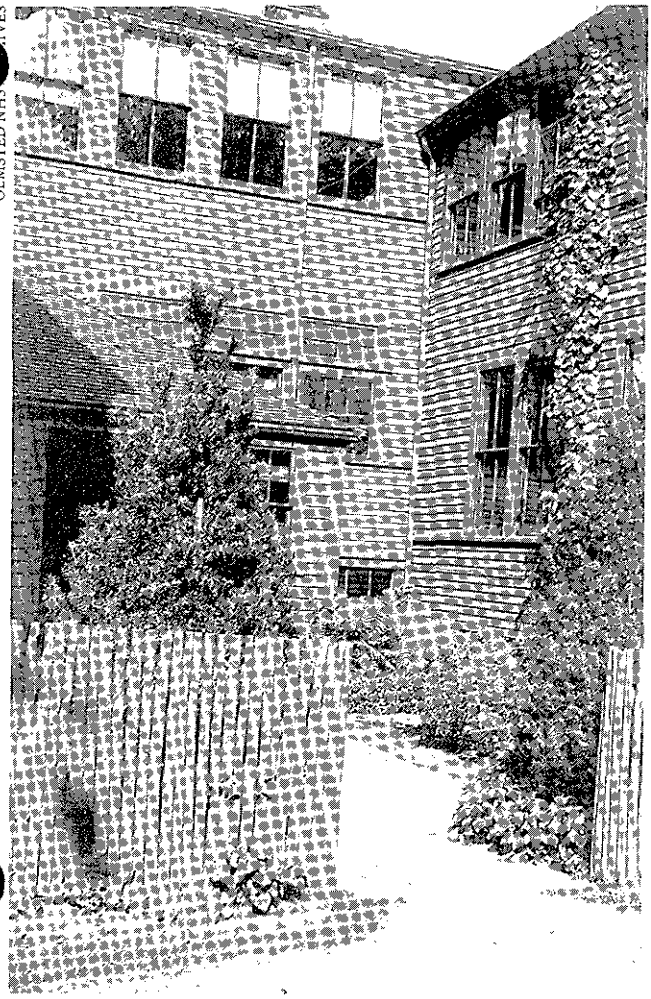


(4.40) "Planting Study for Courtyard," October 23, 1925. Plan by Hans J. Koehler, #673-40.

OLMSTED NHS ARCHIVES



(4.41) Sketch plan for planting in courtyard, standard fuschia, pachysandra and tuberous begonias, June 8, 1937. Planting List Files, Folder #2.



OLMSTED NHS ARCHIVES

(4.42) Rear entrance court. Undated. Photograph #673-158.

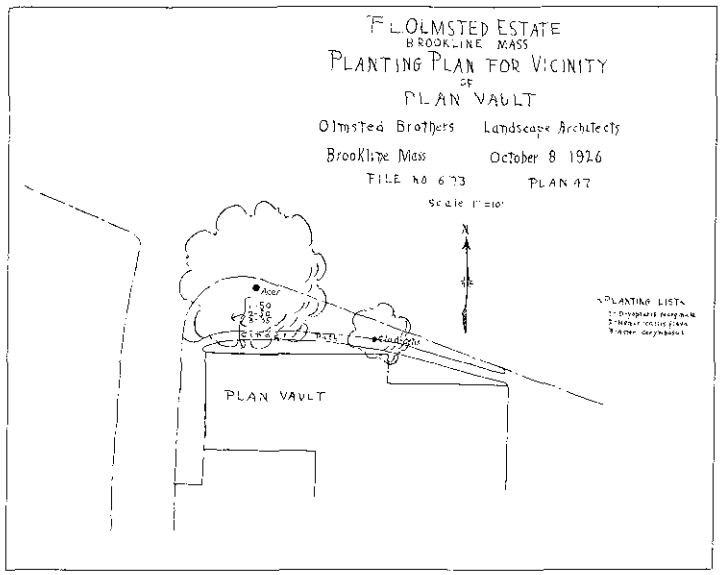
appear at the base of a large tree. The bark appears to be that of an *Acer pseudo-platanus,* indicating that the plan shown in figure 4.43 was accurate, rather than the 1904 survey. In 1935, according to Koehler, *Hedera helix baltica* was planted along the north wall of the plan vault.[49]

SERVICE COURT

In 1926, a planting plan was prepared for the north and east sides of this space (fig. 4.45), which consisted of two yews (*Taxus cuspidata* and *Taxus cuspidata brevifolia*), three *Philadelphus* 'Avalanche', six peonies and pachysandra. There are no photographs of this area, and no other indication that this plan was actually implemented.

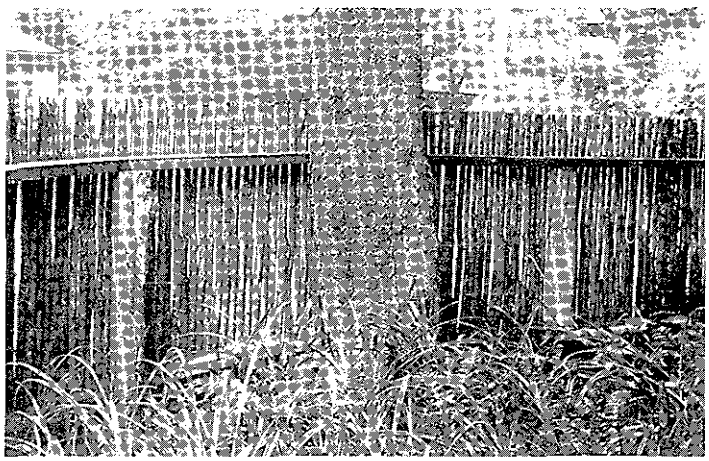
TULIP TEST BED

In 1938, a plan was prepared for a tulip bed behind the store house near Fairmount Street (fig. 4.46). This may have been intended as an extension of the tulip test bed in the hollow,



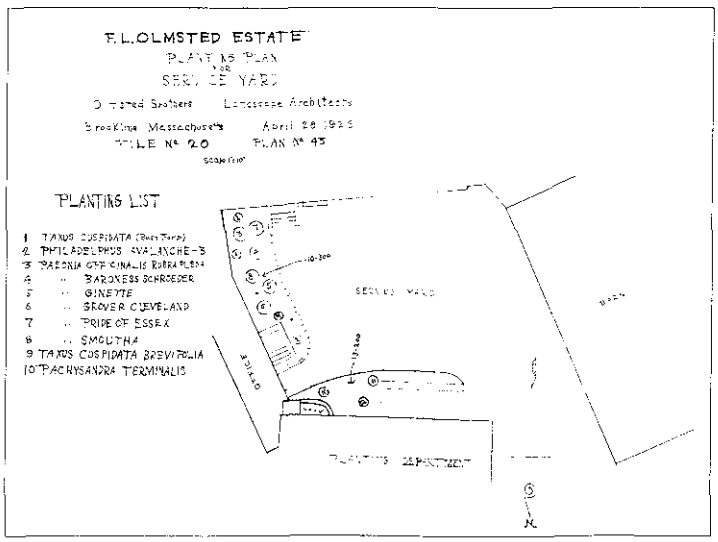
OLMSTED NHS ARCHIVES

(4.43) "F. L. Olmsted Estate, Brookline, Mass., Planting Plan for Vicinity of Plan Vault," October 8, 1926. Plan by Lavalle, #673-47.



OLMSTED NHS ARCHIVES

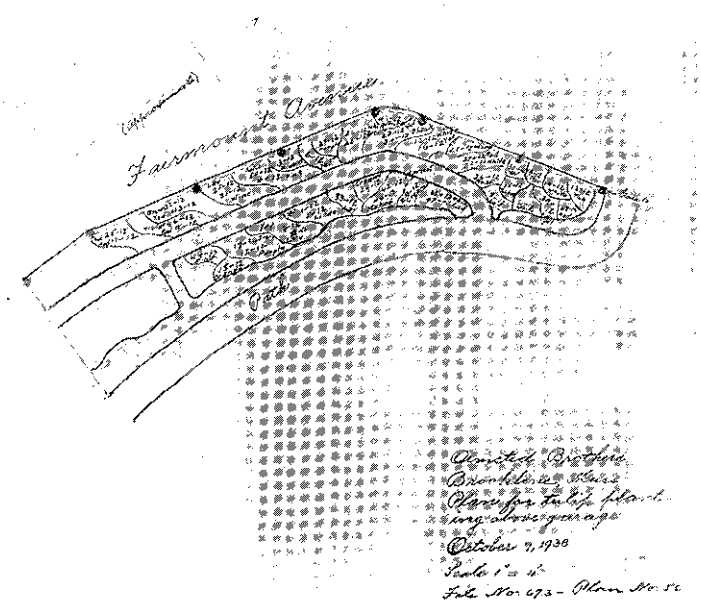
(4.44) Daylilies and ferns at base of tree inside spruce pole fence. Undated. Photograph by Harry D. Perkins, #673-150.



OLMSTED NHS ARCHIVES

(4.45) "F. L. Olmsted Estate, Planting Plan for Service Yard," April 28, 1926. Plan by Lavalle, #673-43.

OLMSTED NHS ARCHIVES



(4.46) "Olmsted Brothers, Brookline, Mass., Plan for tulip planting above garage," October 7, 1938. Plan by Hans J. Koehler, #673-56.

planted only the previous year, which Koehler had carefully observed for performance. Twelve each of 48 kinds of tulips were planned, with little duplication of the types planted in the hollow. Koehler may have commented on the performance of these tulips, as handwritten notes appear on the accompanying plant list (Appendix B.24). No photograph survives of this test bed.

During the 1920s and 1930s, the Olmsted firm replanted and improved many parts of the Fairsted landscape—the hollow, rock garden, rear entrance court, service/parking areas—and rebuilt the spruce pole fence. The particular attention to the public parts of the grounds reflected the firm's increase in clients, especially private clients, during the 1920s and was continued into the economically depressed 1930s. None of these changes, even the new parking lot which was located in a rear part of the property that had always been fenced and screened, altered the essential character of the Fairsted landscape as established by Frederick Law Olmsted Sr. and John Charles Olmsted between 1883 and 1903.

ENDNOTES TO CHAPTER IV

[1] While business declined during the Depression, the firm was able to maintain most of its staff, despite reduced revenues in the 1930s. See Amy Millman, *Historic Resource Study: Frederick Law Olmsted National Historic Site* (Boston: Division of Planning and Design, North Atlantic Regional Office, National Park Service, U.S. Department of the Interior, 1982), 51. Cites F. L. Olmsted Jr. to Brookline Trust Co., March 10, 1933, Olmsted Associates Records. A photograph in the Olmsted NHS Archives (Job #20) dated April 1930 shows the upper drafting room full of employees.

[2] F. L. Olmsted Jr. to Captain Ernest Pentecost, Topsfield, Massachusetts, August 27, 1923, Olmsted Associates Records, Library of Congress, Series B: Job Files, Olmsted NHS, Job #673. The *Brookline Street List* for 1923 lists Frederick L. Olmsted and Sarah Olmsted as residents of 99 Warren Street, along with a Roxy G. Cummings. Olmsted and his wife continue to be listed at 99 Warren Street in the *Brookline Street List* throughout the 1920s, indicating probably that it was still their legal residence, not that they were there all the time. (F. L. Olmsted Sr., for example, was still listed at 99 Warren Street after he had entered McLean Hospital). Roxy G. Cummings may have been the tenant, since she was listed as "at home" rather than as a maid.

[3] Ibid. Some sources seem to indicate that F. L. Olmsted Jr. rented only to short-term tenants during the 1920s and wanted the freedom to be able to come back to the Brookline house whenever he chose. (Millman, *Historic Resource Study*, 65; Cites Frederick O. Leavitt to Mrs. Olmsted, August 17, 1922 and F. L. Olmsted Jr. to John Bryant, March 11, 1929, both in the Olmsted Associates Records, Series B: Job Files, Job #2919). However, the correspondence in the Series B files under Job #673 indicates that Pentecost was at 99 Warren Street from 1923 through 1929. Pentecost may have been a seasonal tenant, since his first lease was from September 1, 1923 through June 1, 1924 and Olmsted frequently wrote to him at Topsfield, Massachusetts.

[4] Lease between F. L. Olmsted Jr. and Olmsted Brothers, June 1931, Olmsted Associates Records, Series B: Job Files, Job #673.

[5] Millman, *Historic Resource Study*, 67; William R. Cook to F. L. Olmsted Jr., June 10, 1940, Olmsted Associates Records, Series B: Job Files, Job #673. During the years that Mr. Higginson leased the house, only F. L. Olmsted Jr. and his family are listed in the *Brookline Street List*, but these street listings do not always pick up all tenants for all years. In 1940, George A. Hoague, an attorney, and Ann C. Hoague, a housewife, are listed.

[6] H. J. Koehler to Mr. Whiting, April 26, 1940, Olmsted Associates Records, Series B: Job Files, Job #673.

[7] Personal Communication, Susan L. Klaus, Frederick Law Olmsted Jr. Scholar, Washington, DC, May 2, 1993.

[8] F. L. Olmsted Jr. to Captain Ernest Pentecost, Topsfield, Massachusettts, August 27, 1923, Olmsted Associates Records, Series B: Job Files, Job #673. As indicated in Note 2, this tenant may have been Roxy G. Cummings.

[9] Ibid.

[10] Memo, September 1, 1923, Olmsted Associates Records, Series B: Job Files, Job #673.

[11] F. L. Olmsted Jr. to Captain Ernest Pentecost, Topsfield, Massachusetts, August 5, 1926, Olmsted Associates Records, Series B: Job Files, Job #673.

[12] William Morse Cole to E. C. Whiting, October 23, 1929, Olmsted Associates Records, Series B: Job Files, Job #673.

[13] Lease between Olmsted Brothers and Frederick Law Olmsted Jr., June 1931, Olmsted Associates Records, Series B: Job Files, Job #673. The development of Palos Verdes Estates, which had proceeded very rapidly from about 1923 on, was hit hard by the Great Depression and stalled for much of the 1930s.

[14] Trustees u\w F. L. Olmsted (F. L. Olmsted Jr.) to Mr. Philip S. Parker, Chairman, Board of Selectmen, April 20, 1921, Olmsted Associates Records, Series B: Job Files, Job #1A.

See also F. L. Olmsted to Henry A. Varney, Town Engineer,

Brookline, Massachusetts, April 20, 1921, Olmsted Associates Records, Series B: Job Files, Job #1A. When laid out in 1863, Dudley Street was apparently 30-feet wide from Warren Street to Hillside Place (later Fairmount Street) and was later widened to 37-1/2 feet for this same stretch.

[15] Ibid.

[16] The placement of the apple trees in figure 3.17 corresponds quite closely to the ca. 1883 survey (fig. 2.1).

[17] First Account of the Trustees of the Estate of Frederick Law Olmsted, May 29, 1907, Norfolk County Registry of Probate, Docket #38309; Table showing Expenses for the Fairsted Grounds from 1902 through 1906, Olmsted NHS Archives, Planting List Files (Appendix B.2).

[18] J. F. Pope and Son, Lumber Dealers, Beverly, Massachusetts to Olmsted Brothers, March 29 and March 31, 1933, Olmsted Associates Records, Series B: Job Files, Job #673.

[19] H. J. K., Note, September 10, 1936, Olmsted NHS Archives, Planting List Files.

[20] There is an Olmsted firm job number for John L. Gardner in Brookline, #1044, but there are apparently no correspondence files. See Charles E. Beveridge and Carolyn F. Hoffman, comps., *The Master List of Design Projects of the Olmsted Firm, 1857–1950* (Boston: National Association for Olmsted Parks and Massachusetts Association for Olmsted Parks, 1987), 90.

However, Olmsted NHS Archives has several plans under Job #1044, dating from 1886–1887, for grading and sections of a gravel pit on the Gardner property near Dudley and Fairmount Streets.

[21] Edward J. Halloran to Olmsted Brothers, March 13, 1922 and H. D. Perkins to Edward J. Halloran, March 14, 1922, Olmsted Associates Records, Series B: Job Files, Job #673.

[22] F. L. O. Grounds. Estimate for Budget for a Year, September 28, 1923, Olmsted NHS Archives, Planting List Files.

All plant order lists and planting memos are from the Olmsted NHS Archives, Planting List Files unless otherwise indicated.

[23] "Memo to Accompany Plan No. 673-53 Based on a Survey by White & Wetherbee Dated 1904," April 8, 1932, Olmsted Associates Records, Series B: Job Files, Job #673.

[24] Hans J. Koehler, Memorandum, January 1911, Olmsted NHS Archives, Planting List Files; F. L. Olmsted Jr. to John Charles Olmsted, January 4, 1911, Olmsted NHS Archives, Plant List Files; "Estimate of Cost of Improving Planting of Hollow at F. L. Olmsted Estate," January 1911 Olmsted NHS Archives, Planting List Files.

[25] The Plan Index Cards for Job #673 list Canning as the draftsman, but the annotations appear to be in Koehler's handwriting.

[26] Hans J. Koehler to F. L. Olmsted, Redondo Hotel, Redondo Beach, California, March 8, 1924, Olmsted NHS Archives, Planting List Files.

[27] Ibid.

[28] F. L. Olmsted Jr. to H. J. Koehler, nd (received March 18, 1924), Olmsted NHS Archives, Planting List Files.

[29] "Hollow Expenses 1924, 1925. August 3, 1925." Planting List Files, Olmsted NHS Archives.

[30] "Hollow Expenses for 1924 Broken Down by Month. August 3, 1925." Planting List Files, Olmsted NHS Archives.

[31] Hans J. Koehler to Frederick Law Olmsted, Redondo Hotel, Redondo Beach California, July 10, 1924, Olmsted Associates Records, Series B: Job Files, Job #1.

[32] Hollow, Fall Planting 1925, July 30, 1925, Olmsted NHS Archives, Planting List Files.

[33] "Hollow Expenses for 1927 (Olmsted Brothers)" and "F.L. Olmsted Expenses for 1927." Planting List Files, Olmsted NHS Archives.

[34] Memo concerning Juniper Scale in the Hollow. Hans J. Koehler. May 21,1934. Planting List Files, Olmsted NHS Archives.

[35] Hans J. Koehler to Frederick Law Olmsted at the Redondo Hotel, Redondo Beach, California, July 10, 1924, Olmsted Associates Records, Series B: Job Files, Job #1.

[36] Planting List Files, Olmsted NHS Archives.

[37] Memo on tree labels: "File in O.B. plant folder. Dec. 4/39." Planting List Files, Olmsted NHS Archives.

[38] Lucinda Adele Whitehill, "Historic Grounds Report and Management Plan, Frederick Law Olmsted NHS, Brookline, Massachusetts" (Boston: United States Department of the Interior, National Park Service, North Atlantic Region, 1982).

[39] "Soil Test Taken Sept. 23, 1932," "Soil Test for O. B. Lawn and Rose Bed Taken by H. J. Koehler and A. J. Ochiltree, November 21, 1934." Planting List Files, Olmsted NHS Archives.

[40] "O. B. Lawn, July 19, 1937." Planting List Files, Olmsted NHS Archives.

[41] Whitehill, *Historic Grounds Report*, 34. Whitehill cites: Frederick Law Olmsted Jr. to Mr. Gardner, June 19, 1933, Olmsted Associates Records, Series B: Job Files, Job #2919 (F. L. Olmsted Jr. personal papers).

[42] Early in his career, Olmsted seemed to have regarded his wife as something of a plant expert. In 1865, he was asked to design San Mateo Rancho for George Howard in San Mateo, California. He asked his wife to prepare a planting detail. He suggested some plants but left the final choice to her. See Frederick Law Olmsted to Mary Perkins Olmsted, March 1, [1865] in Victoria Post Ranney, ed., *The Papers of Frederick Law Olmsted*. Vol. V: *The California Frontier*, 1863–1865 (Baltimore: The Johns Hopkins University Press, 1990), 320-324.

[43] F. L. Olmsted Jr. to Captain Ernest Pentecost, Topsfield, Massachusetts, August 17, 1923, Olmsted Associates Records, Series B: Job Files, Job #673.

[44] For Information of Captain Ernest Pentecost, Tenant of 99 Warren Street, Brookline, Massachusetts, 1st September, 1923–1st June, 1924, Use of Grounds, Olmsted Associates Records, Series B: Job Files, Job #673.

[45] "Planting Order List for Olmsted Brothers, October 29, 1926. Planting Plan for Parking Area." Planting List Files, Olmsted NHS Archives.

[46] F. L. Olmsted Jr. to Captain Ernest Pentecost, Topsfield, Massachusetts, August 5, 1926, Olmsted Associates Records, Series B: Job Files, Job #673.

[47] This study is located only in the Olmsted NHS Archives, Planting List Files and has no plan number.

[48] H. J. Koehler, Note "from memory," September 10, 1936, Olmsted NHS Archives, Planting List Files.

[49] Ibid.

Chapter V
The Olmsted Brothers Era, Part III: 1941–1963



The Olmsted Brothers Era, Part III: 1941–1963

INTRODUCTION

The years between 1941–1963 were a period of transition for both the Olmsted family and Olmsted Brothers. In 1936, F. L. Olmsted Jr. and his family moved to Elkton, Maryland, and a succession of tenants began occupying 99 Warren Street. In addition, many of the members of the Olmsted firm who had been most actively involved with the Fairsted landscape, including Hans J. Koehler, retired or died during these years. Finally, World War II (1941–1945), like World War I but unlike the Depression, brought the activities of the office to an almost complete halt.[1] After World War II, new men came into the office, including Artemas P. Richardson (who started in 1949) and Joseph G. Hudak (who started 1952–1953). They were the last principals of Olmsted Brothers/Olmsted Associates, and today they are our last living links to the final generation of the firm.

During these two decades, drawing and photographic documentation of the Fairsted landscape ceased almost entirely. There are only eight photographs in the Olmsted NHS files that date from 1941–1963, all of them documenting the hurricane of August 31, 1954. In 1955, the firm decided to sell the house, and a group of drawings were produced by Charles Riley showing a proposed property division line between the residence and the office. These are the only plans, with the exception of an engineer's survey of Fairmount Street, from this period. (The property division was not allowed since it was in violation of the Brookline zoning code.) The conclusion is inescapable that no major design and construction occurred on the grounds during these years. However, considerable attention was paid to the care of trees and other plantings, as well as to the perpetual maintenance issue of the spruce pole fence. Correspondence in the Olmsted Associates Records at the Library of Congress (Jobs #20 and #673), as well as in the Olmsted NHS Archives (Post-1949 Correspondence Files), allows us to piece together a fairly good picture of what happened on the site between 1941 and 1963, in spite of the paucity of photographs and plans.

GENERAL PLANS, PHOTOGRAPHS, AND WRITTEN DOCUMENTS

Tenants

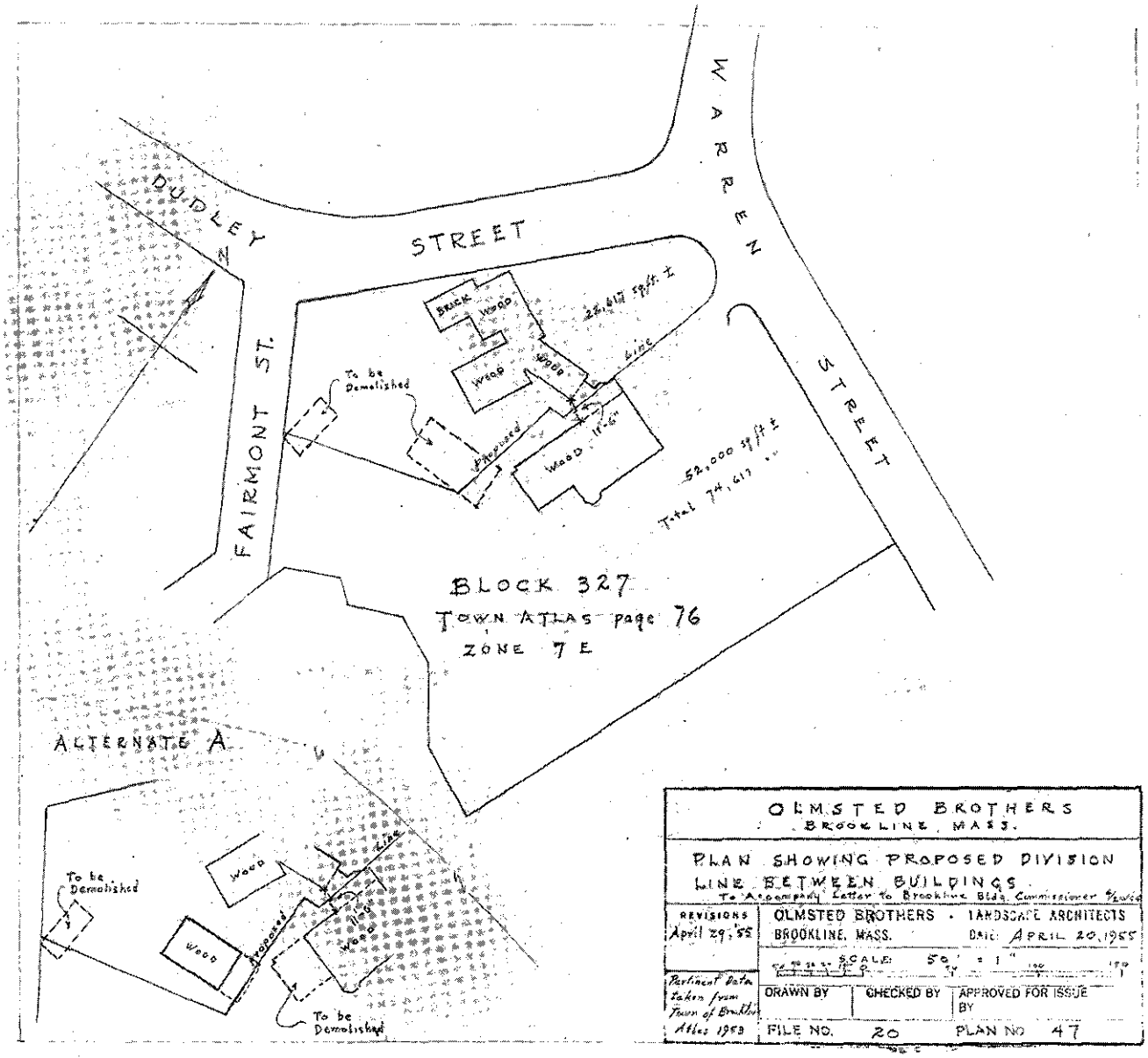
1936 has generally been considered the year in which the era of Olmsted Brothers came to an end, and the "tenant" period began. However, it was demonstrated in Chapter IV that tenants occupied the Fairsted residence beginning shortly after Mary Olmsted's death in 1921 until F. L. Olmsted Jr. returned from Palos Verdes Estates in 1931. (A complete list of all known residents and tenants of 99 [later 101] Warren Street is given in Appendix D). Olmsted Brothers records show that Captain Ernest Pentecost rented the residence between 1923 and 1929. Although Captain Pentecost's tenancy was not a short-term one, it may have been seasonal, allowing F. L. Olmsted Jr. to return from time to time and occupy the house, probably in the summer.[2] About 1936, when he moved to Maryland, F. L. Olmsted Jr. appears to have discontinued this practice, and the house was leased to a succession of tenants who probably rented on a more conventional basis and stayed year-round. A member of Olmsted Brothers—first Koehler and then Charles Riley—always had responsibility for the overall management of the grounds associated with the house. However, beginning about 1936, the lawn, rock garden, etc. seem to have been perceived as even more "off limits" to the firm as a whole than before.[3]

In 1941, Hazel L. Dawson, the widow of Olmsted Brothers' partner James Frederick Dawson, occupied the house.[4] Mrs. Dawson was followed by Henry R. Shepley, an architect, and his family.[5] Between 1944 and 1947, Dr. Stanley Hoerr and his wife were the tenants.[6] Another relatively long period of tenancy occurred between September 1947 and 1955, when Dr. Harold G. Stuart, his wife Agnes, and their daughter Eleanor, a college student, rented the house.[7] In 1952, Olmsted Brothers changed their long-standing policy of paying for lawn care themselves and instead charged Stuart a yearly fee.[8]

In October 1955, William H. Vanderbilt, a real estate executive formerly of Englewood, Florida, and his wife Florence rented the residence. They must still have had young children at home, since the household included a Cuban tutor, Juan Pattee.[9] The Vanderbilts lived at Fairsted until 1959, although, according to Joseph Hudak, they were only renting until their own house was finished.[10] Vanderbilt's first lease spelled out the arrangement for lawn and tree care and also referred to a "wire fence" around the lawn:

> IT IS UNDERSTOOD AND AGREED UNDER THE TERMS OF THIS LEASE, that:
>
> 1. The Lessee will take care of the lawn and the Lessor will take care of the trees and shrubs.
> 2. The wire fence now around the lawn will be purchased by the Lessor and left in place.[11]

OLMSTED NHS ARCHIVES



(5.1) "Plan Showing Proposed Division Line Between Buildings, to Accompany Letter to Brookline Bldg. Commissioner," April 20, 1955, rev. April 29, 1955. Plan by Charles Riley, #20-47.

Although this wire fence served the practical purpose of confining the Vanderbilt's dog, it obviously existed before their tenancy.[12] Visually, it must also have been functioned as a further line of demarcation between the separate territories of the tenants and the firm.

Although Olmsted Brothers no longer took direct responsibility for the care of the lawn, they did recommend a Mr. Titus, who had formerly performed this service, to Vanderbilt.[13] Joseph Hudak remembered that lawn mowing for the tenants was done by "Mike, an Irish gentleman, old, but not ancient."[14] According to Artemas Richardson, this was Mike McGovern, a Boston Gas employee who also did small jobs for the firm, coming to cut grass, prune, etc. three days a week.[15]

Between 1960 and 1963, the house was rented to William Cummings, an executive, and Adelaide Cummings, an editor.[16] On April 1, 1963, Joseph Hudak moved into the house and stayed there until August 1964, when Artemas Richardson, his wife and five children moved in.[17]

The Spruce Pole Fence

In 1947 the first documented damage to the spruce pole fence by an automobile was recorded.[18] In November of the same year, Olmsted Brothers asked J. F. Pope and Son to

supply six dozen spruce pole saplings of about 1-1/2" diameter with the bark on, adding that they had purchased spruce poles from Pope in 1934 and 1939.[19] They ended up, instead, purchasing eight dozen spruce poles from Curtis Lumber Company.[20]

General Horticultural Practices

Although there is only one item (a very brief memo) in the Olmsted NHS Archives Planting List Files for Job #673 between 1941 and 1962, correspondence and an interview with Joseph Hudak provides some information.

In July and August 1947, Olmsted Brothers sent some twigs from an ailing maple tree in the "barn yard" to be tested at Massachusetts State College, Agricultural Experiment Station. The tree, which must have been the large sugar maple located in the parking lot just on the other side of the fence from the service yard, was diagnosed with aphids and sun scorch.[21]

In March 1948, Olmsted Brothers asked Hans J. Koehler, then retired from the firm, to prune some taxus specimens by the back door and also do general pruning "about the place."[22] In the late 1940s and into the early 1960s, Frost and Higgins maintained a regular spraying program for the trees on the Fairsted grounds, but in 1962 and 1963 the firm was concerned about damage to foliage and general "mess" resulting from Frost and Higgins' spraying methods.[23] In 1963, Joseph Hudak wrote to William Rae of Frost and Higgins expressing reservations about continuing with the firm's spraying program:

> The mess we experienced from overspray last year still rankles me, but I am not yet sure if we will cancel out entirely about this general spray program in early summer. We are not eliminating sprays as such because of Miss Carson's diatribes, but mainly because I do not care to have this place overly neat in foliage. Since I will be moving in April to 101 Warren, I can watch more closely what we need in spraying.[24]

(Hudak was, of course, referring to Rachel Carson's *Silent Spring*, first published in 1962). Frost and Higgins were, however, asked to prune the large trees, with special attention to severe die-back on hemlocks.[25]

Edward J. Halloran, the forester from West Newton who treated the trees on the property in 1922, is recorded as having sprayed the euonymus in 1950.[26] In October 1953, the firm purchased 11 *Taxus media* 'Hatfieldii' from Weston Nurseries; the location was not specified.[27]

Other information about horticultural practices will be discussed below under specific zones.

Proposed Division of Property

Renting out the Fairsted residence was probably never a very profitable enterprise, and in 1955 the firm attempted to divide the property in order to sell the house and its grounds and retain the office. In April, they submitted a plan and proposal to the Brookline Building Commission for a contemplated division of the Olmsted Brothers' property:

> Buildings on this property consist of a house and connected professional office. The house has been rented to various tenants by Olmsted Brothers (Edward C. Whiting, William B. Marquis, et al.) since it was transferred from the previous owner, Frederick Law Olmsted. We are considering a possible sale of the house and 52,000, more or less, square feet of property. The division line between buildings is shown at a point where demolition of a one-story connecting wing would be accomplished...Mr. Riley, one of our partners reviewed this problem with Mr. Mack in your office on April 18th, at which time Mr. Mack pointed out that this 11'-6" between buildings would be in violation of Article 4, Section 11 (h) of the Building Code.[28]

The plan that was submitted is illustrated in figure 5.1. Fortunately for the future of the site, the plan was not approved.

Hurricane Damage

The 1950s and 1960s were a time when a disastrous hurricane struck nearly every season in late August or early September. Hurricane Carol, which struck on August 31, 1954, did particular damage to the Fairsted grounds and is recorded in several photographs and a few letters. (Curiously, the firm had been silent about the hurricane of 1938, an epic storm that devastated the east coast, causing wholesale destruction of street trees and loss of more than 2000 trees on private property in Brookline.[29])

Organization of the Firm

In 1961, with the retirement of Carl Rust Parker and Charles Riley, the remaining partners—Edward Clark Whiting, William Marquis, Artemas P. Richardson, and Joseph G. Hudak—decided to change the name of the firm from Olmsted Brothers to Olmsted Associates. This seems to have been a way of keeping the Olmsted name alive and connected with the firm without being misleading; all of the former partners, with the exception of Richardson and Hudak, had been directly associated with the active career of F. L. Olmsted Jr. Richardson had consultations and contacts with F. L. Olmsted Jr., but Hudak never met him even

though Olmsted occasionally returned to visit the office after Hudak entered the firm.[30]

The previous year (1960), the firm decided, for reasons of simplifying mail delivery, to retain the street number 99 Warren Street for the office and to use the street number 101 Warren Street for the residence.

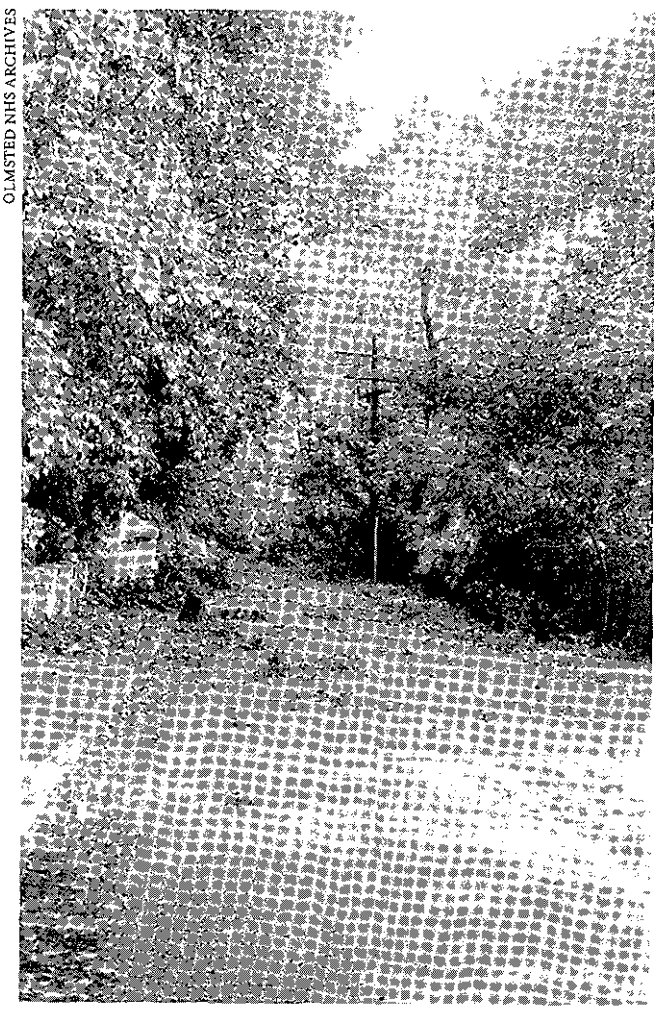
FRONT ENTRY AND DRIVE

Among the hurricane views of August 31, 1954 is a photograph showing Warren Street littered with branches and leaves and with the Fairsted entrance almost unrecognizable (fig. 5.2).

As noted in Chapter IV, in November or December 1921, the American elm close to Warren Street was split in a heavy ice storm (fig. 4.6 and 4.7). In the summer of 1959, it became defoliated, apparently from Dutch elm disease, but was sprayed by Frost and Higgins and seemed to recover.[31] Joseph Hudak described the appearance of this elm and its ultimate demise:

> *What was here was one of the largest American elms that you* could imagine, but the curiosity of the thing was it had an entirely hollow center—you could walk in it and I have. I walked right inside the tree. We were told many, many years ago (it all happened before we came and I came here in 1952–1953), when we were told that an elm will not survive if it has a hollow core. It just couldn't. The tree was magnificent, absolutely magnificent. It had more leaves, more branching, and more growth than any of the trees in the neighborhood. *Everyone used to comment on it, but then one day it got the* usual abuse of a heavy snowstorm—because it was hollow it didn't have enough strength and it broke. Then we had a lot of Dutch elm disease that came into the neighborhood and that killed it off so it was taken down. It left a tremendous hole where it used to be—well, if it was big enough to fit me inside, you can imagine how big that tree was. It was probably one that was planted by Pa or else was here on the site and he nurtured it along.[32]

OLMSTED NHS ARCHIVES



(5.2) "Hurricane views, entrance," August 31, 1954. *Photograph* #673-159.

Because of the loss of the elm and other tree material in this area in the late 1950s and early 1960s, Hudak purchased Carolina hemlocks, which were planted by Richardson as a screen along the fence bordering Warren Street.[33]

During this same period, the drive itself was becoming increasingly overgrown. In June 1961, the tenant, Leverett Cummings, wrote to Charles Riley requesting that pruning be done so that cars could come in and out without being scratched.[34]

Sometime during this period, Charles Riley put in a few parking spaces for the tenants just off the front drive but closer to the house than the spaces added later by Artemas Richardson, which are still extant.[35]

Finally, the entrance arch collapsed, although the precise date remains elusive. Joseph Hudak described the arch:

> It was a spectacular thing because it was covered, as you might expect, with a whole lot of vines that came on either side—just like that. You couldn't really see in or out the same way as you can now. But one day a truck decided to come through that couldn't make it...and, Bingo, we were stuck with some supports on either side and all of this trailing down the rest of the turnaround here. I hardly remember the exact date but—*somewhere in the late 50s, early 60s.*[36]

THE HOLLOW

There are no documents concerning this part of the grounds between 1941 and 1962. Presumably, the hollow had little regular maintenance after Koehler retired in the 1940s, since, by the time Hudak undertook to clear it out

in 1963, it had become "so jungled that you couldn't possibly have walked through it."[37]

ROCK GARDEN AND SOUTHEAST CORNER

There are no documents concerning the rock garden and southeast corner for this period.

SOUTH LAWN AND REAR EMBANKMENT

Because of the spread of Dutch elm disease in the late 1940s, the firm planted two moraine honey locust trees on the lawn in 1951 to serve as replacements for the Olmsted elm in case it expired.[38] In the summer of 1959, the Olmsted elm as well as the elm near Warren Street became defoliated but responded to Frost and Higgins' spray treatment.[39]

Several hurricanes struck during this time period,but Hurricane Carol on August 31, 1954 caused extensive damage to Fairsted, even though few large trees were lost. Ironically, the Fairsted grounds suffered most from the collapse of a huge oak on the Gardner property, which fell onto the front part of the south lawn (fig. 5.3). There was some disagreement between Gardner and Olmsted Brothers as to whose responsibility it was to clear it away.[40] Another of the photographs documenting this hurricane shows the Olmsted elm standing intact but surrounded by littered branches and the top of the Gardner oak (fig. 5.4). This same photograph shows the "wire" fence then separating the lawn from the office grounds. A major loss on the south lawn was a crabapple tree that may have been a survivor from the Clark sisters' days (fig. 5.5).

The western end of the south lawn and the rear embankment also suffered severely from this storm (fig. 5.6). It was probably this hurricane that Hudak remembered:

> We suffered through quite a bit of the hurricane blasts during the 50s and even the 60s. I can remember when, without giving the name of the hurricane, we had absolutely no trees that were major separating us from here, the Gardner property, or even separating us from the so called Boylston (sic) house which is up on the hill... I remember it was so blank you could look right through and the place was littered with fallen trees. Broken trees, and we



OLMSTED NHS ARCHIVES

(5.3) "Hurricane views. Red oak. View taken from Gardner property looking toward Olmsted house. Tree circumference 9'-6" (3' above butt)," August 31, 1954. Photograph #673-163.



OLMSTED NHS ARCHIVES

(5.4) "Hurricane views, house lawn from drive and oak," August 31, 1954. Photograph #673-161.



OLMSTED NHS ARCHIVES

(5.5) "Hurricane views, rear lawn," with crab apple tree, August 31, 1954. Photograph #673-166.

OLMSTED NHS ARCHIVES



(5.6) "Hurricane views, rear lawn," August 31, 1954. Photograph #673-160.

> cut them all back and hoped for the best. These trees that you're looking at up the hill and to the house we call the Boylston (sic) sisters' place, not a tree was there 20 years ago. One or two might have been, but the majority of that was absolutely empty and they've all reseeded themselves.[41]

In the late 1950s, when William H. Vanderbilt was a tenant, a large tree near the southeast corner of the house (indicated by a dot but not identified on the 1904 survey) was lost in one of the hurricanes. Vanderbilt wanted a replacement, so Charles Riley planted the present sycamore maple, using a seedling from the grounds. According to Hudak, it had a three inch caliper when it was put in and in 1980, it measured 14 inches.[42]

Hudak also described the planting formerly on the site of the Richardson's swimming pool, installed in 1968:

> The old pictures tell of huge shrub material where the swimming pool the Richardsons put in is. I can remember when all this used to be screened by deciduous viburnums that extended a good 12' on each side of the ground and stood about 10' high, magnificent masses of plant material, but they did nothing for the property. They were simply a screen between the lawn area and the rest of the barn. It was just a case of wiggling your way through and it had to come out. It was an entirely different look. It was a jungle look.[43]

SERVICE AREAS

There is little information about the Service Areas between 1941 and 1962. As noted in the section at the beginning of this chapter, under *General Horticultural Practices*, Olmsted Brothers sent twigs from the large sugar maple in the service yard to the Massachusetts State College, Agricultural Experiment Station to be tested.[44] According to Hudak, Charles Riley was always pointing out dead wood on the sugar maple and having it pruned.[45] Also, in 1948, the firm asked Hans J. Koehler to prune the taxus specimens by the back entrance, possibly one of Koehler's last tasks at Fairsted.[46]

Between 1941 and 1963, the Olmsted firm and the Fairsted landscape weathered both World War II and a number of severe hurricanes. During these years, tenants occupied the residence on a more regular and businesslike basis than before, and their requests for care of the grounds and even replanting of trees were usually honored. Two new landscape architects, Artemas P. Richardson and Joseph G. Hudak, joined the Olmsted Brothers staff and eventually became partners. Both, especially Hudak during this period, took a particular interest in the Fairsted grounds.

ENDNOTES TO CHAPTER V

[1] That the office wing was almost unoccupied during World War II is documented by a 1942 letter from the firm to the federal Public Buildings Administration offering to rent 3890 square feet of space in the wings north and west of the fire wall, retaining only access to the vaults. Olmsted Brothers to Office of Planning and Space Control, Public Buildings Administration, Washington, D.C., September 29, 1942, Olmsted Associates Records, Series B: Job Files, Job #673.

[2] This is my reconciliation of the information in the files concerning Captain Pentecost's rental and the information from correspondence indicating that F. L. Olmsted Jr. wanted to be able to return whenever he wanted. See Amy Millman, *Historic Resource Study: Frederick Law Olmsted National Historic Site* (Boston: Division of Planning and Design, North Atlantic Regional Office, National Park Service, U. S. Department of the Interior, 1982), 65. Captain Pentecost also rented the house furnished, while tenants after 1936 rented it unfurnished.

[3] Members of the firm went into the house by invitation only. See Millman, *Historic Resource Study*, 67. Cites interview with Artemas Richardson, probably 1980.

This is confirmed by Millman's interview with Joseph Hudak, when Hudak says: "I never, never really came into the house. We were very polite. We only came in when requested to change light bulbs and everything." (Joseph Hudak, Interview with Amy Millman, December 22, 1980, section transcribed by Cynthia Zaitzevsky, 1993).

[4] *Brookline Street List of Residents Over 20*, 1941. James Frederick Dawson died on April 23, 1941, leaving his widow, the former Hazel Lease, and four children—Jackson Thornton, James Frederick, Robert Fletcher, and Jane Lease. It's possible that all the children were under 20 and thus not listed. It is also possible that Mrs. Dawson may have stayed at 99 Warren Street rent-free for a time, since there is no lease recorded with her. See F. L. O. Jr., "James Frederick Dawson: A Biographical Minute on His Professional Life and Work Prepared for the Boston Chapter, ASLA," *Landscape Architecture*, Vol. XXXII, no. 1 (October 1941), 1-2.

[5] *Brookline Street List,* 1941 and 1942. The volume for 1943 is missing. A Henry R. Shepley was a principal in the architectural firm of Shepley, Rutan and Coolidge (successors to H. H. Richardson, with later firm names of Coolidge, Shepley, Bulfinch and Abbott, then Shepley, Bulfinch, Richardson and Abbott) from 1888–1962. Since the Henry R. Shepley who was a tenant of 99 Warren Street was 54 in 1942, he was obviously a son of the first partner. See Nancy Schrock, Editor, *Directory of Boston Architects, 1846–1970, Compiled from Boston City Directories and Related Works,* Cambridge, Massachusetts: Massachusetts Committee for the Preservation of Architectural Records, 1984, 60.

[6] *Brookline Street List.* 1944–1947. In 1944, Thomas B. and Ruth E. Quigley were listed along with the Hoerrs, but the Quigleys may have been tenants in 1943 whose names were carried over into 1944.

[7] *Brookline Street List,* 1948–1955. See also Olmsted Brothers to Dr. Harold C. Stuart, September 23, 1947, and Olmsted Brothers to Mrs. M. DeKay Thompson, March 31, 1948, Olmsted Associates Records, Series B: Job Files, Job #673.

[8] Olmsted Brothers to Dr. Harold C. Stuart, September 25, 1952, Olmsted NHS Archives, Post-1949 Correspondence.

[9] *Brookline Street Lists,* 1956–1959. The relationship of this William H. Vanderbilt to the rest of Commodore Vanderbilt's family has not been determined.

[10] Joseph Hudak, Interview with Amy Millman, December 1980, Transcript, 3, Olmsted NHS Archives. In 1961, William H. Vanderbilt was listed in the Town of Brookline, *Property Tax List,* as having a house with pool, garage and stable at 145 Clyde Street valued at $218,000.00. Olmsted Brothers are not on this list, but their neighbors, George P. Gardner at 130 Warren Street and Donald T. Hood at 77 Warren Street were assessed at $59,600.00 and $42,100.00, respectively.

Olmsted Brothers (Joseph Hudak) were working on the grounds of the new Vanderbilt place during this tenancy. (Joseph Hudak, Telephone Conversation with Cynthia Zaitzevsky, May 24, 1993).

[11] Lease between Olmsted Brothers and William H. Vanderbilt, October 19, 1955, Olmsted NHS Archives, Post-1949 Correspondence.

[12] The Vanderbilts had a German shepherd, "Lucky," who was kept within the fence. (Joseph Hudak, Telephone Conversation with Cynthia Zaitzevsky, May 24, 1993). Possibly the Stuarts had a dog as well.

[13] Olmsted Brothers to Mr. Titus, November 2, 1955, Olmsted NHS Archives, Post-1949 Correspondence.

[14] Joseph Hudak, Interview with Amy Millman, December 1980, Transcript, 10, Olmsted NHS Archives.

[15] Artemas P. Richardson, Interview with Amy Millman, December 1980, Excerpts Relating to Fairsted Grounds, transcribed by Cynthia Zaitzevsky.

[16] *Brookline Street Lists,* 1960–1964.

Artemas Richardson believes there was a period after one of the tenancies, possibly the Stuarts, when the house was vacant for a while. (Telephone Interview with Cynthia Zaitzevsky, June 1, 1993, p. 2). No vacancy is indicated in the *Brookline Street Lists,* but, as mentioned in the introduction to Appendix D, these *Street Lists* are not absolutely accurate. In particular, they often continue to list residents after they have left.

[17] Millman, *Historic Resource Study,* 106–107.

[18] Olmsted Brothers to Travelers Insurance Company, Boston, Massachusetts, May 11, 1947, Olmsted Associates Records, Series B: Job Files, Job #673.

[19] Olmsted Brothers (Harry Perkins) to J. F. Pope and Son, November 18, 1947, Olmsted Associates Papers, Series B: Job Files, Job #20. See also J. F. Pope and Son, Lumber Dealers, Beverly, Massachusetts to Olmsted Brothers, March 29 and March 31, 1933, Olmsted Associates Records, Series B: Job Files, Job #673.

[20] Olmsted Brothers (Harry Perkins) to Curtis Lumber Company, November 25, 1947, Olmsted Associates Records, Series B: Job Files, Job #20.

[21] E. F. Guba, Research Professor of Botany to Olmsted Brothers, July 21, 1947, and Malcolm McKenzie, Research Professor of Botany, to Olmsted Brothers, August 7, 1947, Olmsted Associates Records, Series B: Job Files, Job #673.

[22] Olmsted Brothers to Hans J. Koehler, March 26, 1948, Olmsted Associates Records, Series B: Job Files, Job #673. Koehler was then still living in Marlboro, Massachusetts and doing horticultural and landscape design consulting from his home. See also Koehler's obituary, Marlboro Daily Enterprise, July 16, 1951, 1, included as Appendix C of this report.

[23] Olmsted Brothers to Frost and Higgins Company, June 9, 1948, Olmsted Associates Records, Series B: Job Files, Job #673; Olmsted Associates (Joseph Hudak) to William Rae, Frost and Higgins Company, June 29, 1962, and Olmsted Associates (Joseph Hudak) to William Rae, Frost and Higgins Company, February 28, 1963, Olmsted NHS Archives, Post-1949 Correspondence.

[24] Olmsted Associates (Joseph Hudak) to William Rae, Frost and Higgins, February 28, 1963, Olmsted NHS Archives, Post-1949 Correspondence.

[25] Ibid.

[26] Memo, July 7, 1950, "To-day Halloran sprayed Euonymus." Olmsted NHS Archives, Planting List Files. (Entire content of Memo). See also Edward J. Halloran to Olmsted Brothers, March 13, 1922 and Olmsted Brothers (H. D. Perkins) to Edward J. Halloran, March 14, 1922, Olmsted Associates Records, Series B: Job Files, Job #673.

[27] Olmsted Brothers to Weston Nurseries, October 13, 1953, Olmsted NHS Archives, Post-1949 Correspondence.

[28] Olmsted Brothers to Mr. Frank J. O'Hearn, Building Commissioner, Town Hall, Brookline, Massachusetts, April 20, 1955, Olmsted NHS Archives, Post-1949 Correspondence.

Somewhat surprisingly, Joseph Hudak did not remember the proposed division of property in 1955. See Hudak, Interview with Amy Millman, Portions Relating to History of Firm, transcribed by Cynthia Zaitzevsky, Olmsted NHS Archives, 13–14.

[29] Daniel G. Lacy, "The Hurricane of September 21, 1938," In Emma G. Cummings, *Brookline's Trees: A History of the Committee for Planting Trees of Brookline, Massachusetts and a Record of Some of Its Trees* (Brookline, Massachusetts: The Brookline Historical Society and The Committee for Planting Trees, 1938), 85–88.

[30] Hudak, Interview with Amy Millman, December 22, 1980, Portions Relating to the History of the Firm, transcribed by Cynthia Zaitzevsky, Olmsted NHS Archives, 9–10.

[31] Olmsted Brothers to Mr. Bill Rea, Frost and Higgins, July 31, 1959, and Telephone Message from William Rea to Mr. Riley, August 13, 1959, Olmsted NHS Archives, Post-1949 Correspondence.

[32] Joseph Hudak, Interview with Amy Millman, December 1980, 1. Olmsted NHS Archives. "Pa" was Hudak's way of referring to F. L. Olmsted Sr.

[33] Ibid.

[34] Leverett Cummings to Mr. C. S. Riley, June 7, 1961, Olmsted NHS Archives, Post-1949 Correspondence. It is not clear whether or not William and Leverett Cummings are the same individual or related.

[35] Artemas P. Richardson, Telephone Interview with Cynthia Zaitzevsky, June 1, 1993, 5, Olmsted NHS Archives.

[36] Joseph Hudak, Interview with Amy Millman, December 1980, Transcript from Olmsted NHS Administrative Records, 1.

Artemas Richardson could not remember the exact date either, only that the arch probably collapsed in the late fifties or early sixties. Artemas Richardson, Telephone Interview with Cynthia Zaitzevsky, June 1, 1993, 6.

[37] Ibid., 2.

[38] The Siebenthaler Company to Olmsted Brothers, October 26, 1951, and Olmsted Brothers to the Siebenthaler Company, October 31, 1951, Olmsted NHS Archives, Post-1949 Correspondence. See also Joseph Hudak, Interview with Amy Millman, December 1980, Transcript, 9, Olmsted NHS Administrative Records.

[39] Olmsted Brothers to Bill Rea, Frost and Higgins, July 31, 1959, and Telephone Message from Bill Rea to Mr. Riley, August 13, 1959, Olmsted NHS Archives, Post-1949 Correspondence.

[40] Telephone message from Olmsted Brothers to Mr. Allen, Caretaker, Peabody Gardner Estate, September 1, 1954; Telephone message from Frost and Higgins to Olmsted Brothers, November 21, 1954; and Olmsted Brothers to Mr. G. Peabody Gardner, December 14, 1954. Olmsted NHS Archives, Post-1949 Correspondence.

[41] Joseph Hudak, Interview with Amy Millman, December 1980, Transcript from Olmsted NHS Administrative Records, 4. By the "Boylston sisters' house," Hudak meant the Clark sisters' cottage.

[42] Ibid., 3.

[43] Ibid., 5.

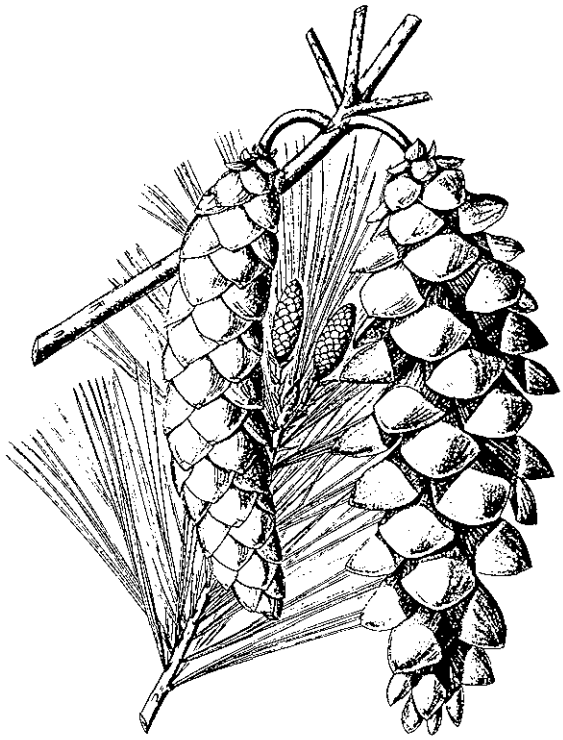
[44] See Note 21 above.

[45] Joseph Hudak, Interview with Amy Millman, December 1980, Transcript from Olmsted NHS Administrative Records, 10.

[46] See Note 22 above. Koehler entered a home for aged men, the Deutsches Altenheim in West Roxbury, shortly after this and died in 1951. See Olmsted NHS Archives, Employee Files and Koehler's obituary from the Marlboro Daily Enterprise, July 16, 1951, 1, included in Appendix C.4 of this report.

Although the 1948 pruning seems to have been Koehler's last task at Fairsted, Koehler was consulted by Olmsted Brothers as late as 1950, when the firm took him out to Dorchester to advise on what trees would be suitable for the site of Boston College High School. Artemas Richardson, Telephone Interview with Cynthia Zaitzevsky, June 1, 1993, 2–3.

Chapter VI
The Olmsted Associates Era, 1963–1979



THE OLMSTED ASSOCIATES ERA, 1963–1979

INTRODUCTION

The Olmsted Associates era was the last period in which Olmsted's firm and its successors owned and occupied Fairsted. During these years, new plantings were added to the hollow, the rear entrance courtyard was redesigned, and part of the south lawn was altered for a swimming pool and herb garden.

Between 1963 and 1979, the activity of the firm diminished, and personnel gradually declined. As noted in Chapter V, after the retirements of Carl Rust Parker and Charles Riley in 1961, the remaining partners changed the name of the firm to Olmsted Associates. In April 1962, Edward Clark Whiting died.[1] Shortly thereafter, William B. Marquis retired, although he continued to consult about two days a week until 1968.[2] Artemas P. Richardson and Joseph G. Hudak continued as partners until the winter of 1963–1964, when Hudak gave up his financial interest in the firm. Hudak remained a principal in Olmsted Associates until he left to start his own practice in 1979. From 1964 until 1980, Richardson was the sole owner of both the business and the property at 99–101 Warren Street.[3]

Almost concurrently with the lessening activity of Olmsted Associates, there was increased public awareness of the significance of the firm and particularly of the career of its founder, Frederick Law Olmsted Sr. During the 1960s and 1970s, Olmsted was "rediscovered," and interest in his designs, particularly his public parks, became intense.[4] Between new scholarly activity focussing on Olmsted and a rapidly growing preservation movement centering on his parks, the principals of Olmsted Associates and their secretary, Mary Tynan, began to spend a large proportion of their time responding to research requests.

At the same time, concern began to grow about the ultimate fate of the Olmsted house/office complex and its archives. Although, in 1965, the United States Department of the Interior designated the site a National Historic Landmark, this status gave the property no real protection.[5] In 1966, the Council of Fellows of the American Society of Landscape Architects formed the Committee to Preserve the Olmsted Office and Home, although appointments to the Committee were not made until 1970.[6] Preliminary reports from this group were pessimistic, stating that "... since the office is not of any outstanding attraction architecturally nor its grounds, from a landscape viewpoint, the place would be of little interest to anyone but other landscape architects and, perhaps, a few architects and historians."[7] Sidney Shurcliff recommended that the Committee be dissolved and that no further time be wasted "trying to revive a dying white elephant."[8] However, the Committee completed a Preliminary Study Report in 1972 but, because of lack of funding from the ASLA Trustees, was unable to complete a final study.[9]

However, Charles Harris, Professor of Landscape Architecture at Harvard University, and Albert Fein, an urban historian who was Visiting Professor of Landscape Architecture, started an informal committee of primarily Harvard-based landscape architects, archivists, and historians. Among those on this committee were Professor John Coolidge of the Department of Fine Arts, Harvard University; Rodney Dennis of Houghton Library; Robert Brown of the Archives of American Art; and the author of this report, then a graduate student in the Department of Fine Arts, Harvard University. The chief focus of this group was the preservation of the firm's drawings, photographs and other archives. Various alternatives were again explored but with no resolution. At the same time, a similar group in Washington, headed by J. L. Sibley Jennings of the United States Commission of Fine Arts, was organized, and the Boston and Washington committees collectively became known as the Coordinated Group.[10]

The sesquicentennial of Olmsted's birth in 1972 gave further impetus to the movement to save his home, office and archives. Heading the Olmsted Sesquicentennial Committee were Professor Frederick Gutheim of Washington and William Alex, a free-lance historian of New York. Alex mounted exhibitions on Olmsted at the National Gallery in Washington and the Whitney Museum in New York and, in December 1972, went to Washington to assist Massachusetts Senator Edward M. Kennedy in preparing a bill for the preservation of the Olmsted Home and Office.[11] In 1973, Alex, with the support of a grant from the National Endowment for the Arts, undertook a study of the Olmsted home, office and contents.[12]

All of these efforts led ultimately in October 1979 to the passage of an Act of Congress (Public Law 96-87)

OLMSTED NHS ARCHIVES



(6.1) North facade, 1964. Photograph #673-[not numbered] (loose photos).

OLMSTED NHS ARCHIVES



(6.2) The house from the hollow, [ca. 1964]. Photograph #673-[not numbered] (loose photos).

which authorized acquisition of the Olmsted house, office, archives and grounds.[13]

GENERAL ACTIVITIES

On the expiration of the lease of William Cummings on April 1, 1963, Joseph G. Hudak moved into the Fairsted residence and stayed approximately 16 months. During this time, he cleared some of the long-neglected areas of the property and introduced new plantings.[14]

After Hudak moved out in 1964, Artemas Richardson and his family took up residence in the house. Most of their changes related to the south lawn and will be discussed under that section.

There is little to record under the heading of "General Horticultural Practices" except that, by at least 1979, Lowden, Inc. of Needham, Massachusetts appears to have been doing all tree maintenance work on the Fairsted property, replacing Frost and Higgins.

FRONT ENTRY AND DRIVE

During the period 1963–1979, the front entry area became increasingly overgrown, as can be seen in the 1964 photograph illustrated in figure 6.1. In 1965, Richardson removed the parking spaces put in by Charles Riley close to the house and filled in the space with planting; he then added the small parking spaces, still extant, closer to the Warren Street edge of the front drive.[15] At about the same time, probably 1964, the Richardsons painted the house beige.[16] Once it had been painted, the Richardsons did not like the beige color, and, about 1973, they repainted the house sage green.[17]

In January 1977, a winter storm caused severe damage to the gutters and fascia boards on the front and south sides of the house. The following spring, these were repaired. In folder three of the Olmsted National Historic Site Archives photograph collection, Job #673, there are four photographs of this storm damage and six of the repair work. Since none of the landscape (except some broken vines) appears in these photographs, they are not reproduced here.

THE HOLLOW

Substantial new plantings were added to the hollow by Joseph Hudak when he moved into the house in 1963. However, his first task was to clear out the overgrown plants that had apparently continued unchecked for some time. According to Hudak, the hollow, which he referred to as the dell:

> ...was full of shrub material that were so overwhelming, most of which were pyracantha with all those thorns, you couldn't even move in here...all these rhododendrons and everything else that's in here overscaled....I took it upon myself to cut it out and dig it out...working against all the roots of the pyracantha was certainly a struggle.[18]

Hudak replaced the "jungle" with:

> ...a simple design, background material against the fence....I decided it was a good place to have a garden in seasonal effect—bulbs, daylilies, lilies, that kind of thing, chrysanthe-

mums, all the rest of it. I was willing to put the time into it...and make the garden space as you see it right now, fairly well defined, but not necessarily open. There are a lot of plants that have volunteered themselves, they have simply grown in. This was done as my own research on the records went, primarily during the early 60s.[19]

Hudak did not make plans for his "dell" project, and only one photograph survives in the Olmsted National Historic Site Archives from this period, a view from the hollow looking up the steps toward the house (fig. 6.2).

ROCK GARDEN AND SOUTHEAST CORNER

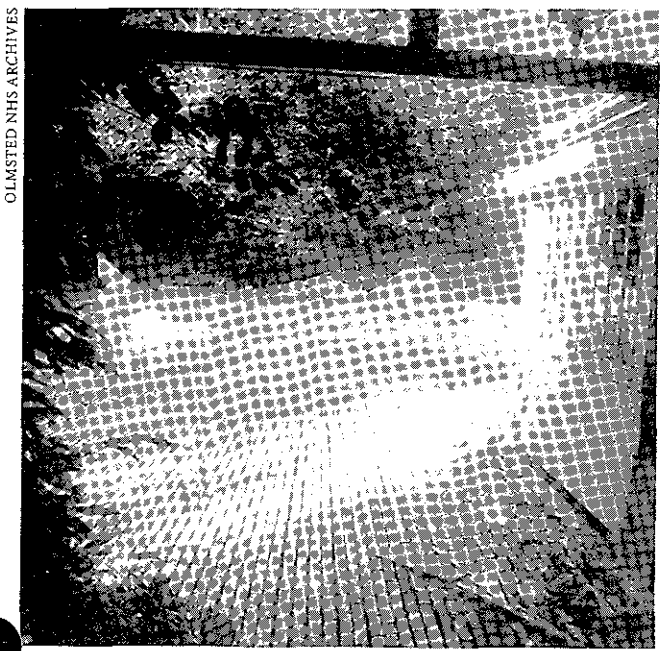
There are no documents concerning the rock garden and southeast corner for this period, except that the Richardsons apparently maintained a cutting garden at the foot of the rock garden near the lawn.[20]

SOUTH LAWN AND REAR EMBANKMENT

Numerous changes were made to part of the south lawn during the Olmsted Associates period, particularly after the Richardsons moved into the house in 1964. These changes consisted of alterations to the kitchen wing in 1964, a new swimming pool and terrace in 1968, a vegetable garden near the side of the house, and an herb garden added about 1976.

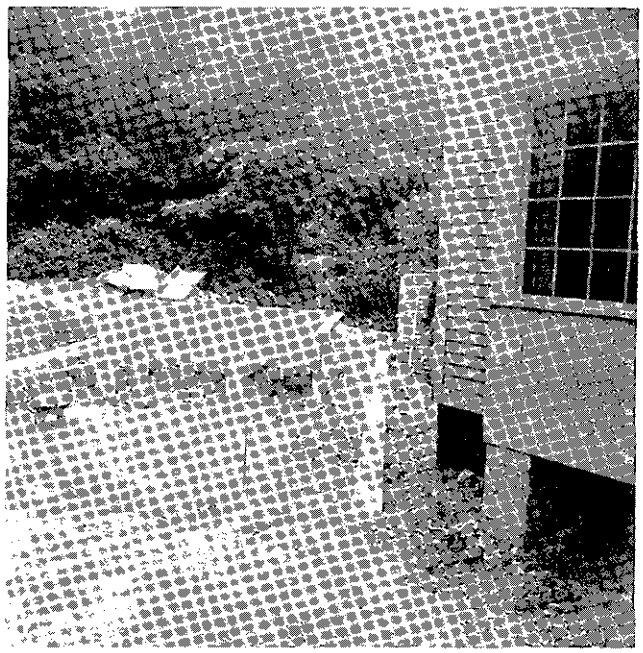
Interestingly, when the Richardsons moved in, the path at the side of the house that appears in early photographs no longer existed, and, in fact, Richardson is sure that it was not there when he first came to the firm in 1949.[21]

Almost as soon as the Richardsons moved in, they made alterations to the kitchen wing to make it more suitable for a family of seven without household help.[22] In 1966, a series of plans of existing grades and topographic studies for a new patio were made but nothing seems to have been implemented immediately.[23] In September 1968, however,



OLMSTED NHS ARCHIVES

(6.3) Construction of patio, August 1968. Photograph #673-[not numbered] (loose photos).



OLMSTED NHS ARCHIVES

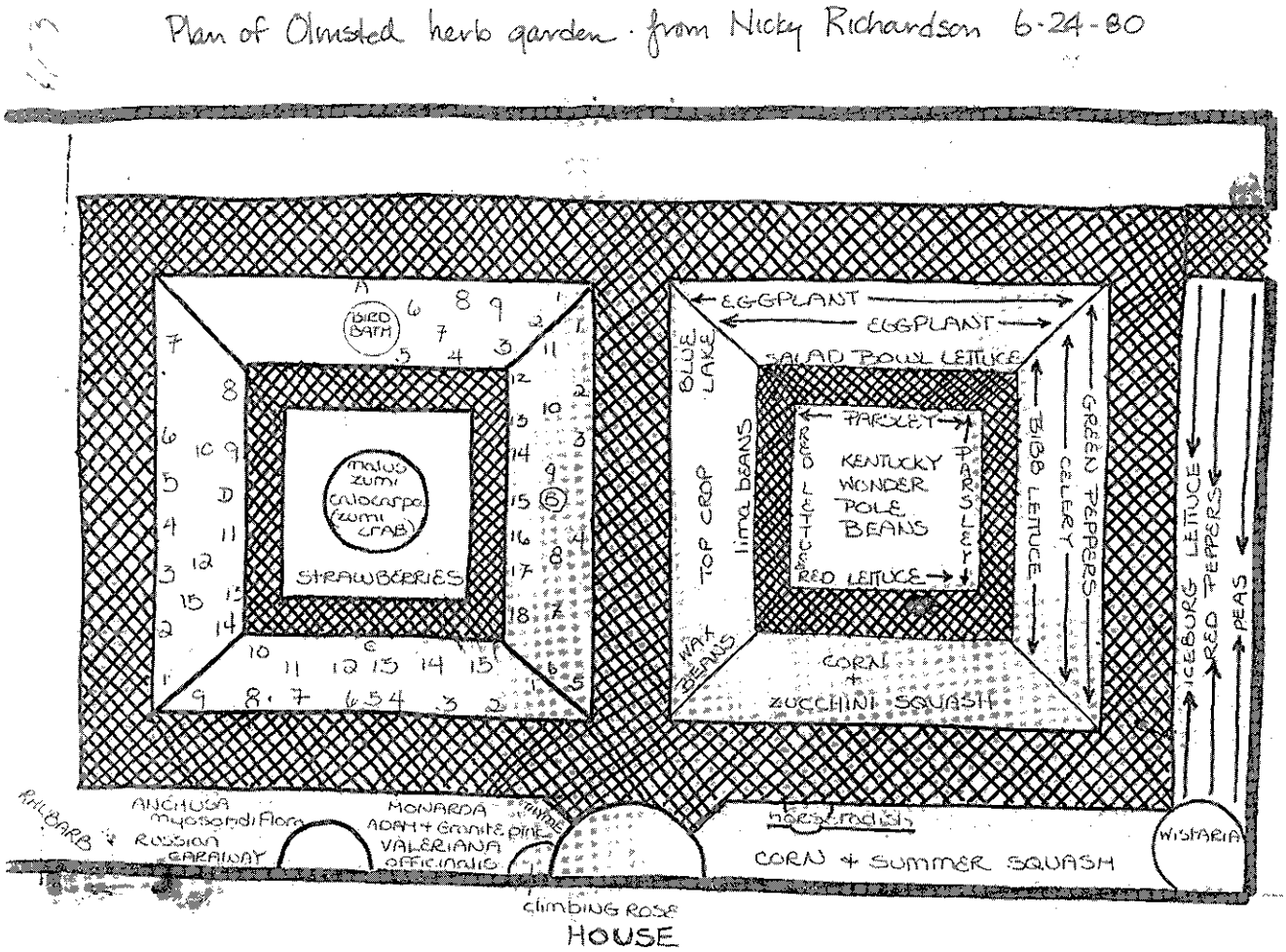
(6.4) Construction of swimming pool, September 1968. Photograph #673-[not numbered] (loose photos).



OLMSTED NHS ARCHIVES

(6.5) Construction of swimming pool, September 1968. Photograph #673-[not numbered] (loose photos).

OLMSTED NHS ARCHIVES



(6.6) "Plan of Olmsted Herb Garden—from Nicky Richardson, June 24, 1980." Planting List Files.

a swimming pool was installed in the angle between the kitchen wing and the barn. At the same time, a brick terrace was built that extended from the northwest corner of the pool, continued alongside the kitchen wing and the conservatory, and ended just beyond the side entrance to the house.[24] No plans have survived for the pool and terrace. However, the Richardsons took a series of nine photographs in August and September 1968 showing the construction of these new features (fig. 6.3, 6.4 and 6.5). As indicated in Chapter V, there were massive shrub materials in this area, especially viburnums, lilacs and possibly mock orange, but they were badly overgrown and had to be removed for the swimming pool.[25] Richardson wanted to have grapes along the wall that separated the swimming pool from the lawn, and Hudak obtained two each of six different kinds.[26] Roses were planted beside the terrace.[27]

Beyond the terrace almost to the southeast corner of the house the Richardsons had a vegetable garden. Mrs. Richardson was very interested in herbs and wanted a sunny place to grow them, so, about 1976, the vegetable garden was formalized into a Colonial Revival design consisting of two rectangles: the western one being occupied by vegetables and eastern one by a variety herbs, with a crabapple, probably existing, in the center panel surrounded by strawberries. In 1980, a plan of this vegetable/herb garden was drawn by the Richardsons' daughter, Nicky (fig. 6.6).[28] According to Richardson, there was nothing growing in this area but grass before they put in the garden.[29]

Artemas Richardson took particular pride in the Olmsted elm, and it was during his residency in the house that a regular program of feeding and Dutch elm disease prevention was started.[30]

SERVICE AREAS

In 1963, a hipped roof was added to the door entry of the rear entrance courtyard to shelter visitors from rain or snow as they waited to be admitted.[31] Planting changes were also made. Two yews within the courtyard became so large that they had to be removed.[32] Hudak also redesigned the area, adding a climbing hydrangea along the brick wall of the vault.

In November 1978, the sycamore maple near the entrance to the parking lot, the trunk of which appears in figure 4.44, was damaged by a severe storm. Its top was snapped off, and several large limbs fell on the vault. It was removed by Lowden, Inc.[33]

Between 1963 and 1979, the staffing and activity of the Olmsted firm declined, but there was increased interest in the preservation of the site and its archives, leading in October 1979, to the passage of an Act of Congress authorizing the acquisition of the property. During this period, the house was occupied by members of the firm on a regular basis for the first time in 40 years. Joseph Hudak cleared out and redesigned portions of the grounds, especially the hollow, and Artemas P. Richardson, in order to make the grounds more suitable for a family, added a swimming pool, terrace, vegetable and herb garden.

ENDNOTES TO CHAPTER VI

[1] "Memorial Minute: Edward Clark Whiting, 8 August 1881–18 April 1962," *ASLA Bulletin*, no. 105 (August 1962), 10.

[2] Amy Millman, *Historic Resource Study: Frederick Law Olmsted National Historic Site* (Boston: Division of Planning and Design, North Atlantic Regional Office, National Park Service, U. S. Department of the Interior, November 1982), 97.

See also Joseph Hudak, Interview with Amy Millman, December 22, 1980, Portions Relating to the History of the Firm, transcribed by Cynthia Zaitzevsky, Olmsted NHS Administrative Records.

[3] Millman, *Historic Resource Study*, 97–98.

[4] Albert Fein, "The Olmsted Renaissance: A Search for National Purpose," In Bruce Kelly, Gail Travis Guillet and Mary Ellen W. Hern, eds., *Art of the Olmsted Landscape* (New York: New York City Landmarks Preservation Commission, 1981), 99–109.

[5] Artemas P. Richardson, "An Invitation to Members of the Boston Society of Landscape Architects," February 12, 1965, Olmsted NHS Archives, Post-1949 Correspondence.

[6] Millman, *Historic Resource Study*, 124.

[7] Sidney N. Shurcliff to Eugene DeSilits, November 17, 1970, 1, Olmsted NHS Archives, Post-1949 Correspondence.

[8] Ibid., 2.

[9] Millman, *Historic Resource Study*, 124.

[10] Ibid.

[11] Millman, *Historic Resource Study*, 124.

[12] William Alex, "Survey-Inventory of the Frederick Law Olmsted Office—Estate and Contents, Brookline, Massachusetts," 1973–1974.

[13] *General Management Plan, Frederick Law Olmsted National Historic Site, Town of Brookline, Norfolk County, Massachusetts* (United States Department of the Interior, National Park Service, North Atlantic Region, Planning and Design), September 1983, 55–58.

[14] Joseph Hudak, Interview with Amy Millman, December 1980, Transcript from Olmsted NHS Administrative Records, 5.

[15] Artemas P. Richardson, Telephone Interview with Cynthia Zaitzevsky, June 1, 1993, included as Appendix H of this report, 5.

[16] Ibid., 6.

I also reference a color slide taken by my father, Francis B. McCarthy, in the summer of 1972 showing the beige paint, which Shary Berg once told me was a "historic slide," since this color is not recorded in any other photograph (author's collection).

[17] Ibid. It has been generally assumed that the last pre-National Park Service house color was grey, but the sage green, which was a fairly muted color anyway, may have faded to the extent that within six years it appeared grey. (I remember the ca. 1973 painting of the house by the Richardsons.)

[18] Joseph Hudak, Interview with Amy Millman, December 1980, Transcript from Olmsted NHS Administrative Records, 2, 6. Apparently Hudak did not remove the "overscaled" rhododendrons or at least not all of them, since in 1980 he referred to them as still there.

[19] Ibid., 2.

[20] Millman, *Historic Resource Study*, 107. Cites an interview with Artemas Richardson.

[21] Artemas P. Richardson, Telephone Interview with Cynthia Zaitzevsky, June 1, 1993, 6.

[22] Joseph Hudak, Interview with Amy Millman, December 1980, Transcript from Olmsted NHS Administrative Records, 7.

See also "Proposed Alteration to Kitchen Wing," Plan by A. Richardson, September 7, 1964, Plan #673-60, Olmsted NHS Archives.

[23] "Existing Grades in Area of Proposed Kitchen Terrace," Plan by C. Rood, June 20, 1966, Plan #673-61. (This is the title on the Plan Index Card; the plan itself is labelled "Topographic Study for Patio, South-West Yard Area.") See also an unlabelled and undated study, Plan #673-Z46, Olmsted NHS Archives.

[24] Both the pool and terrace are illustrated on the "Plan of Fairsted," March 17, 1983, which will be illustrated in Chapter VII.

[25] Artemas P. Richardson, Telephone Interview with Cynthia Zaitzevsky, June 1, 1993, included in this report as Appendix H, 4–5. See also Joseph Hudak, Interview with Amy Millman, December 1980, Transcript, Olmsted NHS Administrative Records, 5, 7.

[26] Ibid., 8. See also "Plan of Fairsted," March 17, 1983.

[27] See "Plan of Fairsted," March 17, 1983.

[28] The garden plan also shows up on "Plan of Fairsted," March 17, 1983, with more roses on the border between the garden and the lawn.

[29] Artemas P. Richardson, Telephone Interview with Cynthia Zaitzevsky, June 1, 1993, 5.

[30] Joseph Hudak, Interview with Amy Millman, December 1980, Olmsted NHS Administrative Records, Transcript, 5.

[31] Millman, *Historic Resource Study*, 103. Cites interview with Artemas Richardson.

[32] Joseph Hudak, Interview with Amy Millman, December 1980, Olmsted NHS Administrative Records, 10. The transcript stops at this point in mid-sentence. The landscaping portion of the interview was not located on the Olmsted NHS tape, which I transcribed parts of.

[33] Artemas P. Richardson to Mr. Alexander Brough, January 23, 1979, Olmsted NHS Archives, Post-1949 Correspondence.

Chapter VII
The National Park Service Ownership: 1980–1994



THE NATIONAL PARK SERVICE OWNERSHIP: 1980–1994

In 1980, after many years of study, proposals and petitions described in the previous chapter, Fairsted was acquired by the National Park Service as the Frederick Law Olmsted National Historic Site (Olmsted NHS). During the fifteen years that Fairsted has been a National Park, the policy and management of the landscape has evolved, as an understanding of its history has grown and sophisticated methods of landscape preservation and maintenance have been developed. The National Park Service management of the Fairsted landscape falls naturally into three phases. In the early years, through 1985, intensive study, planning, and emergency stabilization were the primary concerns. Beginning in 1986, after the early studies had been completed, there was a shift in management policy, with increasing emphasis being given to landscape maintenance and various preservation/restoration projects. During this second phase, 1986 through 1990, the preservation philosophy for the landscape was changed from a ca. 1960 preservation approach to a ca. 1930 restoration. Since 1991, planning has been in process to implement a comprehensive restoration plan for the Fairsted landscape according to the ca. 1930 date. This volume of the Cultural Landscape Report provides the historical research necessary to accomplish the landscape restoration. In 1992, the NPS created the Olmsted Center for Landscape Preservation, building on the maintenance and planning expertise at Fairsted to provide technical assistance to other cultural landscapes in the National Park System.

POLICY AND MANAGEMENT

Early Studies and Planning Projects, 1980–1985

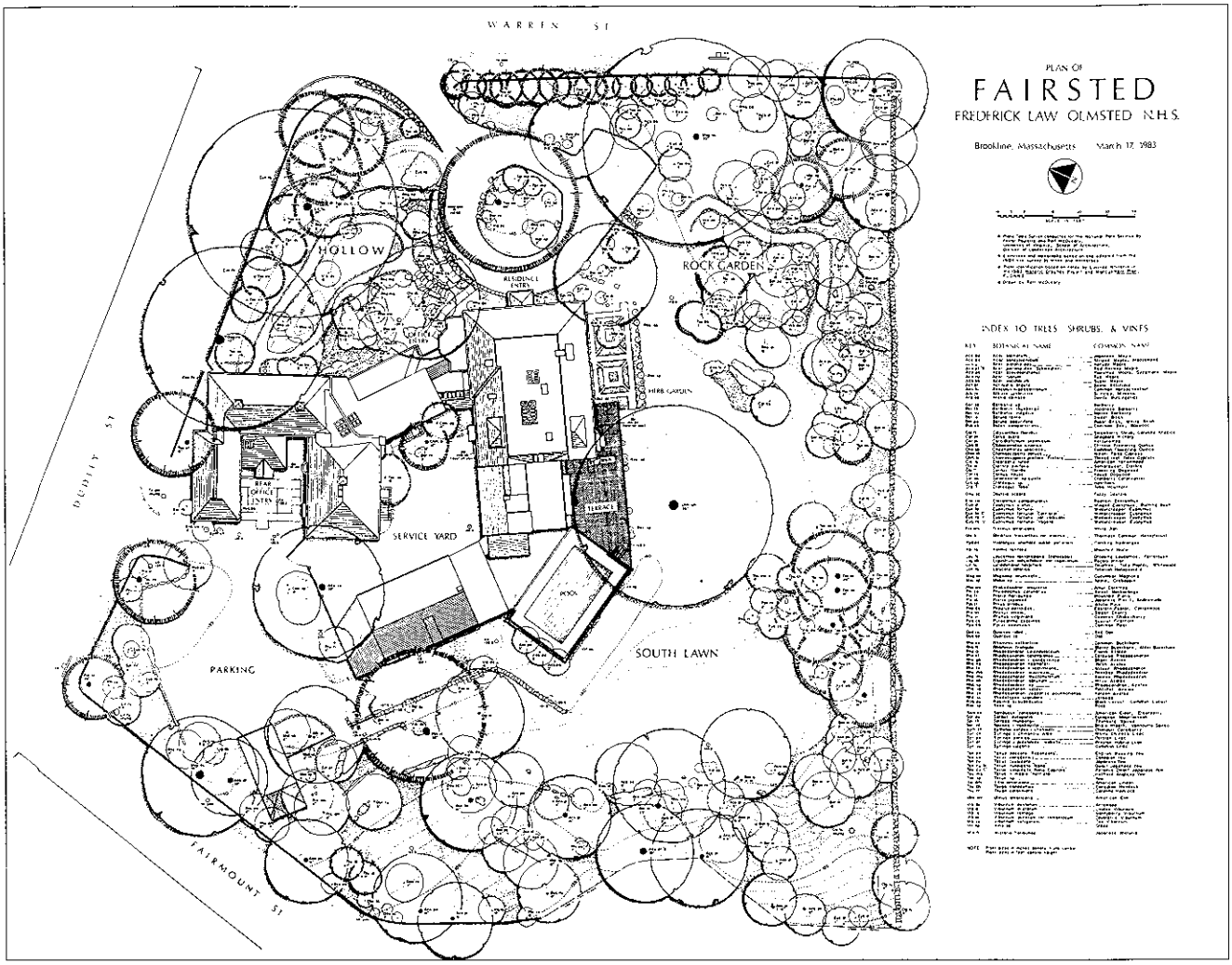
At the time the Olmsted NHS was acquired by the National Park Service, it was administered by the Superintendent of the Longfellow National Historic Site in Cambridge, Massachusetts. The operation of the site continued to be administered from the Longfellow NHS until 1987. In June 1980, Shary Page Berg, a National Park Service landscape architect, became the Site Manager of Fairsted, remaining in that position for six years. Initially, the staff at the site was very limited but included Elizabeth Banks as Curator. Mary Tynan, formerly secretary to Artemas Richardson and Joseph Hudak of Olmsted Associates, provided continuity for a time working with the plans and photographs and assisting with some of the early interviews. At this time, the Olmsted NHS did not have its own maintenance staff. For the first two years, little work was done on the grounds other than emergencies, while immediate attention went to the building, the collections, and the preparation of early reports described below.

In 1982, the *Historic Resource Study: Frederick Law Olmsted National Historic Site* was completed.[1] This study examined the Fairsted landscape, along with the history of the firm and its principals, the archival collections, and the architecture. Extensive interviewing was done with Artemas Richardson and Joseph Hudak, but most of the report focussed on the evolution of the firm and alterations to the buildings, rather than the landscape. In the summer of 1982, Lucinda Adele Whitehill, then a graduate student in the Historic Preservation Program at Boston University, came to the site to do plant identification and research for an *Historic Grounds Report.*[2] Whitehill also did emergency weeding.

In September 1983, the *General Management Plan* was completed.[3] The *General Management Plan* set the preservation period for the Olmsted Site at ca. 1960, or shortly after the death of Frederick Law Olmsted Jr. According to the *General Management Plan,* the treatment approach for the grounds was to be preservation rather than restoration. However, limited restoration to ca. 1960 was proposed for certain areas and included the removal of some later non-contributing features in the south lawn including the pool, terrace, and herb garden discussed below. Rejuvenative and reductive pruning of overgrown plant material, especially in the hollow and the rear office entry, was also mandated, as well as the development of a maintenance policy to control goutweed (a problem that has existed since at least the time of Frederick Law Olmsted Jr.) and Norway maple seedlings. Special care of the historic Olmsted elm was also recommended in the *General Management Plan.*[4]

In 1983, Ben Howland, ASLA, of the University of Virginia, approached the site looking for a project for two of his students. They completed a survey and plan of the grounds as it appeared in 1983 (fig. 7.1), which has turned out to be a key document of the early National Park Ser-

OLMSTED NHS ADMINISTRATIVE RECORDS



(7.1) "Plan of Fairsted. Frederick Law Olmsted NHS, March 17, 1983." University of Virginia and the Historic American Building Survey (HABS).

vice years at Fairsted. This plan was incorporated into an Historic American Buildings Survey (HABS) project for the buildings, which also included an axonometric drawing of the entire property.

The landscape management approach to the grounds during the first five years of National Park Service ownership adhered strictly to the general recommendations outlined in the *General Management Plan* with more specific guidance provided by the *Historic Grounds Report and Management Plan* by Lucinda Whitehill. Overgrown shrubs were pruned to rejuvenate the historic plant material and an Integrated Pest Management program was introduced. However, the most dramatic change in the Fairsted landscape prior to 1985 was the removal of the Richardson's swimming pool, brick terrace, and herb garden. This will be described more fully in the discussion of the landscape by zones, in the section "South Lawn and Rear Embankment."

Modifications to the Original Landscape Management Policy, 1986–1991

In April 1985, Charles Pepper came to Fairsted as gardener.[5] In September 1986, Pepper and Berg prepared a "Draft Report on the Olmsted National Historic Site Landscape Preservation Period and Philosophy," recommending a change from the ca. 1960 preservation period to ca. 1930 restoration.[6] This report recognized the peak of activity of the Olmsted Brothers firm during the 1920s, the high level of documentation for the period, and the fact that a 1930 restoration would present a consistent appearance with the other features of the historic property. In April 1987, this report was finalized, and, the following month, a more fully elaborated version of it was forwarded from the Superintendent of the Longfellow National Historic Site to the Regional Director of the North Atlantic Region of the National Park Service.[7] In August 1987, the Massachusetts State Historic Preservation Officer (SHPO) and the Advi-

sory Council on Historic Preservation concurred with the recommendation, thereby amending the preservation date and treatment approach prescribed in the 1983 *General Management Plan.*[8]

In 1987, Rolf Diamant, the current Superintendent, became Superintendent of the Olmsted, Longfellow, and John F. Kennedy National Historic Sites.[9] Since this date, Fairsted has been the administrative and maintenance center for all three parks.

Between 1986 and 1991, landscape activities at the site reflected the change in the preservation date. Some work was done to replace or repair historic features. Under the leadership of Charles Pepper and Barbara Harty, who came to the site in May 1991 as a work leader, there has been continued refinement of the preservation maintenance approach for the Fairsted landscape, although some major projects have been deferred until the completion and implementation of the Fairsted Cultural Landscape Report and Treatment Plan. As preservation maintenance practices have evolved at Fairsted, the site has also functioned as a laboratory to develop and test new and innovative solutions to landscape preservation problems, ultimately leading to the projects described below.

Landscape Restoration Planning and Implementation, 1991–1994

Beginning in 1991, several important landscape programs and projects have been initiated at the Olmsted NHS. In 1991, a Cooperative Agreement was signed between the National Park Service and the Arnold Arboretum of Harvard University. Under the Cooperative Agreement, the Olmsted National Historic Site and the Arnold Arboretum have worked together to address site-specific landscape issues at Fairsted and have collaborated in the Olmsted Center for Landscape Preservation. This work includes vegetative propagation of 14 historically or horticulturally significant woody plants, including the Olmsted elm. Barbara Harty also participated in the creation of an herbarium collection for Fairsted, with plant identification by the Arnold Arboretum.

In 1992, the Olmsted Center for Landscape Preservation was established at the Olmsted National Historic Site. The Olmsted Center is a park-based technical center devoted to improving the preservation and management of cultural landscapes. The programs of the Olmsted Center focus on landscape preservation maintenance, including both physical work and maintenance planning; preservation planning, including the preparation of cultural landscape reports and special studies, technology development; and training in all of these areas.[10] When the Olmsted Center was established, Charles Pepper moved from the staff of the Olmsted National Historic Site to the Olmsted Center.

The maintenance of the Fairsted grounds has continued to evolve since the National Historic Site was established. Between 1991 and 1994, Barbara Harty, Grounds Supervisor, continued preservation maintenance, emphasizing strong cultural practices.[11] She has also continued to develop the Integrated Pest Management Program established earlier in the National Park Service ownership. Under her supervision, a lawn maintenance plan was also put into effect, consisting of aerating, seeding and the use of organic fertilizers.[12]

Two major hurricanes have struck the New England region since the National Park Service acquired Fairsted. In September 1985, Hurricane Gloria did minor damage to the grounds, mostly breakage of small branches, although much more severe damage was suffered elsewhere on the northeast coast.[13] In August 1991, Hurricane Bob destroyed four historic trees. These losses will be discussed under the appropriate landscape zone in the following section.

During 1991–1994 period, the grounds of the Olmsted NHS have been used to develop new technologies for the care and treatment of historic landscapes, contributing greatly to the Olmsted Center's work in other parks. Specifically, these test projects have included the inventory of historic plants described above, evaluation of four trellis systems, and a methodology for preparing maintenance plans (preservation guide) for a historic landscape.

CHANGES TO THE FAIRSTED LANDSCAPE 1980–1994

At the time that the National Park Service acquired Fairsted, areas formerly maintained by the firm, especially the hollow, had become very overgrown. The grounds immediately adjacent to the house which had been maintained by tenants were well cared for but included several new (nonhistoric) features such as the swimming pool, which had been added by the Richardsons and which were inconsistent with the first ca. 1960 preservation period. During the first year of National Park Service ownership, the Richardsons moved some of their plants, including peonies and herbs, to their New Hampshire home. However, in the vicinity of the south lawn, views through the prop-

erty were quickly becoming obscured due to the rapid growth of volunteer trees on the adjacent property.[14] After Lucinda Whitehill came to the site in 1982 to do research for the *Historic Grounds Report,* some clearing of overgrown material was done and an attempt was made to control goutweed on the south lawn.

In the summer of 1984, major restoration work was begun on the vault, office wing, and house. The disruption and debris resulting from construction made it impossible to do much with the grounds at this time. In 1987–1988, the exterior of the house underwent substantial repair and repainting. Because of this work, the existing wisteria and actinidia vines were temporarily cut back to 2–3 feet in height until a permanent trellis solution could be found. By this time, the ca. 1930 restoration had been determined, and the house was repainted in a dark red color, which paint analysis had determined was its color in the 1930s.[15]

By 1980, the spruce pole fence was seriously deteriorated, almost collapsing under the weight of overgrown euonymus (fig. 7.2). Between 1984 and 1986, the spruce pole fence was replaced in its entirety. As this replacement got underway, there was a debate about materials. At this time, it was speculated that the original poles might have been chestnut, but subsequent research has determined that they were always spruce.[16] A draft "Historic Structure Report" for the fences was prepared by Andrea Gilmore, Architectural Conservator in 1986–87.[17]

Front Entry and Drive

By 1980, the entrance arch, one of the most important features in the Fairsted landscape, had been missing for many years. As described in Chapter V, it collapsed in the late 1950s or early 1960s, when a truck got stuck trying to pass under it.[18] Near the front door of the house, there was more planting (clethra, hosta and pachysandra) than existed in 1994. After work was done on the facade, this planting and the pachysandra on either side of the door did not grow back as lushly as before.[19] In 1984, the front drive, as well as the service area and parking lot at the rear of the property, were resurfaced with pea stone. In 1985, the entrance arch was rebuilt, using the original Olmsted plans from the early 1880s, but it was not planted with euonymous. The entrance drive was also deteriorated, and water draining from Warren Street was causing serious flooding in the hollow. As a result, in 1986, a contract was let to improve site drainage, including a new drain underneath the arch.[20] In 1988, an attempt was made to replace the large elm tree that was lost in the late 1950s with a Liberty elm, but this was short-lived due to shade and damage from cars.[21] Between 1991 and 1994, the stones at the front entrance were gradually reset. Some barberry was lost in the front entry during this period.[22]

The Hollow

The hollow, one of the most picturesque features of the Fairsted landscape, has always been one of the most difficult to maintain. It had fallen into disrepair by the 1920s, when it was redesigned by Hans Koehler, the Olmsted Brothers' horticultural specialist. By the 1960s, it had become a "jungle" and was cleaned out and replanted by Joe Hudak, then a partner in Olmsted Associates. By 1980, it had again become seriously overgrown.[23] In 1982–1983 and 1988–1989, the yews in the hollow were cut back.[24] In August 1991, a tulip tree and red oak in the hollow that existed during Frederick Law Olmsted Sr.'s tenure were destroyed by Hurricane Bob (fig. 7.3). A replacement red oak was planted but did not survive. The character of the plants in the hollow has changed greatly since the loss of these trees. Now that there is more light, there has been an increase in the amount of herbaceous material growing there, including foxglove, wild bleeding heart, epimedium and trillium. In the early 1990s, a hemlock *(Tsuga canadensis)* was replaced on the north embankment of the hollow.[25]

Rock Garden and Southeast Corner

About 1983, some large birches in the rock garden came down in a storm.[26] After his arrival at the Olmsted NHS in 1985, Charles Pepper weeded and pruned the rock garden area, which had become overgrown with large mountain laurel and other woody plants. Pepper opened up the moss beds and interplanted vinca, but no other new plants were introduced, consistent with the preservation policy then in effect. However, a very large, but diseased, historic ash was removed from the corner of the property and the space used as a temporary holding area for young Liberty elms.[27]

South Lawn and Rear Embankment

The south lawn has seen the greatest changes of any part of the Fairsted landscape in the 14 years since the National Park Service acquired the site. In 1980, the Richardson's swimming pool, terrace, and herb garden were still in place. There was also a small perennial garden near a flame azalea at the base of the rock garden. Nearby was a Kousa dogwood (apparently a Richardson family birthday present), which was later replaced with a crabapple transplanted from their herb garden. In 1980, the important view from the

conservatory toward the Gardner property was more open than in 1994, although already there had been extensive growth of Norway maple, which was beginning to obscure the view.[28] The Norway maples which have completely obscured the view are located on land belonging to the Brookline Land Trust, which was formerly part of the Gardner Estate. Norway maples had also obscured the view toward the rear embankment and the former Clark Sisters' cottage.[29]

In 1983–1984, the Olmsted elm was pruned. In fall of 1984, the Richardsons' brick terrace, swimming pool and herb garden were removed, in keeping with the ca. 1960 preservation period mandated by the *General Management Plan* (fig. 7.4). At that time, there was some discussion about whether these features should be removed. For example, Olmsted scholar Albert Fein of Long Island University and the Harvard Graduate School of Design suggested that they were part of the continuing history of the property and perhaps should stay. Before the swimming pool was taken out, the Japanese maples near it were moved to the west slope.[30] When Charles Pepper came to the Olmsted site in the spring of 1985, he found the south lawn to be disturbed, largely as a result of construction work on the buildings and the removal of the pool and terrace. In 1985, the Olmsted elm was again pruned by Bartlett Tree Experts, and branch cross-sections were evaluated to determine the presence or absence of pests or disease. This evaluation showed that, between 1960 and 1985, the elm had very small increments of growth, but, after the removal of the pool and terrace, it grew more vigorously. Additional pest management was also implemented by Bartlett, especially on the Olmsted elm.[31]

The existing stone dust path from the parking lot to the public entrance of the site at the conservatory was also put in at this time. This project was not intended as a restoration but as a means of better accommodating visitors. However, the new path was intended to be constructed "in the spirit of" the historic path and was measured in part from the 1904 sur-



OLMSTED NHS ADMINISTRATIVE RECORDS

(7.2) Spruce Pole Fence circa 1987, prior to major repair work.



OLMSTED NHS ADMINISTRATIVE RECORDS

(7.3) Hurricane Bob damage to *Liriodendron tulipifera* and *Quercus rubra* in the hollow and along Dudley Street, 1991.



OLMSTED NHS ADMINISTRATIVE RECORDS

(7.4) Brick terrace and swimming pool in 1981.

ENDNOTES TO CHAPTER VII

[1] Amy Millman, *Historic Resource Study: Frederick Law Olmsted National Historic Site* (Boston: National Park Service, November 1982).

[2] Lucinda Adele Whitehill, *Historic Grounds Report and Management Plan: Frederick Law Olmsted National Historic Site* (Boston: National Park Service, North Atlantic Region, 1982). Whitehill is now Lucinda Brockway and is a private landscape preservation consultant.

[3] *General Management Plan: Frederick Law Olmsted National Historic Site* (Boston: National Park Service, North Atlantic Region, September 1983).

[4] Ibid., 38–39.

[5] Charles Pepper is currently Manager of the Preservation Maintenance Branch of the Olmsted Center for Landscape Preservation.

[6] Shary Berg and Charles Pepper, "Draft: Olmsted NHS Landscape Preservation Period and Philosophy," September 1986. Olmsted NHS Administrative Records.

[7] "Frederick Law Olmsted National Historic Site: Preservation Period and Philosophy," April 1987; "Frederick Law Olmsted National Historic Site: Preservation Period and Philosophy," May 1987, with Memorandum from Superintendent, Longfellow National Historic Site, to Regional Director, North Atlantic Region, National Park Service, May 5, 1987. Olmsted NHS Administrative Records.

[8] Memorandum from Regional Director, North Atlantic Region, National Park Service, to Superintendent, Longfellow National Historic Site, August 31, 1987. This memorandum encloses a letter from Don L. Klima, Chief of Project Review, Eastern Division, Advisory Council on Historic Preservation, to Herbert S. Cables, Jr., Regional Director, National Park Service, and a letter from Herbert S. Cables, Jr. to Valerie Talmage, State Historic Preservation Officer, Massachusetts Historical Commission, Boston, Massachusetts, July 10, 1987. Olmsted NHS Administrative Records.

[9] The John F. Kennedy National Historic Site, the birthplace of JFK, is located in Brookline, Massachusetts.

[10] Olmsted Center for Landscape Preservation, *1992 Annual Report* (Boston: National Park Service, North Atlantic Region, Cultural Landscape Program, 1993).

See also Margaret Coffin, *Developing a Preservation Maintenance Guide for a Historic Landscape*, Olmsted Center for Landscape Preservation, National Park Service, 1995.

[11] In April 1996, Barbara Harty joined the staff of the Olmsted Center.

[12] Barbara Harty, Interview with Cynthia Zaitzevsky and Lauren Meier, May 26, 1994, at the Olmsted National Historic Site.

[13] The pinetum at the Cutting Arboretum in Great River, Long Island, New York, which had been established by Charles Sprague Sargent for Bayard Cutting in the 1890s, was almost completely obliterated by Hurricane Gloria. The core of the Cutting property is one of the few Long Island estates designed by Frederick Law Olmsted Sr.

[14] Shary Page Berg, Interview with Cynthia Zaitzevsky and Lauren Meier, June 7, 1994, at the Olmsted National Historic Site.

[15] Berg Interview.

[16] Ibid.

[17] Andrea M. Gilmore "Historic Structure Report, Fences, Frederick Law Olmsted N.H.S., Brookline, Massachusetts." unpublished, 1986–87.

[18] Joseph Hudak, Interview with Amy Millman, December 1980. Transcript from Olmsted NHS Archives.

[19] Berg Interview. This may have been due to compaction of the soil. (Charles Pepper note.)

[20] Berg Interview. Information from Charles Pepper.

[21] Information from Charles Pepper. For the loss of the original elm tree, see Chapter V, page 92 of this report, which quotes an interview with Joseph Hudak.

[22] Harty Interview.

[23] See Chapters IV and VI of this report and Berg Interview. ("Jungle" was Joseph Hudak's term.)

[24] Berg Interview. Information from Charles Pepper.

[25] Harty Interview.

[26] Berg Interview.

[27] Charles Pepper, Interview with Cynthia Zaitzevsky and Lauren Meier, May 26, 1994, at the Olmsted National Historic Site.

[28] Berg Interview.

[29] Information from Charles Pepper.

[30] Berg Interview.

[31] Berg Interview. Charles Pepper Files.

[32] Berg Interview. Pepper Interview.

[33] Pepper Interview. (The Arnold Arboretum is investigating the true identity of the replacement rose and think that it is *Rosa multiflora* rather than *R. soulieana* as had been identified in historic photo.)

[34] Pepper Files.

[35] Pepper Interview.

[36] Pepper Files.

[37] (Charles Pepper), "Historic Vine and Trellis Restoration Project: Frederick Law Olmsted National Historic Site," nd. Pepper Files. (The Tulip Test Garden Report Outline noted on the cover of the Trellis Report is not included with the report.)

[38] Karen E. Day, Preservation Assistance Division, National Park Service, "Site Number 1. Restoring Vine Coverage to Historic Buildings," *Preservation Tech Notes* (Washington, DC: National Park Service, 1990).

[39] Berg Interview.

[40] Pepper Interview. Pepper Files. Information from Lauren Meier.

[41] Information from Lauren Meier.

[42] Article in the *Boston Sunday Globe*, City Section, July 11, 1994.

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List of Repositories Consulted and Outcome

Frederick Law Olmsted National Historic Site, Brookline, Massachusetts

1. Archives

Olmsted Job #20: Olmsted Brothers, Brookline, Massachusetts
These records pertain mainly to work on the office wing, vault, and the function of the Olmsted firm. Specific items include:

64 Plan Idex Cards (1891–1968)

319 inventoried plans and drawings (1889, 1891, 1899–1903, 1909–1914, 1925, 1928, 1942, 1946, 1952–1957, 1962–1968, n.d)

149 file folders Post-1949 Correspondence (1865–1980, n.d)

2 photograph albums including approximately 18 prints

1 interpositive

Olmsted Job #673: Estate of F. L. Olmsted/Fairsted, Brookline, Massachusetts
These records relate mainly to the house and grounds. Specific items include:

64 Plan Index Cards (1847, 1904–1968)

157 inventoried plans and drawings (1847, 1849, 1863, 1878, 1883–1887, 1895, 1901–1934, 1938, 1942–1946, 1955, 1964–1969, n.d)

2 file folders of Planting List Files (1900–1980, n.d)

5 file folders of Post-1949 Correspondence (1940–1980)

3 photograph albums including approximately 207 prints (1896–1977, n.d)

134 interpositives

Various related photographs are filed under Job #946: Boston Common, Job #2901: American Society of Landscape Architects, Job #9519 Wright Brothers Memorial, and unprocessed Models album and Olmsted family photos.

2. Administrative Records

The Olmsted NHS maintains central administrative files as well as staff files related to specific functions or program areas. The programs or divisions that contain information related to the Fairsted grounds include the central administrative files, maintenance division files, nonhistoric records in the archives division, and the files of the Olmsted Center for Landscape Preservation.

Tapes of interviews, employee files, and copies of some historic documents, such as the Beatrix Jones journal are found in the Administrative Records of the Olmsted NHS.

Manuscript Division, Library of Congress, Washington, D.C. 20540[1]

1. Frederick Law Olmsted Papers
This collection includes microfilmed papers of Frederick Law Olmsted Sr. spanning the years 1777 to 1952 in four categories:

Correspondence arranged chronologically (reels 1–23)

Speeches and Writings (reels 24–41)

[1] The description of the Olmsted Papers and Records were derived from a guide prepared by Charles E. Beverage, Editor, Frederick Law Olmsted Papers, reprinted from the National Association for Olmsted Parks, News Update, April/May, 1985.

Miscellany (48–51)

Reels 52–60 include material added to the collection since it was first deposited such as papers related to Central Park, Louisville parks, Mount Royal, Niagara Falls Reservation, and the World's Columbian Exposition of 1893.

The F. L. Olmsted Papers do not contain any items directly related to the Fairsted grounds.

2. Olmsted Associate Records

This collection contains the papers of the Olmsted landscape architectural firm spanning the years from 1870–1950 including correspondence, letter-books, memoranda, reports, plans, specifications, lists, clippings, and other related material. The records are divided into eight series:

Series A: Letterbooks 1884–99

Series B: Job Files (1871–1950)

Series C: General Correspondence (1884–95)

Series D: Special Correspondence (1874–99)

Series E: Business Records (1868–1950)

Series F: Scrapbooks and Albums (1893–1917)

Series G: Miscellany (1890–1903)

Series H: Family Papers (1868–1903)

Series B was consulted for Jobs #673 and #1-20 along with Series H (Family Papers). These records were not as helpful as are for most projects since the client is the landscape architect and no official correspondence was necessary. However, there are a number of items that in combination with the Olmsted NHS Archives provide a fairly complete picture of the evolution of the Fairsted grounds.

Print and Photograph Collection, Library of Congress.

This was checked for photographs of Fairsted, but none were found.

Brookline Public Library, Brookline, MA

Has a complete series of Atlases of the Town from 1874 through 1930, as well as 1844 and 1855 maps.

The Brookline Chronicle on microfilm. Indexed for people. Yielded an account of the talk to the Brookline Club, where Olmsted described what led him to move to the town.

Brookline Street List of Poll Tax Payers, 1891–1920.

Brookline Street List of Residents over Twenty, 1921–1964.

Property Tax Lists (not searched inclusively).

Vital Records of Brookline, as well as several local histories. All are in the Brookline Room.

Unpublished article by Hazel G. Collins on "Landscape Gardening in Brookline," 1903. A copy is also at the Olmsted NHS.

Frances Loeb Library, Harvard Graduate School of Design, Cambridge, MA

John Charles Olmsted Collection. Photograph Albums with very useful early photographs of the site. John Charles Olmsted's correspondence with his wife had been searched by Arleyn Levee, and she was able to tell me that there was nothing relating to Fairsted. We checked his wife's side of the correspondence and found nothing there either.

Visual Services. This department yielded the Paige 1902 plan of the Fairsted grounds, which no one seems to have located before. They also have a few photographs of the site, but these are of very poor quality and contain no information not found in better photographs.

The Olmsted Papers (*not* the Olmsted Associates Papers) are available on microfilm. The General Correspondence was checked for the relevant years.

The general catalog was also used and yielded an article from a Chicago newspaper in the Vertical Files.

Society for the Preservation of New England Antiquities, Boston, MA

They have about a dozen early photographs of the site, including two by Percy Jones and a few probably by John Charles Olmsted.

Boston Public Library, Boston, MA

1. Microtext Division

Newspapers of Boston and Marlboro were searched for obituaries of Hans J. Koehler. A very informative obituary was found in the *Marlboro Daily Enterprise.*

2. Print Room

Inquiries were made with negative results. Their photograph collection focuses almost exclusively on Boston proper.

Since the photographic collections of the *Bostonian Society* and the *Boston Athenaeum* are also focused on Boston, these were not searched.

Norfolk County Registry of Deeds, Dedham, MA

The deed recording Olmsted's purchase from the Clark sisters was located. A complete title search was not made.

Norfolk County Registry of Probate, Dedham, MA

Olmsted's will and the reports of the Administrators of his will were examined.

Interviews

Both Joseph G. Hudak and Artemas P. Richardson were contacted by phone. Hudak was not able to answer questions at the time but indicated a willingness to be contacted later. Richardson talked with the author at some length and provided considerable information.

Charlie Pepper and Barbara Harty, both currently at the Olmsted National Historic Site were interviewed for this project on May 26, 1994. Shary Page Berg, former Site Manager, was also interviewed for this project on June 7, 1994. Both interviews were taped but have not been transcribed.

Recommendations for Future Research

I. DOCUMENTS

Descendants of the heirs of the Clark sisters might be sought. (This is a long shot.)

The Series B: Job Files of the Olmsted Associates Records at the Library of Congress can now be borrowed through Widener Library of Harvard College and take two-three weeks to arrive. It would be advisable to borrow the reels for Jobs #673 and #1-20 to check them through again thoroughly in Lamont Library, which has very good printing machines. The F. L. Olmsted Jr. personal papers (Job #2919 also in Olmsted Associates Records, Series B) should also be borrowed from the Library of Congress on microfilm. There has not been time during this or other projects to go through these thoroughly, and they might yield useful material.

Hans Koehler was largely responsible for the redesigns of the Fairsted grounds and their maintenance during the period with which the site is most concerned. His grandson, John M. Washburn 3rd of Farmington, MI, and his granddaughters, Ann Samuels of Marshfield, MA and Jane Parker of Plainfield, NJ, should be sought for information about their grandfather and possible photographs or written documents. Mrs. Samuels is the closest to hand. There is also an employee file on Koehler in the Olmsted Associates Records, Series B: Job Files.

II. INTERVIEWS WITH INDIVIDUALS CONNECTED WITH THE FIRM

I believe that we have exhausted most of the actual historic documents for Fairsted and are unlikely to find many more plans, photographs, plant lists, correspondence, etc. It therefore becomes imperative that all persons with pre-National Park Service memories of the site be contacted and possibly re-interviewed. The most important are:

Charlotte Olmsted Kursch: A list of questions might be sent to her and discussed later on the phone. When I was last in San Francisco (September 1993), I checked the phone book and found that a C. O. Kursch lived at 150 Lombard Street. The existing tape with Mrs. Kursch's interview on it, made near the beginning of the National Park Service ownership, is very difficult to understand and apparently has never been transcribed. She was also asked almost exclusively about the house and its interiors.

Artemas Richardson: Existing interviews with him do not stress the landscape very much and also have not been transcribed, except for the brief section that I transcribed recently. I talked with him by phone and received useful information. However, there may be additional questions he might be able to answer.

Joseph Hudak: I contacted him and reached him at a busy time, but he indicated that he would be willing to be contacted again. I also sent him a list of questions. The landscape portion of one of his interviews with Amy Millman has been transcribed but stops in the middle of a sentence and obviously continued further. The site located two other tapes of Amy's interview with Hudak of December 22, 1980, and I could not find this landscape section on it at all. Cindy Brockway also cites an interview that she did with Hudak in 1983, but neither a tape nor a transcript has been located. In the interview that was transcribed, Hudak mentioned having photographs that he took of the landscape when he lived in the house. He should be approached to see if these could be borrowed and copied.

All existing tapes of interviews should be transcribed as soon as possible. This would make the tapes infinitely more useful, since they take a great deal of time to listen to but could be skimmed rapidly by Olmsted NHS staff, interpreters, etc. if they were transcribed. There is also a great deal of background noise on many of the tapes, and the information could be lost altogether. This is particularly true of one tape, which has Artemas Richardson "reminiscing" with the staff in 1983. Although this has nothing about the Fairsted landscape on it, it has invaluable information about people in the firm: F. L. Olmsted, Jr., Whiting, Parker, Riley, Marquis, Harry Perkins, Dorothea Perkins, Stella Obst and many others, all long

since dead. Unfortunately, the microphone was badly placed and Richardson's voice is often inaudible. This tape should be transcribed and recaptured somehow. *No one else remembers the topics covered on this tape.*

The Millman interview with Hudak (December 22, 1980) also has very important information on the history of the firm and the kind of work it did (less about individuals than Richardson's tapes). It even offers considerable insight about the history of the profession and is relatively easy to understand, except when Millman and Hudak are moving about the building. I transcribed a great deal of this tape (waiting for the landscape part to come up, which it never did), but omitted purely architectural material.

III. INTERVIEWS WITH PEOPLE FROM EARLY PARK SERVICE YEARS

Although Fairsted has been a National Historic Site for only fourteen years, only Elizabeth Banks has been there from "the beginning." In addition to the three interviews we have already done for this project, Amy Millman, Lucinda Whitehill Brockway and Elizabeth should be interviewed.

Afterword

The Landscape of Fairsted: Home Grounds and Office Setting

BY MAC GRISWOLD



The Landscape of Fairsted: Home Grounds and Office Setting

INTRODUCTION

Fairsted: A Relic and a Symbol

Fairsted, Frederick Law Olmsted's home and office in Brookline, Massachusetts from the peak of his career in 1883 to his retirement in 1895, raises questions about more than landscape. An office open to visitors that is also a home is both deliberately and unconsciously an intimate statement about its maker. Much can be learned here about Olmsted, his family, and his practice that is not available from his immense correspondence and the thousands of words that have been written about him, or from the voluminous existing body of his works.

Because this man, who is often called the father of American landscape architecture, created the landscape at Fairsted to suit his own ideas of style and use, it can be said to represent his residential ideal. Here, for the first time in his life, he was able to create a permanent family residence and office. He chose an old farmhouse in a small suburban community that still retained much of its former rural atmosphere and laid out its grounds systematically, devoting the north and east sides to business uses and the south and west—historically considered the most desirable and pleasant—for family life. (The front door, on the east side, served both purposes, opening into a front hall that connected the two zones.) Because he believed that domesticity, in his mind one of the great civilizing forces, was best fostered by suburban and rural surroundings, there is reason to examine how his family interacted with their own suburban landscape.

As an example of a residential office in the profession of landscape architecture, Fairsted stands alone, a unique nineteenth century survivor. It reveals information about Olmsted's practice and how he felt landscape architecture should be presented as a profession. Olmsted Brothers, the successor firm, headed by Olmsted's two sons, was the largest and most important one in the nation for the first half of the twentieth century. Consequently, even the minor changes that were made in the office side of the landscape shed light on stylistic changes within the firm throughout its most important years (1900–1939), as well as changes in the status of the profession. For instance, because the firm's workload increased almost continually between 1900 and 1929, the old north-facing rear entrance on Dudley Street was altered to accommodate employees as their number swelled to a maximum of 60. Simultaneously, as the residential practice of the firm grew, more private clients visited Fairsted. They entered through the front gate that faces east on Warren Street, and the plantings they passed on their right (north), in the rocky depression called the hollow, were redesigned to be more immediately striking and floriferous. Such visitors would also have been aware, as they are today, of the quiet green home landscape that flows out around the building to the left of the entrance (south).

The impression Fairsted gives today is principally of this residential landscape, lyrical and naturalistic, which Olmsted created in the 1880s with the help of his stepson and partner, John Charles. Fairsted's modest but considered "rurality" (Olmsted's word for abundant nature held serenely and productively in check by man) conveys a mid-nineteenth century suburban ideal of domestic harmony. But it is worth noting that, by the 1920s, Olmsted Sr.'s lyrically pastoral and picturesque style no longer fully represented the current work of the firm, though they never entirely deserted naturalistic landscape design.

The survival of Fairsted's home grounds is remarkable, not least because one expects it to have been substantially changed to suit a firm whose business was landscape. Olmsted retired in 1895 because he felt his memory failing; he was committed three years later, at age 76, to McLean Hospital in Belmont, Massachusetts, for what might today be diagnosed as senile dementia. He died there in 1903. His widow and some of his children continued to inhabit Fairsted intermittently for years after his death. After Mrs. Olmsted's death in 1921, Fairsted was also rented out at times to various tenants.

The question remains as to why Fairsted's grounds, and particularly the south landscape, weren't altered more to keep up with changing taste. Tenancy, of course, had much to do with it—few landlords undertake massive renovations for tenants—but surely revamping Olmsted's own home landscape would have been considered sacrilegious. Or perhaps, more simply, the family and the firm always continued to recognize the beauty and serenity of the place and felt a deep affection for it. Whatever the reasons for its

survival—practical, aesthetic, or sentimental—Fairsted's landscape became a relic, a symbol of Olmsted Sr., for family, friends, business associates, and visiting clients.

Fairsted remained headquarters of the firm from its founding to the acquisition of the property by the National Park Service in 1980. The present restoration, which returns the design to its composition in the late 1920s, will contrast the 1880s landscape on the south side of the house, changed mostly by growth and benign neglect, with the rear courtyard to the north and the hollow, which were consciously altered to suit their heightened business usage. Tracking what changes did—and did not—take place at Fairsted, describing the family and the firm that lived there, and examining the history and growth of Brookline, Fairsted's surrounding will reveal the connections between place, use, and a changing cultural context.

FAIRSTED'S LANDSCAPE, 1883–1930

Interpreting the Design

Olmsted's career was powered by an optimism about human progress, but a guarded optimism. He looked to modern means—fresh air, sanitation, new transportation methods, and most of all, contact with what he called "Nature"—to restore or maintain the values and feelings of an older, vanishing society in a larger, more urban, more complex world. He looked backward to the small town, in memory a golden Hartford, Connecticut, where he had grown up in the first half of the nineteenth century before the Civil War. The "communitiveness," as he called it, of that tight-webbed life of shared values and efforts, which at the same time respected the individual, was his ideal.[1] For him, social engineering to create that healthy, thoughtful, neighborly state of mind on a larger scale began with the wise design of space, which in turn began in the home and its surroundings. Air, light, orderliness, beauty, and easy access to the outdoors were all part of his program.

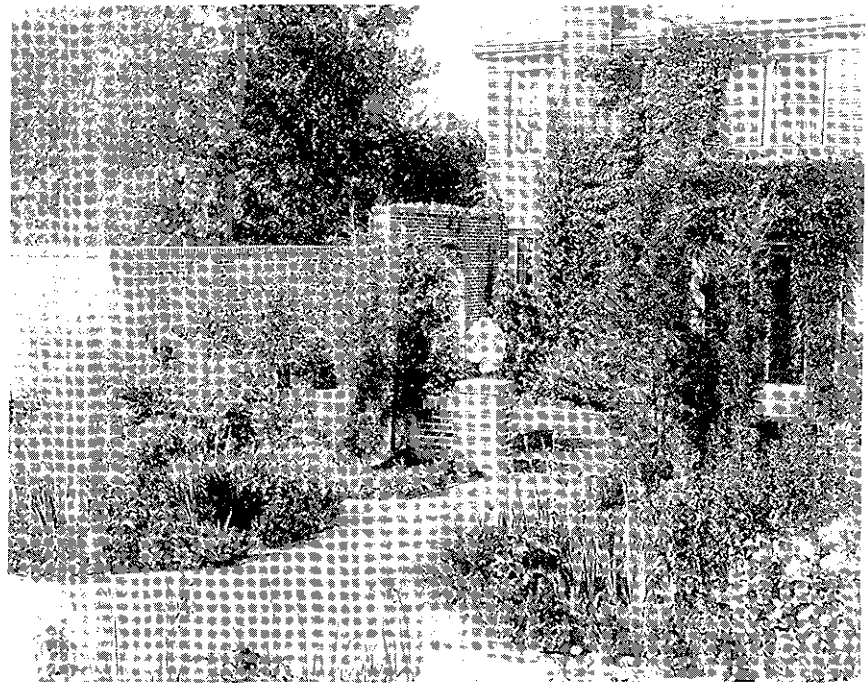
Olmsted's often-repeated desire to blend residential design into the larger surrounding, while still preserving privacy, also emerges at Fairsted. It was to be a part of the town in its apparent openness, but also a family haven. Two design elements ensured that this double purpose was served. The choice of a spruce pole fence to encircle the property was one such element. Sinuous, malleable, cut to fit over every root and rock it traversed, and made of the rustic, natural materials Olmsted preferred, the fence is airy, a screen rather than a wall, because the poles don't fit together tightly. The front entrance creates the impression of openness while actually preventing the passerby from seeing in. The arching driveway gate piled with vines is welcoming, but the little turnaround mound directly within, topped with a tree whose root crevices still sprout jack-in-the-pulpits in spring, hides the front door almost until the visitor arrives.

The design of residential landscapes changed dramatically between the time that Olmsted created the Fairsted landscape—the 1880s—and the period to which it is now being restored—the 1920s. The shift can be measured by comparing Fairsted with the landscapes made during the teens and twenties by the firm, as well as by other contemporary practitioners, such as Charles Platt, Albert Davis Taylor, or Ellen Shipman. In those fifty years, the American economic climate also changed enormously, and with it the taste of the firm's residential clientele, who were the rich and influential, many of them newly rich. They traveled frequently to Europe, and they read magazines such as *House & Garden* (first published in 1901) and *House Beautiful* (since 1896), whose principal subject was the life they could enjoy with their wealth. Photographs in these mass magazines promoted the use of historical architectural detail and gave to designed space a visual meaning that had never been available before to laymen unable to read a plan. A new professional class, landscape architects, stood ready to create such space. From the late 1890s up to the 1929 crash, expensive and lavish formality for both house and garden was fashionable, and there was money, talent, and labor available to achieve it.[2] Even in Brookline, where the hilly topography of ledges and bogs is suited better to naturalistic treatments like that at Fairsted, great formal gardens were carved out, such as Charles Platt's designs for Mr. and Mrs. Charles F. Sprague's Faulkner Farm (1897) and Mr. and Mrs. Larz Anderson's Weld (1901).[3]

Fairsted had almost none of the specialized gardens that from the turn of the century onward became standard in Olmsted firm designs for this new clientele, on small properties as well as large. At Fairsted, there was neither rose garden nor herb garden; neither Japanese garden, nor water garden. No extensive supporting facilities exist to ensure continuous floral display, such as a greenhouse or a hot bed. There was a vegetable garden, a cut flower garden, and, at various times, different places where cuttings were grown on, plants heeled in, and bulbs and annuals tested. But a visitor did not find any features such as a garden theater, an allée, or a grand vista, for instance, which serve to regularize and crisply demarcate space. Garden seats,

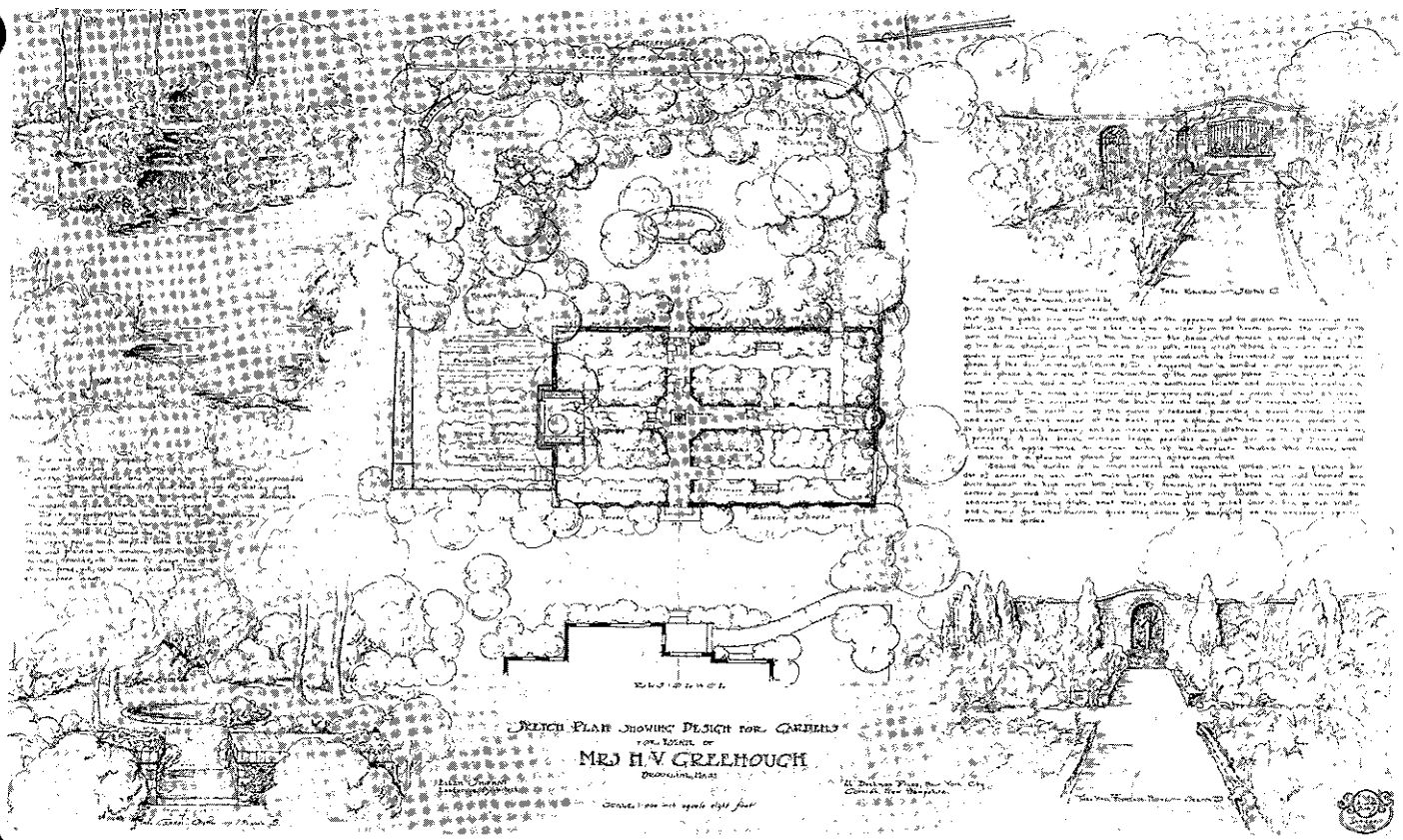
Chinese sculptures and vases, stone or turf terraces with flights of steps and balustrades, mossy statues, clipped hedges—none. There was no summer house or pergola or shingled child's playhouse, no sun dial, nor any trace of historically accurate—or even inaccurate—"period style"—no Colonial Revival, French, or English architectural details. There was no tall stone wall, no wrought-iron entrance gate with urn-topped posts.[4]

No matter how modest their incomes or properties, the home landscapes of landscape architects and designers tend to reflect their own tastes in site planning and details, tastes they trust to use in many of their clients' projects as well. Beatrix Farrand, Charles Platt, Thomas Sears, Florence Yoch, and the architects William Delano and Stanford White all created comparatively modest domestic settings for themselves during the years the influence of the Olmsted Brothers firm was at its height (1900–1939).



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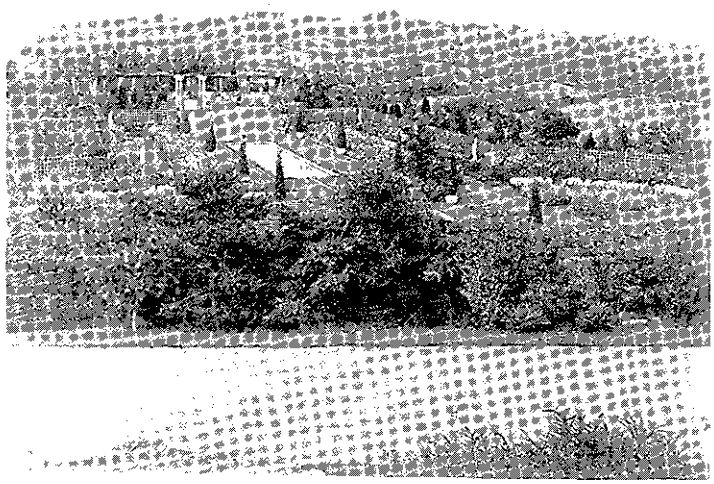
(A.1) Mrs. Henry V. Greenough Garden, Brookline, Massachusetts. The Greenough Garden at 39 Worthington Road, designed by Ellen Shipman in 1926, typifies the smaller Brookline garden of the decade. Its brick walls, compartments, sculptural ornament, richly planted flower beds, and central garden axis, which ties the garden closely to the house, are hallmarks of Shipman's style. The same features are found nationwide in many Olmsted Brothers gardens of the same period.



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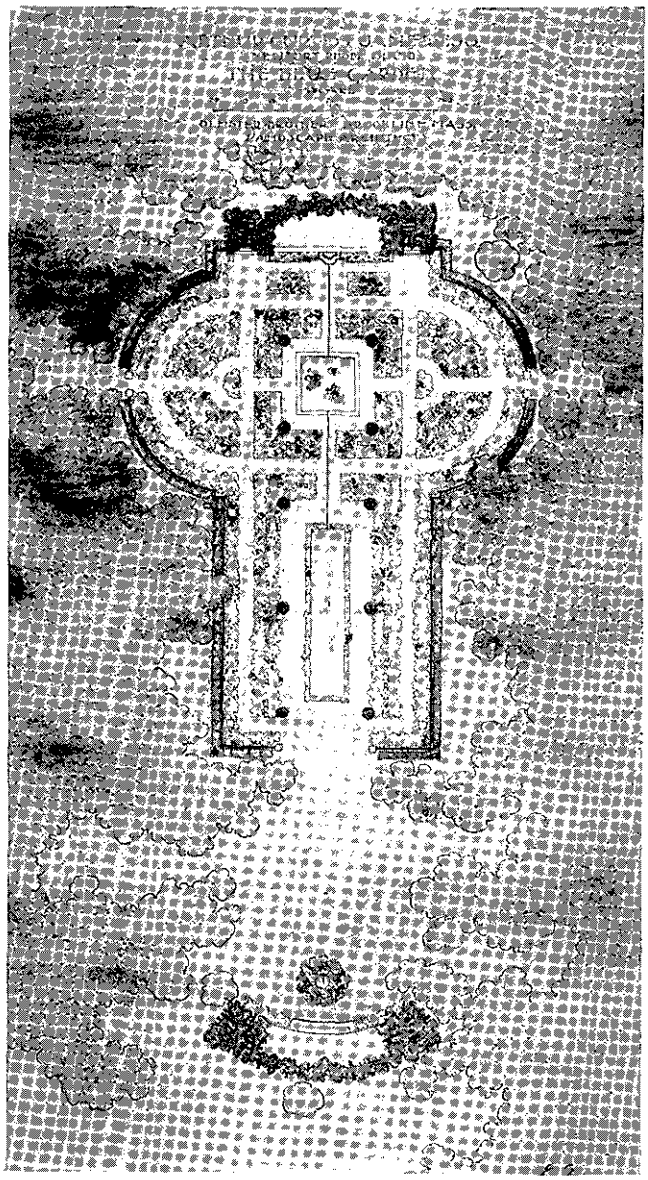
(A.2) Mrs. Henry V. Greenough Estate. Sketch plan showing design of gardens, January 1926. This sketch plan illustrates the compact nature and elaborate patterns of the Greenough garden, which are very unlike the flowing design at Fairsted. Even the naturalistic garden below the flower garden terrace is axially and symmetrically defined.

OLMSTED NHS ARCHIVES



(A.3) "View of Blue Garden from the Road." July 1915. The Blue Garden, designed by Olmsted Brothers for Mrs. Arthur Curtis James' Beacon Hill House in 1913, was set in the bouldery coastal landscape of Newport, Rhode Island. The firm also designed a circular rose bowl that had to be dynamited out of the rock, something the elder Olmsted would probably not have considered. The sunken rectangular form and the exedral pergola are found in many other Olmsted Brothers private gardens of the same period. Photograph by Henry D. Perkins.

OLMSTED NHS ARCHIVES

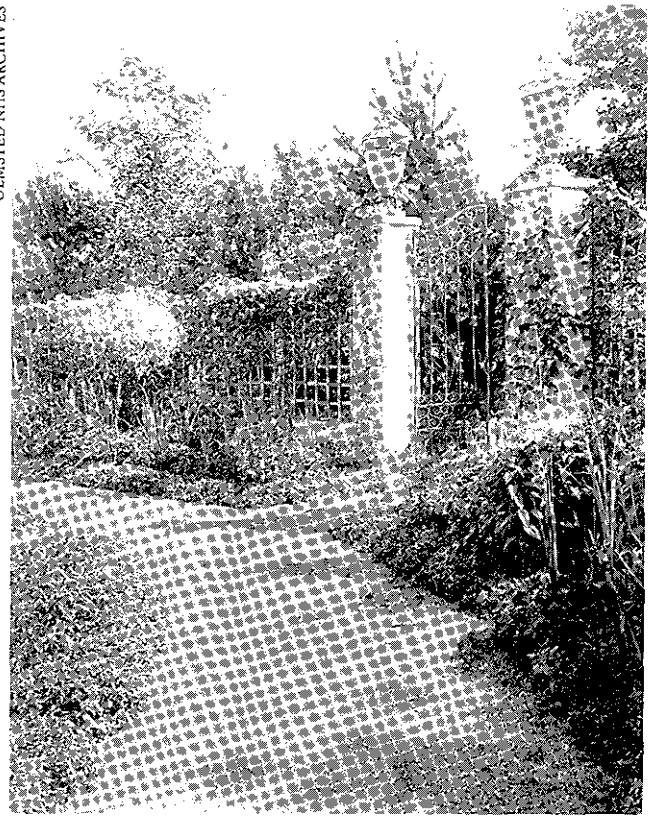


(A.4) General plan of the Blue Garden, Arthur Curtis James, Beacon Hill House, Newport, Rhode Island. Designed by Olmsted Brothers, 1913. Photograph by Henry D. Perkins.

Small places designed by the Olmsted firm in its later practice often displayed as many of these features as could be attractively fitted in, though no property of Fairsted's size included them all.[5] Later dependence on symmetry and/or built or ornamental features gave a different value to landscape design of even the most modest order, often rendering the role of plants more subsidiary. Fairsted's principal effects depended on contrasting foliage textures, variation in light and shade, and differing spaces and perspectival distances for the eye to rest in that were shaped almost entirely by plant forms and volumes.

The difference between Olmsted Sr.'s work and the later work of the firm is not just a change in taste; it reflects differing ideas as to how best to achieve social and political ends through the use of landscape architecture. Olmsted Sr., whose landscape philosophy from the first had been progressive and socialist, came to perceive his public projects as more interesting and valuable than private residential work for the very rich.[6] In the last decades of his practice, he undertook such large-scale private residential work generally only when some aspect of it served a larger purpose than the client's personal satisfaction. For instance, he embarked on George Vanderbilt's Biltmore, in North Carolina, because he felt an arboretum and private forestry service instituted there would spur national conservation and arboriculture. While Olmsted Brothers certainly did not neglect the public sphere, the firm clearly felt no such ambivalence about expensive private display for its own sake, to judge from the large body of elaborate estate work executed.

At Fairsted, the most striking original features, all of which still survive, include the arched entrance made of the same spruce poles as the encircling fence, and a great elm, standing in an irregular pool of lawn whose "borrowed scenery" is the meadow and groves of the adjoining Gardner property.[7] To the east the lawn gives way to a woodland rock garden; to the west a hillside tumbles with wildlooking shrubs.[8] Most significant of the original sur-


OLMSTED NHS ARCHIVES

(A.5) "Facing Northeast at the East Gate of the Blue Garden." Arthur Curtis James, Beacon Hill House, Newport, Rhode Island, September 1916. The monumental scale of the Blue Garden gate at Beacon Hill House is consonant with the massive pile of the residence and with the social and architectural ambitions of hostesses like Mrs. James, who were convinced they were creating a new Florence or a new Versailles. Photograph by Henry D. Perkins.

vivors is the hollow, a rugged little garden that lies next to and below the house entrance, a deep dimple in an outcropping of Roxbury puddingstone. Any "improver" except Frederick Law Olmsted would have filled it in when grading the grounds. But he kept it, and with only a few telling alterations characteristically transformed this geological reminder of place into "a prime example...of landscape art in the 'picturesque' style."[9]

If the hollow stands as an emblem of Olmsted's relationship with wild nature, then the continuity of the 1.74 acre landscape, which flows without breaks like a Japanese screen painting, illustrates how he viewed the relationship between interior and exterior—or between man and his manmade surrounding. The sense of unbroken flow persists even as one walks slowly through the former living quarters of the house where the rock garden, lawn, borrowed pasture view, and shrub bank melt into one another through the wavy old window panes. It is a small but complete version of Olmsted's ideal landscape: a continuous


OLMSTED NHS ARCHIVES

(A.6) The garden of Arthur E. Davis, Dover, Massachusetts. Fall 1914. The view up the long pool towards the terrace in the garden designed by Olmsted Brothers between 1902 and 1928. The view displays an elaborate counterpoint of sculpture set against the surface of the water. Broadleaf evergreens provide a solid frame. Photograph by Percival Gallager.

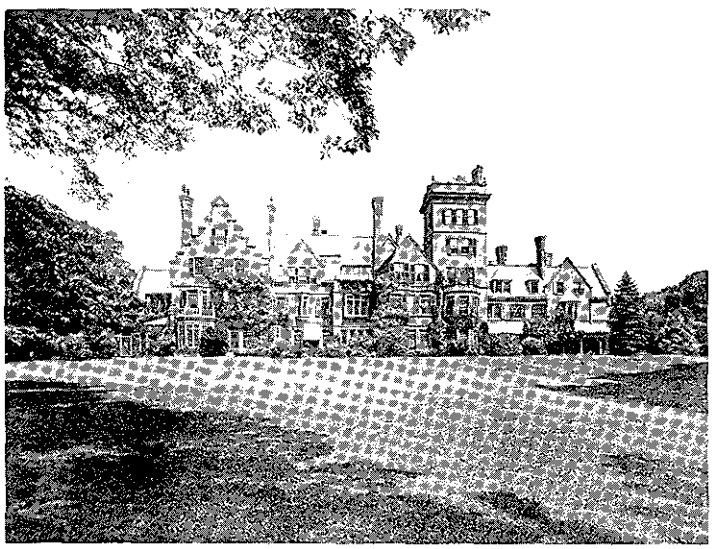
whole, an ideal he expressed again and again in writing about both natural and designed landscape. Describing Yosemite in 1864 he said "...not in one feature or another, not in one part or one scene or another, not in any landscape that can be framed by itself, but all round and wherever the visitor goes, constitutes the Yo Semite the greatest glory of nature."[10]

The landscape at Fairsted is indeed "all round," unlike the firm's later, more architectonic projects. Though Olmsted Sr. had always designed "open-air apartments" screened by trees or shrubs, when the Beaux-Arts idea of extending the axes and lines of the house outdoors took hold shortly after the turn of the century, more geometric "room" gardening was the consequence (and one that still usefully rules in the small spaces of today).[11] Each indoor room has its outdoor counterpart, often immediately adjacent.[12] The sequenced architectural feeling is very different from that of Fairsted's integrated, organic design.

Interpreting the Plantings

Fairsted's plantings, so different from those of the twenties, also shaped the design as much as did the requirements of use, or any idea of ideal landscape form. By the twenties, hybridizers were producing compact forms of shrubs and dwarf or fastigiate forms of trees to suit smaller properties. By contrast, Fairsted's shrub plantings were species, or older cultivars, with wide-sprawling branches. Just a look at

BROOKLINE PRESERVATION COMMISSION



(A.7) "The House from the South." c. 1919. Southwood, the home of Barthold Schlesinger on Warren Street, was one of Frederick Law Olmsted Sr.'s earliest residential projects in Brookline (1879). A 1919 view of the house from the south illustrates the low turf terrace that set the house off from the rolling picturesque grounds. Schlesinger was Olmsted's friend as well as his neighbor; they served together on Brookline's tree commission.

BROOKLINE PRESERVATION COMMISSION



(A.8) "The View from the South Terrace." c. 1919. Southwood. The focus of the Schlesinger landscape was a stand of old oaks, seen in this 1919 view across the wide lawn from the south terrace.

Fairsted's roses is telling. There is not a tea rose to be found. Instead there are big hardy shrub roses: American native *Rosa lucida,* now *R. virginiana,* with its clear yellow fall foliage; beautiful but dangerously invasive *Rosa multiflora,* with its staggering fragrance and huge bouquets of translucent single white flowers; *R. spinosissima,* the old "Scotch Briar," with its creamy flowers and ferny foliage. Native American shrubs (which we proudly imagine we have pulled into the garden from the wild today)—staghorn sumac *(Rhus typhina),* inkberry *(Ilex glabra),* and summersweet *(Clethra alnifolia),* for instance—show up on the plan of 1904, perhaps indicating their use in the 1880s too. Generally, the landscape depended on contrasting plant forms and foliage textures for its effect, rather than on blossom.[13]

In its use of large species forms and American natives for even the smallest suburban landscape, Olmsted's original planting aesthetic was indeed different from that of the 1920s. It had been equally distinct from that of his contemporaries: he consistently preferred "well known and long tried trees and bushes to rare ones; natives to exotics, humble field flowers to high bred marvels; plain green leaves to the blotched, spotted and fretted leaves which, in decorative gardening, is now in fashion."[14] His taste as a young man had been formed at the same time a taste for the picturesque in a domestic setting finally became popular in America, fifty or so years after its vogue in England.[15] But Olmsted's version of the picturesque was wilder, less manicured than the norm of its time and with no trace of the gardenesque: no showy flowerbeds cut in the lawn—something Olmsted loathed—and vines everywhere. Photographs taken at the turn of the century show house walls and fences dripping with climbers, many of them fast growers to thirty feet or so: Dutchman's pipe *(Aristolochia macrophylla,* formerly *A. durior),* Japanese euonymus *(Euonymus fortunei* var. *radicans),* bower actinidia *(Actinidia arguta),* the American shrubby bittersweet *(Celastrus scandens),* Virginia creeper *(Parthenocissus quinquifolia),* and Boston ivy *(P. tricuspidata,* formerly *Ampelopsis tricuspidata),* wisteria (probably *Wisteria sinensis*), and English ivy *(Hedera helix).*

What such a display of almost tropical intensity meant to Olmsted is expressed in an 1863 letter to Ignaz Pilat, the Austrian horticulturist of Central Park. Writing from Panama, Olmsted describes the "jungled variety and density and intricate abundance" of the isthmus, saying it "excited a wholly different emotion from that produced by any of our temperate-zone scenery... excited it instantly, instinctively and directly. If my retrospective analysis of this emotion is correct, it rests upon a sense of the superabundant creative power, infinite resource, and liberality of Nature—the childish playfulness and profuse careless utterance of Nature."[16] How to duplicate this in the Ramble in Central Park, Olmsted asks himself. He cites the Virginia creeper, so much in evidence at Fairsted, as perhaps the best temperate-zone substitute. Years later, visiting England in 1892, he wrote to John Charles that the best ornamental

grounds he saw were those in which the vines and creepers were outwitting the gardener.[17]

Fortunately, in refurbishing this landscape after the turn of the century, the firm followed Olmsted's example by using common hardy plants like Virginia creeper or English ivy, all in great quantity. They grew well, quickly providing nature's "childish playfulness and profuse careless utterance." Quantities sometimes ran very large indeed: a memo of August 6, 1924 specifies ninety sheep laurel *(Kalmia latifolia)*, one to one-and-one-half-foot-tall, for "planting about path in southeast corner of lawn." Ninety! It seems that for his own landscape Olmsted (and his successor firm) used the same thinning procedures as were used for clients' projects; the nineteenth-century maxim "Plant thick and thin quick" had been the guide for planting the Boston park system.[18] For ferns in the same corner, the hardiest, easiest-to-grow ferns are specified, such as hay-scented fern *(Dennstaedtia punctilobula,* formerly *Dicksonia punctilobula),* which is exceptionally drought-resistant.

Planting Changes after Olmsted Sr.

The planting style and choices of the 1880s were maintained with few changes on the residential side of Fairsted; the firm's planting choices for the twenties can be seen in the hollow and the rear office courtyard. The man with the most direct responsibility for the horticultural development of the grounds from 1910 through 1930 was Hans J. Koehler, who worked for the firm for forty years. Not a landscape architect, Koehler was a horticultural specialist who made most of the plans and plant lists for the hollow and the rear courtyard. Another long-term presence was Greenwood Kitt, the gardener, who worked on the place from about 1897 through 1922, and probably helped shape its horticultural character. Koehler's great familiarity with garden plants introduced wider variety at Fairsted during the years of his employment. (Of the family members, neither Olmsted Sr. nor Olmsted Jr. was a great plantsman; John Charles did know his plants well.) This change was also impelled by the firm's desire to have a showplace for clients and its need to experiment with plants that could produce an unbroken sequence of bloom in clients' gardens—a new concept of planting that became the rule at the turn of the century.

By 1930 the hollow was still the "mass of shrubs and flowers" reached by "rough rock steps" that the young landscape gardener Beatrix Jones (Farrand) described in 1894.[19] But there had been changes in garden architecture, use, and planting. The alteration of the steps is a metaphor for the changes in general: at Koehler's suggestion, they were rebuilt in 1924 for an easier descent, so that, although their location and rustic nature were retained, their roughhewn appearance was reduced by regularizing the height and variety of the risers.[20] The increased ease of access, and the use of a table and chairs for staff members at lunchtime, domesticated the hollow in a way not envisioned before: it became a garden room instead of a picturesque fragment that one glanced into or walked through for refreshment.[21] By 1930 as many as forty-one different iris, twenty-three kinds of tulips (species, single early, cottage, and Darwin types are all represented), and thirteen lilies had been indicated for the hollow.[22] No planting list exists from the 1880s, but it seems doubtful that Olmsted Sr. would have included so many cultivated varieties of bulbs in this wild-looking place, given his preference for keeping flowers in the garden and out of the landscape. Given his taste for subtle, overall effects, would he have planted pure white, one-and-a-half-meter-tall *Lilium speciosum* 'Album' in the center of this diminutive wild garden as was done in 1924? Would he have proposed, as Koehler did in a 1911 memorandum to F. L. Olmsted Jr., that "the coarse blackberry vines and some other coarse things on slope to the west of the rhododendron group under the *Cornus florida* are to be eliminated"? Cut back, perhaps; eliminated, no. Olmsted Sr. himself had written to John Charles in 1884 while the original landscape was being created, that he didn't "object to the cutting away of certain bramble patches if brambles are to take their place...."[23]

The reorganization of the employees' entrance yard was even more radical in planting changes and design intent. Koehler did the final 1925 plan, but undoubtedly it was approved by Frederick Law Olmsted Jr., then the firm's deciding voice on Fairsted matters.[24] The yard was transformed from an unceremonious back areaway into a pleasant, modest entrance garden. Vines grew on the high walls of the new brick plan vault, and flowers bloomed in beds lining the sides of the courtyard and in a single bed set in a stone dust cement aggregate floor (presumably poured for practicality, before a garden was envisioned). Within the context of the firm's work, the new courtyard design and plantings were neither original nor beautiful. Nonetheless, they are interesting historically because they mirror changed attitudes toward the workplace and the profession of landscape architecture. Further, they demonstrate the emergence of certain design conventions, such as symmetry, not seen before at Fairsted.

The improvements to the courtyard certainly indicate a change in the status of the firm's employees. Their growing numbers and the recognition of landscape architecture as a respected profession endowed clerks and other support staff (both men and women by the 1920s) with enough importance to assure them of more than a naked "back door." Then too, the 1926 automobile parking lot on the site of the former vegetable garden brought more people through this rear entrance.

By comparison with the hollow, such a landscape comes across as less sophisticated, less considered and permanent in its plantings; it had less to do with the natural site and more to do with human use. Unlike the hollow, which was essentially the older "front entrance garden" to the same office space,the courtyard's steps and pathway were cement, not stone; its design did not include a thoughtful selection of shrubs for year-round structure, or choice small bulbs and lilies. Instead, many of the plants were annual flowers, which provided the immediate appeal of summer color and fragrance for people hurrying in to work. Symmetry (more or less), tight pyramidal yews, the popular pink rose 'Dorothy Perkins' (introduced in 1902), and an edging of sweet alyssum marked it as an early twentieth-century suburban "cottage" garden whose aesthetic was very different from that of an earlier Fairsted.

J. C. OLMSTED COLLECTION, LOEB LIBRARY



(A.9) Olmsted Family Photo. July 20, 1885. Family pictures can shed light on family dynamics. Here, Mary Perkins Olmsted, in checks, dominates a summer gathering at Fairsted. Frederick Law Olmsted Sr. looks attentively out from behind her, an amused gleam in his eye. At left stands John Charles, Mary's oldest child, and Olmsted's partner and righthand man, caught in a blink that unwittingly illustrates his retiring character. Marion, the spinster daughter who stayed at home, is at far right, while two unidentified women complete the group. Missing are Frederick Law Olmsted Jr., then fifteen years old, and Charlotte, Mary's eldest daughter.

THE FAMILY

Frederick and Mary

The works of artists are shaped by personal experience—a bland generalization that nonetheless can be sharpened by scrutinizing art for the biographical marks that have shaped it. Fairsted, a work of art, was also intended to satisfy human needs that Olmsted felt lacked fulfillment within the domestic context of his day: rearing children well, privacy, community, and mental tranquillity. His own development and family experiences contributed to the form of his landscape in Brookline. For instance, Olmsted left Hartford, Connecticut, to go to school at the age of seven and never spent a full year at home again. Perhaps his happiest times with his family were the annual tours they took in search of picturesque scenery.[25] Hundreds of other factors contributed to Olmsted's development as a landscape architect, but surely his long absences from home so early in life and the pleasures of his family tours contributed to his insistance on comforting and nurturing and picturesque home landscape.

Fairsted was more than a designed space that demonstrated Olmsted's cherished ideas about residential landscape. It was the setting for the life of his family. However, given the documentation available, it is not possible to tell how Fairsted affected the Olmsteds, nor decipher the setting as a group portrait in green, so to speak. But because even brief sketches deepen and color an understanding of the place, one wants to know more about the people who lived here, their characters and the facts of their lives. To modern eyes at least, the Olmsted family had more than their share of stress and tragedy. Was Fairsted's leafy sanctuary actually a solace to them, as Olmsted had envisioned? And what about their daily life? One can compare Fairsted's landscape accommodations for family life with Olmsted's voluminous writings on how time should be spent out-of-doors. Further, the many prescriptions offered by contemporary garden writers as to how home surroundings should be planned, planted, viewed, and enjoyed add a few vivid—though conjectural—touches to an otherwise meager rendering of daily life at Fairsted.

The family that first occupied this house with its luxuriant enfolding landscape was headed by Frederick Law Olmsted and Mary

Perkins Olmsted, his wife of twenty-four years. Olmsted, sixty-one in 1883, was not yet what Carl Schenck, the forester at Biltmore, described in 1894 as "the loveliest and most loveable old man whom I have ever met."[26] He was a small man, only 5' 7", with very blue eyes, a full beard, and long, grey, thinning hair that revealed the great domed forehead the Victorians called a "noble brow." Surprisingly, he was not commanding-looking, but unassuming, kindly, and deliberate in manner. Preoccupied, overworked, accident-prone, insomniac, neuralgic, dyspeptic, and in the midst of the some of the largest professional projects of his life, he was simultaneously capable of attention to the mass of details that shaping his own surroundings required. These included the creation of links between the new landscape and the old farmhouse, such as the conservatory, Olmsted's "open-air apartment," and a sleeping porch off the master bedroom upstairs. For his office, he chose the farmhouse "front parlor," a large plain room where the clear northeast light streamed in through windows that framed views over the hollow.

Here in Brookline, Olmsted was creating what he had never had time or opportunity to create previously: surroundings as ideal as the choice of site could permit, within the limitations of his own finances and work requirements. Something had always been missing before. At farms in Guilford, Connecticut, and on Staten Island, he had been a bachelor, longing for a wife. Once married, his choice of homes was principally defined by work; they tended to be temporary. His longest residency before Brookline was in a brownstone in New York City, where the family lived and he had his office for eight years. Ironically, the "landscape" was a typical sixteen-and-a-half-foot-wide yard below a raised-basement house. Olmsted lengthened its appearance by means of a forced-perspective pavement and used a variety of small-scale plants that entirely covered the back wall "to give some suggestion of mystery and depth."[27]

Mary Perkins, fifty-three years old when she moved to Fairsted, would live to be ninety-one, dying in 1921. Tiny (under five feet tall), thin, and physically resilient, she had borne seven children, four of whom predeceased her. She had set up comfortable households in challenging and even primitive conditions: an old convent, Mount St. Vincent, at the distant northern end of what was to be Central Park; an apartment above a company store in the Sierra Nevadas, California, where she installed the family with a French cook and a German nursemaid-housekeeper;and tents for over a month on a trip to the Yosemite in 1864. The following year, with her "peculiar combination of recklessness and nerve," she led her children into the Yosemite without any guides except the pack mule tenders, in order to meet Olmsted, who was already encamped there. When it got dark before reaching her destination, Mary and her little party was forced to wait for moonrise; they arrived at the campsite at one o'clock in the morning. Did she have a touch of the adventurer about her, or was she simply capable, dedicated to getting the job done? Miss Errington,who had taught Mary as a girl and who accompanied the family on their California trip, said, "it was no use to oppose what Mrs. O___ was bent on."[28]

She was intelligent, observant, well-read, and well-traveled, and ran a comfortable house and hospitable table at Fairsted. Arthur Shurcliff, a landscape architect who worked for the firm for nine years (1896–1905), remembered being invited "at lunching time to her dining room, there to enjoy a good repast of what she called 'messes', and her conversation, witty, interesting, and instructive." He also remembered the cozy library, the heart of the house, with its low tables and chairs, and wide-ranging collections of books and prints.[29]

Shurcliff recalls Mary Olmsted's "kindliness," but that memory was not shared by many. More often she comes off as acerbic, even sharp-tongued. She was also a tough-minded survivor. She had had to be. She married her first husband, Olmsted's beloved brother, John Hull Olmsted, knowing he had tuberculosis, burying him in 1857 in Nice where they had gone to seek a better climate for his health. She returned to New York City with John Hull's three children (John Charles, Owen, and Charlotte), and married Frederick (then 37) eighteen months later. "Don't let Mary suffer while you are alive," John had written his brother before his death.[30]

Frederick and Mary's subsequent marital transaction sounds strange to us today—either faintly incestuous or deeply unimaginative or pathologically duty-bound. But it was an unremarkable practice then, though generally the roles were reversed. That is, a man might more often marry one sister after another because so many women died in childbirth. Olmsted's mother, Charlotte, had died when he was three; his father had married Charlotte's close friend fourteen months later. However, there is no doubt that Olmsted, who for years had feared that he would never find a wife, did indeed prize his domesticity, whether he came to it from duty or through slowly growing love, as he came to know Mary differently in her widowhood. Early on in their marriage, after the death of their first infant from cholera and a carriage accident that was nearly fatal for him,

he wrote to his father that he and she had "a good deal of happiness between the drops; that's a fact."[31]

Rick, Marion, Owen, Charlotte—and Family Relations

Three of the children moved into Fairsted with Frederick and Mary: John Charles, Marion, and Frederick. Only one was still actually a child: thirteen-year-old "Rick," Frederick Law Olmsted Jr., apple of his father's eye and his only biological son. How he was named is odd; perhaps it tells us something about Olmsted's increasing belief in his own abilities, the worth of his own profession, and his hopes for it in the future. The infant was christened Henry Perkins at birth but re-named after his father at the age of four, thus clearly making him the heir apparent. Olmsted Jr. lived until 1957, and indeed became the principal figure in his father's firm as well as founder of the first landscape architecture school in the country, at Harvard in 1900. Though he shared his father's ideas about landscape as a cure for social ills, his methods were different. Drawn to urban systems and planning, he worked within the City Beautiful aesthetic of his own day, imposing massive and often splendid order on the land, as at the Washington Mall. Nonetheless, after he took on a major role at Fairsted around the turn of the century, he maintained the residential side of the landscape largely as it had always been, perhaps partly as an act of filial piety.

Twenty-two year old Marion was to be forever a part of the household. "Just the nicest girl—little old maid—possible; patient, happy, indefatigable," is how Olmsted described her as an adolescent.[32] Indefatigable she was not after the age of nineteen, when she contracted a debilitating fever that led to permanent rheumatic troubles. Easily rattled, she was a bit unstable or "nervous," in the language of the day. On the family's last trip to England when Olmsted was in the grip of his mental illness, she was so overcome by the experience that her mother sent her home, saying Marion was a dear sweet soul who had never grown up (she was then 35 years old). Indomitable Mary put Olmsted in a clinic in England and went on to Paris alone, and then to Nice, to visit the grave of her first husband, John Hull. Perhaps it was in part this sort of detachment in painful circumstances that allowed Mary such a long, effective life.

Besides Marion, the other girl in the family was Olmsted's stepdaughter, Charlotte, who had married in 1878 and lived in nearby Cohasset, in a house designed by Olmsted's dear friend, colleague, and Brookline neighbor, H. H. Richardson. Olmsted created the landscape. After the birth of her third child in 1883, Charlotte was rapidly descending into the madness that would see her committed within months to a mental institution until her death in 1908.[33]

In 1883 the family was also recovering from another tragedy, the death in 1881 of twenty-four-year-old Owen Frederick from tuberculosis, like his father, John Hull. The sequence of family disasters (there had also been two infant deaths) seems extraordinary to us today, despite what is known about the high incidence of infant mortality, tuberculosis, and other incurable infectious diseases, as well as the frequency in the late nineteenth century of crippling psychological disorders among women (such as hysteria) and chronic invalidism.[34] Because such events occurred more often—and in a context governed more by rigid social conventions than by the need for self-expression—they elicited more ritualized responses. But even so one feels the Olmsted family grieved and endured their tragedies restrainedly, with a marked detachment.

Perhaps this is a reflection of Olmsted's own creative mode of operation. Frederick Kingsbury, his lifelong friend, had described Olmsted in 1847 as one of the world's enthusiasts, saying that "...disappointments never seem to trouble them. They must in the nature of things meet with them often and yet they go right on in the same old way, just as if it had not happened. They never get disheartened. I think Fred will be one of that sort. Many of his favorite schemes will go to naught but he'll throw it aside and try another and spoil that and forget them both while you or I might have been blubbering over the ruins of the first."[35] "Forget" does not seem the right word, knowing how Olmsted agonized for years over projects he considered botched, such as Central Park, but it is true that what we would call workaholism helped push him through professional difficulties, past frustration, anger, and subsequent physical distress and illness.

This quality that seems as obsessive as it does "enthusiastic" must have made for an oppressive atmosphere at home, especially in combination with Mary's plain-spokenness, which often seemed needlessly cruel.[36] Furthermore, though Olmsted has always been described as a good father, meticulous in planning and overseeing his children's education, and loving in the sense that he strenuously wanted the best for them, he was nonetheless by all accounts absentminded and removed. "Affairs, rather than ... persons" were what attracted him, says Laura Roper, author of the standard biography, *FLO: A Biography of Frederick*

Law Olmsted.[37] There's no reason to suppose that his children would not have sensed this as much as anyone else.

Roper remarks on a curious tension between Olmsted's love for the quiet contemplation of scenery and the pleasures of domestic life, and his insistence on working up to and sometimes beyond his capacity, until he had almost no time left for contemplation.[38] While most studies of Olmsted naturally focus on his phenomenal creativity and huge practice, an accurate picture of the Olmsteds' family life would explore this tension. Our understanding is still further obscured by Frederick Law Olmsted Jr.'s rosy account, which provides Roper with a coherent though not necessarily true image.[39] Even in the extensive correspondence between family members, their story often comes through as though much that was painful or unpleasant was being silenced—in this case not by a biographer or editor, but by the individuals themselves—as if they had all learned to "go on in the same old way, just as if it had not happened," as Frederick Kingsbury had described.

Given what this family was taught to believe by its pater familias about the psychological efficacy of landscape, there is every reason to believe that Fairsted's scenery provided a release valve for its members. Olmsted always held that the contemplation of quiet pastoral scenery—a passive, nonauthoritarian, and beautiful presence—was therapeutic because it encouraged people to become civilized, to develop that "combination of qualities which fit [a man] to serve and be served by others in the most intimate, complete and extreme extend[ed] degree possible."[40] He also repeatedly announced that the ultimate aim of even the most modest home landscape was to induce "a quiescent and cheerfully musing state of mind" where "the eye is not drawn to dwell upon, nor the mind...occupied with details."[41] Such landscape could also heal the deeply troubled mind, he felt. One of the two writers who principally shaped Olmsted's affective theory of landscape, the eighteenth-century Swiss physician, Johann Georg von Zimmermann, wrote that landscape could offer "tranquillity to the heart" to everyone through its unconsciously imbibed influence.[42] More than many others, therefore, the Olmsteds must have contemplated their own silent, soothing surroundings in order to find release and restoration from family tension and sorrow.

One can also partly reconstruct how the family and servants used this tiny green haven. From what Olmsted said about the benefits of well-designed landscapes, both public and private, and from the lists of outdoor practices that nineteenth-century women's household management and gardening books prescribe, we can assume that Fairsted was intended for quiet pastimes and for the kinds of outdoor household work and garden production common at the time.

We can also assume that the south and west, or residential, sides were used mostly by the women of the family, since their lives were so much more homebound than those of Olmsted or his sons and employees. Sitting for contemplation or for reading aloud to children, walking for health, light gardening with a male gardener to help with the heavy tasks, painting to elevate the mind—all were outdoor activities recommended for women by educator Catherine Beecher, and garden writer Jane Loudon. (The works of both women were widely circulated, both in serial and in book form.)[43]

Where would such activities have taken place? Although no actual description exists, there are some clues in planting as well as design. A friendly, flowery little area lay just around the corner to the west of the conservatory on the south front. It was tucked into the sunny angle between the laundry yard lattice fence and the path that led to the production area of Fairsted: the original flower garden and cold frames (west of the barn and parallel to it) and the vegetable garden. (The locations of both the flower garden and the vegetable garden were changed at least once; they eventually were merged together in the enclosure, which in 1926, became the firm parking lot.) This little area, close to but not part of the service end of the house, was planted with shrubs such as deutzia, weigela, rose of sharon, lilac—all familiar creatures of the New England dooryard garden, the traditional domain of women. These plants, with the exception of lilac, are not seen elsewhere at Fairsted in the early years.

This end of the landscape, bright, protected from the wind by the bulk of the house and from intrusion by its distance from the street, would have had a particularly domestic and private atmosphere. It combined the old-fashioned floweriness so often associated with women with proximity to the household end of the building. The conservatory, which is located toward the west end of the house and whose large glass panes command a view of almost the entire south landscape, would have been the closest position for overseeing the kitchen areas and the working gardens to the west—the household "engine" and traditionally the "business side" of the house for women. Similarly, the presence of a door to the drafting rooms and the use of the house front door to enter the partners' office might be said to mark the east entrance front as the "men's side."

Codman, nephew of Charles Sprague Sargent, director of the Arnold Arboretum, arrived in 1885. Tragically, Codman and Eliot, both extremely gifted men, died young: Codman in 1893 and Eliot in 1897. Frederick Jr. began his connection with the firm by spending the summer of 1891 in Chicago at the site of the future World's Columbian Exposition; he was then a junior at Harvard. Besides the Chicago World's Fair, which was to open in 1893, two other enormous new projects were representative of the expanding work undertaken in the office before Olmsted's retirement in 1895: Stanford University (1886), and George Vanderbilt's North Carolina estate, Biltmore (1888).

Some who joined the firm, like James Dawson, who arrived in 1906 and was the son of the first superintendent of the Arnold Arboretum, remained with it throughout their entire professional lives. Others, like Warren Manning and Alling DeForest, eventually set up their own practices. Still others left for a while and then returned to become partners, like Percival Gallagher and Henry Vincent Hubbard. All had doubtless absorbed something of the image of Fairsted's landscape, and in the work of many of them it is possible to see echoes of its quiet, shaggy, green imagery. Manning's quarry garden at Stan Hywet, in Akron, Ohio, and Gallagher's ravine garden at what is now the Indianapolis Museum of Fine Art both look like variations on the hollow. Additionally, for more than fifteen years, until Harvard founded the first formal training program in 1900, the home office at Fairsted was effectively the only school of landscape design, providing practical experience in design and execution, urban planning, and horticulture.

The Meaning of the Home Office Image for Olmsted and for the Profession

Besides the increase in quantity and scope of the work he was offered, what caused Olmsted to expand his ideas of his office when he came to Brookline? His increasing age and the approaching maturity of his own son, Frederick Jr., led him to thoughts about the future of landscape architecture. The example of his good friend and colleague, the architect Henry Hobson Richardson, provided a model. Richardson like Olmsted, practiced at home on nearby Cottage Street, with a studio for himself and his draughtsmen. It was Richardson who urged Olmsted to settle in Brookline, once he had sufficient work on the Boston park system to justify leaving New York City.

The scale of projects and the national scope of work accomplished in both men's offices were comparable, as was the intent to teach and train a cadre of young professionals. Presumably they both appreciated the flexible schedule permitted by a residential office: Olmsted would sometimes return to work at eleven o'clock at night. Such an arrangement also afforded better oversight of projects in hand and was presumably more economical, though Richardson ran his studio in extravagant style.

In one important way, however, Olmsted's home office was neither like Richardson's nor like the home workspaces of many other contemporary architects and artists. Stanford White's bearskin-hung New York City lair comes to mind (though not really his home, it was certainly his bachelor pad). Similarly, William Merritt Chase's large, airy Shinnecock school-studio-summerhouse, and Daniel Chester French's high-ceilinged Berkshire retreat, a tumult of marble statues and armatures reflect a particular nineteenth-century view of the concept of "artist." Like Richardson's flamboyant atelier where he assumed fancy dress to make his points or inspire his mood, all of these settings expressed the idea of "artist at work" as much for their visitors as for their daily inhabitants.

The atmosphere of Olmsted's office, with its wide, well-lit tables, with plans tacked on the walls and little cedar cubbies next door for the draftsmen, brings to mind the exactitude and calm of collaboration and careful method. This is far removed from the Romantics' vision of imaginative creation. While Olmsted's work grew out of the imagination, like that of other artists, this did not mean art as self-expression for him and the firm members who followed him. It meant art as expression of a site and its human use. The "artist at work" display is outdoors in the modest hollow, just beyond the window.

One can find yet another influence on Olmsted that shaped his concept of home office. It was one familiar to him from childhood. In his Hartford birthplace, the humble, practical yeomen he had first admired in his youth lived over or next to their employment. Farmers' barns lay behind their houses. Doctors saw patients at home; lawyers hung their shingles at their front doors. The thinkers and worldshapers admired by Olmsted also worked at home: writers and scholars who retired to their studies, as had Olmsted himself while working on his own books. Nor could having a home office have been purely a matter of choice for Olmsted; throughout his life, and even during his most successful years, his income was always modest.

When Olmsted first went to work on the Greensward plan for Central Park with Calvert Vaux in 1857, he was Superintendent of Central Park—not then a landscape

to preserve the rural atmosphere of Brookline almost as soon as they settled and wanted to close the door on, or at least control, future development. In 1846 Stephen Higginson Perkins noted the scene: "The spring is very early, and peas, beans and country houses are growing up in Brookline famously. It's getting so terribly fashionable as to be quite a bore."[59] Most of these new inhabitants were seasonal commuters. But in the back yards of these "summer places" were working gardens, providing fruit, flowers, and out-of-season vegetables year-round for in-town luxury. The poet Amy Lowell remembers the fruit trees of her childhood, and the greenhouses of Brookline were legendary from the late eighteenth century on, when China trade merchants brought back exotic plants in their clipper ships.

Gentleman farmers thrived for more than a century in Brookline, their farms supported by their owners' large city incomes. A few of their elaborate places survived intact until the 1960s, for instance, the Edwin Webster's 150 acre property on Hammond Street with its working dairy farm, deer park, and many greenhouses. One of the two formal gardens was designed in 1923 by Harold Hill Blossom, who had worked for the Olmsted firm as a young man, and Guy Lee. It was planted primarily for a spring and early summer display since the Websters followed the seasonal circuit for the very rich: winter in their Boston townhouse or shooting at the plantation in North Carolina, Florida in late winter, spring and fall in Brookline, and summer divided among Quisset, on Cape Cod; Center Harbor, New Hampshire; and a fishing camp in Quebec Province.[60] Fairsted's south view still looks over the acres of Green Hill, the Gardner family's country place, best known for its associations with Isabella Stewart Gardner. The seasonal pleasures and the freedom from the rigid routines of urban life are vividly noted in her letters to friends such as Bernard Berenson and John Singer Sargent.[61]

Fairsted's Neighborhood in Olmsted's Day

Nothing about this estate life resembled the modest existence at Fairsted. Even the place Olmsted had picked to settle was redolent of a different, older order. At the nearby corner of Walnut and Warren Streets, a triangular green marks the earliest center of the town, where the first schoolhouse (1713), meetinghouse (1715), and cemetery (1717) were built. But the population center shifted when Brookline Avenue opened in 1821, and by the 1880s, the Walnut and Warren neighborhood was largely residential—only the green, and a new, fashionable Unitarian church on the site of the old one marked the spot's older civic history. Olmsted bought a "farmstead" of two acres: like many Brookline "farms," it produced only orchard fruit, firewood, and a little summer grass for cattle. Nineteenth-century atlases illustrate Brookline's distinctive residential pattern, where the hundred-and-more acre properties of Boston Brahmin families lie side by side with places the size of Fairsted or smaller.[62] For example, a patchwork of very small properties lines Dudley Street, Fairsted's northern boundary. Though many of these small houses belonged to the larger neighbors and were used for tenants or staff, such a wide range of adjoining property sizes also reflected a sense of happily mixed neighborhood that must have seemed attractively democratic to Olmsted.

These atlases record the imposition of pattern over pattern during the years when Brookline went from Puritan village to proudly suburban town. In this gradual metamorphosis, which guarded so much of the old flavor and form, one can read a promise of an appealing continuity. The Clark farmstead became Fairsted without losing all of its air of rural simplicity. Just so was it with the town: during the early decades of Olmsted ownership, at least, it seemed Brookline *could* have it all: rural past, green spaces, urban amenities, and a modernized version of village community.

Ideas, Frederick Law Olmsted, and Brookline

What community was Olmsted Sr. joining when he moved to Brookline? There were two: suburban Brookline and Boston's intellectual establishment, many of whose members were already Olmsted's friends. Brookline per se does not have a sparkling intellectual history like that of Cambridge, with its Harvard luminaries, or Concord, home of Emerson and the Transcendentalists. However, as a suburban town it embodied a real-life resolution to a great intellectual debate of the late nineteenth century: how to reconcile idealism and materialism.

Brookline's consciousness of community "self" in the 1880s was newly re-formed. During the mid-nineteenth century, the town had weathered the changes brought about by the dissolution in 1833 of the two-hundred-year-old bond between the established Congregational Church and the state of Massachusetts in 1833. By the 1840s Brookline was a more secular society where religious and political divisions were openly debated and accepted. But by the 1870s, these divisions, both political and religious, "were hidden away in an individualistic, privatistic mode of life."[63] In other words, by the 1870s, just as Olmsted began to spend

more time in the Boston area, Brookline was completing the long transition from a village tightly welded by organized religion to a secular suburb whose differing lifestyles were linked together by civic-minded progressivism.

When Olmsted first saw his future home, the town was at a felicitous balance point: the old conservative farmers had lost power but they—and their bucolic landscape—were still reassuringly present. The progressive suburbanites, some of whom commuted daily rather than seasonally, were becoming the power elite in local politics. They instituted public services, like the timely plowing of snowy streets by Brookline's citizens that so enchanted Olmsted because it demonstrated the civic activism—the communitiveness—he found attractive. Such services fulfilled his idea of democratically delivered amenities like those he had envisioned for the new suburb of Riverside, near Chicago.[64] Brookline was still politically and socially an integrated community, busy with its own concerns; it had yet to become primarily a Boston bedroom annex, or the "dollhouse of a town" it has since been called.[65]

Outside the confines of Brookline, however, among Olmsted's friends and colleagues in the larger world of ideas, this felicitous equilibrium no longer held by the 1880s. The intellectual ferment so lively in the 1840s and 50s had begun to sour. Disillusionment with the grand American social experiment darkened the works of Mark Twain and Charles Dudley Warner, Charles Eliot Norton, Henry James, and William Dean Howells.

Especially in New England, religious unity had given earlier American communities much of their form and meaning. As religion lost its central place in society, and urbanization and national systems like the telegraph and the railroad reshaped the idea of local community, American intellectuals were searching for a secular substitute.

The agony and loss of innocence caused by the Civil War, and the triumph of laissez-faire capitalism over older communitarian values increased the urgency of their search, especially in New England, which considered itself the conscience of the nation. These intellectuals, including Olmsted, saw themselves as members of a civic and intellectual elite, as a moral aristocracy who had a responsibility to guide and reform society.

The changes they deplored were largely the consequences of the conflict between systems of thought: eighteenth-century rationalism (and the sciences that accompanied its growth) versus religion; nineteenth-century laissez-faire industrial philosophy versus New World pastoralism—a conflict characterized by historian Leo Marx as "the machine in the garden." Noting that the American landscape represents "aesthetic, moral, political and even religious values," Marx also describes how nostalgia inevitably shadows—and enriches—this long-lived pastoral vision, Virgil's legacy.[66] A grand nostalgia for the lost golden age of America's infant rural republic was shared by most of literary Boston.

But scientists and naturalists, such as Harvard's Asa Gray, father of American botany, and Charles Sprague Sargent, director of the Arnold Arboretum, and architects, including Olmsted's close friend, H. H. Richardson, did not seem to be afflicted to the same degree by this pessimism. Olmsted, too, was comparatively free from such gloom, despite the grave misgivings he expressed in notes for his unpublished work, *Civilization*.[67] These men were testifying to their belief in America and its future as they made scientific discoveries, utilized new technology, and created, or improved, innovative systems to improve urban life. Gray was reshaping American botany and enlarging its study. Sargent and Olmsted together created the Arnold Arboretum. Richardson designed bridges and other "furniture" for the new Olmsted parks, including the Back Bay Fens, the tidally-cleansed basin that can rightly be called America's first wetland park. Sargent advised on planting the Fens and the Brookline side of the Muddy River Improvement. Olmsted and Richardson collaborated on railroad station designs in Massachusetts, including one for Brookline.[68]

Olmsted chose Brookline because he had friends there and because it was convenient for his work. But the deciding factor for him was the rural yet progressive atmosphere that he found so civilized, an atmosphere fostered by the same intellectual ideas he had found congenial as a young man. In his youth, Olmsted had read those English proponents of the picturesque, Uvedale Price and Willam Gilpin, and was to be influenced by them all his life.[69] But he had first begun to take ideas seriously when he attended lectures on scientific farming at Yale. During those three months in New Haven in 1845 and 1846, he was also introduced by his friend, Elizabeth Baldwin, to the pleasures of Emerson, whose first important book, *Nature: Addresses and Lectures* had been published in 1836, and to other writers.[70] Olmsted became familiar not only with literature and philosophy, but with the works of historians, economists, aestheticians, and social critics. Besides Emerson and Gilpin, he cherished Milton, Bunyan, and Ruskin, keeping volumes of their works always at his bedside, according to Frederick Jr.'s recollection.[71] In the 1850s,

during the course of writing his books on the South, Olmsted discovered John Stuart Mill, philosopher and economist, another writer he would continue to read for the rest of his life. *The Cotton Kingdom,* Olmsted's single-volume compilation of his southern travels, is dedicated to Mill. In this work Olmsted gives literary form to some of his own ideas about American society. Bearing in mind his subsequent career, it is not surprising that he frames many of his thoughts about the morality of slavery or the relative strengths of the northern and southern economic systems within the context of his observations on landscape, scenery, and agriculture.

When he was appointed superintendent of Central Park in 1857, he was already on easy terms with the world of ideas. He had met and read most of New England's intelligentsia during his employment at *Putnam's Magazine,* and he paid visits to Emerson, Lowell, Longfellow, Stowe, and Asa Gray, all contributors to the magazine. He corresponded with Thoreau about revisions to his *Cape Cod* manuscript, and he met important national figures such as Horace Greeley, Margaret Fuller, and Edgar Allan Poe.[72] From his work on the Sanitary Commission during the Civil War, he likely saw at first hand the powerful advantages and defects of systems and systematization; this further strengthened his belief in himself as a maker of systems.

By the 1870s, he was both a wide-ranging intellectual and a truly effective activist. His urban parks gave reality to what has been called a utilitarian transcendentalism.[73] They were restorative, said Olmsted, through the power of "unconscious or indirect recreation,"[74] which affected the human organism by an action "of a kind that goes back of thought, and cannot be fully given the form of words."[75] This idea of nature's inexpressible and unconsciously recognized power, which Olmsted held to be the highest value scenery could afford, parallels Emerson's transcendentalist concept that "Behind every natural fact is a spiritual truth."[76] Further, Olmsted thought, the effect of a park on people was civilizing, democratic, in that it brought different classes together harmoniously "with an evident glee in the prospect of coming together ... each individual adding by his mere presence to the pleasure of all others...poor and rich, young and old, Jew and Gentile."[77] Suburban planning intended to offer the same restorative powers for the individual and the community in a residential setting.

The Brookline that Olmsted observed was a template for the suburbs he wished to create. For him, the town stood as proof positive that well-planned suburban communities *could* accommodate change and stress, *could* benefit the cities of which they were a vital part. If the great question of how to reconcile idealism and materialism, family and community, rural and urban values, could thus be answered in Brookline, why could it not be answered in every planned community in America?

Ideas and the World: Changes in the 1920s

By the 1920s, though, Brookline was no longer the progressive "village" in which Olmsted had settled. It still looked largely the same, even though the ideas that had shaped the town in the 1880s were no match for new pressures of population and transportation. Just as the grounds of Fairsted had become a historical artifact embodying certain ideas about residential landscape, so did Brookline embody ideas about community that were already beginning to have social consequences that the nineteenth century had not imagined.

Olmsted himself saw the suburban elite as a great asset of any city. In 1879 he wrote of the "constantly increasing accession to [the city's] population of men who have accumulated means elsewhere, and who wish to engage in other than purely money-making occupations. Such men, living under favorable circumstances and with capital and energies economically directed to matters of general interest, are the *most valuable constituents of any city* [author's emphasis]..."[78] For Olmsted, it was unthinkable that these "valuable constituents" in the suburbs would wish to cut themselves off from their metropolis, or avoid their civic duties in regard to it. Ironically, despite the good intentions of their creative inhabitants, Fairsted, and Brookline do mark the beginnings of a class segregation whose end result would contrast inner-city poverty with suburban affluence.

How did this come about in the fifty years between the 1880s and the end of the 1920s? For Brookline's educated middle- and upper-class majority, perhaps global systems suddenly made the world too complex to want to take it home to Brookline from Boston each night. Urban finances and immigrant populations were increasingly viewed as almost intractable problems. Brookline, on the other hand, seemed workable. This contrast transformed the suburban atmosphere. No longer a pleasant residential surrounding for a life that involved active participation both in city and suburb, Brookline and similar suburbs became exclusive escapes, places which left the city outside. This is evidenced, for example, by the proliferation

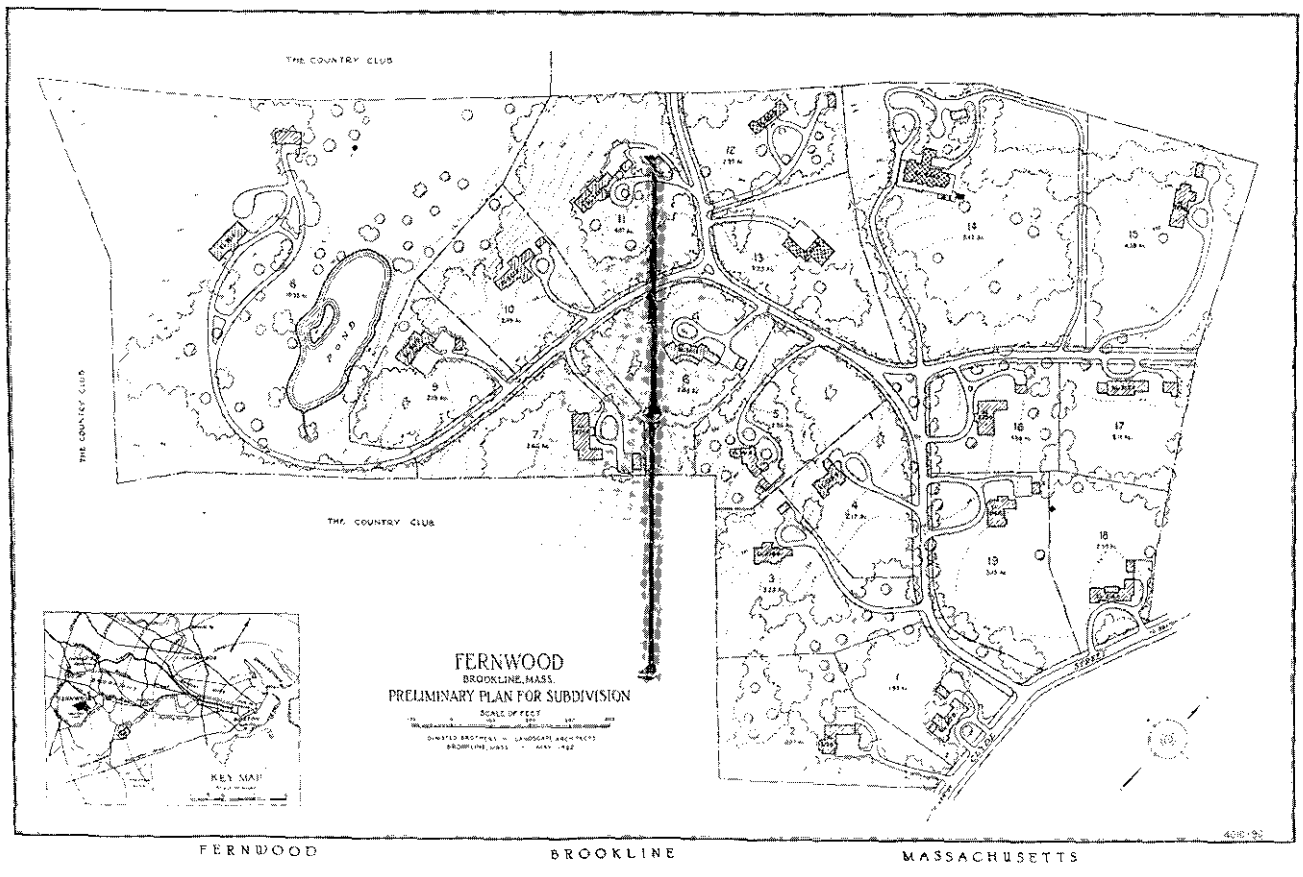
of gated developments nationwide from the beginning of the twentieth century onward.[79]

Changes in Brookline, 1883–1930

Parts of Brookline, like parts of Fairsted, also saw physical changes. Brookline Village and North Brookline became denser and more urban under the influence of population growth and changing economic and immigration patterns. The small town atmosphere was even briefly invaded by a factory, the Holtzer-Cabot Company, an electrical apparatus manufacturer that set up operations in 1885 but only ran until 1915. In *Brookline Massachusetts, a Pictorial History,* Jean Kramer describes how, by 1904, commercial panel-brick buildings occupied both sides of Washington Street and extended into Village Square, a route lined with post-and-rail fences and fields forty years earlier.[80] Ethnic and religious diversification began in earnest. Boston's largest and most powerful immigrant group, the Irish, started to arrive in Brookline in the 1850s, first as servants and later as part of the political ascendency: banker Joseph Kennedy brought Rose Fitzgerald, daughter of Boston's mayor, to Beals Street in 1914. By 1925 there were over 1,000 Jewish families in Brookline, and in 1927, Congregation Ohabei Shalom moved to Beacon Street.[81]

Transportation projects designed by Olmsted and his firm had speeded these changes. In a study of Olmsted's public projects in Brookline, Cynthia Zaitzevsky notes that the firm completed more than two hundred, both public and private, within the town between 1880 and 1957, the demise of the firm. The most powerful single agent for change cited is "The Great Beacon Street Widening" (1886–87), a handsome and convenient link with Boston.[82] When Beacon Street was extended and widened, with separate lanes for different kinds of traffic, it linked wealthy Boston to its country houses and also brought swift mass transport in the form of electric streetcars. As a result, new commercial enterprises appeared, like the fancy grocer, S. S. Pierce. The first apartment houses, or "French flats," as they were called, were constructed. Beaconsfield Terraces was built in 1890. Its thirty-six semi-detached city rowhouses,

BROOKLINE PRESERVATION COMMISSION



(A.12) Fernwood Preliminary Plan for Subdivision, Olmsted Brothers, May 1922. The 1922 preliminary subdivision plan, prepared by Olmsted Brothers for Alfred Douglass' eighty- acre Brookline property, Fernwood, indicates how picturesque design continued to be used for circulation layout and for screen plantings that separated the eighteen new houses proposed for the site (which were never built). Douglass' original house is located at upper left. May 1922.

with a six-acre park and shared facilities, represented a compressed form of planned community.[83]

Real estate taxes went up when Beacon Street was improved. According to a brief history of Brookline published to celebrate the bicentennial of the town in 1905, landowners soon had real estate tax liabilities greater than those for other kinds of investments, so they had begun to sell.[84] North Brookline's farmland and estates were quickly divided into small suburban gardens. South of Boylston Street (Route 9), Fairsted's neighborhood changed less radically in appearance, since here planned mini-estate subdivisions with larger lots were the rule. The Olmsteds and the firm often designed not only the overall circulation and site plans for these subdivisions, but also the gardens of many of the houses. The patterns set by Olmsted's own Brookline plans, such as "Pill Hill" (1889), became the model for later plans, such as Fernwood (1922), mentioned below.

The town was legislatively prepared for the proliferation of subdivisions. Although government had always played an active part in the shaping of landscape, especially along the streets, Brookline does not fit the typical description of a "planned community" because of its long evolution as a town. However, as early as 1801 provision was made for caring for trees on public highways.[85] In 1892 Brookline had quickly responded to problems caused by the Beacon Street line and other new transportation routes. It passed the Brookline Boulevard Act that gave the town the right to lay out, relocate, or widen roads, especially for street car traffic, and to reserve planting spaces for trees and other ornamentals.

Brookline's landowners and developers displayed an unusual sense of civic duty. Despite the fierce struggles that sometimes followed, they consulted each other, the town, and town planners like the Olmsteds for guidance in the development of their projects. Zaitzevsky speculates that Brookline's wealth was a factor. First, well-off landowners did not have to squeeze every cent out of their operations; they could afford to divide on a generous scale. Second, they would often develop only part of their property and continue to reside on the rest; this ensured careful development of what was essentially their own "backyard." A curvilinear road system that suited the hilly topography of Brookline, with its glacially-formed ridges, or drumlins, and a sensitivity to existing street patterns also characterized these developments.[86]

Fernwood, at 157 Clyde Street in South Brookline, was typical. In 1910 Alfred Douglass, a retired New York merchant, purchased an old house on eighty acres and hired Olmsted Brothers, who worked on the property until 1922. They designed a picturesque driveway to his new Jacobethan mansion, transformed a swamp into a two-acre pond, and planted existing woodlands with a flowering understory of rhododendrons, mountain laurels, and azaleas, giving the land an appearance much like Fairsted's. Sometime between 1910 and 1920, Douglass decided to subdivide, and the property was replanted to reflect the subdivision plan but in the same informal style. A 1922 estate sales brochure published the firm's development plan and photographs of the mature landscape.[87] The plan displayed eighteen three-to-five-acre lots, as well as the much larger lot for the main house. Though Douglass' real estate speculation failed—Fernwood was purchased in 1924 as a single parcel—the plan indicates how Olmsted Brothers retained naturalistic plantings and a curvilinear road system for subdivisions right up through the twenties, at a time when much of their public work, including parks, took a more formal turn.

Brookline's Continuity: 1883 to the 1920s

Despite the division of estates into smaller land parcels, a glance at South Brookline in the 1920s would suggest that the changes of the previous fifty years were absorbed without disturbing the overall look of the town. Throughout, many aspects of streetscape, circulation, and municipal management remained unchanged in 1925. Many sidewalks were still dirt paths, covered every winter with planks to keep pedestrians out of the mud, for instance. Stately elm trees still shaded the roadways. The town crews were still horsedrawn.[88] The dusty streets were still being watered—at a cost of $11,482 a year. For the large annual sum of $44,424 (1925 dollars), snow was still being whisked away as soon after it fell, just as it was when Olmsted was charmed in 1879/1880. Overall, Brookline was a community caring for its rural past, a rural past ever more idealized as it receded.

Throughout the period, Brookline remained progressive in the same way it had been since wealthy suburbanites first began to play a political role in the 1840s. Whatever their political party, the town fathers were always willing to spend tax money for the public weal: early public sewerage, an extensive water system, the first town public library in Massachusetts, the first municipal baths nationwide—the list of "firsts" is extensive. Brookline could well afford it: the town's revenues and expenditures in 1904 exceeded that of Rhode Island, New Hampshire,

or Vermont. The per capita assessment in 1905 (pop. 23,000) was $4000, very high by comparison with other Greater Boston towns.[89]

The governing structure of Brookline in the 1920s was not significantly different from that of fifty years earlier. Government had always been an elite affair. Town officers were not paid for their time and were therefore usually upper-class, with the occasional working-class exception. By 1908, however, the town was so large that government by selectmen in a town meeting had become unwieldy. A civic-minded Brookline resident, Alfred D. Chandler, saved the old town-meeting format by proposing that selectmen be elected by district rather than by general election, thus preserving the vision of Brookline as a "unique and hardy specimen of the old New England town,"[90] Still, the old elite managed to retain considerable power. According to *The Chronicle Souvenir of the Bicentennial,* by Alfred Chandler, a committee "of about thirty citizens of recognised experience, appointed by the moderator by vote of the town" made recommendations on all motions put before the selectmen.

As with many New England towns, Brookline's fundamental nature was forged over two centuries by geography, population growth, economic conditions, and modes of transportation. Brookline was different, however, in its degree of civic consciousness, almost an Athenian sense of superiority in the face of mighty Boston. On the whole, Brookline managed to retain this strong civic personality and much of its old-time rural character, even as it dealt with the challenges posed by the twentieth century. The town continually maneuvered to remain sufficiently exclusive to attract the well-off commuter and sufficiently democratic to provide the public services of which it was so proud.

With respect to Fairsted, however, the contextual importance of Brookline changed from the 1880s to the 1920s. Olmsted moved to Brookline because its philosophy and practices as a township seemed ideal to him; it suited his work, his friendships, and his family. To his contemporaries, Fairsted was a fresh expression of current philosophical and social ideas that were also visible throughout the town in a thousand landscape details and amenities.

By the twenties, the changes in the world at large seemed to move Fairsted further backwards in time, especially since everything in the immediate neighborhood also remained quite unaltered, creating a suburban version of Washington Irving's Sleepy Hollow. To outsiders who visited Fairsted in that decade, it would have seemed a quaint relic, an artifactual reminder of the Victorian past, a metaphor for "Old Brookline." Because of changes in the firm's style, its headquarters were less a living demonstration of contemporary landscape theory and practice than a living museum, a monument to a great man whose taste and times were on their way to becoming a distant legend.

CONCLUSION

Changes in the landscape at Fairsted in the fifty years between 1880 and the late 1920s reflect in many ways the development of Brookline during the same period. Once it was conclusively formed, little fundamental reshaping occurred. Fairsted's grounds were executed fairly quickly by practiced designers, Olmsted Sr. and John Charles, working confidently for their own family in surroundings whose "farm" history and topographical features they prized and respected. One can imagine that they were intent on expressing the meaning of place through the picturesque, the transcendent, and the useful. It was an aesthetic that Olmsted had evolved through his sixty-one years of observation, reading, and discussion—and through his twenty-five years of practice.

Implementing a design on the land is different from any other art: there is only one beginning, one sheet of paper to sketch on. Without great expense and difficulty, it is hard to alter the created landscape. Especially if the architect and designer initially responded well to the "genius of the place," building locations and basic circulation patterns, usually shaped by topography and by large trees, tend to remain fixed, forever reinforcing the spaces and structures first defined.

At Fairsted, practical requirements of family and firm, and, much less precisely, changes in horticultural taste influenced the landscape. Impetus for change after Olmsted's death was mostly practical: the reaction to plant growth and decay; to the gradual decline in family use and the presence of a tenant; to the automobile and the increasing size and importance of the work force; and to the growing importance of eye-catching planting demonstrations for clients entering the office. That changes in the Fairsted landscape mirror a transformation of the firm's design aesthetic is, at best, a tentative conclusion borne out only by comparing other residential work carried on by the firm during the twenties with Fairsted. However, the restoration of the rear courtyard will cast some light on the horticultural taste of the twenties, just as the replant-

ing of vines on the south front of the house will renew the luxuriant appearance of the landscape of the 1880s.

The family, the firm, and Brookline—all three shaped Fairsted. The present restoration will offer a rich and precise double portrait—both the residential and the office landscapes—historically separated in their origins by fifty years but now seen side by side, framed within the context of Brookline.

ENDNOTES

[1] For "communitiveness" see "Notes on the Pioneer Condition, Section 2, Defining Civilization," in Victoria Post Ranney, Gerald J. Rauluk and Carolyn F. Hoffman, *The Papers of Frederick Law Olmsted, Vol. V: The California Frontier, 1863–1865* (Baltimore: Johns Hopkins University Press, 1990), p. 659.

[2] Mac Griswold and Eleanor Weller, *The Golden Age of American Gardens: Proud Owners, Private Estates, 1890–1940* (New York: Harry N. Abrams Inc., 1991), pp. 13–15.

[3] *The Golden Age*, p. 46–48. For Platt see Keith N. Morgan, *Charles Platt: The Artist as Architect*, (New York and Cambridge: The Architectural History Foundation and MIT Press, 1985), pp. 48–53, 56–58. The re-emergence of formality and symmetry in landscape design gave rise to a spirited debate over the merits of formalism and naturalism, carried on mostly in Britain; see William Robinson, *The Wild Garden* (1870), *The English Flower Garden* (1883), and Sir Reginald Blomfield, *The Formal Garden in England* (1892). In America, landscape designers such as Charles Platt and Bryant Fleming resolved the two styles by the 1910s, developing a landscape program that progressed from formality near the house to pastoral informality at the edges of the property. Throughout the debate, some designers, such as Ossian Cole Simonds, Warren Manning, and Jens Jensen, continued to make gardens whose flavor was primarily naturalistic, although almost all included some formal features. For Americans, this was a debate that raged mostly on paper, primarily in Charles Sargent's magazine, *Garden and Forest*, intended for a professional audience. The importance of its contemporary effect has been somewhat exaggerated in present day discussions.

[4] For a description of the apparatus of the late 19th- and early 20th-century estate garden, see *The Golden Age*, p. 18.

[5] The firm's pattern of increasingly compartmented or specialized gardens grew stronger as suburban lots became smaller. Typical of these later designs was one for a two-acre garden for Warren Bicknell in Cleveland, Ohio, which was awarded the 1922 Landscape Architecture Award by the New York Architectural League. (See I. T. Frary, "Warren Bicknell's 'Beacon Hill'," *Architectural Review*, March 1923, p. 111; also *The Golden Age*, p. 272.) The twenty-five-foot wide cascade of terraces offered a view of Lake Erie, a rose garden, a grape arbor that concealed a vegetable garden, a swimming/reflecting pool, and handsome woodland plantings to each side. Though the lot was seven acres, the design effect was totally concentrated within this garden.

The firm also did many small, complex gardens and landscapes within suburbs they had planned: in The Highlands, Seattle, WA, the C. W. Stimson garden (1909–1921) on approximately three acres featured a winding drive through a grove of Douglas firs, a flower garden, a green garden with a fountain and a balustraded view over Puget Sound, and a children's playhouse.

Other designers created similarly "packed" spaces. For example, James Russell Pope, the architect, built up the side elevation of the Irwin Laughlin house (now headquarters for the Society of the Cincinnati) on what was essentially a townhouse site in the then outskirts of Washington, D.C., to accommodate forty-one pleached lindens, a graveled walk, a stone terrace with a balustraded overlook and a fountain flanked by a pair of cupids astride seahorses. The narrow entrance court was walled with limestone, ornamented with a fountain and symmetrically-placed statues, sloping beds of broadleaf evergreens, and two pairs of finely-crafted entrance and exit gates for the drive. (See Matlack Price, "'Meridian House', Residence of Irwin Laughlin, Esq., Washington, D.C.," *Architectural Forum*, August 1929, pp. 223–28; also *The Golden Age*, p. 154.)

[6] Charles Beveridge, Series Editor of *The Papers of Frederick Law Olmsted*, in a private communication, notes that he does not "know that Olmsted was reluctant to undertake private residential work for the very rich—although he did less of it after c. 1889, when he had a larger firm, two well trained partners, and a desire to concentrate on public projects unless they [the private clients] had public significance (or the patrons were members of the Vanderbilt firm, or...) He realized that the very rich were tastemakers and that it was important that they display his kind of taste in the embellishment of their grounds."

[7] That the vista over the meadow adjoining the south side of the property was designed can only be inferred because there is no documentation. This is true of most of the design features at Fairsted; they were done "on the ground." But Olmsted Sr.'s practice of highlighting a principal view on the living side of residential designs, as well as the absence of old, large trees blocking the vista make this a reasonable surmise. For a discussion of Olmsted's painterly framing of paler distance with darker foreground foliage, such as the hemlocks here, see Charles E. Beveridge, "Frederick Law Olmsted's Theory of Landscape Design," *Nineteenth Century* 3, (Summer 1977), pp. 38–43.

[8] According to Plan #672-2, Olmsted NHS Archives, replanting of this bank in 1904 was undertaken with many of the shrubs, trees, and groundcovers that Olmsted Sr. customarily used in his planting plans and with the profusion that characterized his style.

[9] Charles Beveridge, private communication with the author.

[10] Frederick Law Olmsted, "The Yosemite Valley and the Mariposa Big Trees: A Preliminary Report (1865)," in *Papers*, Vol. V, p. 500.

[11] For a description of an Olmsted-style "open-air apartment," see Frederick Law Olmsted, "Plan for a Small Homestead," *Garden and Forest*, May 2, 1888, pp.111–113. The article is reprinted in part in *Arnoldia*, Vol. 56, (Summer 1996), pp. 21–25.

[12] For descriptions of Beaux-Arts garden formats, see Robert B. MacKay, Anthony K. Baker, and Carol T. Traynor, eds., *Long Island Country Houses and Their Architects*, (New York: W. W. Norton, 1997) and Liisa Sclare and Donald Sclare, *Beaux-Arts Estates: A Guide to the Architecture of Long Island* (New York: The Viking Press, 1980).

[13] For a discussion of Olmsted's characteristic palette, which included all of these plants, see Cynthia Zaitzevsky, *Frederick Law Olmsted and the Boston Park System*, (Cambridge, MA: The Belknap Press of Harvard University Press, 1982), pp. 184–201, 215–220.

[14] "Notes on the Plan of Franklin Park and Related Matters" (Boston: Department of Parks, 1886) quoted in Beveridge, "FLO: Theory of Landscape Design," p. 40.

[15] A. J. Downing's *A Treatise on the Theory and Practice of Landscape Gardening* was first published in 1841.

[16] FLO to Ignaz A. Pilat, September 26, 1863, in *Papers*, Vol. V, 85.

[17] FLO to John Charles Olmsted, May 19, 1892, in Laura Wood Roper, *FLO: A Biography of Frederick Law Olmsted* (Baltimore: The Johns Hopkins University Press, 1973), p. 443.

[18] For Olmsted's own thinning practices and 19th-century thinning practices generally, see *Frederick Law Olmsted and the Boston Park System*, p. 188 and note 17, p. 247.

[19] Beatrix Jones, Notebook entry for June 5, 1894. Reef Point Collection. College of Environmental Design, University of California, Berkeley.

See Cynthia Zaitzevsky, *Cultural Landscape Report for the Frederick Law Olmsted National Historic Site "Fairsted," Volume I: Site History*, Appendix C.1.

[20] Hans J. Koehler to Frederick Law Olmsted Jr., July 10, 1924, Olmsted Associates Records, Series B: Job Files, Job #1. Also figure 4.18, Chapter IV, *CLR "Fairsted," Vol. I: Site History.*

[21] Ibid., Koehler proposed putting in a table and chairs for the staff; there is no photographic documentation until 1935, however. See Chapter IV, *CLR "Fairsted," Vol. I: Site History.*

[22] See *CLR "Fairsted," Vol. I: Site History* for proposals to plant bulbs and plant lists for the hollow in 1910, 1916, and throughout the twenties; Appendix B.16, "Bulbs in the Hollow. ca.Summer 1928," is a list of what had been planted 1924–28.

[23] For information on the lilies, see *CLR "Fairsted," Vol I: Site History*, figure 4.21, "Location of Lilies in the Hollow, October 8, 1925," Plan #673-42.

For Koehler's proposal regarding the blackberries, see Hans J. Koehler Memo to F. L. Olmsted Jr., January 1911, Olmsted NHS Archives, Planting List Files, and Chapter IV, CLR "Fairsted," Vol. I: Site History.

For Olmsted's comment on brambles, see FLO to John Charles Olmsted, September 12, 1884, Olmsted Associates Records; also Chapter II, *CLR "Fairsted," Vol. I: Site History.*

[24] In 1904 it was Frederick Law Olmsted Jr. who annotated the Fairsted plan; in 1910 he is the recipient of Koehler's memo, which he sends on to John Charles asking for his opinion on how much the firm might be expected to contribute. In 1911 he kept the records of time spent on various tasks by the gardener, Greenwood Kitt, etc.; see *CLR "Fairsted," Vol. I: Site History*, Ch. III and IV.

[25] Charles E. Beveridge and Paul Rocheleau, *Frederick Law Olmsted: Designing the American Landscape*, (New York: Rizzoli, 1995), pp. 10–11.

[26] Charles A. Schenk to Stella Obst, August 24, 1950, quoted by Roper, *FLO: A Biography*, p. 467.

[27] FLO Jr., to William Schack, August 10, 1936, quoted by Charles Beveridge and Paul Rocheleau, *Frederick Law Olmsted: Designing the American Landscape*, p. 138.

[28] For a description of Mary Olmsted's trip, see Roper, *FLO: A Biography*, p. 287, and Harriet Errington to Lottie Field, August 10, 1865, Errington Letters (copies) Laura Wood Roper Files.

[29] Arthur A. Shurcliff, "Mrs. Frederick Law Olmsted," *Frederick Law Olmsted: Recollections of Arthur A. Shurcliff, March 1952*, Olmsted Employee Biographical Files, Olmsted Job #370-1, Arthur Asabel Shurtleff, p. 7.

[30] John Hull Olmsted (brother) to FLO, November 13, 1857, quoted by Roper, *FLO: A Biography*, p. 133. For a biographical note on Mary Perkins Olmsted, see *Papers*, Vol.III, *Creating Central Park 1857–1861*, Charles E. Beveridge and David Schuyler, eds. (Baltimore: The Johns Hopkins University Press, 1983), pp. 59–63.

[31] FLO to John Olmsted (father), September 23, 1859, *Papers*, Vol.III, p.230.

[32] FLO to Frederick J. Kingsbury, September 6, 1893, quoted by Roper, *FLO: A Biography*, p. 391.

[33] Roper, *FLO: A Biography*, pp. 391–392.

[34] Barbara Ehrenreich and Deirdre English, "The Sexual Politics of Sickness," *For Her Own Good: 150 Years of the Experts' Advice to Women* (New York: Anchor Books/Doubleday, 1978), pp. 102–140.

[35] Frederick J. Kingsbury to John Hull Olmsted, May 8, 1847, quoted by Roper, *FLO: A Biography*, pp. 50–51.

[36] See Mary Olmsted to John Charles Olmsted, August 17, 1876, cited in Melvin Kalfus, *Frederick Law Olmsted: The Passion of a Public Artist* (New York: New York University Press, 1990), p. 78.

Olmsted himself recognized Mary's ability to wound almost upon meeting her at the age of 19, before she and his brother, John, fell in love. At Christmas in 1848 he presented her with two knives, a toy knife and a larger one, with a poem he had written. The toy alluded to her small stature, but the larger playfully alluded to her *"quickness,"* [Olmsted's emphasis in describing her to his friend Frederick Kingsbury]. His poem softened the blow, crediting her with an underlying kindness: "The steel of the larger, as pure as thy mind/Can be—just as cutting—can not be as kind." *Papers*, Vol. III, p. 60.

[37] Roper, *FLO: A Biography*, p. 346.

[38] Roper, *FLO: A Biography*, p. 393.

[39] Repeatedly in 1952 and perhaps at other times also, Roper interviewed FLO Jr., for *FLO: A Biography.*

[40] *Papers*, Vol. V, p. 659.

[41] FLO to R. J. Goddard, n.d., quoted in *Frederick Law Olmsted: Designing the American Landscape*, p. 137.

[42] Beveridge, *FLO: Theory of Landscape Design*, pp. 39–40. Johann George von Zimmermann's now forgotten work, *Ueber Die Einsamkeit*, (1756) or *Solitude Considered, with Respect to Its Influence on the Mind and the Heart...*, was published in at least four American editions just before and after the turn of the 18th century. Beveridge cites a New London, Connecticut, edition (Cady and Eells, 1807), which was translated from the 1797 French translation from the German by J. B. Mercier.

[43] Catharine E. Beecher and Harriet Beecher Stowe, *American Woman's Home* (New York: J. B. Ford, 1869, reprint: Hartford, CT: Stowe-Day Foundation, 1975), pp. 117, 294–296, 379–402; also see Jane Loudon, *Gardening for Ladies* (1840), *The Ladies' Companion to the Flower-Garden* (1841), *The Ladies' Flower-Garden* (1839–48), *Amateur Gardener's Companion* (1847), and *The Lady's Country Companion*, (1850).

[44] The only documentation so far that links Mary Olmsted with any plantings during her thirty-eight years at Fairsted is a note from F. L. Olmsted Jr. about eradicating goutweed *(Aegepodium podegraria)*, a groundcover that quickly becomes a weed, which Mary had planted along the stone wall to the south.

[45] See May 1904 Planting Study by Henry Hubbard to accompany the survey made by White and Wetherbee, Plan #673-2, Olmsted NHS Archives, drawn in April 1904. There are three different sets of notations, green, red, and pencil, indicating periods of planning and execution over an as yet undetermined period of years.

Although the survey itself contains errors, and the planting study is so overwritten in places as to be illegible, it is still clear that the massed evergreen shrubs of the rock garden ran to an average

height of six feet, and probably included sheep laurel *(Kalmia latifolia)*, ground hemlock *(Taxus canadensis)*, fetterbush *(Andromeda floribunda* now *Pieris floribunda)*, and red cedar *(Juniperus virginiana)*, which is taller. Evergreen groundcovers included prostrate junipers *(Juniperus communis* 'Prostrata'), and drooping leucothoe *(Leucothoe catesbaei)*, generally now thought to have been *L. fontanesiana*, (*L. catesbaei* is only marginally hardy beyond Zone 7). At the north end of the long island containing these evergreen shrubs, which was the buffer on the west side of the Rock Garden, a golden-rain or varnish tree *(Koelreuteria paniculata)*, is indicated, which can reach 45 feet and was a favorite nineteenth-century ornamental tree.

[46] For an assessment of the Olmsteds Sr. and Jr., in regard to their plantsmanship, see Roper, *FLO: A Biography*, pp. 277, 431, 461. For John Charles Olmsted, see Arleyn A. Levee, "John Charles Olmsted," *American Landscape Architecture: Designers and Places*, William H. Tishler, ed., (Washington, D.C.: The Preservation Press, 1989), pp. 48–51.

[47] *The Golden Age*, pp. 280–281.

[48] Arleyn A. Levee, "John Charles Olmsted," *Designers and Places*, pp. 48–51.

[49] The name of the firm changed several times over its history, reflecting varying roles of the principal landscape architects. While a definitive chronology of the partners and firm name has not yet been clearly established, the 1997 inventory *Olmsted in the Pacific Northwest, Private Estates and Residential Communities, 1873–1959* by Catherine Joy Johnson (Seattle, WA: The Friends of Seattle's Olmsted Parks) cites the following: Olmsted and Vaux (1858–1863); Olmsted, Vaux & Company (1865–1872); Frederick Law Olmsted (1872–1884); F.L. & J.C. Olmsted (1884–1889); F.L. Olmsted and Company (1889–1893); Olmsted, Olmsted & Eliot (1893–1897); F.L. and J.C. Olmsted (1897–1898); Olmsted Brothers (1898–1961); Olmsted Associates, Inc. (1961–1980).

[50] Roper, *FLO: A Biography*, p. 346.

[51] *Walks and Talks of an American Farmer in England*, 1852; *A Journey in the Seaboard Slave States, with Remarks on their Economy*, 1856; *A Journey through Texas, or, a Saddle-Trip on the Southwestern Frontier*, 1857. The final volume on the South, *A Journey in the Back Country*, would be published in 1860, after Central Park was under way.

[52] Roper, *FLO: A Biography*, p. 143.

[53] *Papers*, Vol. V, p. 183. See also Roper, *FLO: A Biography*, pp. 291–293

[54] FLO to Mrs. William Dwight Whitney, December 16, 1890, quoted by Roper, *FLO: A Biography*, pp. 419–420.

[55] See *Papers*, Vol. V, pp. 48–51. A biographical sketch of Henry Whitney Bellows, President of the Sanitary Commission, describes Olmsted's abilities and deficits in terms of employment.

[56] C. K. Paige is a name that also appears on a number of the Fairsted plans; according to Cynthia Zaitzevsky, his connection with the firm has so far not been identified.

[57] Hans J. Koehler, Blooming Date Notebook, March 6, 1910 to November 16, 1910, Planting List Files, Olmsted NHS Archives.

[58] That such a list exists, and that it mentions flowers of such bright hues as 'Carmine Pillar', even though they are not listed as being at Fairsted, measures a major shift in the firm's taste from Olmsted Sr.'s day. Further, the elder Olmsted usually described plants in terms of their form, foliage texture, and overall effect, not their flowers. See *Boston Park System*, pp. 192–193, for a discussion of Olmsted's view of the appropriate use of conspicuously flowering plants in the Boston parks.

[59] Quoted in Jean Kramer, *Brookline, Massachusetts, a Pictorial History* (Boston: Historical Publishing Company, 1989), p. 8.

[60] Judith Leet, *The Gardens of Chestnut Hill* (Brookline: The Chestnut Hill Association, 1992).

[61] Isabella Stewart Gardner to Bernard Berenson, April 25, 1896; May 3, 1897; May 16, 1898; December 26, 1899; January 19, 1900; May 17, 1901, August 20, 1902; October 6, 1903, etc., *The Letters of Bernard Berenson and Isabella Stewart Gardner, 1887–1924, with Correspondence by Mary Berenson*. Edited and annotated by Rollin Van N. Hadley (Boston: Northeastern University Press, 1977).

[62] *Atlas of the Town of Brookline* (Philadelphia: G. M. Hopkins, 1884) and Town of Brookline Special Committee, *Report of Committee on Municipal Policy of the Town of Brookline, Massachusetts, 1925* (Brookline, MA: Riverdale Press, 1925), pp. 3–13.

[63] Alisa Belinkoff Katz, "From Puritan Village to Yankee Township: A Social History of Politics in Brookline, 1705–1875," in *Brookline, The Social History of a Suburban Town 1705–1850*, ed. David Hackett Fischer (Waltham, MA: Brandeis University, 1986) p. 264.

[64] For Riverside, see Norman T. Newton, *Design on the Land: The Development of Landscape Architecture*, (Cambridge, MA: The Belknap Press of Harvard University Press, 1971), pp. 465–468; and Beveridge and Rocheleau, *FLO: Designing the American Landscape*, pp. 117–124.

[65] Katz, *Social History*, p. 265.

[66] Leo Marx, *The Machine in the Garden: Technology and the Pastoral Ideal in America* (New York: Oxford University Press, 1964) pp. 128–129.

[67] See Section 3, "The Barbarizing Experience of Pioneers on the Frontier, and Section 4, "The Decivilizing Current in American Society" in "Notes on the Pioneer Condition," *Papers*, Vol. V, pp. 682–722. Olmsted's musings also contained notes of hope about the American future. However, according to Victoria Ranney, editor of Vol. V, perhaps one reason why "Notes on the Pioneer Condition" was never published is that Olmsted was not able to reconcile his doubts and hopes to his satisfaction.

[68] For Richardson's architectural designs, see *Boston Park System*, pp. 165–167, 171. For Sargent's plantings, see *Boston Park System*, pp. 187, 196–198, 198–199.

[69] Uvedale Price, *An Essay on the Picturesque* (London, 1794); William Gilpin, *Remarks on Forest Scenery, and Other Woodland Views (Related Chiefly to Picturesque Beauty), Illustrated in the Scenes of the New Forest* (London, 1790).

[70] For Emerson's influence on Olmsted as a young man see Roper, *FLO: A Biography*, pp. 11, 37, 40, 62, 64.

[71] Frederick Law Olmsted, "List of Books Belonging to F. L. Olmsted, December 1882," Laura Wood Roper Files, cited by Roper, *FLO: A Biography*, pp. 344–345.

[72] Lee Hall, *Olmsted's America: An "Unpractical" Man and His Vision of Civilization*. (Boston: Bulfinch Press, 1995) pp. 48–49.

[73] Kalfus, *The Passion of a Public Artist* pp. 266–267.

[74] Frederick Law Olmsted, "Trees in Streets and in Parks, *Sanitarian* 10, 14 (September 1882), pp. 517–518.

[75] Frederick Law Olmsted, "Notes on the Plan of Franklin Park and Related Matters" (Boston: Department of Parks, 1886) p. 107, quoted in Beveridge, "FLO: Theory of Landscape Design," p. 41.

[76] Ralph Waldo Emerson: "Nature" (1836); *Ralph Waldo Emerson: Essays and Lectures* (New York: Literary Classics of the United States, Inc., 1983) 20.

[77] Frederick Law Olmsted, *Public Parks and the Enlargement of Towns* (Cambridge, MA: Riverside Press, 1870) quoted in *Boston Park System*, p. 76.

[78] Frederick Law Olmsted, "The Future of New York," *New York Tribune*, December 28, 1879, quoted by Roper, *FLO: A Biography*, p. 364.

[79] The history of American restricted residential development for Olmsted's "most valuable constituents" begins with Tuxedo Park, Pierre Lorillard's club on the west bank of the Hudson River in New York State, in 1885. By the 1910s there were many gated communities within urban areas nationwide, such as Westmoreland Place in St. Louis, Missouri (1911). By the 1960s they had become commonplace.

[80] Kramer, *Pictorial History*, pp. 56–133.

[81] *Ibid.*, p. 113.

[82] Cynthia Zaitzevsky, "Frederick Law Olmsted in Brookline: A Preliminary Study of his Public Projects," *Proceedings of the Brookline Historical Society for 1975–1978* (Brookline, MA: Brookline Historical Society, 1979) p. 43. Also *Boston Park System*, pp. 111–114. See *The Master List of Design Projects of the Olmsted Firm 1857–1950*, Charles E. Beveridge and Carolyn F. Hoffman, comp. (Boston, MA: 1987 Massachusetts Association for Olmsted Parks, 1987) for all the Brookline projects known at the time of publication, listed by category, as "Parks, Parkways & Recreation Areas," etc.

[83] John Waterman, "Beaconsfield Terraces," *New England Magazine, 1892*: pp. 625–636. Beaconsfield Terraces shared common heating facilities (with the boiler-house hidden in a hollow), and a "Casino," or playhouse in the grounds to be used for every kind of community activity, from kindergarten to bowling and theatricals. Common greenhouses provided cut flowers all year round, at stated rates. Stables accommodated 250 horses, and rental horses and carriages were available. A six-acre park was laid out with garden plots, shade trees, tennis courts and playgrounds.

[84] Alfred D. Chandler, *Brookline, The Chronicle Souvenir of the Bicentennial* (Brookline, MA: The Riverdale Press, 1905), p. 10.

[85] Louise Andrews Kent, *The Brookline Trunk.* (Cambridge, MA: The Riverside Press, 1955) p. 289.

[86] Zaitzevsky, *FLO in Brookline*, p. 47.

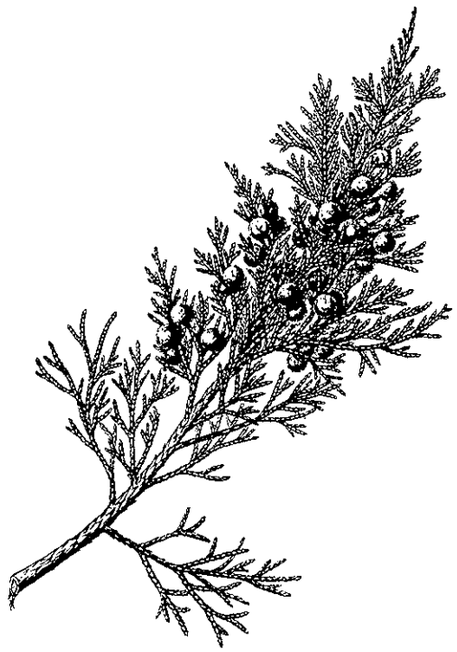
[87] *Proceedings of the Brookline Historical Society for 1926* (Brookline, MA: Brookline Historical Society, 1927) p. 6. Also see Massachusetts Historical Commission, Form 128/439, pp. 52–74; 85–86, and "Fernwood," brochure (Brookline, MA: Olmsted Brothers, May 1922) in Fernwood file at the Brookline Historical Commission.

[88] "Mr. Emerson's Recommendations as to Highways, etc.," "Summary of Recommendations adopted by Brookline's Committee on Municipal Policy," Part 3, *Report of the Committee on the Municipal Policy of the Town of Brookline, Massachusetts* (Brookline, MA: The Riverside Press, 1925), p. 18.

[89] Chandler, *Chronicle Souvenir*, p. 4.

[90] Katz, *Social History*, p. 145.

APPENDICES



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August 28, 1903.
Death of Frederick Law Olmsted Sr. Waverly (Belmont), Massachusetts.

April 9, 1904.
"Plan of F. L. Olmsted Estate, Brookline, Mass." Plan by White and Wetherbee, Civil Engineers, #673-1. Olmsted NHS Archives. (fig. 2.8)

May/June, 1904.
Plan showing present conditions (using #673-1 as a base). Corrections to the White and Wetherbee survey made by F. L. Olmsted Jr., June 1904. Plan #673-3. Olmsted NHS Archives.

Front Entry and Drive

April 19, 1884.
Study for entrance turn-around. Plan #673-Z38. Olmsted NHS Archives.

[April 1884?].
Study for entrance turn-around. Plan #673-Z40. Olmsted NHS Archives.

[April 1884?].
Study for entrance turn-around with arch (fragment). Plan #673-Z39. Olmsted NHS Archives.

[ca. April 1884].
Plan and elevation of gatewaty arch, as executed. Plan #673-17-TC1. Olmsted NHS Archives. (fig. 2.9)

January 1885.
Front drive looking southwest. Photograph by J. C. Olmsted, JCO-#38. Loeb Library. (fig. 2.10)

[ca. January 1885].
Entrance and northeast corner of house, with view across hollow. Photograph [probably by J. C. Olmsted], SPNEA. (fig. 2.11)

February 1885.
The front arch. Photograph by J. C. Olmsted, JCO-#7. Loeb Library. (fig. 2.12)

[before 1889].
Winter view of Fairsted and entrance arch viewed from Warren Street. Photograph. SPNEA. Donated by Miss G. Chase, April 12, 1912. (fig. 2.13)

September 7, 1896.
"Gateway taken from inside." Photograph by J. C. Olmsted, #673-1. Olmsted NHS Archives. (fig. 2.14)

September 7, 1896.
"Drive taken from front door." Photograph by J. C. Olmsted, #673-2. Olmsted NHS Archives. (fig. 2.15)

[ca. 1900].
Entrance turn-around and arch from upstairs window. Photograph [probably by J. C. Olmsted] #673-22. Olmsted NHS Archives (fig. 2.16)

June 1900.
Entrance arch with euonymus, viewed from Warren Street. Photograph by P. R. Jones. SPNEA. (fig. 2.18)

[ca. 1900].
Detail of curbing, front drive, showing planting. Photograph #673-30. Olmsted NHS Archives. (fig. 2.17)

[1900?].
Curbing, street, showing planting. Photograph #673-31. Olmsted NHS Archives.

January 1903.
Euonymus hedge. Photograph by Parker, #673-19. Olmsted NHS Archives.

January 1903.
Euonymus hedge. Photograph by Parker, #673-20. Olmsted NHS Archives.

[ca. 1904].
Fairsted, north facade. Photograph by Theodora Kimball, #673-88. Olmsted NHS Archives (fig. 2.19)

[ca. 1904].
Front of house. Photograph by Theodora Kimball, #673-89. Olmsted NHS Archives.

[1904?].
Front of house. Photograph by Theodora Kimball, #673-92. Olmsted NHS Archives.

Undated.
Front entrance, arch covered with euonymus. Photograph #673-[not numbered]. Olmsted NHS Archives.

Undated.
Front of house and entrance turn-around viewed from under euonymus-covered arch. Photograph #673-[not numbered]. Olmsted NHS Archives.

Undated.
Euonymus-covered arch from inside. Photograph #673-32. Olmsted NHS Archives.

Undated.
Euonymus-covered arch from outside looking toward house in winter. (Overexposed). Photograph #673-34. Olmsted NHS Archives.

Undated.
Euonymus-covered arch from outside toward house. Photograph NAB 3361. Visual Services, Loeb Library.

Undated.
Groundsworker standing in front of entrance to house with view beyond into hollow. Photograph #673-[not numbered]. Olmsted NHS Archives. (fig. 2.24)

The Hollow

January 1885.
View looking west to house on Fairmont Street, shows oval bed near relocated barn. Photograph by J. C. Olmsted, JCO-#35. Loeb Library. Also listed under *Service Areas.* (fig. 2.21)

[ca. 1885].
View of ledge, vines, etc. in hollow. Photograph by J. C. Olmsted, JCO-#37. Loeb Library. (fig. 2.23)

[January 1885?].
F. L. Olmsted Sr. in hollow with ledge behind him, winter. Photograph by J. C. Olmsted, JCO-#98A. Loeb Library. (fig. 2.22)

[1893 or 1894].
In hollow, looking north. Photograph. SPNEA.

March 7, 1900.
"From office window looking east". Photograph by J. C. Olmsted, #673-7. Olmsted NHS Archives. (fig. 2.25)

[March 1900?].
Winter view over part of hollow and Dudley Street, into Bowditch (Hood) garden and greenhouses. Photograph [probably by J. C. Olmsted] #673-23. Olmsted NHS Archives. (fig. 2.26) SPNEA has a copy of the same photograph, dated March 1898.

[ca. 1900].
The hollow, showing ledge with vines. Photograph #673-33. Olmsted NHS Archives (fig. 2.27)

Rock Garden and Southeast Corner

Undated.
Rock garden, in its early design. Photograph by J. C. Olmsted, JCO-#10. Loeb Library. (fig. 2.29)

April 1, 1901.
"*Spiraea vanhouttei* crowded down by *Deutzia scabra.*" Photograph by F. L. Olmsted Jr., #673-10. Olmsted NHS Archives. Also listed under *South Lawn and Rear Embankment.* (fig. 2.42)

Undated.
Two undated, unnumbered photographs showing rock garden shrubs. A third undated, unnumbered view shows a corner of the house, with possibly rock garden shrubs in foreground. Three photographs, #673-[not numbered]. Olmsted NHS Archives. (fig. 2.31 and 2.32)

South Lawn and Rear Embankment

December 1884.
South lawn with view to Gardner estate. Photograph by J. C. Olmsted, JCO-#12. Loeb Library. (fig. 2.33)

[ca. 1884?].
South lawn in winter with view to rear embankment and Clark sisters' cottage. Photograph by J. C. Olmsted., JCO-#21. Loeb Library. (fig. 2.34)

Undated.
View over south lawn toward Clark cottage. Photograph by J. C. Olmsted, JCO-#22. Loeb Library. (fig. 2.36)

Undated.
View east over lawn and service area before barn was moved. Photograph by J. C. Olmsted, JCO-#3. Loeb Library. (fig. 2.35)

Undated.
South lawn and house before kitchen addition. Photograph by J. C. Olmsted, JCO-#15. Loeb Library. (fig. 2.37)

December 1886.
Taboganing on west (rear) embankment, J. C. Olmsted, Marion, F. L. Olmsted Jr. Photograph by J. C. Olmsted, JCO-#97. Loeb Library.

September 7, 1896.
"Lawn looking toward Mrs. Gardner's." Photograph by J. C. Olmsted., #673-3. Olmsted NHS Archives. (fig. 2.38)

March 7, 1900.
"Corner of Shrubs, Point on Gardner Side of Lawn." Photograph by J. C. Olmsted, #673-8. Olmsted NHS Archives.

March 7, 1900.
"Corner near plant room." Photograph by J. C. Olmsted, #673-9. Olmsted NHS Archives. (fig. 2.39)

April 1, 1901.
"*Spiraea vanhouttei* crowded down by *Deutzia scabra.*" Photograph by F. L. Olmsted Jr., #673-10. Olmsted NHS Archives. (fig. 2.42)

[March 7, 1900?].
View across roof toward lawn, after a snow storm. Photograph by J. C. Olmsted, #673-25. Olmsted NHS Archives. Also listed under *General Plans and Photographs.* (fig. 2.40)

June 1900.
South lawn looking toward Clark cottage. Photograph by P. R. Jones. SPNEA. (fig. 2.41)

1903.
"House from Hill." Photograph by F. L. Olmsted Jr., #673-26. Olmsted NHS Archives.

July 1903.
"House Roof from Hill." Photograph by F. L. Olmsted Jr., #673-27. Olmsted NHS Archives.

1903.
Construction on house, widening of kitchen wing. Photograph by J. C. Olmsted, JCO-[not numbered] (separate envelope). Loeb Library.

[1903?].
Lawn. Photograph #673-35. Olmsted NHS Archives.

[1903?].
Lawn in full summer. Photograph #673-36. Olmsted NHS Archives.

Undated.
Lawn, with large spiraea. Photograph #673-37. Olmsted NHS Archives.

Undated.
Lawn from above. Photograph #673-38. Olmsted NHS Archives.

Undated.
Detail of lawn showing shrubs. Photograph #673-39. Olmsted NHS Archives.

Undated.
Side of house facing lawn, showing vines on house, and shrubs next to it. Photograph #673-40. Olmsted NHS Archives.

Undated.
Spiraea on lawn. Photograph #673-41. Olmsted NHS Archives.

Undated.
Spiraea, south lawn. Photograph #673-42. Olmsted NHS Archives. (fig. 2.43)

Undated.
South facade of house. Photograph #673-44. Olmsted NHS Archives. (fig. 2.48)

Undated.
Detail of lawn, showing rear of house. Photograph #673-47. Olmsted NHS Archives.

Undated.
Path towards entrance at side of house with small shrubs. Large sumac in foreground. Photograph #673-60 (album #2). Olmsted NHS Archives. (fig. 2.47)

Undated.
Lawn side of house. Photograph #673-49. Olmsted NHS Archives.

Undated.
South lawn with Olmsted elm, spiraea and crabapple. Photograph #673-50. Olmsted NHS Archives. (fig. 2.44)

[pre-1903].
Classic view of Olmsted elm looking toward southwest corner of house. Photograph #673-51. Olmsted NHS Archives. (fig. 2.45)

[ca. 1904?].
Lawn side of house. Photograph by Theodora Kimball, #673-87. Olmsted NHS Archives.

[ca. 1904].
Vines on side of house, with shrubs and sumac. Photograph by Miss (Theodora) Kimball, #673-90. Olmsted NHS Archives. (fig. 2.46)

Undated.
Southeast corner of house. Photograph by Theodora Kimball, #673-91. Olmsted NHS Archives.

[ca. 1904].
"South Facade, ca. 1904, Shows Shrubs on Path Near House." Photograph, #673-58. Olmsted NHS Archives.

Undated.
View of lawn in summer looking toward Clark cottage. Photograph #673-[not numbered]. Olmsted NHS Archives.

Undated.
Lawn, rock garden area, south and east facades of house. Photograph NAB 4727-Olm 3a. (Photograph is very dark.) Visual Services, Loeb Library.

January 2, 1906.
$24.25 paid by Trustees of F. L. Olmsted Estate to Shorey for repairs to the Clark cottage. Norfolk County Registry of Probate, Docket #38309, First Account of Trustees, Schedule E.

April 5,1906.
$127.96 paid by Trustees of F. L. Olmsted Estate to J. H. Sullivan for work upon premises, Warren Street. Norfolk County Registry of Probate, Docket #38309, First Account of Trustees, Schedule E.

April 23, 1906.
$10.00 paid by Trustees of F. L. Olmsted Estate to Kenrick Bros. for testing drainage at the Clark cottage. Norfolk County Registry of Probate, Docket #38309, First Account of Trustees, Schedule E.

July 11, 1906.
$97.50 paid by Trustees of F. L. Olmsted Estate to Kelley for labor and materials. Norfolk County Registry of Probate, Docket #38309, First Account of Trustees, Schedule E.

October-November 1906.
Executor's First and Final Account of the Estate of F. L. Olmsted. Filed by J. C. Olmsted. Includes only Schedules A and B. Does not list real estate or personal property. Norfolk County Registry of Probate, Docket #38309.

October 13, 1906.
$36.82 paid by Trustees of F. L. Olmsted Estate to Shorey for repairs to the Clark cottage. Norfolk County Registry of Probate, Docket #38309, First Account of Trustees, Schedule E.

January 2, 1907.
$103.82 paid by Trustees of F. L. Olmsted Estate to Kenrick Bros. for repairs to the Clark cottage. Norfolk County Registry of Probate, Docket #38309, First Account of Trustees, Schedule E.

February 9, 1907.
$98.95 paid by Trustees of F. L. Olmsted Estate to Estabrook for stock and labor, Clark cottage. Norfolk County Registry of Probate, Docket #38309, First Account of Trustees, Schedule E.

October 5, 1907.
Trustees Inventory of Estate of F. L. Olmsted. Land and buildings on Warren St. valued at $21,500. Furniture in house on Warren St. valued at $1,000. Appraisers were Charles F. White, Arthur A. Shurtleff, and Helen F. Bullard. Norfolk County Registry of Probate, Docket #38309.

1908.
Detail of spruce pole fence and walk. Photograph by H. D. Perkins, #673-52A. Olmsted NHS Archives.

1908.
Detail of euonymus on fence. Photograph by H. D. Perkins, #673-53A. Olmsted NHS Archives.

1908.
Detail of fence and planting. Photograph by H. D. Perkins, #673-54. Olmsted NHS Archives.

October 1908.
Outside of spruce pole fence covered with euonymous at corner of Dudley and Warren Streets. Photograph by *F. L. Olmsted Jr., #673-57. Olmsted NHS Archives.* (fig. 3.1)

Spring 1909.
***Kitt just inside spruce pole fence on Warren Street side near rock garden.* Photograph by H. D. Perkins, #673-67. Olmsted NHS Archives. (fig. 3.2)**

[Spring 1909?].
Spruce pole fence. Photograph #673-66. Olmsted NHS Archives. (fig. 3.3)

November 1909.
Plan of first floor of stable. Plan #20-8. Sheet 3. Olmsted NHS Archives.

November 5, 1909.
West elevation. Office wing and vault. Plan #20-[number unclear]. Sheet 3. Olmsted NHS Archives.

November 12, 1909.
Proposed alteration to stable. Scheme C. Plan #20-8. Sheet 1. Olmsted NHS Archives.

December 9, 1909.
"Suggestions for Arrangement for Photographs." Plan #20-Z89. Olmsted NHS Archives.

April 12, 1910.
"Existing Conditions and Proposed Changes, Servants' Wing (house)." Plan #673-6. Olmsted NHS Archives.

October 1910.
Planting Order List. Handwritten bulb list. No plan referenced. Planting List Files. Olmsted NHS Archives.

December 16, 1910.
"Additional Planting by H. J. K." Plan by Hans J. Koehler, #673-8. Using 1904 White and Wetherbee Survey (Plan #673-1) as a base. Olmsted NHS Archives. (fig. 3.9)

December 16, 1910.
Planting Order List to accompany Plan #673-8, by Hans J. Koehler. Olmsted NHS Archives.

May & June 1911.
F. L. Olmsted Estimate: Table showing percentages of Kitt's time devoted to different kinds of work. Planting List Files. Olmsted NHS Archives

October 28, 1911.
(F. L. Olmsted Jr.?) to William Howard White. About lease of the office property. (Part of the dwelling house is being used for office purposes, which by terms of the will is included in mother's life estate.) Olmsted Associates Records, Library of Congress, Series B: Job Files, Job #1A.

[1911?].
Memorandum drafted by J. C. Olmsted concerning lease of office property. Olmsted Associates Records, Library of Congress, Series B: Job Files, Job #1A.

1911.
Planting Order List. Typed. Planting List Files. Olmsted NHS Archives

[ca. 1911].
1911 Office addition under construction. Photograph #673-94. Olmsted NHS Archives. Similar to Photograph #673-95.

[ca. 1911].
1911 Office addition under construction. Photograph #673-96. Olmsted NHS Archives.

[ca. 1911].
"Method of Raising Vault Roof." Photograph #673-97. Olmsted NHS Archives.

January 8, 1912.
Planting Order List. Includes 18 hemlocks, yew, philadelphus, rhododendrons and perennials. Planting List Files. Olmsted NHS Archives.

May 1912.
Diagram of soil analysis for new driveway material. Plan #673-23. Olmsted NHS Archives.

January 29, 1913.
Studies for rearrangement of office. Plan #20-29. Olmsted NHS Archives.

October 10, 1913.
Proposed new vault. Plan #20-29. Sheet 14. Olmsted NHS Archives.

October 20, 1913.
Proposed new vault. Plan #20-29. Sheet 13. Olmsted NHS Archives.

November 29, 1913–April 30, 1917.
Third Account of Trustees of the Estate of F. L. Olmsted. Lists rental of the Clark cottage at $43.00/month and rental of office quarters to Olmsted Brothers at $400.00/quarter. Norfolk County Registry of Probate, Docket #38309.

January 15, 1914.
"Olmsted Brothers Office. General Layout." Plan #20-36. Sheets 1 and 2. Olmsted NHS Archives.

March 1914.
F. L. Olmsted Jr.'s Study for Office Changes. Plan #20-Z94. See also #20-Z80. Olmsted NHS Archives.

March 1914.
F. L. Olmsted Jr.'s Sketch Plan. Plan #20-Z95. Olmsted NHS Archives.

June 30, 1914.
Sprinkler System. Office wing. Plan #20-39. Olmsted NHS Archives.

November 4–5, 1914.
Study by J. C. Olmsted for lotting of estate, with floor plans for cottages. Base is 1904 Survey [Plan #673-1]. Plan #673-24. Olmsted NHS Archives.

May 6, 1915.
Plan of land proposed to be conveyed to Lilian Hastings Thompson. Plan #673-25-TP1. Olmsted NHS Archives. Wire fence shown. Also listed under *South Lawn and Rear Embankment.*

May 6, 1915.
"Plan of Land Proposed to be Conveyed to Lilian Hastings Thompson." Plan #673-25. Olmsted NHS Archives. On letterhead of J. C. Olmsted, 16 Warren Street, Brookline, MA. Also listed under *South Lawn and Rear Embankment.*

1915.
L. H. Thompson. Lease. Olmsted Associates Records, Library of Congress. Series B: Job Files, Job #1A.

May 6, 1915.
Fairsted-Thompson Lot. Cottage and area around it to be conveyed. Adjacent parcel to be leased. Plan #673-25-TP1-PT1. Olmsted NHS Archives. Annotated: "8 June 1923."

April 12, 1918.
"Study around house." Pencil on tracing paper. Planting List Files. Olmsted NHS Archives.

May 25, 1918.
Appraisal of personal property belonging to Olmsted Brothers, 99 Warren Street. 12 pp. Olmsted Associates Records, Library of Congress, Series B: Job Files, Job #20.

June 10, 1918.
F. L. Olmsted Jr. to J. C. Olmsted about renting the garage. Olmsted Associates Records, Library of Congress, Series B: Job Files, Job #1A.

1918.
Report of Brookline Town Engineer. Lists streets and dates. Olmsted Associates Records, Library of Congress, Series B: Job Files, Job #1A.

1919–1920.
Fifth Account of Trustees of the Estate of F. L. Olmsted (John C. Olmsted). Lists expenses involved in moving fence because of widening of Dudley Street by Town of Brookline. Norfolk County Registry of Probate, Docket #38309.

1920.
Map showing ownership in year 1920 of the original Clark property. Plan #673-32. Olmsted NHS Archives.

March 3, 1920.
Philip Sharples to F. L. Olmsted Jr. about roofing 99 Warren Street, in response to letter from F. L. Olmsted Jr., March 1, 1920. Olmsted Associates Records, Library of Congress, Series B: Job Files, Job #1.

May 25, 1920.
James Geddes to F. L. Olmsted Jr. about gutters. Olmsted Associates Records, Library of Congress, Series B: Job Files, Job #1.

May 25, 1920.
James Geddes to F. L. Olmsted Jr. about condition of road. Olmsted Associates Records, Library of Congress, Series B: Job Files, Job #1A.

May 27, 1920.
Percival Gallagher to F. L. Olmsted Jr. about the approach to garage and drainage near Gardner entrance. Olmsted Associates Records, Library of Congress, Series B: Job Files, Job #1. A copy of same letter is filed under Job #1A.

Undated.
List of owners and abutters of 99 Warren Street. Olmsted Associates Records, Library of Congress, Series B: Job Files, Job #1A.

Undated.
Chronology of Warren and Fairmount Streets. Olmsted Associates Records, Library of Congress, Series B: Job Files, Job #1A.

Front Entry and Drive

May 5, 1905.
Profile of curb at front entrance. Plan #673-25. Olmsted NHS Archives.

Spring 1909.
Edge of drive, planting and spade. Photograph by H. D. Perkins, #673-69. Olmsted NHS Archives.

[Spring 1909].
Edge of drive with spade, etc. Photograph [probably by H. D. Perkins] #673-81. See also Photograph #673-82. Olmsted NHS Archives.

[Spring 1909].
Entry drive with spruce pole fence, euonymous and spade [Spring 1909?]. Photograph [probably by H. D. Perkins], #673-83. Olmsted NHS Archives. (fig. 3.5)

Undated (rec'd July 8, 1911).
Entrance arch, front entry and house from Warren Street. Photograph #673-63. Olmsted NHS Archives.

Undated.
Entrance arch from inside, summer. Photograph #673-32. Olmsted NHS Archives.

Undated.
Entrance drive. Detail. Photograph #673-62. Olmsted NHS Archives.

Undated.
Detail of spruce pole fence near front entrance. Photograph #673-64. Olmsted NHS Archives.

Undated.
Arch from inside entrance in snow. Photograph #673-[not numbered]. Olmsted NHS Archives.

Undated.
Entry drive and arch from upstairs window in summer. Photograph by F. L. Olmsted Jr., #673-80. Olmsted NHS Archives. (fig. 3.6)

The Hollow

1908.
Spruce pole fence and euonymus. Photograph by H. D. Perkins, #673-55. Olmsted NHS Archives.

January 4, 1911.
F. L. Olmsted Jr. to J. C. Olmsted, *re* hollow. Planting List Files. Olmsted NHS Archives.

January 1911.
Estimate for improving hollow. Planting List Files. Olmsted NHS Archives.

[ca. 1911].
The hollow. Photograph #673-99. Olmsted NHS Archives. (fig. 3.8)

Rock Garden and Southeast Corner

See this Section under Chapter II. Unnumbered photographs could belong to either period.

South Lawn and Rear Embankment

[ca. 1903–05].
"Office Lawn—Different Ways of Making Over the Lawn," by C. R. Parker. Planting List Files. Olmsted NHS Archives.

July 1903.
"House roof from lawn." Photograph by F. L. Olmsted Jr., #673-28. Olmsted NHS Archives. (fig. 3.11)

[ca.1904].
South facade of house taken near Gardner boundary, showing flowers and other plantings. Photograph #673-45. Olmsted NHS Archives. (fig. 3.15)

[ca. 1904].
South facade of house with path, etc. Photograph #673-48. Olmsted NHS Archies. (fig. 3.16)

[ca. 1904].
South facade of house. Photograph #673-58. Olmsted NHS Archives.

1908.
South lawn, house, Olmsted elm, etc. Photograph by H. D. Perkins, #673-51A (out of focus). Olmsted NHS Archives.

Spring 1909.
***Hydrangea cf. heteromalla/bretschneideri*, south lawn. Photograph by H. P. D. [probably Harry D. Perkins] #673-59. Olmsted NHS Archives. (fig. 3.17)**

January 2, 1910.
Icicles on kitchen wall. Photograph by H. D. Perkins, #673-76. Olmsted NHS Archives. A print of the same photograph is at SPNEA but is not identified.

January 2, 1910.
Icicles on kitchen wall. Photograph by H. D. Perkins, #673-77. Olmsted NHS Archives.

January [2], 1910.
South lawn in snow from conservatory window. Photograph by H. D. Perkins, #673-79. Olmsted NHS Archives.

[January 2, 1910].
View of south lawn in winter from conservatory window. Photograph [probably by H. D. Perkins]. SPNEA.

Undated.
Winter view of lawn. Photograph [by H. D. Perkins?], #673-[not numbered]. Olmsted NHS Archives.

Undated.
Winter view from window. Photograph [by H. D. Perkins?], #673-[not numbered]. Olmsted NHS Archives.

August 5, 1912.
Tree worker at top of "Bug Pole," Gypsy Moth control on Olmsted elm. Photograph by F. L. Olmsted Jr., #946-159. Job #946, Boston Common, Boston, Massachusetts. Olmsted NHS Archives. (fig. 3.14)

August 5, 1912.
"Bug Pole." Gypsy Moth control, Olmsted elm. Photograph by F. L. Olmsted Jr., #946-160. Olmsted NHS Archives.

August 5, 1912.
"Bug Pole." Gypsy Moth control, Olmsted elm. Photograph by F. L. Olmsted Jr., #946-161. Olmsted NHS Archives.

August 5, 1912.
Tree worker preparing to ascend "Bug Pole" on Olmsted elm. Photograph by F. L. Olmsted Jr., #946-162. Olmsted NHS Archives. (fig. 3.13)

May 6, 1915.
Plan of land proposed to be conveyed to Lilian Hastings Thompson. Plan #673-25-TP1. Olmsted NHS Archives. Also listed under *General Plans, Photographs and Written Documents.*

May 6, 1915.
"Plan of land proposed to be conveyed to Lilian Hastings Thompson." Plan #673-25. Olmsted NHS Archives. On Letterhead of J. C. Olmsted, 16 Warren Street, Brookline, MA. Also listed under *General Plans, Photographs and Written Documents.*

See Photographs under Chapter II. Some may belong to this period.
Photographs #673-87, 89, 90, 91 by Theodora Kimball are probably dated 1904. Photographs #673-98, 102, 106, [not numbered], 122, 123, 124 may also date from 1904–1920.

Service Areas

[ca. 1904].
Office courtyard looking west toward vegetable garden and shed. Photograph by J. C. Olmsted, JCO-#13. Loeb Library. (fig. 3.18)

October 1908.
Spruce pole fence and scarlet runner bean vine. Photograph by F. L. Olmsted Jr., #673-56. Olmsted NHS Archives. (fig. 3.22)

Spring 1909.
Detail of planting at corner of vault. Photograph by H. D. Perkins, #673-70. Olmsted NHS Archives.

[Spring 1909?].
Office courtyard, detail of planting at corner of vault. Photograph [probably by H. D. Perkins] #673-52. Olmsted NHS Archives. (fig. 3.21)

[1909?].
Rosa soulieana, ferns, daylilies, pine near board fence. Photograph #673-60 (album #1). Olmsted NHS Archives. (fig. 3.23)

Undated.
Planting near rear entrance. Photograph #673-86. Olmsted NHS Archives.

November 1914.
Storehouse and garden. Photograph by H. D. Perkins, #673-100. Olmsted NHS Archives. (fig. 3.19)

November 1914.
Rear of storehouse. Photograph by H. D. Perkins, #673-101. Olmsted NHS Archives. (fig. 3.20)

March 31, 1916.
"Snow at Office Back Entrance." Photograph by J. Sloet, #673-103. Olmsted NHS Archives.

March 31, 1916.
"Snow at Office Back Entrance." Photograph by J. Sloet, #673-104. Olmsted NHS Archives.

March 31, 1916.
Snow, view from office rear entrance to storehouse. Photograph by J. Sloet, #673-105. Olmsted NHS Archives.

CHAPTER IV. THE OLMSTED BROTHERS ERA PART II: 1921–1940

General Plans, Photographs and Written Documents

April 20, 1921.
Owners of 99 Warren Street are obligated to keep up a "proper fence" along Dudley Street. Olmsted Sr. rebuilt the "then dilapidated fence." The fence has been rebuilt at least once during 38 years and will soon need more work. F.

L. Olmsted Jr. to Philip S. Parker, Chairman, Board of Selectmen, Brookline, Olmsted Associates Records, Series B: Job Files, Job #1A.

April 20, 1921.
F. L. Olmsted Jr. to Henry A. Varney, Town Engineer, Brookline, Olmsted Associates Records, Series B: Job Files, Job #1A. Sends copy of letter to Mr. Parker and a print of the layout plan of March 2, 1863.

[ca. 1921–summer 1923].
The residence portion of Fairsted is rented. F. L. Olmsted Jr. to Capt. Ernest Pentecost, August 27, 1923, Olmsted Associates Records, Library of Congress, Series B: Job Files, Job #673. ("Previous tenant" is not named.)

May 1921.
"Damage done by Storm of April 30, 1921." [Dudley Street?] Photograph by W. L. P., #673-108. Olmsted NHS Archives.

May 1921.
"Damage done by Storm of April 30, 1921." [Fairmount Street?]. Photograph by W. L. P., #673-109. See also Photograph #673-110. Olmsted NHS Archives.

May 1921.
"Damage done by Storm of April 30, 1921." [Warren Street?] Photograph by W. L. P., #673-112. Olmsted NHS Archives.

May 1921.
"Damage done by Storm of April 30, 1921." Street and location uncertain. Photograph by W. L. P., #673-113. See also Photograph #673-117. Olmsted NHS Archives.

March 13, 1922.
Edward J. Halloran submits an estimate for cleaning up the bad scars on an elm. Edward J. Halloran, Expert Forester and Landscape Planter, Newton Highlands, Mass. to Olmsted Brothers, Olmsted Associates Records, Series B: Job Files, Job #1.

March 14, 1922.
Olmsted Brothers authorize Halloran to prune trees, including magnolia, as per their estimate. Olmsted Associates Records, Series B: Job Files, Job #1.

1923–1929.
Captain Ernest Pentecost of Topsfield, Massachusetts rents the residence portion of Fairsted. Olmsted Associates Records, Series B: Job Files, Job #673.

August 27, 1923.
F. L. Olmsted Jr. discusses arrangement for taking care of grounds with new tenant, Capt. Ernest Pentecost.
F. L. Olmsted Jr. to Capt. Ernest Pentecost, August 27, 1923, Olmsted Associates Records, Series B: Job Files, Job #673.

September 28, 1923.
"F. L. O. Grounds. Estimate for Budget for a Year." Planting List Files. Olmsted NHS Archives.

November 22, 1923.
"Plan of Land Proposed to be Conveyed to Mrs. Lilian Hastings Thompson," (an addition to the land sold in 1915 to Thompson.) Plan by Douglas and Donovan, #673-34. Olmsted NHS Archives. (fig. 4.8)

April 9, 1924.
View of house. Photograph by H. J. Koehler, #673-55. Olmsted NHS Archives.

April 9, 1924.
View of house. Photograph by H. J. Koehler, #673-56. Olmsted NHS Archives.

June 1, 1924.
"Use of Grounds. For Information of Captain Pentecost." Memo, Olmsted Associates Records, Series B: Job Files, Job #673.

July 15, 1924.
F. L. Olmsted Jr. to Miss Helen Bullard. About handling of rent for residence. Olmsted Associates Records, Series B: Job Files, Job #1.

September 1925.
Additions to present office. Plan by Stewart, #20-40. Several sheets. Olmsted NHS Archives.

November 14, 1925.
"Addition and Alteration to Office." Rockwood Sprinkler Co. Plan #20-41. Olmsted NHS Archives.

December 31, 1925.
Expenses on grounds through December 31, 1925. Planting List Files. Olmsted NHS Archives.

February 15,1928.
"Alterations to Studio and Barn." Elevations. Plan by Robert Jackson, #20-42, Sheets 1 and 2. Olmsted NHS Archives.

October 23, 1929.
E. C. Whiting writes to a lawyer about the firm purchasing the Fairsted property. William Morse Cole to E. C. Whiting, Olmsted Associates Records, Series B: Job Files, Job #673.

August 1930.
Warren Street with a distant view of entrance to Fairsted. Photograph by Percival Gallagher, #673-128. Olmsted NHS Archives.

August 1930.
Another view of Warren Street. Photograph by Percival Gallagher, #673-129. Olmsted NHS Archives.

September 1930.
Profile of Fairmount Street. Plan by Varney, Town Engineer. Plan #673-50. Olmsted NHS Archives.

September 1930.
Profile of Fairmount Street with annotations. Plan #673-50, Print 1. Olmsted NHS Archives.

June 1931.
F. L. Olmsted Jr. becomes a tenant of Olmsted Brothers and again lives in the residence portion of Fairsted. Lease between F. L. Olmsted Jr. and Olmsted Brothers, Olmsted Associates Records, Series B: Job Files, Job #673.

July 1931.
"Breakfast Room Mantlepiece by Paul Wood." Drawing. Plan #673-Z26. Olmsted NHS Archives.

November 13, 1931.
Note in Koehler's handwriting about Pine Bark aphid. Refers to white pine back of the Great Field. Planting List Files. Olmsted NHS Archives.

April 8, 1932.
"Memo to Accompany Plan No. 673-53 Based on a Survey by White and Wetherbee Dated 1904." Olmsted Associates Records, Series B: Job Files, Job #673.

April 5, 1932.
Plan of F. L. Olmsted Estate, Brookline, Mass., showing sewers and drains. Plan #673-53. (The 1904 Survey is the base map.) Olmsted NHS Archives. (fig. 4.9)

March 29, 1933.
J. F. Pope and Son, Lumber Dealers, of Beverly, Massachusetts, send an estimate for 200 spruce bean poles for fence and two sizes of red cedar posts. Olmsted Associates Records, Series B: Job Files, Job #673.

March 31, 1933.
J. F. Pope and Son give more details about poles and posts. J. F. Pope and Son to Olmsted Brothers, Olmsted Associates Records, Series B: Job Files, Job #673.

September 1934.
Notes about lilies and roses (many cross-outs). Planting List Files. Olmsted NHS Archives.

November 5, 1935.
Note concerning Eranthis and Dutch, Spanish and English iris received from Craig. Planting List Files. Olmsted NHS Archives.

June 25, 1936.
Olmsted Brothers discuss repurchasing agreement in regard to the Clark cottage (now the Thompson property). A. E. MacIntyre, Trust Officer, Old Colony Trust Company, Boston, Massachusetts to Olmsted Brothers, Olmsted Associates Records, Series B: Job Files, Job #673. See also Olmsted Brothers (E. C. Whiting) to A. E. MacIntyre, July 1, 1936; Olmsted Brothers to M. deKay Thompson, July 22, 1936; and M. deKay Thompson to Olmsted Brothers, July 26, 1936.

April 15, 1937.
Plant care notes in H. J. Koehler's handwriting. Planting List Files. Olmsted NHS Archives.

July 19, 1937.
Plant care notes in H. J. Koehler's handwriting. Planting List Files. Olmsted NHS Archives.

December 4, 1939.
Note in H. J. Koehler's handwriting about labelling the *Magnolia acuminata*. Planting List Files. Olmsted NHS Archives.

April 26, 1940.
Olmsted Brothers request that Hans J. Koehler (now at Eager Court, Marlboro, Massachusetts) make periodic visits (about every three weeks) to advise Sullivan about the care of the grounds. H. J. Koehler to Mr. Whiting, Olmsted Associates Records, Series B: Job Files, Job #673.

June 10, 1940.
The residence portion of Fairsted is rented to George Hoague (apparently the third year of a lease). William R. Cook to F. L. Olmsted Jr., Olmsted Associates Records, Series B: Job Files, Job #673.

July 14, 1940.
Frost and Higgins recommend filling cavities in old elm tree. (Probably the one in front, now gone) E. W. Higgins of Frost and Higgins, Arlington, Massachusetts to E. C. Whiting, Olmsted Associates Records, Series B: Job Files, Job #673. The advice was apparently taken. See also E. C. Whiting to E. W. Higgins, July 18, 1940.

Undated.
Planting plan, showing path through spiraea, philadelphus, etc. Plan #673-Z51. Olmsted NHS Archives.

Undated.
Study, with door, steps, etc. Plan #673-41. Olmsted NHS Archives.

Undated.
Note about bulbs. No location indicated. Planting List Files. Olmsted NHS Archives.

Undated.
"Before addition of office wing." View of house from Dudley Street near rear of property across orchard. Painting or touched-up photograph, #673-[not numbered]. Olmsted NHS Archives. (fig. 4.1)

Undated.
Outside of spruce pole fence along Dudley Street, shows red oak within fence. Photograph by H. D. Perkins, #673-139. Olmsted NHS Archives. (fig. 4.2)

Undated.
Another view of fence along Dudley Street. Photograph by H. D. Perkins, #673-140. Olmsted NHS Archives.

Undated.
Corner of Warren and Dudley Streets. Photograph by H. D. Perkins, #673-142. Olmsted NHS Archives.

Undated.
The outside of the spruce pole fence along Warren Street at the Gardner estate. Photograph by H. D. Perkins, #673-145. Olmsted NHS Archives. (fig. 4.3)

Undated.
The outside of the spruce pole fence along Warren Street at property line with Gardner estate. Photograph by H. D. Perkins, #673-146. Olmsted NHS Archives. (fig. 4.4)

Undated.
Outer side of spruce pole fence. Dudley Street at Fairmount Street. Photograph by H. D. Perkins, #673-151. Olmsted NHS Archives.

Undated.
Dudley Street, spruce pole fence and end of office wing. Photograph by H. D. Perkins, #673-152. Olmsted NHS Archives.

Undated.
Spruce pole fence along Fairmount Street. Photograph by H. D. Perkins, #673-153. Olmsted NHS Archives. (fig. 4.5)

Undated.
Distant view of [Fairmount?] Street from [Dudley?] Street. Photograph by H. D. Perkins, #673-154. Olmsted NHS Archives.

Front Entry and Drive

January 1922.
"American elm on F. L. Olmsted Estate. Split by heavy ice storm November or December 1921. Photo taken to show that decay does not take place in crotches contrary to the assertion of tree surgeons." Photograph by H. D. Perkins, #673-53. Olmsted NHS Archives. (fig. 4.6)

January 1922.
"Similar to photo #53, showing the opposite section of elm tree." Photograph by H. D. Perkins, #673-54. Olmsted NHS Archives. (fig. 4.7)

Undated.
Detail of outer part of entrance arch and fence covered with euonymus. Photograph #673-62. Olmsted NHS Archives.

Undated.
Detail of spruce pole fence near entrance. Photograph #673-64. Olmsted NHS Archives.

March 1925.
Detail of path at entrance. Photograph by Edward Clark Whiting, #673-114. Olmsted NHS Archives. (fig. 4.10)

August 1930.
Arched entry to Fairsted from Warren Street. Photograph by Percival Gallagher, #673-130. Olmsted NHS Archives.

August 1930.
Front entrance to house. Photograph by Percival Gallagher, #673-131. (Out of focus). Olmsted NHS Archives.

1932.
Entrance arch from Warren Street. Photograph by Percival Gallagher, #673-135. Olmsted NHS Archives. (fig. 4.11)

1932.
Another view of entrance arch from Warren Street. Photograph by Percival Gallagher, #673-136. Olmsted NHS Archives.

June 10, 1936.
Diagram and note: "Diagram showing epimediums (recently donated by W. H. Craig)..." Sketch plan by H. J. Koehler, # 673-[not numbered]. Planting List Files, Folder #1. Olmsted NHS Archives. (fig. 4.14)

September 10, 1936.
Note "from memory" by H. J. Koehler about planting of euonymus on arch and elsewhere in spring of 1935, also

Hedera helix baltica against plans vault. On verso of note above, June 10, 1936. Planting List Files. Olmsted NHS Archives. Also listed under *Service Areas.*

Undated.
Spruce pole fence and entrance arch from Warren Street. Photograph by H. D. Perkins, #673-141. Olmsted NHS Archives.

Undated.
Entrance arch from Warren Street. Photograph by H. D. Perkins, #673-143. Olmsted NHS Archives. (No euonymus on top of arch.)

[ca. 1936].
Closer view of entrance arch from Warren Street. Planting on circle in turn-around is visible. Photograph by H. D. Perkins, #673-144. Olmsted NHS Archives. (fig. 4.12)

[ca. 1935].
Detail of inside of reconstructed entrance arch, with euonymus just beginning to grow. Photograph by H. D. Perkins, #673-148. Olmsted NHS Archives. (fig. 4.13)

The Hollow

July 1916.
Planting study and field notes for the hollow and rear courtyard. Plan by Canning, #673-26. 2 Sheets. Olmsted NHS Archives. (fig. 4.15)

October 5, 1923.
"Planting for Hollow to Accompany Plan No.33, File No.673." Handwritten order form and typed list. Planting List Files. Olmsted NHS Archives.

October 11, 1923.
"F. L. Olmsted Estate, Olmsted Brothers, Planting Plan for Hollow" by H. J. Koehler. Plan #673-33. Olmsted NHS Archives. (fig. 4.16) Also a blueprint of the same, Plan # 673-33-Print 1.

March 8, 1924.
H. J. Koehler to F. L. Olmsted Jr., Redondo Beach, California, about replanting the hollow. Encloses Plan #673-33 and Plant List. Planting List Files. Olmsted NHS Archives.

March 18, 1924.
F. L. Olmsted Jr. to H. J. Koehler. Responds to Koehler's letter of March 8 and thinks plan is good in principle. Planting List Files. Olmsted NHS Archives.

July 10, 1924.
Hans J. Koehler recommends a seat and table under the dogwood tree in the hollow. Hans J. Koehler to F. L. Olmsted Jr., Olmsted Associates Records, Series B: Job Files, Job #1.

November 1924.
"Profile for Steps into Hollow." Plan by Douglas, #673-37. Olmsted NHS Archives.

November 29, 1924.
Note concerning rebuilding of the steps into the hollow. Planting List Files. Olmsted NHS Archives.

Undated.
Bulbs in the hollow, planted in fall 1924. Planting List Files. Olmsted NHS Archives.

December 12, 1924.
"F. L. Olmsted Estate, Steps into hollow." Plan by H. J. Koehler, #673-38, Sheet 1. Olmsted NHS Archives. (fig. 4.17)

December 12, 1924.
"Planting Study—Steps Into Hollow." Plan by H. J. Koehler, #673-38, Sheet 2. Olmsted NHS Archives.

December 16, 1924.
"Planting Plan, F. L. Olmsted Estate, Steps into hollow." Plan by H. J. Koehler, #673-39. Olmsted NHS Archives. (fig. 4.19)

December 16, 1924.
"Steps into Hollow, [Planting] List to Accompany Plan No.39, File No.OP" Handwritten order form and typed list. Planting List Files. Olmsted NHS Archives.

April 1925.
Steps into the hollow. Photograph by H. J. Koehler, #673-115. Olmsted NHS Archives.

April 1925.
Steps into the hollow. Photograph by H. J. Koehler, #673-116. Angle is different than photo #673-115. Olmsted NHS Archives. (fig. 4.18)

July 30, 1925.
Estimate for fall planting of hollow, 1925. Planting List Files. Olmsted NHS Archives.

Undated.
Hollow expenses, 1924 and 1925. Handwritten chart and typed list. Planting List Files. Olmsted NHS Archives.

October 6, 1925.
"Location of Lilies in the Hollow." Plan by Lavalle, #673-42. Olmsted NHS Archives. (fig. 4.21) A blueprint of the same plan is in the Planting List Files.

May 22, 1926.
"F. L. Olmsted Estate, Plan Showing Iris Locations, Hollow." Plan by Lavalle #673-44-tp1. Olmsted NHS Archives. (fig. 4.22) A blueprint of the same plan is in the Planting List Files.

Spring 1926.
"The Hollow." Photograph #673-114A. Olmsted NHS Archives. (fig. 4.20)

September 23, 1926.
Planting Order List for hollow, additions for Fall 1925. Irises, phlox, pachysandra, and ferns. Olmsted NHS Archives. Planting List Files.

September 8, 1927.
"Location of Tulips Planted 1927 in the Hollow." Plan, with key, by Barnes, #673-49. Olmsted NHS Archives. (fig. 4.23)

1927.
Table showing hollow expenses for 1927. Planting List Files. Olmsted NHS Archives.

August 1930.
The hollow. Photograph by Percival Gallagher, #673-132. Olmsted NHS Archives.

[May?] 21, 1934.
One-page note in H. J. Koehler's handwriting about plant care in the hollow, Juniper Scale, etc. Planting List Files. Olmsted NHS Archives.

October 1, 1934.
"Olmsted Brothers, Planting plan for bulbs in hollow." Plan by H. J. Koehler, #673-54. Olmsted NHS Archives. (fig. 4.24)

October 1, 1934.
"Bulbs for Hollow, Fall 1934, Plan No.54". A handwritten order form and a typed list. Planting List Files. Olmsted NHS Archives.

May 1935.
The hollow with table and chair. Photograph #673-137. Olmsted NHS Achives.

May 1935.
The hollow with table and chair. Photograph #673-138. Olmsted NHS Archives. (fig. 4.25)

December 1937.
"Tulips Planted in Hollow, Fall 1937." Typed list. Planting List Files. Olmsted NHS Archives.

May 17, 1938.
"Comments of Tulips Planted Fall 1937." Notes by H. J. Koehler, May 16–17, 1938. Planting List Files. Olmsted NHS Archives.

April 3, 1940.
Notes in Koehler's handwriting about plant care in the hollow. Planting List Files. Olmsted NHS Archives.

Undated.
View of the hollow from the men's lunchroom. Photograph #673-125. Olmsted NHS Archives.

Undated.
Inside of spruce pole fence. Photograph by H. D. Perkins, #673-147. Olmsted NHS Archives.

Undated.
Gate in spruce pole fence. Photograph by H. D. Perkins, #673-149. Olmsted NHS Archives. (fig. 4.26)

Rock Garden and Southeast Corner

August 6, 1924.
"Study for Planting about Path in Southeast Corner of Lawn." Plan by Brown, #673-36. Olmsted NHS Archives. (fig. 4.27)

August 6, 1924.
Planting Order List: "Planting about Path in Southeast Corner of Lawn." Accompanies Plan #673-36. Planting List Files. Olmsted NHS Archives.

November 22, 1926.
"F. L. Olmsted Estate, Brookline, Mass., Rock Garden. Additional Plants Not Shown on Original Survey." Plan by Brown and Lavalle, #673-48. Olmsted NHS Archives. (fig. 4.28)

South Lawn and Rear Embankment

September 23, 1932.
Notes on soil tests taken Sept. 23, 1932, for Lawn (5.4) and rose bed at back office entrance (7.6). Planting List Files. Olmsted NHS Archives.

November 21, 1934.
Notes about soil test for Olmsted Brothers lawn and rose bed. Planting List Files. Olmsted NHS Archives.

Undated.
Plantings on edge of lawn. Photograph #673-106. Olmsted NHS Archives. (fig. 4.29)

Undated.
South facade of house. Photograph #673-[not numbered] (album #2). Olmsted NHS Archives. (fig. 4.30)

Undated.
Lawn and south facade of house. Photograph #673-122. Olmsted NHS Archives. (fig. 4.31)

Undated.
Trunk of Olmsted elm with cuff around it. Photograph #673-123. Olmsted NHS Archives.

Undated.
Edge of lawn. Photograph #673-124. Olmsted NHS Archives. (fig. 4.32)

Service Areas

[1924 or 1925].
"Planting Study for Courtyard, Apparently by Brown, 1925 or 1924." Sketch. Planting List Files. Olmsted NHS Archives. (fig. 4.39)

May 8, 1925.
Planting Order List for F.L. Olmsted Estate (Olmsted Brothers). Peonies for garden near storehouse. Planting List Files. Olmsted NHS Archives.

October 1925.
Study for garage location. Plan by H. J. Koehler, #673-41, Sheet 1. Olmsted NHS Archives.

October 1925.
"Study for garage location." Plan by H. J. Koehler, #673-41, Sheets 2, 3 and 4. Olmsted NHS Archives. (fig. 4.33)

October 23, 1925.
"Planting Study for Courtyard." Plan by H. J. Koehler, #673-40. Olmsted NHS Archives. (fig. 4.40)

October [23], 1925.
Planting Order List for courtyard to accompany Plan #673-40. A print of this plan dated June 15, 1938 is in the Planting List Files. Olmsted NHS Archives.

October 23, 1925.
Planting List for rose bed in court to accompany Plan #673-40. Planting List Files. Olmsted NHS Archives.

April 28, 1926.
"F. L. Olmsted Estate, Planting Plan for Service Yard." Plan by Lavalle, #673-43. Olmsted NHS Archives. (fig. 4.45) A blueprint of this plan is in the Planting List Files.

May 28, 1926.
"F. L. Olmsted, Plan for Garden of Annuals. Plan by Carpenter[?], #673-45. Olmsted NHS Archives. (fig. 4.34)

May 1926.
"Annual Garden List to Accompany Plan No.45, File No.673." Typed planting list with quantities and spacing. Planting List Files. Olmsted NHS Archives.

May 1926.
Planting list for annual garden (Brecks Nursery). Accompanies Plan #673-45. Planting List Files. Olmsted NHS Archives.

August 5, 1926.
F. L. Olmsted Jr. writes to Capt. Pentecost about the construction of the parking lot. Olmsted Associates Records, Series B: Job Files, Job #673.

September 11, 1926.
"F. L. Olmsted Estate, Brookline, Mass., Plan for Parking Space." Plan by F. Head, #673-46. Olmsted NHS Archives. (fig. 4.35) Also Print 1.

October 8, 1926.
"F. L. Olmsted Estate, Brookline, Mass., Planting Plan for Vicinity of Plan Vault." Plan by Lavalle, #673-47. Olmsted NHS Archives. (fig. 4.43)

October 29, 1926.
Planting Order List for parking area. Only two plants: 1000 *Vinca minor* and 50 *Euonymus radicans carrierei.* Planting List Files. Olmsted NHS Archives.

October 29, 1926.
Planting Order List for courtyard and vault area. Planting List Files. Olmsted NHS Archives.

June 5, 1930.
"F. L. Olmsted Estate, Study for Auto Parking." Plan #673-Z34-TP1 (fig. 4.36). Three schemes in all, (TP2 and TP3 are the others). Olmsted NHS Archives.

August 6, 1930.
Planting list for roses in the court yard to accompany Plan #673-40. Planting List Files. Olmsted NHS Archives.

May 1931.
Parking lot. Photograph by H. J. Koehler, #673-133. Olmsted NHS Archives. (fig. 4.37)

September 10, 1936.
Note "from memory" by H. J. Koehler about planting euonymus along south wall of plans vault, at arch, and Dudley Street Fence in Spring of 1935. Also *Hedera helix baltica* against north wall of plans vault. On version of note of June 10, 1936. Planting List Files. Olmsted NHS Archives. Also listed under *Front Entry and Drive.*

June 8, 1937.
Sketch plan for planting in courtyard, with six plants. Planting List Files. Olmsted NHS Archives.

June 9, 1937.
Sketch plan for planting in courtyard, standard fuschia, pachysandra and tuberous begonias. Planting List Files, Folder #2. Olmsted NHS Archives. (fig. 4.41)

October 6, 1938.
"Plant List to Accompany Plan No. 56." Planting List Files. Olmsted NHS Archives.

October 7, 1938.
"Olmsted Brothers, Brookline, Mass.,Plan for tulip planting above garage." Plan by H. J. Koehler, #673-56. Olmsted NHS Archives. (fig. 4.46)

Undated.
Daylillies and ferns at base of tree inside spruce pole fence. Photograph by H. D. Perkins, #673-150. Olmsted NHS Archives. (fig. 4.44)

Undated.
Rear entrance from Dudley Street, view to service drive and parking lot. Photograph by H. D. Perkins, #673-157. Olmsted NHS Archives. (fig. 4.38)

Undated.
Rear entrance court. Photograph #673-158. Olmsted NHS Archives. (fig. 4.42)

Undated.
"Planting to be done in the Court this Fall." Plan #673-Z42. Planting Order List. Olmsted NHS Archives.

Undated.
Spruce pole fence at service entrance from Dudley Street. Parking lot has been constructed. Photograph by H. D. Perkins, #673-155. Olmsted NHS Archives.

Undated.
Different view of parking lot from Dudley Street. Photograph by H. D. Perkins, #673-156. Olmsted NHS Archives.

CHAPTER V. THE OLMSTED BROTHERS ERA, PART III: 1941–1962

General Plans, Photographs, and Written Documents

1941.
Hazel L. Dawson rents house. *Brookline Street List,* 1941.

1942.
Henry R. Shepley, architect, and Anna L. Shepley rent house. *Brookline Street List,* 1942.

September 29, 1942.
Olmsted Brothers proposed to rent office space to the federal Public Buildings Administration. Olmsted Brothers to Office of Planning and Space Control, Public Buildings Administration, Washington, DC. Olmsted Associates Records, Series B: Job Files, Job #673.

1944–1947.
Stanley Hoerr, physician, and Janet Hoerr rent house. Thomas B. and Ruth E. Quigley also listed for 1944. *Brookline Street List,* 1944–1947.

December 14, 1945.
"Plan of Land." Plan by J. F. Hennessy, C.E., #673-58. (Geddes Property on Fairmount Street.) Olmsted NHS Archives.

May 11, 1947.

The spruce pole fence is damaged by an automobile. To Be Repaired by James Driscoll and Son. Olmsted Brothers to Travelers Insurance Company, Boston, Massachusetts. Olmsted Associates Records, Series B: Job Files, Job #673.

July–August, 1947.

Olmsted Brothers send twigs from an ailing maple tree in the "barn yard" to be tested at Massachusetts State College, Agricultural Experiment Station. Diagnosed with aphids and sun scorch. E. F. Guba, Research Professor of Botany to Olmsted Brothers, July 21, 1947 and Malcolm McKenzie, Research Professor of Botany, August 7, 1947, Olmsted Associates Records, Series B: Job Files, Job #673. Also Listed under *Service Areas.*

November 18–25, 1947.

Olmsted Brothers ask J. F. Pope and Son to supply six dozen spruce pole saplings of about 1-1/2" diameter with the bark on. (Mentions that they purchased spruce poles from them in 1934 and 1939.) They end up purchasing eight dozen spruce poles from Curtis Lumber Company. Harry Perkins to J. F. Pope and Son, November 18, 1947, and Harry Perkins to Curtis Lumber Company, November 25, 1947, Olmsted Associates Records, Series B: Job Files, Job #20.

1948–1955.

Professor Harold G. Stuart, Agnes B. Stuart and Eleanor Stuart (student) rent house. *Brookline Street List,* 1948–1955.

March 26, 1948.

Olmsted Brothers ask Hans J. Koehler to prune taxus specimens by the back door and general pruning "about the place." Olmsted Brothers to Hans J. Koehler, March 26, 1948, Olmsted Associates Records, Series B: Job Files, Job #673. Also listed under *Service Areas.*

June 9, 1948.

Olmsted Brothers ask Frost and Higgins to spray the trees as they have done in the past. Olmsted Brothers to the Frost and Higgins Company, June 9, 1948, Olmsted Associates Records, Series B: Job Files, Job #673.

July 7, 1950.

"To-day Halloran sprayed Euonymus." Memo. Planting List Files. Olmsted NHS Archives.

September 25, 1952.

Olmsted Brothers charge the tenant (Dr. Harold Stuart) a yearly fee for care of the lawn. Olmsted Brothers to Dr. Harold C. Stuart. Post-1949 Correspondence. Olmsted NHS Archives.

October 13, 1953.

Eleven *Taxus media* Hatfieldii purchased from Weston Nurseries for use on the grounds. Olmsted Brothers to Weston Nurseries. Post-1949 Correspondence. Olmsted NHS Archives.

April 20, 1955.

"Plan Showing Proposed Division Line Between Buildings, to Accompany Letter to Brookline Bldg. Commissioner." Plan by Charles Riley, #20-47. Planting List Files. Olmsted NHS Archives. (fig. 5.1)

April 20, 1955.

Olmsted Brothers propose a division of the property to the Brookline Building Commissioner. The proposed division is in violation of the building code. Olmsted Brothers to Frank J. O'Hearn, Building Commissioner. Post-1949 Correspondence. Olmsted NHS Archives.

June 7, 1955.

"Detail Showing Building Offset Dimensions for Proposed Division Line between Structures." Plan by Riley. Plan #20-48. Copy in Planting List Files. Olmsted NHS Archives.

June 1955.

Print and tracing paper studies for contemplated division of Olmsted Brothers property. Plan by Riley, #20-50. Five Sheets. Olmsted NHS Archives.

October 19, 1955–1959.

William H. Vanderbilt, real estate, and Florence H. Vanderbilt rent house. Household also includes Juan Pattee, tutor, and Esther Simms, maid. *Brookline Street List,* 1956–1959. According to Joseph Hudak, Vanderbilt rented

while his house was being built. Interview with Amy Millman, December 1980. Olmsted NHS Administrative Records.

The lease with Vanderbilt specifies that he will take care of the lawn and Olmsted Brothers will take care of the trees and shrubs. Also that Vanderbilt will purchase the wire fence around the lawn and keep it in place. Lease between William H. Vanderbilt of Englewood, Florida, and Olmsted Brothers, October 19, 1955. Post-1949 Correspondence. Olmsted NHS Archives.

October 20, 1955.

Directional signs, etc. Plan by Riley, #20-51, A, B, C, D, E, and F. Olmsted NHS Archives.

November 2, 1955.

Olmsted Brothers write to Mr. Titus, Cypress Street, Brookline, to discontinue mowing the lawn, although they will recommend him to Mr. Vanderbilt, whose responsibility the lawn now is. Olmsted Brothers to Mr. Titus. Post-1949 Correspondence. Olmsted NHS Archives.

1960–1963.

William Leverett Cummings, executive, and Adelaide Cummings, editor, rent house. *Brookline Street List,* 1960–1963.

1962–1963.

The firm experiences problems with Frost and Higgins' spraying program. Joseph Hudak to William Rae, June 29, 1962 and February 28, 1963. Post-1949 Correspondence. Olmsted NHS Archives.

Front Entry and Drive

August 31, 1954.

"Hurricane views, entrance." Photograph #673-159. Olmsted NHS Archives. (fig. 5.2)

July–August 1959.

The elm tree near Warren Street becomes defoliated. Frost and Higgins spray it with dormant spray and beetle damage appears to be checked. Olmsted Brothers to Mr. Bill Rea, Frost and Higgins, July 31, 1959, and Telephone Message from William Rea to Mr. Riley, August 13, 1959. Olmsted NHS Archives. Post-1949 Correspondence.

Winter [1959?].

The elm tree near Warren Street, which had a hollow center, collapses after an ice storm. Interview, Joseph Hudak by Amy Millman, December 1980. Olmsted NHS Administrative Records.

[ca. late 1950s].

Joseph Hudak purchases Carolina Hemlocks and Artemas Richardson plants them as a screen toward Warren Street. Interview, Joseph Hudak by Amy Millman, December 1980. Olmsted NHS Administrative Records.

June 7, 1961.

The front driveway is becoming overgrown. Leverett Cummings to Mr. C. S. Riley. Post-1949 Correspondence. Olmsted NHS Archives.

[ca. late 1950s or early 1960s].

A truck tries to come through the entrance arch and brings it down. Interview Joseph Hudak by Amy Millman, December 1980. Olmsted NHS Administrative Records.

The Hollow

There are no documents concerning the hollow for this period.

Rock Garden and Southeast Corner

There are no documents concerning the rock garden and southeast corner for this period.

South Lawn and Rear Embankment

October 1951.
Two moraine locust trees are planted on the lawn in case of the demise of the Olmsted elm. The Siebenthaler Company to Olmsted Brothers, October 26, 1951 and Olmsted Brothers to The Siebenthaler Company, October 31, 1951. Olmsted NHS Archives. Post-1949 Correspondence. Also Interview, Joseph Hudak by Amy Millman, December 1980. Olmsted NHS Administrative Records.

August 31, 1954.
"Hurricane views, rear lawn." Photograph #673-160. Olmsted NHS Archives. (fig. 5.6)

August 31, 1954.
"Hurricane Views. House lawn from drive and oak." Photograph #673-161. Olmsted NHS Archives. (fig. 5.4)

August 31,1954.
"Hurricane Views. Red Oak. View taken from Gardner Property Looking toward Olmsted House. Tree Circumference 9'-6" (3' above butt)." Photograph #673-163. Olmsted NHS Archives. (fig. 5.3)

August 31, 1954.
"Hurricane Views. House Lawn." Photograph #673-164. Olmsted NHS Archives.

August 31, 1954.
"Hurricane Views. Rear Lawn." Photograph. #673-165. Olmsted NHS Archives.

August 31, 1954.
"Hurricane views, rear lawn," with crab apple tree." Photograph #673-166. Olmsted NHS Archives. (fig. 5.5)

September–December 1954.
The red oak was on the Gardner property but apparently fell over into the Fairsted grounds during the hurricane. Telephone message from Olmsted Brothers to Mr. Allen, Caretaker, Peabody Gardner Estate, September 1, 1954; telephone message from Frost and Higgins to Olmsted Brothers, November 21, 1954; Olmsted Brothers to Mr. G. Peabody Gardner, December 14, 1954. Olmsted NHS Archives. Post-1949 Correspondence.

[ca. 1955].
Charles Riley plants the sycamore maple near the southeast corner of the house at the request of Mr. Vanderbilt to replace a tree lost in a hurricane. Interview, Joseph Hudak by Amy Millman, December 1980. Olmsted NHS Administrative Records.

July–August 1959.
Elm tree on lawn is becoming defoliated. Frost and Higgins spray it with dormant spray. Olmsted Brothers to Bill Rea, Frost and Higgins, July 31, 1959 and telephone message from Bill Rea to Mr. Riley, August 13, 1959. Post-1949 Correspondence. Olmsted NHS Archives.

June 7, 1961.
There are dead branches on the Gardner boundary line. Leverett Cummings to Mr. C. S. Riley. Post-1949 Correspondence. Olmsted NHS Archives.

Service Areas

July–August 1947.
Olmsted Brothers send twigs from an ailing maple in the "barn yard" to be tested at Massachusetts State College, Agricultural Experiment Station. Diagnosed with aphids and sun scorch. E. F. Guba, Research Professor of Botany to Olmsted Brothers, July 21, 1947 and Malcolm McKenzie, Research Professor of Botany, August 7, 1947, Olmsted Associates Records, Series B: Job Files, Job #673.

March 26, 1948.
Olmsted Brothers ask H. J. Koehler to prune by the back door. Olmsted Brothers to H. J. Koehler, March 26, 1948, Olmsted Associates Records, Series B: Job Files, Job #673.

CHAPTER VI. THE OLMSTED ASSOCIATES ERA, 1963–1979

General Plans, Photographs and Written Documents

April 24, 1962.
"Olmsted Associates Signs." Plan by Fonagy, #20-53. Two sheets. Olmsted NHS Archives.

October 4, 1962.
"Plot Plan of Property." Plan by Fonagy, #20-54. Olmsted NHS Archives.

September 7, 1964.
"Proposed Alteration to Kitchen Wing." Plan by A. Richardson, #673-60. Olmsted NHS Archives. Also listed under *South Lawn and Rear Embankment.*

February 12, 1965.
The Frederick Law Olmsted home is officially designated a National Historic Landmark by Secretary of the Interior, Stewart L. Udall. Invitation. Post-1949 Correspondence. Olmsted NHS Archives.

February 20, 1968.
"Floor Plans." Plan by A. P. Richardson, #673-62. Olmsted NHS Archives.

February 20, 1968.
"Electric Fusing and Window Identification." Plan by A. P. Richardson, #673-63. Olmsted NHS Archives.

[by 1970].
The ultimate preservation of the Olmsted home, office and archives becomes a concern. Sidney N. Shurcliff to Mr. Eugene DeSilits, November 17, 1970. Post-1949 Correspondence. Olmsted NHS Archives.

[by 1979].
Lowden, Inc. of Needham, Massachusetts does all tree maintenance work on the Fairsted property (replacing Frost and Higgins). Post-1949 Correspondence. Olmsted NHS Archives.

October 1979.
Congress passes an Act (Public Law 96-87) allowing the nation to acquire the Olmsted house, office, archives and grounds.

Front Entry and Drive

1964.
North facade. Photograph #673-[not numbered]. Olmsted NHS Archives. (fig. 6.1)

[ca. 1964].
The house from the hollow. Photograph #673-[not numbered]. Loose photos. Olmsted NHS Archives. Also listed under *The Hollow.* (fig. 6.2)

1965.
Small parking area added to front drive by the Richardsons. Telephone interview, Cynthia Zaitzevsky with Artemas Richardson, June 1, 1993.

Summer 1972.
East facade of housem showing beige paint color. Color slide by Francis B. McCarthy. Cynthia Zaitzevsky slide collection.

January 10–11, 1977.
Storm damage to gutters and fascia boards, front and side of house. Four photographs, #673-[not numbered]. In folder No. 3. Olmsted NHS Archives.

Spring 1977.
Repair of storm damage to gutters and fascia boards. Six photographs. Photographs #673-[not numbered]. Olmsted NHS Archives.

The Hollow

1963–1964.
Joseph Hudak clears out the hollow, including removing a large pyracantha. He replants it with daylilies, lilies, chrysanthemums, etc. Joseph Hudak, interview with Amy Millman, December 1980. Olmsted NHS Administrative Records.

1964.
North facade. Photograph #673-[not numbered]. Loose photos. Olmsted NHS Archives. Also listed under *Front Entry and Drive.* (fig. 6.1)

[ca. 1964].
The house from the hollow. Photograph #673-[not numbered]. Loose photos. Olmsted NHS Archives. Also listed under *Front Entry and Drive.* (fig. 6.2)

Rock Garden and Southeast Corner

There are no documents concerning the rock garden and southeast corner for this period.

South Lawn and Rear Embankment

[ca. 1963–1964].
View of lawn before swimming pool was put in. Photograph by Joseph Hudak. Hudak interview by Amy Millman, December 1980. Olmsted NHS Administrative Records.

[ca. 1963–1964].
Shrub material existed alongside house. Hudak interview by Amy Millman, December 1980. Olmsted NHS Administrative Records.

[ca. 1964–].
The Richardsons maintained a "garden development" beyond the big white pine tree but gave it up because of too much shade. Hudak interview by Amy Millman, December 1980. Olmsted NHS Administrative Records. (Not so, according to Richardson, Telephone Interview with Zaitzevsky, June 1, 1993.)

[ca. 1964–].
The Richardsons' children maintained a garden (location unclear). Hudak interview by Amy Millman, December 1980. Olmsted NHS Administrative Records. (Richardson confirmed this in the interview of June 1, 1993.)

September 7, 1964.
"Proposed Alteration to Kitchen Wing." A. P. Richardson. Plan #673-60. Olmsted NHS Archives.

June 20, 1966.
"Existing Grades in Area of Proposed Kitchen Terrace." C. Rood. Plan #673-61. Olmsted NHS Archives.

August–September 1968.
Construction of swimming pool and terrace. Six Photographs, 1968. Photographs #673-[not numbered]. Loose photos. Olmsted NHS Archives. (fig. 6.3, 6.4, and 6.5)

August–September 1968.
Large viburnums and mock-orange removed for swimming pool. Hudak interview by Amy Millman, December 1980. Olmsted NHS Administrative Records.

Undated.
Completed swimming pool and terrace. Three photographs. Photographs #673-[not numbered]. Loose Photos. Olmsted NHS Archives.

[ca. 1969].

Joseph Hudak plants grapes against the swimming pool wall. Hudak interview by Amy Millman, December 1980. Olmsted NHS Administrative Records.

Undated.

A Kousa dogwood is added. Hudak interview by Amy Millman, December 1980. Olmsted NHS Administrative Records.

[ca. 1976].

An herb garden is planted by Mrs. Richardson next to the house. Hudak interview by Amy Millman, December 1980. Olmsted NHS Administrative Records.

June 24, 1980.

"Plan of Olmsted Herb Garden—from Nicky Richardson, June 24, 1980." Includes key and plant list. Planting List Files. Olmsted NHS Archives. (fig. 6.6)

Undated.

Rear of house with hollyhock and sweet alyssum planting against lattice fence. Sprinkler. Photograph #673-[not numbered]. Olmsted NHS Archives.

Undated.

Appears to be a detail of the same view. A second-story window over the kitchen is not visible, but this is probably due to the angle of the photograph. Photograph #673-[not numbered]. Olmsted NHS Archives.

Service Areas

1963–1965.

The rear office courtyard is replanted. and a new pitched roof is built over rear entrance. Hudak interview by Amy Millman, December 1980. Olmsted NHS Administrative Records.

Summer 1963.

Rear office courtyard. Photograph #673-[not numbered]. Olmsted NHS Archives.

Summer 1963.

Rear office courtyard. Detail. Photograph #673-[not numbered]. Olmsted NHS Archives.

Summer 1965.

Rear office courtyard. Photograph #673-[not numbered]. Olmsted NHS Archives.

November 1965.

Parking lot. Photograph #673-[not numbered]. Olmsted NHS Archives.

November 1965.

Rear office courtyard. Photograph #673-[not numbered]. Olmsted NHS Archives.

November 1965.

Rear office courtyard. Photograph #673-[not numbered]. Olmsted NHS Archives.

[ca. 1968].

Richardson extends retaining wall from rear of barn to allow passage of heavy equipment. Hudak interview by Amy Millman, December 1980. Olmsted NHS Administrative Records.

November 20, 1979.

The top of the large sycamore maple at the northwest corner of the vault falls against the vault. The tree was removed November 21 by Lowden, Inc., Needham. Letter from Artemas P. Richardson to Alexander Brough, Frank B. Hall and Company, Boston, Massachusetts, and invoice from Lowden, Inc., Needham, Massachusetts to Artemas Richardson, November 21, 1979. Post-1949 Correspondence. Olmsted NHS Archives,

Note: Lucinda Whitehill Brockway gives several facts, citing a Hudak interview, information that is not on the transcript I have, indicating something is missing: either part of the original interview or a second interview.

CHAPTER VII: THE NATIONAL PARK SERVICE OWNERSHIP: 1980-1994

General Plans, Photographs and Written Documents

1982.

Historic Resource Study for the Frederick Law Olmsted National Historic Site by Amy Millman. NPS, North Atlantic Region. Olmsted NHS Administrative Records.

March 17, 1983.

"Plan of Fairsted. Frederick Law Olmsted N.H.S., March 17, 1983." University of Virginia, Historic American Building Survey (HABS). Olmsted NHS Administrative Records. (fig. 7.1)

1982.

Historic Grounds Report and Management Plan for the Frederick Law Olmsted National Historic Site by Lucinda Whitehill. NPS, North Atlantic Region. This report contains photographs and descriptions of the Fairsted grounds early in the NPS ownership. Olmsted NHS Administrative Records.

1983.

General Management Plan for the Frederick Law Olmsted National Historic Site. NPS, North Atlantic Region. Olmsted NHS Administrative Records.

1986–87.

Historic Structures Report, Fences, Frederick Law Olmsted National Historic Site by Andrea Gilmore. Draft. Olmsted NHS Administrative Records.

1987.

Spruce pole fence, prior to major repair work. Olmsted NHS Administrative Records. (fig. 7.2)

1987–90.

Historic Structures Report, Frederick Law Olmsted National Historic Site by Carden and Gilmore. Draft. Olmsted NHS Administrative Records.

1991.

Hurricane Bob damage to *Liriodendron tulipifera* and *Quercus rubra* in the hollow and along Dudley Street. Olmsted NHS Administrative Records. (fig. 7.3)

October 1991.

"Restoring Vine Coverage to Historic Buildings." *Preservation Tech Note, Site No.1.* National Park Service, Preservation Assistance Division. Olmsted NHS Administrative Records. Note: The National Park Service maintains a comprehensive slide library at the Olmsted NHS which records work on the grounds from ca. 1985 through the present. These slides document many of the changes noted in Chapter VII such as the demolition of the swimming pool, rebuilding the spruce pole fence and arch, restoration of the parking lot, the trellis project, as well as the ongoing landscape treatment project.

South Lawn and Rear Embankment

1981.

Brick terrace and swimming pool. Olmsted NHS Administrative Records. (fig. 7.4)

July 1989.

"Details of Four Experimental Trellis Systems." Sharon Runner, National Park Service. Olmsted NHS Administrative Records. (fig. 7.5)

Service Areas

July 1988.

"Frederick Law Olmsted N. H. D. Parking Area Renovation." Plan. Seven Sheets. Olmsted NHS Administrative Records. (fig. 7.6)

Appendix B. Selected Planting Order Lists and Grounds Expenses

All documents are from the Olmsted NHS Archives Plant List Files.

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B.11 "Planting for Hollow." October 5, 1923. To accompany Plan #673-33 202

B.12 *Memo concerning work done rebuilding steps to the Hollow, from* H. J. Koehler, November 29, 1924 206

B.13 "Steps into Hollow." December 16, 1924. To accompany Plan #673-39 207

B.14 Planting Order List (Irises). September 23, 1926 208

B.15 "Planting Plan for Bulbs in the Hollow." September 7, 1927 209

B.16 "Bulbs in the Hollow, Olmsted Brother's Grounds." Fall 1924 to Fall 1927 210

B.17 "Bulbs for the Hollow—Fall 1934." To accompany Plan #673-54. October 1, 1934 216

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B.19 "Planting about Path in Southeast Corner of Lawn." August 6, 1924. To accompany Plan #673-36 223

B.20 Peony Plant List for Garden near Storehouse. May 28, 1926 224

B.21 "Annual Garden." Plant List to accompany Plan #673-45. May 1926 226

B.22 "Courtyard." Planting Order List. October 1925 232

B.23 "Planting for Courtyard and Vault Area." Planting Order List. October 29, 1926 234

B.24 "Tulips for Office Grounds." October 6, 1938. To accompany Plan #673-56 235

(B.1) Planting Order List, April 23, 1900.

OLMSTED BROTHERS
LANDSCAPE ARCHITECTS

Date of Plan ..... No. .....
Date of List April 23, 1900
Order Sent .....
Plants to arrive .....
By Freight .....
By Express .....

TITLE
Planting List.

Planting Order List for
Olmsted Brothers (Office)
Brookline
Mass.

Estimated Cost ..... Proposed Appropriation ..... Authorized .....

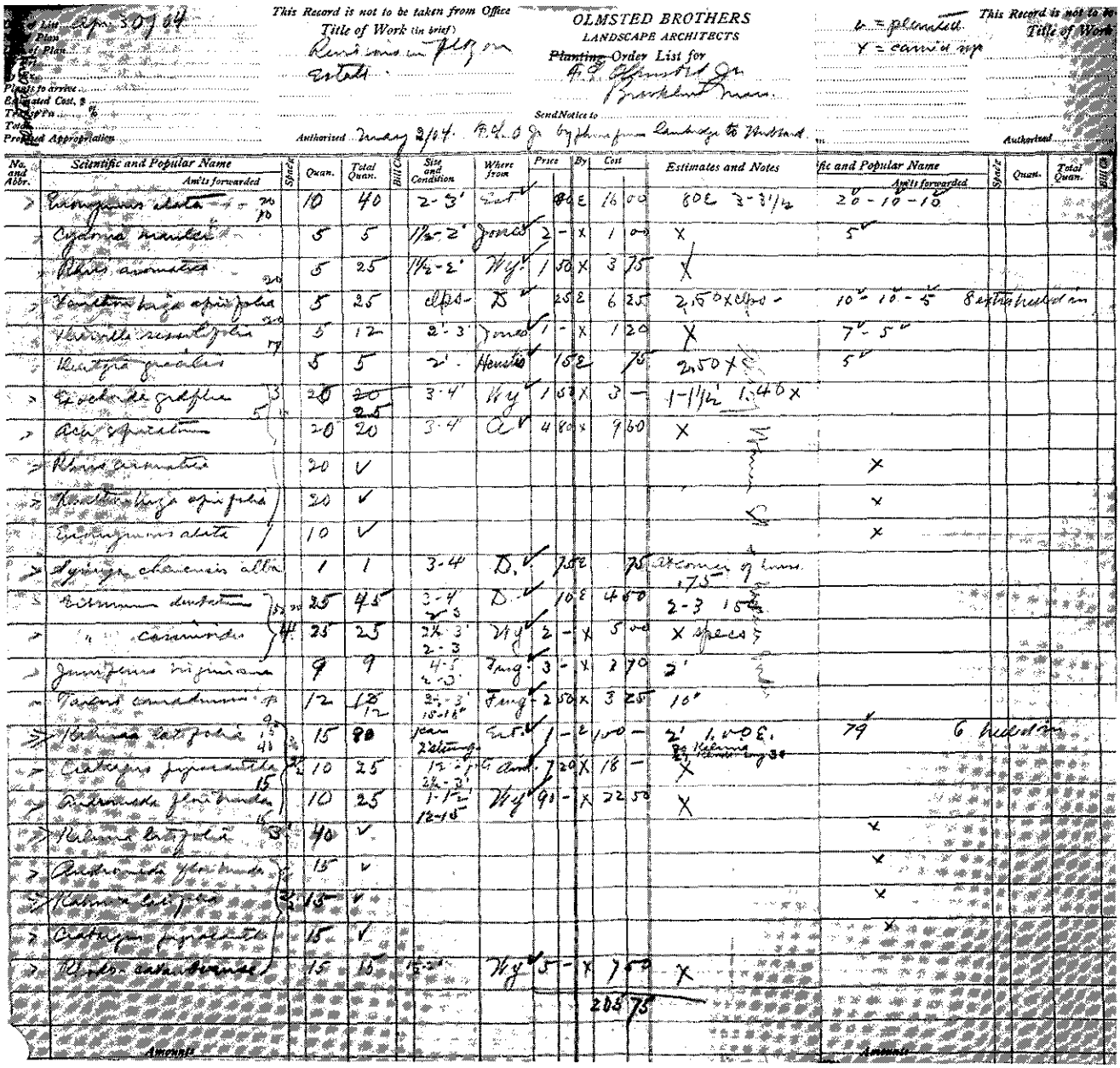
No. and Abbr.	Scientific and Popular Name Am'ts forwarded	Spac'g	Quan.	Total Quan.	Bill Ck	Size and Condition	Where from	Price	By	Cost	Estimates and Notes
1	Spiraea thunbergii	✓		7 5		2-2½'	Long Isl'd Fishkill	1 25	X	8 75 6 50	OK OK
2	Stephanandra flexuosa	✓		6 5		2-2½'	Long Isl'd Long Isl'd	1 50	X	9 00 6 00	OK OK.
4	Thuya occidentalis	✓		3		3-4'	Long Isl'd	2 50	X	7 50 OK	
5	Euonymus radicans	✓	100	100		Strong	2 Ky Galloway Nurseries St. Paul Minn.	10		10 00 OK.	Express
6	Rhodotypos kerrioides	✓		6		2'	Wat	2 50	½	1 25 OK	
7	Ampelopsis quinquefolia	✓		5		3 yr	Long Isl'd	1 25	X	6 25 OK	
8	Celastrus scandens	✓		2		3 yr.	Long Isl'd	1	X	2 00 OK	
9	Menispermum canadense Returned.	✓		2		strong	Wat		½	50 OK	Mail
	Lonicera tatarica			5		5½-6'	Long Isl'd	1 25	X	6 25 OK	
	Thuya occidentalis			5		12-15'	Y.	2	½	10 00 OK	Exchanged with W. B. & Son

(B.2) Expense Record, 1902–1906.

	1902	1903	1904	1905	Av. 4 yrs.	1906	
1. LABOR Carting, etc.	489.00 Hatt 480 Kelly 9	671.74	447.74	584.60	548.02	97.08	Does not include Kelly
1. SUPPLIES Stone, seeds fertilizer, etc.	43.06	83.57	28.95	8.69	41.68	17.95	
1. PLANTS AND PLANTING	47.67	64.70	635.31	39.15	46.41	9.68	
2. LAWN WORK	19.03	147.82	21.00				
3. FENCE	74.99		379.95	15.95			
3. PATH IMPROVEMENT						127.96	
3. SURVEY			84.50				

					Tot. 4 yrs.	Av. 4 yrs.
1	579.73	820.01	512.00	631.44	2543.18	635.79
2	94.02	147.82	1000.95	15.75	1258.54	314.63
3			84.50		84.50	

(B.3) Planting Order List, April 30, 1904. "Revision of Planting on Estate."



OLMSTED BROTHERS
LANDSCAPE ARCHITECTS

Planting Order List for

F. L. Olmsted Jr
Brookline Mass.

Send Notice to

Authorized May 2/04. F.L.O. Jr. by Chapman Landscape to Mustard

Title of Work (in brief)
Revisions on Plan on Estate.

This Record is not to be taken from Office

b = planted
Y = carried up

This Record is not to be taken from Office
Title of Work

Authorized

No. and Abbr.	Scientific and Popular Name — Am'ts forwarded	Sheet	Quan.	Total Quan.	Bill Cr.	Size and Condition	Where from	Price	By	Cost	Estimates and Notes	Scientific and Popular Name — Am'ts forwarded	Sheet	Quan.	Total Quan.	Bill Cr.
	Amounts									208 75		Amounts				

(B.4) Planting Order List, May 1904. To accompany Plan #673-2.

Date of List
No. of Plan 673-2
Date of Plan May 1904
By
By Ex.
Plants to arrive
Estimated Cost, $
Transfer %
Total
Proper Appropriation

This Record is not to be taken from Office
Title of Work (in brief)

OLMSTED BROTHERS
LANDSCAPE ARCHITECTS
Planting Order List for

Send Notice to

Authorized

order

No. and Abbr.	Scientific and Popular Name / Amt's forwarded	Stock	Quan.	Total Quan.	Bill Cl.	Size and Condition	Where from	Price	By	Cost	Estimates and Notes
	Hypericum aureum	2½	14	15		1½ 2	Eng	70		1 10	5 5 comm of two.
	Picea [illegible]		5	5			Eng	25	2	1 25	X
	Picea [illegible]		5	5			Eng	1 20	X	6 0	near entrance pathway - 3
	Picea [illegible]		10	10		1½	Eng	1 -	X	1 —	X also
	[illegible]			✓							X
	[illegible]	3½	25	✓							X
	[illegible]		20	20		3-4'	Jones	1 25	X	2 50	10 - 10
	[illegible]		20	20		1-1½	D			4 00	3-3½ 10 - 10 1-1½ - 2.00 X
	[illegible]		1	✓							Van Fleet in.
	Rhododendron	12	15	27		3'	Cott	2		54	Keep blending in 200 ET. 015.
	[illegible]	6	6	22		1½ 2½	[illegible]	4		8 80	6 - 6 - 10 In place of Rubus
	[illegible]		7	✓							X
	[illegible]	3'	9	✓							X near spirea cut.
	Rhododendron	3½	12	✓							X Put Lightly around end
	[illegible]	2½	6	✓							X Line of hedge
	[illegible]	2½	10	✓							X
	Euonymus alatus	2'	10	10		1½ pair	D	2 50	✓	2 50	10
	Calycanthus [illegible]		7	7		3 to 8' 6-7½	a	4 80	X	3 36	Clp 20 8" - 40.00
	Forsythia [illegible]	½	21	20		3-4 2-3'	Eng	1 -	X	2 —	Bare, mostly dead Cut to ground
	Berberis [illegible]		5	✓						285 61	X
	Stigma japonica		10			4-5	Jones	2 50	✓	2 50	5-6 Freight 50 2-3 3 Included in
	Vit. [illegible]		6			3-4	Hewetts	20		1 20	3 3 Included in

Amounts

(B.5) Planting Order List, undated, 1904–1905.

Date of List [illegible] 1905
No. of Plan
Date o[illegible]n
By Frt
By Ex.
Plants to arrive
Estimated Cost, $
Transp'n %
Total
Proposed Appropriation

This Record is not to be taken from Office

Title of Work (in brief)

Authorized

OLMSTED BROTHERS
LANDSCAPE ARCHITECTS

Planting Order List for
D. Longstreth Estate
Brookline

Send Notice to Durer.

No. and Abbr.	Scientific and Popular Name / Am'ts forwarded	Spec'l	Quan.	Total Quan.	Bill Ch	Size and Condition	Where from	Price	By	Cost	Estimates and Notes
1.	Taxus Canadensis										
2.	Hdg plants										
	Evonymus Americanus										
	Pinus [illegible]										
3	Hdg plants										
	Taxus Canadensis										
	[illegible]										
5	Hdg plants										
	Spiraea Van Houttei										
	Rosa rugosa										
6	Hdg plants										
	Viburnum Cassinoides										
	Viburnum Lentago										
7	Hdg plants										
	Rhus Typhina Dissecta										
	Cornus Florida fastigiata										
	Euonymus grandiflora										
8.	Hdg plants.										
	Stephanandra flexuosa										
	Euonymus grandiflora										
	Rosa rugosa										
9	Hdg plants										
	Clematis Canadensis										
	Xanthoxylon Americanum										
	Deutzia [illegible]										

(B.5)

Date of List .....
No. of Plan .....
Date o[illegible]m .....
By Frt .....
By Ex .....
Plants to arrive .....
Estimated Cost, $ .....
Transp'tn ..... %
Total .....
Proposed Appropriation .....

Title of Work (in brief)

Authorized .....

OLMSTED BROTHERS
LANDSCAPE ARCHITECTS
Planting Order List for

Send Notice to .....

No. and Abbr.	Scientific and Popular Name / Am'ts forwarded	Stage	Quan.	Total Quan.	Bill Ck.	Size and Condition	Where from	Price	By	Cost	Estimates and Notes
10	Tilia plants										
	Rhus aromatica [illegible]										
	Buxus sempervirens										
	Celastrus scandens [illegible]										
11	Tilia										
	Ulmus (alba, [illegible])										
	Viburnum dentatum										
	Viburnum [illegible]										
12	Tilia plants										
	Berberis [illegible]										
	Chamaecyparis thyoides										
	Tsuga canadensis										
	Betula nana [illegible]		1								
13	Tilia plants										
	Aquilegia										
	Ranunculus										
	Abies [illegible]										
14	Tilia plants										
	Abies [illegible]										
	Taxus										
15	Tilia plants										
	Pinus [illegible]										
	Tsuga canadensis										
	Spiraea [illegible]		2								

(B.5)

Date of List .....
No. of Plan .....
Date of [illegible] .....
By Frt. .....
By Ex. .....
Plants to arrive .....
Estimated Cost, $ .....
Transp'tn ..... %
Total .....
Proposed Appropriation .....

This Record is not to be taken from Office

Title of Work (in brief)

.....
.....
.....
.....

Authorized .....

OLMSTED BROTHERS
LANDSCAPE ARCHITECTS

Planting Order List for

.....
.....

Send Notice to .....
.....

No. and Abbr.	Scientific and Popular Name / Am'ts forwarded	Space	Quan.	Total Quan.	Bill Ck	Size and Condition	Where from	Price	By	Cost	Estimates and Notes
16	beds plants										
	Phlox paniculata										
	Hollyhocks										
	Digitalis purpurea										
17	beds plants										
	Liatris		1								
	Hatrice		1								
	Anotheria Youngii		4								
	Daphne Cneorum										
	Digitalis purpurea										

(B.6) "Olmsted Brothers, Brookline, Mass." Planting Order List, October 1910.

Oct. 10

Date of List
No. of Plan
Date of Plan
By Frt.
By Ex.
Plants to arrive
Estimated Cost, $
Trans'p'n %
Total
Proposed Appropriation

This Record is not to be taken from Office

Title of Work (in brief)

Olmsted Brothers
Brookline, Mass.

OLMSTED BROTHERS
LANDSCAPE ARCHITECTS
Planting Order List for

Send Notice to

Authorized by F. L. O.

No. and Abbr.	Scientific and Popular Name. Am'ts forwarded	Size	Quan.	Total Quan.	Bill Ck	Size and Condition	Where from	Price	By	Cost	Estimates and Notes
1	Tulips, May flowering Royal Mixed						Dr.	60	12	1 20	24
12	Tulips, Darwin "Sultan"	7"					Dr.	50	12	63	15-
								3 50	C		
3	Tulips, double, Lacandeur	7"					Dr.	25	12	25	12
4	Tulips parrot Constantinople						Dr.	30	12	30	12
								1 75	C		
5	Narcissus Empress.	5"					Dr.	50	12	63	15-
								2 25	C		
6	Narcissus Emperor.	5"					Dr.	50	12	63	15-
								2 25	C		
7	Narcissus "Glory of Leiden"	5"					Dr.	2 25	12	2 25	12
								13 50	C		
8	Narcissus "Campernelle Rugulosus"	2½"					Dr.	20	12	1 88	150
								1 25	C		
9	Chionodoxa luciliae gigantea	3"					Dr.	25	12	1 13	64 75
								1 50	C		
10	Fritillaria meleagris	3"					Dr.	25	12	1 13	64 75
								1 50	C		
11	Iris germanica						Dr.	1 00	12	1 00	12 ✓
								7 00	C		
12	Iris reticulata						Dr.	1 00	12	1 00	12 ✓
13	Tulips generiana spathulata	7"					Dr.	30	12	30	12
								1 75	C		
14	Tulips generiana lutea	7"					Dr.	35	12	35	12
								2 50	C		
15	Hyacinths					2¼" ring mixed colors	Dr.	75	12	3 00	48 ✓
								5 00	C		
16	Narcissus poeticus	2"					Dr.	1 50	C	3 75	250
17	Double Poly Pheasants Eye					Mixed	Dr.	40	12		
								2 50	C		
18	Single Poly Pheasants Eye					Mixed	Dr.	20	12		
								1 25	C		
19	Lilium auratum	12"				11-13"		2 50	12	3 75	18
20	Colchicum autumnale						Dr.	50	12		
								3 50	C		
21	Colchicum parkinsonii						Dr.	32	12		
								2 25	C		
22	Lycoris squamigera										
23	Crocus vernus mixed						Dr.	1 00	ea.	1 00	1 ✓
24	Crocus sativus						Dr.	75	ea.	75	1 ✓
25	Fritillaria imperialis	7"					Dr.	25	ea.	2 50	912
	Crown imperials							2 50	12		
										27 43	
	Amounts										

(B.6)

Date of List Oct 7/10
No. of Plan
Date of Plan
By Frl.
By Ex.
Plants to arrive
Estimated Cost, $
Transp'tn %
Total
Proposed Appropriation

This Record is not to be taken from Office

Title of Work (in brief) Olmsted Brothers

OLMSTED BROTHERS
LANDSCAPE ARCHITECTS
Planting Order List for

Send Notice to

Authorized

No. and Abbr.	Scientific and Popular Name Am'ts forwarded	Spec'l	Quan.	Total Quan.	Bill Ck	Size and Condition	Where from	Price	By	Cost	Estimates and Notes
26	Tulipa [illegible]	7"					Dr.	25	ea	2 50	
27	Tulipa [illegible]	3"					Dr.	2 50	12	1 50	32 36
28	A. [illegible]					Rejected	Dr.	3 00	C	35 12	✓
30	Lilium candidum	12"				Mammoth	Dr.	2 00	C	1 75 12	1 75 40 1 2
31	Snowdrops Elwes Giant	2"					Dr.	1 75	12	75 C	2 44 32 5
32	Anemone, Roman mixed	4"									
33	Muscari botryoides blue	3"					Dr.			15 12	30 24
34	Muscari moschatum	3"					Dr.			1 25 C	63 50
35	Scilla sibirica	2"					Dr.			1 25 C	3 13 250
36	Tulip Darwin White Queen	7"					Dr.			60 12	75 15
37	Tulip Darwin Pride of Haarlem	7"					Dr.			4 00 C 60 12	60 12
38	Tulip parrot Lutea	7"					Dr.			4 00 C 30 12	30 12
39	Tulip, double Rep mulbrahean	7"					Dr.			30 12	30 12
40	Iris pavonia						Dr.			25 12	25 12 ✓
41	Muscari botryoides white	3"					Dr.			20 12	40 24
											$42 63

Amounts

(B.7) "F. L. Olmsted Estate, Brookline, Mass." Planting Order List, December 16, 1910.

Date of List Dec 1 to 16/10
No. of Plan
Date of Plan Dec 16 1910
By Frt.
By Ex.
Plants to arrive
Estimated Cost, $ 979.77
Transp'tn %
Total
Proposed Appropriation 1000 3.00

This record is not to be taken from Office

Title of Work (in brief)
F. L. Olmsted Estate
Brookline, Mass.

OLMSTED BROTHERS
LANDSCAPE ARCHITECTS
Planting Order List for

Send Notice to

Authorized

No. and Abbr.	Scientific and Popular Name Am'ts forwarded	Stock	Quan.	Total Quan.	Bill Ck	Size and Condition	Where from	Price	By	Cost	Estimates and Notes
1	Cedrus deodara	6"	2					1 25		4 50	38 -
2	Picea excelsa alpestris	6"	2					1 25		4 50	38 -
3	Thuya occidentalis	4"								1	18 -
4	Thuya gigantea terminalis	5"								54 - 100 - 60 -	214 = 36.00
5	Campanula carpatica blue	9"	20					15		4 20 -	
6	Campanula carpatica white	9"						1		40	
7	Festuca glauca	9"								20 -	
8	Helianthemum vulgare	9"								150 -	
9	Helianthemum latifolium	9"								75 -	
10	Arabis albida	9"								250 -	
11	Helianthemum mutabile	9"								1 67 20 -	
12	Saponaria ocymoides	9"								1 67 20 -	
13	Helianthemum vulgare	4"						3		1	188 -
14	Linum narbonense	9"								1 67 20 -	
15	Stella campanulata imp'd	3"						1		24 -	400 -
16	Ephedra monostachya	6"								50 - 150 - 150 -	
17	Yucca recurvata									4	
18	Andromeda floribunda						East			6	
19	Yucca angustifolia					1½	East	5	C	1 70 -	21 - 75 - 75 - 75

(B.7)

Date of List
No. of Plan
Date of Plan
By Prt.
By Ex.
Plants to arrive
Estimated Cost, $
Transp'n %
Total
Proposed Appropriation

This Record is not to be taken from Office

Title of Work (in brief)
F. L. Olmsted Estate,
Brookline, Mass.

Authorized

OLMSTED BROTHERS
LANDSCAPE ARCHITECTS
Planting Order List for

Send Notice to

No. and Abbr.	Scientific and Popular Name Am'ts forwarded	Size	Quan.	Total Quan.	Bill Ck	Size and Condition	Where from	Price	By	Cost	Estimates and Notes
26	Syringa vulgaris	3½'	35			3'-4'	East.	12 50	C	4 38	28-12 X
27	Veronica longifolia subsessilis	1½'	25				Lo.				25- X
28	Rhod. P. D. Rhododendron		8								
29	" album elegans		4								
30	" " grandiflorum		4								
31	" delicatissimum		8								48
32	" H. P. Purpurea		8								
33	" Prin. Mde. de Rambuteau		4	48		2½-3	East	30 -	X	144 -	
34	" purpureum grandiflorum		4?								
35	" " elegans.		4?								
36	" atrosanguineum		4								
37	~~Gladiolus Lemoinei~~					Eventually ?	Lo.				
38	Rhod. hybrids, to be determined	3½'	6			3-4 ft	East.	30 00	X	18 -	6-
39	Rhododendron maximum	3½'	80				Cultivated				36-53-
40	Xanthorhiza apiifolia	1½'	200			1'	East.	12 50	C	25 -	250-
41	Philadelphus "Bouquet Blanc"	3½'	32			3-4'	B. & C.	2 -	C	5 44	10-22-
42	Hypericum moserianum		7			3-4 ft	East.	5 -	C	35 -	1-1-1-1-1-1-
43	Gladiolus tubergen	4'	75				Lo.	6 -	C	4 80	85-
44	Ceanothus americanus	1'	115			1-2 ft.	East	15 -	C	17 25	115-
45	Salix tristis	1½'	20			1-2 ft	" "	15 -	C	12 -	80-
46	Rhododendron "Boule de Neige"		10				Lo.		C	10 -	100-
47	Evonymus americanus	2½'	10			3-4'	Lo.	2	C	7 50	25-
48	Lilium auratum	4"	40				Can't come until cool weather				40-
49	Gladiolus	4"	1				East.	8 -	C	2 50	45-
50	Lilium auratum	9"					East.	2 -	C		

Amounts

(B.7)

Date of List.....
No. of Plan.....
Date of Plan.....
By Fri.....
By Ex.....
Plants to arrive.....
Estimated Cost, $.....
Transp'tn.....%
Total.....
Proposed Appropriation.....

This Record is not to be taken from Office

Title of Work (in brief)
F. L. Clapp, Estate
Brookline, Mass.

Authorized.....

OLMSTED BROTHERS
LANDSCAPE ARCHITECTS
Planting Order List for

Send Notice to.....

No. and Abbr.	Scientific and Popular Name (Am'ts forwarded)	Shade	Quan.	Total Quan.	Bill Cl.	Size and Condition	Where from	Price	By	Cost	Estimates and Notes
51	Acer saccharum	9"	40				?				40-
52	Aster macrophyllus	9"	40				Hoes.	12	ea	4 80	40-
~~53~~	~~Betula lutea~~	~~1"~~					~~Hoes~~				
54	Polygonatum biflorum	6"	40				Hill	4-	C	1 60	40-
55	Rhus canadensis	7"	21			6 ft.	Hill	32 50	X	68 25	8-7-8-
56	Syringa vulgaris	3"									12-
57	Prunus tribola		1			3-4'	Hill	50	ea	50	1-
58	Trillium grandiflorum	6"	30				Hill	4-	C	12 —	300-
59	Aspidium marginale	9"	12				Hill	75	X	90	12-
60	Ilex glabra	½	28				East	7 50	X	66 —	88-
61	Yucca filamentosa	1'	50				Hill	7-	C	3 50	50-
62	Aspidium acrostichoides		10				Hill	4-	C	4 —	100-
63	Aspidium spinulosum		10				Hill	65	X	65	10-
64	Aspidium cristatum		20				Hill	65	X	1 30	20-
65	Aspidium goldianum		10				Hill	1 25	X	1 25	10-
66	Aspidium marginale		50				Hill	5-	C	2 50	50-
67	Aspidium ampliatolobum		10				Hill	1 25	X	1 25	10
68	Lilium canadense	9"	50				Hill	4-	C	2 —	50-
69	Lilium canadense rubrum	9"	25				Hill	4-	C	1 —	25-
70	Liriodendron tulipifera		25				Hill	8-	C	2 —	25-
71	Dicentra formosa		100				Hill	5-	C	5 —	100-
72	Rhodo. catawbiense named sorts in place										?
73	Thuya occidentalis		12			12-15"	Hoes	2 00	ea	24 00	
										02 50	

— = Plants marked in "Hill" column to be removed

X = Plants which might be moved from F. L. Clapp Estate to Olmsted Bros. if necessary, and also next, a little later on time.

Amounts

(B.8) "E. L. Olmsted Estate, Brookline, Mass." Planting Order List, January 8, 1912.

Date of List. January 2, 1912
No. of Plan. E. L. Olmsted Estate
Date of Plan. December 20, 1911
By Frt. Direct
By Ex. Private Conveyance
Plants to arrive. Immediately
Estimated Cost, $ formerly estimated
Transp'n % under the appropriation
Total
Proposed Appropriation

This Record is not to be taken from Office

Title of Work (in brief)
E. L. Olmsted Estate
Brookline, Mass.

OLMSTED BROTHERS
LANDSCAPE ARCHITECTS
Planting Order List for

Send Notice to

Authorized

No. and Abbr.	Scientific and Popular Name / Am'ts forwarded	Size	Quan.	Total Quan.	B&BCk	Size and Condition	Where from	Price	By	Cost	Estimates and Notes
1	Tsuga canadensis	6'	18			6/5'	Wy	45 00	X	80.00	6,12,
2	Tsuga mertensiana (glauca, conifolia)	2½"	165			2'9	Wy	20 00	X	330 00	30,70,20,24,21,
3	Tsuga pendula	2½	76			2'	Wy	2 50 ea		190 00	18,34,12,12,
4	Thuya "Ellwangeriana" (Rheingold)		10				?	50 ea		5 00	10,
5	Arctostaphylos manzanita	9"	80			3'9 pots	Esmor	15 ea		12 00	80,
6	Phlox subulata, various	9"	100				Zv.	3 00 C		3 00	100,
7	Phlox subulata "Alba"	9"	75				Zv.	5 00 C		3 75	75.
8	Campanula carpatica	9"	20			3 pots	Zv.	80 C		1 42	20,
9	Campanula carpatica "Alba"	9"	20			3"	Zv.	80 C		1 42	20,
10	Tanacetum vulgare	9"	20				Zv.	1 00 C		1 67	20,
11	Tunica saxifraga	4"	100				Zv.	5 00 C		5 40	108,
12	Chamaecyparis lawsoniana	6"	120				Esmor	15 00 C		15 00	120,
13	Schizophragma hydrangeoides	2½"	15				Zv.	75 C		11 25	15,
14	Berberis vulgaris	6"	36				Zv.	1 50 C		4 50	36.
15	Polygonum baldschuanicum		3				?	25 ea		75	3.
16	Lonicera tatarica	4"	24				Zv.	1 00 C		2 40	24.
17	Lonicera sempervirens	6"	54				Zv.	4 00 C		15 00	54,
18	Evonymus kiautschovica	6"	18				Zv.	1 25 C		1 88	18
19	Viburnum carlesii	9"	18			4 pots	Zv.	1 50 C		2 25	18
20	Cercis occidentalis	9"	24				Zv.	2 00 C		4 00	25
21	Rhododendron hybrids	4'	14				?	5 00 ea		70 00	14

768 29
Savings
5
Packing Crane Hire
2 00
7 00
724
76
8 00

Amounts

2000-3-15-1911

(B.9) "F. L. O. Grounds. Estimate for a budget for a year." September 28, 1923.

F.L.O grounds.

September 28, 1923.

Estimate for budget for a year.

(a) Lawn Mowing (part of "Hired man")

(b) Fertilizer $20.00

(c) Watering (part of "Hired man")

(d) Grass seed $15.00

(e) Fence repairs

(f) Pruning (part of "Hired man")

(g) Removing and transplanting shrubs (part of "Hired man")

(h) H. J. K's time (estimate probably high) $75.00

(i) Hired man. Figuring on his starting in about April 15 and working 3 days a week until May 15, and then working 6 days a week until September 15, and then going back to 3 days a week until about November 10, when he would be discharged, his time and cost would figure out about as follows:

April, 6 days at $6.	$36.00
May, 1st half, 6 days at $6.	36.00
May, 2nd half, 13 days at $6.	78.00
June 25 days at $6.	150.00
July 25 days at $6.	150.00
August 25 days at $6.	150.00
Sept. 1st half, 12 days at $6.	72.00
Sept. 2nd half, 6 days at $6.	36.00
October 13 days at $6.	78.00
Nov. 1st third, 4 days at $6.	24.00
	$810.00

(B.9)

F. L. O. grounds - 2

(j)	Extraordinary expenditure as:	
	Pruning of trees after storm, about	$90.00
	Lawn mower	30.00
	Purchase of plants	?????
(k)	Odds and ends of labor before and after "Hired man" season, say, 15 days at $6.	90.00

(B.10) "Fairsted, Brookline, Massachusetts, Expenses for Care and Maintenance." January 1, 1924 to Dec. 31, 1924, inclusive. Feb. 2, 1925.

Feb. 2, 1925

FAIRSTED
Brookline, Massachusetts

EXPENSES FOR CARE AND MAINTENANCE
January 1, 1924 to December 31, 1924, inclusive

Overseeing		
H. J. Koehler	$51.66	
F. D. Brown	38.16	$89.82
Labor, Driscoll		433.49
Seed		13.55
Fertilizer		18.00
Tools		16.25
Thompson's Fence		192.99
Estate Fence Repairs		15.74
Miscellaneous		2.45
		$782.29

I presented the above to Mr. Olmsted on February 11th, 1925. Among other things I said that I would not want to guarantee to keep it down to the $800.00 noted above, but that it would be better to make it $1000.00 for the current year. Mr. Olmsted said in effect that I was aiming at the $800.00, to which I replied in the affirmative. He said it was all right to go ahead on the $800.00 basis, and if I found there was a probability that I was going to depart very far from that to let him know, which I said I would.

H. J. K.

(B.11) "Planting for Hollow." October 5, 1923. To accompany Plan #673-33.

"Standardized Plant Names"
authority for plant names in
this list.

OLMSTED BROTHERS
(F. L. Olmsted Estate)
Brookline, Massachusetts

PLANTING FOR "HOLLOW"

TO ACCOMPANY PLAN NO. 33

File No. 673

Olmsted Brothers
Landscape Architects

Brookline, Mass.
October 5th, 1923.

1. Cotoneaster horizontalis, 14 plants
2. Juniperus communis, 6 plants
3. Hosta sieboldiana, 2' apart, 30 plants
4. Taxus cuspidata, 10 plants
5. Taxus cuspidata capitata, 7 plants
6. Taxus repandens, 4' apart, 36 plants
7. Pachysandra terminalis, 9" apart, 1859 plants
8. Taxus repandens, small size, 25 plants
9. Epimedium macranthum, 9" apart, 756 plants (or other kinds)
10. Juniperus japonica, 11 plants
11. Juniperus chinensis pfitzeriana, 5 plants
12. Taxus cuspidata nana, 9 plants
13. Phlox subulata ~~nelsoni~~ (alba), 9" apart, 105 plants
14. Phlox subulata Vivid, 9" apart, 125 plants

(B.11)

15. Phlox subulata G. F. Wilson, 9" apart, 70 plants
16. Saxifraga cordifolia, large-leaved variety, 30 plants
17. Dryopteris marginalis, 1' apart, 50 plants
18. Dennstedtia punctilobula, 1' apart, 125 plants
19. Salix tristis, 1½' apart, 170 plants
20. Diervilla trifida, 2' apart, 45 plants
21. Euonymus radicans acutus, 1½' apart, 75 plants
22. Iris Prince Victor, 1½' apart, 5 plants
23. Iris Ingeborg, 1½' apart, 10 plants
24. Taxus canadensis, 3' apart, 50 plants
25. Hosta lancifolia, 1½' apart, 80 plants
26. Iris Citrea, 1' apart, 50 plants
27. Iris cristata, 9" apart, 365 plants
28. Iris Eburna, 1½' apart, 17 plants
29. Iris Iris King, 2' apart, 5 plants
30. Iris Prosper Laugier, 2' apart, 3 plants
31. Iris Alcazar, 2' apart, 4 plants
32. Odds and ends of ferns from vicinity.
33. Iris Quaker Lady, 4 plants
34. Iris Shrewsbury, 3 plants
35. Iris Kochi, 1½' apart, 11 plants
36. Iris Foster Yellow, 2' apart, 3 plants
37. Iris pumila atroviolacea, 1' apart, 35 plants

(B.11)

38. Iris Pauline, 2' apart, 3 plants

39. Iris Rhein Nixe, 2' apart, 3 plants

40. Iris Dorothea, 1½' apart, 13 plants

41. Iris Halfdan, 1½' apart, 7 plants

42. Iris Dalmatica, 2' apart, 8 plants

43. Iris Nothung, 1½' apart, 5 plants

44. Iris Juniata, 2' apart, 3 plants

45. Iris Caterina, 2' apart, 6 plants

46. Iris Monsignor, 2' apart, 4 plants

47. Iris White Knight, 2' apart, 5 plants

48. Sedum stoloniferum, from place

49. Iris statellae, 1' apart, 25 plants

50. Iris Ditton Purple, 1' apart, 20 plants

A. Add a few rocks.

B. The existing gap to be filled in with shrubs from place, preferably rhodotypos.

C. All of the rhododendrons to be taken out of here and used somewhere along southerly boundary of grounds. (Next Mrs. Gardner's)

D. Practically all of the existing shrubs on this slope to be eliminated, and perhaps used elsewhere on the grounds. The box, a crataegus, probably a pyrus are to be left; decisions will have to be made at the time of carrying out the work.

E. The vines growing up from the base of this rock probably to be eliminated. This is to be considered on the ground again.

(B.11)

F. It is worth considering rebuilding these steps.

G. It is worth considering rebuilding this walk and the platform with more artistic-looking material.

H. Leave Crataegus pyracantha.

51. Planted Spring, 1925, East side of hollow.
24 plants
Iris Celeste, 3 plants

Iris Mrs. Newbronner, 3 plants

Iris Sherwin Wright, 3 plants

Iris Her Majesty, 3 plants

Iris Afterglow, 1 plant

Iris Ambassadeur, 1 plant

Iris Anna Farr, 2 plants

Iris Crusadeur, 1 plant

Iris Lent A. Williamson, 3 plants

Iris Leverrier, 1 plant

Iris Magnifica, 1 plant

Iris Queen Caterina, 1 plant

Iris Souvenir de Mme. de Gaudichau, 1 plant

52. Planted August, 1925, centre of hollow
13 plants

Iris Fritz Brown, 6 plants

Iris Pearl Blue, 4 plants

Iris Mme. Chereè, 3 plants

(B.12) Memo concerning work done rebuilding steps to the Hollow, from H. J. Koehler, November 29, 1924.



Olmsted Brothers (Hollow)
Nov 29, 1924

Memorandum of labor used on
[illegible] rebuilding steps into Hollow

Tues Nov 25 — 8 hrs. Day
Wed " 26 — " "
Thurs " 27 — " "
Fri " 28 — " "
Sat " 29 — [illegible]

Amount charge for above men
$7.00 Per bus bill of Dec. 4, 1924

(B.13) "Steps into Hollow." December 16, 1924. To accompany Plan #673-39.

STEPS INTO HOLLOW
F. L. Olmsted Estate
Brookline, Massachusetts

LIST TO ACCOMPANY PLAN NO. 39

File No. OP

Olmsted Brothers
Landscape Architects

Brookline, Mass.
December 16, 1924.

1. Thymus serpyllum coccineus, 22 plants
2. Saxifraga -----? , large leaved from Farr, 13 plants
   See H. J. K.
3. Phlox subulata nelsoni, 65 plants
4. Phlox subulata "Vivid", 105 plants
5. Phlox subulata lilacina, 92 plants
6. Sedum sexangulare, 33 plants
7. Pachysandra terminalis, 80 plants
8. Sempervivum globiferum, 30 plants (or similar)
9. Phlox subulata G. F. Wilson, 52 plants
10. Rhododendron schlippenbachi, 3 plants
11. Rhododendron carolinianum, 4 plants
12. Phlox subulata "The Bride", 33 plants
13. Sagina subulata or Arenaria verna caespitosa, 16 plants
14. Taxus cuspidata, bush form, 1 plant

SEE H. J. K. ABOUT SPACING

(B.16) "Bulbs in the Hollow, Olmsted Brother's Grounds." Fall 1924 to Fall 1927.

Date of Typing, Inventory
Summer 1928

BULBS IN THE HOLLOW
OLMSTED BROTHERS' GROUNDS

TULIPS — Planted Fall 1924

Clara Butt - salmon colored with rose base and flushing of pink.

Mrs. Moon - rich yellow, tapering and reflexing. Giant, late.

Moonlight - long, oval-shaped, soft yellow flower.

Inglescombe Pink - salmon-rose shade. Extra large.

Picotee - pure white, changing to a pink edge suffused with rose.

Rev. H. Ewbank - heliotrope lilac with paler edge.

La Noire - black maroon.

Farncombe Sanders - massive, fiery scarlet; inside, cerise with white center marked blue.

Bronze Queen - light buff inside, glittering yellowish-brown.

Suzon - cream ground, delicately flushed salmon-pink; blue and white center marked blue.

Gretchen - silvery pale rose, flushed white; inside pink with white center marked blue.

SINGLE EARLY TULIPS — Planted Fall 1927

Chrysolora - rich pure yellow

Rising Sun - rich golden-yellow

Yellow Prince - golden yellow

Primrose Queen - primrose with canary border.

Thomas Moore - dull, rosy terra-cotta shaded, center olive.

Moonbeam - primrose yellow, deeper edge.

(B.16)

TULIPS (concluded)

SINGLE EARLY TULIPS (concluded)

Aurora - straw yellow , faint streak of rose.

Pink Beauty - white edge of pink, becoming cherry-rose.

Prosperity - salmon with creamy border.

BOTANICAL TULIPS Planted Fall 1927

Tulipa kaufmanniana - cream tinged rosy-red outside.

Tulipa clusiana - creamy with violet base.

Tulipa persica - orange-yellow with black base.

NARCISSUS Planted Fall 1924

Poeticus - pure white with orange-red cup.

Poeticus Edward VIII - the largest form of Poeticus ornatus.

White Lady - broad, round, over-lapping perianth; pale canary cup.

Mrs. Langtry - broad, white petals with crown edged yellow.

Lucifer - perianth sulphur-white; cup, chrome yellow

Emperor, Monster Bulbs - immense flowers, clear golden-yellow; deep primrose perianth.

Empress, Monster Bulbs - Extra large flowers, perianth, pure white; trumpet, rich, pure yellow.

Madame de Graaff-- perianth, pure white; trumpet opening, cream passing to white.

Princeps - large yellow trumpet with sulphur perianth. Very early.

Bulbs in Hollow - 2

(B.16)

SCILLA Planted Fall 1924

Nutens coerulia - blue

Sibirica - bright blue

Campanulata Blue Queen - blue

Campanulata Rose Queen - pink

Campanulata White Queen - white

IRIS Planted ~~Fall~~ Spring? 1924 or 1925

Cyanea - S. rich, bright blue; F. dark, satin blue.

Citrea - S. pale yellow; F. citron yellow.(dwarf)

Juniata - S. and F. clear blue; large fragrant flowers.

Cristata - large blue flowers, fringed and spotted with yellow. (dwarf)

Eburna - S. almost pure white; F. pale yellow. (dwarf)

Iris King - S. clear lemon-yellow; F. rich maroon, bordered yellow.

Prosper Laugier - S. light bronze-red; F. deep, velvety crimson, richly veined at throat.

Alcazar - S. light, bluish violet; F. deep purple with bronze-veined throat.

Quaker Lady - S. smoky lavender with yellow shading; F. blue and old gold.

Rhein Nixe - S. pure white; F. deep violet-blue with white edge.

Dalmatica - S. clear lavender-blue; F. deep lavender.

Monsignor - S. pale violet; F. same color, but overlaid and veined with deep purple.

Bulbs in Hollow - 3

(B.16)

IRIS (continued)

White Knight - Pure white, well formed, sweet scented.

Kochi - S. and F. rich claret-purple.

Foster's Yellow - S. and F. creamy yellow.

Pumila Atroviolacea - rich royal purple.

Shrewsbury - S. Rosy bronze; F. violet-purple with lighter shading.

Dorothea - S. and F. milky white, tinged lilac.

Halfdan - large, creamy-white flowers of good substance.

Hothung - olive-yellow coloring and golden center; orange beard.

Lutescens Statellae - S. white; F. pale primrose.

Prince Victor - S. blue; F. dark violet, good sized flowers.

Ingeborg - very large, pure white flowers.

Ditton Purple - clear, violet-purple.

Celeste - pale, azure-blue.

Mrs. Neubronner - very deep golden-yellow.

Sherwin-Wright - fine, golden-yellow.

Her Majesty - S. rosy-pink; F. pink, veined crimson.

Pearl Blue - pale blue.

Mme. Cheri - ageratum violet, tinted with pink.

Afterglow - misty lavender lit with yellow at center.

Ambassadeur - S. smoky reddish violet; F. dark velvety reddish violet. (late)

Anna Farr - S. white,, lightly bordered pale blue; F. white, with pale blue markings at base.

Bulbs in Hollow - 4

(B.16)

IRIS (concluded)

Pauline - S. Lavender; F. slightly darker.

Crusader - one of the finest lavender-blue varieties.

Lent A.Williamson - deep red-violet shaded with yellow towards center.

Leverrier - a large flower of pansy violet hues.

Magnifica - S. light violet-blue; F. dark reddish violet.

Queen Caterina - pale lavender-violet self with a white haft veined with bronze.

Souvenir de Mme. de Gaudchau - a tall, early, deep purple bi-color of an unusual appearance.

JAPANESE IRIS Planted in Court-yard Planted Fall 1924

Kaempferi alba plena - six petals, white, very large.

" Blue Bird - intense blue throughout; large and full.

" Sea Crest - glistening pure white with blue center.

" Uchiu - caerulean blue, yellow blotches with white halo.

" Painted Lady - white, richly suffused and striped with pink.

LILIES Planted Fall 1924

Superbum - bright reddish orange, spotted.

Canadense - funnel shaped flowers; varying from yellow to orange; spotted inside.

Croceum - Bright orange flowers.

Henryi - flowers a rich deep orange-yellow. Fine foliage.

Regale - flowers, white, shaded pink; canary-yellow center.

Speciosum album - large pure white fragrant flowers.

Speciosum melpomene - pink spotted flowers; last 3 weeks or longer.

Testaceum - dull apricot, orange anthers.

Bulbs in Hollow - 5

(B.16)

LILIES (concluded)

Pardalinum Californicum - deep orange, maroon spotted; tips of petals, intense scarlet.

Parryi - flowers of soft yellow ; conspicuous brown anthers.

Batemanni - clear glowing apricot flowers.Brown

Browni - large trumpet: inside, pure white; outside shaded chocolate-brown.

Monadelphum Szovitzianum - pale citron-yellow to deep yellow.

Bulbs in Hollow - 6

(B.17) "Bulbs for the Hollow—Fall 1934." To accompany Plan #673-54. October 1, 1934.

OLMSTED BROTHERS
Brookline, Massachusetts

BULBS FOR HOLLOW -- FALL 1934 - PLAN No. 54

Olmsted Brothers,
Landscape Architects.

Brookline, Mass.
October 1, 1934

1.	Tulip John Ruskin	(C)	3 to 1 sq.ft.,	12 bulbs
2.	Tulip Ellen Willmott	(C)	3 to 1 sq.ft.,	18 bulbs
3.	Tulip Bronze Queen	(B)	3 to 1 sq.ft.,	6 bulbs
4.	Tulip Grenadier	(C)	3 to 1 sq.ft.,	6 bulbs
5.	Tulip Carrara,	(C)	3 to 1 sq.ft.,	12 bulbs
6.	Tulip Dom Pedro,	(B)	3 to 1 sq.ft.,	12 bulbs
7.	Narcissus Triandrus Albus,		4" apart	6 bulbs
8.	Tulip Louis XIV	(B)	3 to 1 sq.ft.,	6 bulbs
9.	Tulipa greigi		6" apart	12 bulbs
10.	Tulipa eichleri		6" apart	6 bulbs
11.	Tulipa hageri		6" apart	12 bulbs
12.	Tulipa florentina odorata		6" apart	12 bulbs
13.	Tulip Peach Blossom	(E)	3 to 1 sq.ft.	12 bulbs
14.	Tulip Pink Beauty	(E)	3 to 1 sq.ft.	12 bulbs
15.	Tulip Rosabella	(E)	3 to 1 sq.ft.	12 bulbs
16.	Tulip Dido	(C)	3 to 1 sq.ft.	12 bulbs
17.	Tulip Clara Butt	(D)	3 to 1 sq.ft.	18 bulbs
18.	Narcissus campernelle rugulosus		4" apart	12 bulbs
19.	Narcissus bulbocodium conspicuus		4" apart	6 bulbs
20.	Narcissus King Alfred		3 to 1 sq.ft.	12 bulbs
21.	Narcissus Lucifer		3 to 1 sq.ft.	12 bulbs

(B.17)

22.	Tulip Princess Elizabeth	(D),	3 to 1 sq.ft.,	18 bulbs
23.	Tulip Bacchus	(B)	3 to 1 sq.ft.	6 bulbs
24.	Tulip Afterglow	(D)	3 to 1 sq.ft.	12 bulbs
25.	Tulip Beauty of Bath	(C)	3 to 1 sq.ft.	6 bulbs
26.	Tulip Golden Bronze	(B)	3 to 1 sq.ft.	6 bulbs
27.	Narcissus Glitter		4" apart	6 bulbs
28.	Narcissus Diana Kasner		3 to 1 sq.ft.	6 bulbs
29.	Narcissus Laurens Koster		3 to 1 sq.ft.	12 bulbs
30.	Narcissus Fair Alice		3 to 1 sq.ft.	12 bulbs
31.	Tulipa praestans		4" apart	12 bulbs

Olmsted Brothers - 2
Bulbs - 1934

(B.18) Tulips Planted in Hollow—Fall 1937, December 1937, and Comments of Tulips Planted Fall 1937.
Notes Made by Hans J. Koehler, May 16–17, 1938.

TULIPS PLANTED IN HOLLOW - FALL 1937

Olmsted Brothers,
Landscape Architects.

Brookline, Mass.
December, 1937

12 Ideal Darwin Colleen Moore
Vermilion-red; inside glowing orange

12 Ideal Darwin Insurpassable
Lilac

12 Ideal Darwin Marble Queen
Porcelain-lilac

12 Ideal Darwin Mascotte
Salmon-orange and pink

12 Ideal Darwin Muriel
Clear reddish-violet, white base

12 Ideal Darwin Queen of Naples
Vermilion-red

6 Ideal Darwin Starlight
Lemon-yellow, flushed darker

12 Ideal Darwin Tollens
American beauty red, plum-colored sheen

12 ~~Ideal Darwin~~ Cottage? Yellow Emperor
Yellow

12 Darwin Bleu Celeste
Violet-blue

12 Darwin Eclipse
Blood-red, steel-blue base

12 Darwin Eunice
brilliant rose-pink

12 Darwin Mr. Van Ziyl
Dark rosy pink, white edge

12 Darwin President Garfield
Dark bluish violet

(B.18)

12 Darwin Tulip The Bishop
Deep violet, blue base

12 Breeder Admiral Tromp
Orange-red shaded salmon

12 Breeder Pink Pearl
Lilac-pink

12 Chameleon Eddy Eden
Deep rose, turning pink

12 Chameleon Wayside Wonder
White, red edge, turning pink

8 Multiflowered Aureole
Red, yellow, and brown; black base

12 Lily-flowering Marcellina
Rosy-red, white center

12 Cottage Black Eagle
Intense deep purple

12 Cottage Isolde
Light yellow, pointed flower

12 Cottage Refulgence
Subdued orange

Tulips Planted in Hollow
Fall 1937 - 2

(B.18)

COMMENTS OF TULIPS PLANTED FALL 1937

Notes made by HJK — May 16-17, 1938

Olmsted Brothers,
Landscape Architects.

Brookline, Mass.
May 17, 1938

Ideal Darwin Tulips

Colleen Moore - 22 1/2". Fine; about like description, but not so tall.

Insurpassable, - 23 1/2". Does not come up to description. Is rather darker than color illustration on Page A, therefore not so agreeable.

Marble Queen, 25". Pure white, almost; not porcelain lilac. Purple-blackish stamens. Some plants dwarfed, as though blasted.

Mascotte, 21". Nice, but short. Some blasted in bud.

Muriel, 28 1/2". Fine, if you like the color.

Queen of Naples, 29". Very fine: comes up to description.

Starlight, 26 1/2". Color description about O.K., but lighter than illustration on Page A, 2 out of 6 blasted.

Tollens, 29". Comes up to description, except possibly for height.

Yellow Emperor, 25 1/2". Cadmium yellow, very fine.

(B.18)

Darwin Tulips:

Bleu Celeste - like description, except for height. 5 out of 12 blasted. 24 1/2"

Eclipse - 30". Very fine; like description, but no extra petals. Steel-blue base has white edge.

Eunice - 26 1/2". Nice, but 9 our of 12 blasted in bud.

Mr. Van Zill - 23". Not so wonderful

Pres. Garfield - 27 1/2". Good, if you like the color

Breeder Tulips

Admiral Tromp - 27". Fine. Some have a weak second flower on same stem. This and Refulgence (Cottage) are much alike.

Pink Pearl - 19 1/2". I should describe this as white with pink edges; height much below description. Probably wrong label. May be Wayside Wonder (Chameleon Tulip).

Multi-flowered Tulips

Aureole - 27". About like description; interesting, but only 1 flower to a stem.

Cottage and Hybrid Tulips

Black Eagle - 23". Color description of color about O.K. The anthers are not pitch black, but black-purple; height not as given. 9 out of 12 blasted.

Isolde - 27". Fine, not necessarily an improvement on Ellen Willmott. Stems thin, but stiff.

Refulgence - 31". Very fine.

Tulip Notes - 1938
- 2 -

(B.18)

Chameleon Tulips

Eddy Eden - 26 1/2". Yellow stamens. Not so wonderful.

Wayside's Wonder - 22"1/2". Nice. About equal to description. Purple-black stamens.

Lily-Flowering Tulips

Marcellina - 26". Nice. Rather weak stemmed.

Tulip Notes - 5 1938
- 3 -

(B.19) "Planting about Path in Southeast Corner of Lawn." August 6, 1924. To accompany Plan #673-36.

File No. 673
Date of List
No. of Study
No. of Plan 36 Date Aug. 6, 24
Bill Frt.
Bill Ex.
Plants to arrive
Estimated Cost, $
Transportation %
Total
Proposed Appropriation

This record is not to be taken from Office

Title of Work (in brief) Planting about Path in Southeast Corner of Lawn

Authorized

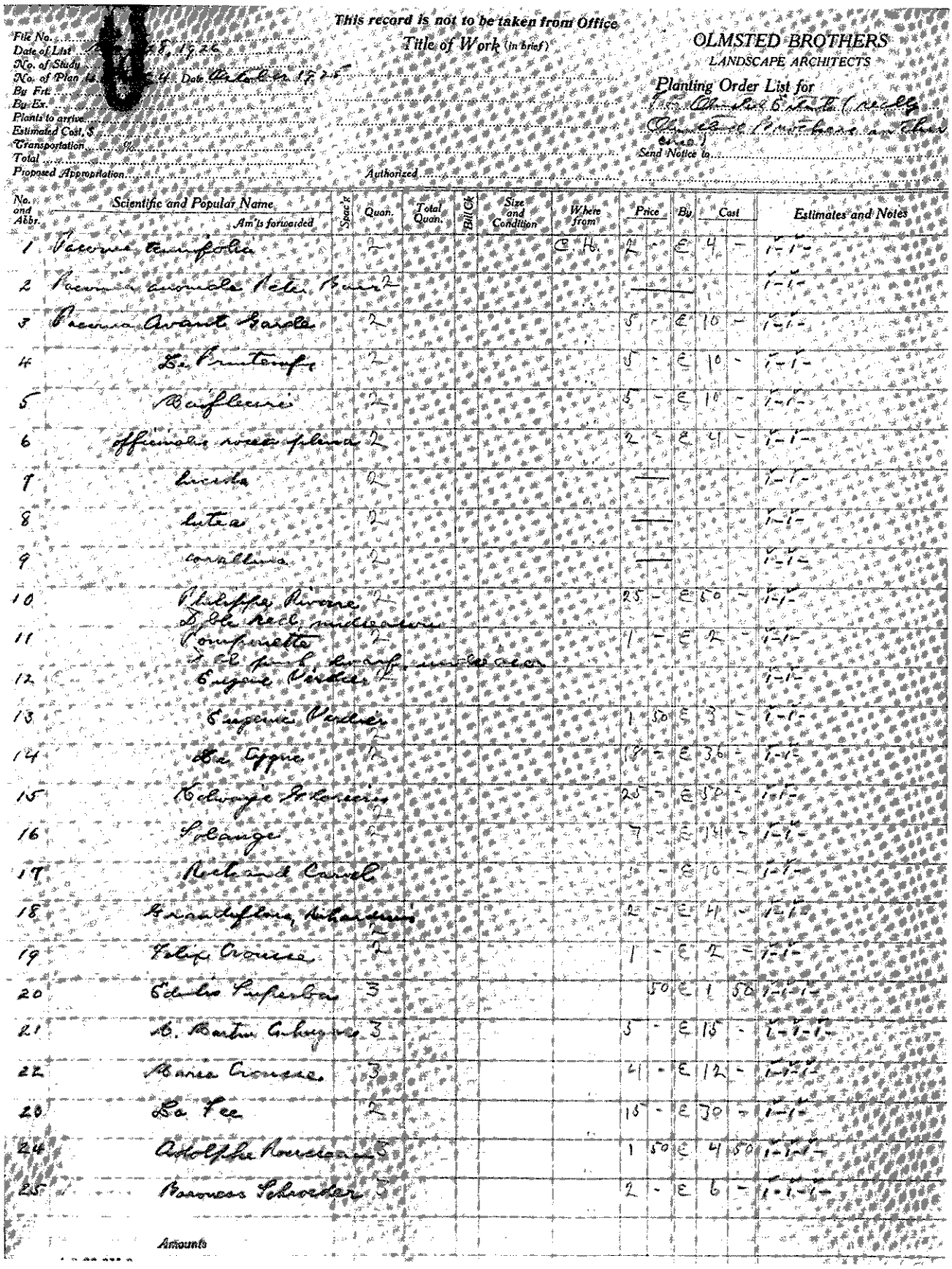
OLMSTED BROTHERS
LANDSCAPE ARCHITECTS

Planting Order List for F. L. Olmsted Brookline

Send Notice to

No. and Abbr.	Scientific and Popular Name — Am'ts forwarded	Spec. #	Quan.	Total Quan.	Bill Ck.	Size and Condition	Where from	Price	By	Cost	Estimates and Notes
1	Kalmia latifolia	4'		90		1½-2 c&b	Gill	22 50	C	202 50	20-6-10-12-14-6-20 (88)
2	Rhododendron catawbiense			24		1½-2 c&b	Gill	33 50	C	80 40	24-8-
3	Rhododendron hybrids			13		3'	Buy	10 -	C	130 -	1-1-1-1-1-1-1-1-1-1-1-1-1 (13)
4	Taxus repens			12		24 spread	Buy	45 -	C	54 -	1-1-1-1-1-1-1-1-1-1-1-1 (12)
5	Taxus cuspidata			3			Buy	25 -	C	75 -	1-1-1 (3)
6	Euonymus	9'		400			Buy	3 -	C	120 -	24-12-45-35-65-12-20-90- (103)
7	Berberis vulgaris	9"		600			Gill	80	M	48 -	45-120-24-12-120-100-30-120- (596)
8	Polypodium vulgare	6"		110			Gill	12 -	C	13 20	60-50- (110)
9	Asplenium acrostichoides	12"		115			Gill	12 -	C	13 80	20-65-30- (115)
10	Dracaena punctulata	18"		300 sq ft		sq ft out	Gill	35 -	C	105 -	300 sq ft
11	Iris cristata	9"		145			Gill	12 -	C	17 40	40-65-40 (145)
12	Adiantum pedatum	12"		55			Gill	12 -	C	6 60	6-5-5-16-6-5-5-5 (55)
										865 90	Total
											Aug 7/24

(B.20) Peony Plant List for Garden near Storehouse. May 28, 1926.



This record is not to be taken from Office

File No.
Date of List
No. of Study
No. of Plan to
By Frt.
By Ex.
Plants to arrive
Estimated Cost, $
Transportation %
Total
Proposed Appropriation

Title of Work (in brief)

Authorized

OLMSTED BROTHERS
LANDSCAPE ARCHITECTS

Planting Order List for

Send Notice to

No. and Abbr.	Scientific and Popular Name. Am'ts forwarded	Space	Quan.	Total Quan.	Bal. Ck	Size and Condition	Where from	Price	By	Cost	Estimates and Notes
1	Paeonia tenuifolia		2				C H.	2 -	E	4 -	1-1-
2	Paeonia arcuata Peter Brand		2								1-1-
3	Paeonia Avant Garde		2					5 -	E	10 -	1-1-
4	" Primtemps		2					5 -	E	10 -	1-1-
5	" Mauflecuri		2					5 -	E	10 -	1-1-
6	officinalis rosea plena		2					2 -	E	4 -	1-1-
7	" lactea		2								1-1-
8	" lutea		2								1-1-
9	" candidissima		2								1-1-
10	Delphinium Belladonna		2					25 -	E	50 -	1-1-
11	Campanula pyramidalis		2					1 -	E	2 -	1-1-
12	Eulgens Vesuvius		2								1-1-
13	Eugenia Purdyi		2					1 50	E	3 -	1-1-
14	Hem. Gypsy		2					18 -	E	36 -	1-1-
15	Hemerocallis Florham		2					20 -	E	30 -	1-1-
16	Solange		2					7 -	E	14 -	1-1-
17	Richard Carvel		2					5 -	E	10 -	1-1-
18	Aquilegia chrysantha Helen Hamm		2					2 -	E	4 -	1-1-
19	Tulipa Orange		2					1 -	E	2 -	1-1-
20	Edulis Superba		3					50	E	1 50	1-1-1-
21	H. Barton Gubgrove		3					5 -	E	15 -	1-1-1-
22	Nanus Coeruleus		3					4 -	E	12 -	1-1-1-
23	La Tee		2					15 -	E	30 -	1-1-
24	Adolphe Rousseau		3					1 50	E	4 50	1-1-1-
25	Mauncus Schroeder		3					2 -	E	6 -	1-1-1-

Amounts

(B.20)

File No. .....
Date of List .....
No. of Study .....
No. of Plan ..... Date .....
By Frt. .....
By Ex. .....
Plants to arrive .....
Estimated Cost, $ .....
Transportation ..... %
Total .....
Proposed Appropriation .....

This record is not to be taken from Office

Title of Work (in brief) .....

Authorized .....

OLMSTED BROTHERS
LANDSCAPE ARCHITECTS

Planting Order List for U.S. Armistice Staff (really Olmsted Brothers in this case)

Send Notice to .....

No. and Abbr.	Scientific and Popular Name / Am'ts forwarded	Spac'g	Quan.	Total Quan.	Bill Ck	Size and Condition	Where from	Price	By	Cost	Estimates and Notes
26	Amelanchier		3				C.N.	1 50	E	4 50	1-1-1-
27	Kinds of Euonymus		3					7 50	E	22 50	1-1-1-
28	Privet		3					5 -	E	15 -	1-1-1-
29	Japan Barberry		3					—			1-1-1-
30	Rosa Rugosa		3					5 -	E	15 -	1-1-1-
31	Miscanthus sinensis		2					—			1-1-
32	Rosa Rugosa		2					1 -	E	2 -	1-1-
33	Berberis Thunbergii		3					1 -	E	3 -	1-1-1-
							Total			340 —	

Amounts

4-9-26-2M-0

(B.21) "Annual Garden." Plant List to accompany Plan #673-45. May 1926.

OLMSTED BROTHERS

ANNUAL GARDEN

LIST TO ACCOMPANY PLAN NO. 45
File No. 673

Olmsted Brothers, Landscape Architects. Brookline, Mass. May 1926

1. Antirrhinum, 12" apart, 10 plants
   Snapdragon - pink, white, yellow
   Antirrhinum Nelrose (pink), 9" apart, 10 plants

2. Amaranthus caudatus, 1/4 oz. 10 sq.ft.
   Love-lies-bleeding
   Amaranthus Combustion, 1 pkt. 12 sq.ft.

3. Aster American Branching 12" apart 15 plants

4. Aster Giant Crego, 12" apart, 15 plants
   Lavender, blue, shell pink

5. Ageratum fraseri, 8" apart, 12 plants

6. Calendula Meteor, 10" apart, 66 plants
   Orange, cream center

7. Calendula Prince of Orange 10" apart, 16 plants

8. Centaurea cyanus, 9" apart, 18 plants
   Cornflower

9. Not used.

10. Arctotis grandis, 1 pkt. 4 sq.ft.
    Bushy Arctotis

11. Brachycome iberidifolia, 2 pkts., 14 sq.ft.
    Swan-River-Daisy

12. Ambrosia mexicana, 1 pkt. 5 sq.ft.
    (Chenopodium botrys)
    Jerusalem-oak

13. Cheiranthus, mixed colors, 9" apart, 20 plants
    Wallflowers

(B.21)

(drabifolia)

14. Campanula attica, 1 pkt. 8 sq.ft.
Greek Bellflower

15. Campanula attica alba 1 pkt. 8 sq.ft.
White Greek Bellflower

16. Iberis Breck's White Giant, 2 pkts. 12 sq.ft.
Candytuft

17. Browallia speciosa major, 9" apart, 24 plants

18. Aloysia citriodorus, 9" apart 28 plants
Lemon Verbena

19. Verbena Mayflower, 9" apart, 28 plants

20. Verbena Mammoth Pink 9" apart 28 plants

21. Chrysanthemum Burridgeanum 2 pkts. 12 sq.ft. } Sow seed
White and red } where
} plants
22. Chrysanthemum Morning Star, 2 pkts. 12 sq.ft. } are to
Pale primrose } bloom.
} Thin out
23. Chrysanthemum Northern Star, 2 pkts., 12 sq.ft. } to 9"
White, yellow star } apart.

24. Chrysanthemum inodorum Bridal Robe, 2 pkts. 12 sq.ft.)
(Matricaria inodora))
Scentless False-camomile)

25. Cleome pungens, 1 pkts 9 sq.ft.
Spiderflower

26. Cleome gigantea 1 pkt. 9 sq.ft.
Spiderflower

27. Cosmos Early Flowering, 2' apart, 35 plants
Single, pink and white

28. Clarkia Salmon Queen, 2 pkts., 14 sq.ft.
Salmon pink

29. Clarkia Queen Mary, 2 pkts., 12 sq.ft.
Rose carmine

30. Coreopsis drummmondi, 1/4 oz., 13 sq.ft.,
Annual Coreopsis - yellow and brown

Olmsted Brothers - 2
Annual Garden

(B.21)

31. Eschscholtzia The Geisha, 1/4 oz., 12 sq.ft.
California Poppy - gold and crimson

32. Eschscholtzia Golden West, 1/4 oz., 12 sq.ft.,
California Poppy - yellow

33. Gaillardia Breck's Superb, 2 pkts., 12 sq.ft.,
Blanket-flower

34. Gilia tricolor, 1 pkt., 10 sq.ft.
Birdseye Gilia - pale mauve

35. Godetia schamini fl.pl., 2 pkts., 10 sq.ft.
Double, rose.

36. Godetia Yellow Queen, 2 pkts., 12 sq.ft.

37. Gypsophila elegans rosea 2 pkts., 14 sq.ft. Sow seed in place.
Common Gypsophila - pink

38. Dianthus heddewigi 9" apart, 20 plants
Heddewig Pink

39. Helianthus cucumerifolius (debilis) 2 pkts., 16 sq.ft.
Cucumber Sunflower - single, yellow

40. Helianthus Miniature Golden Fleece 2 pkts., 15 sq.ft.
Sunflower - golden yellow

41. Helianthus Stella 2 pkts., 16 sq.ft.
Sunflower - golden yellow

42. Helichrysum bracteatum 2 pkts., 12 sq.ft.
Strawflower - single, yellow

43. Helichrysum nanum, 2 pkts., 12 sq.ft.
Double, mixed

44. Larkspur Blue Butterfly 2 pkts., 12 sq.ft.
Salvia blue

45. Larkspur Dark Blue 2 pkts., 10 sq.ft.

46. Larkspur Azure Fairy 2 pkts., 10 sq.ft.
Cambridge blue

Olmsted Brothers - 3
Annual Garden

(B.21)

47. Linum coeruleum, 2 pkts., 13 sq.ft.
Flax - blue

48. Lobelia Crystal Palace 6" apart, 40 plants
Lobelia - victoria blue

49. Physalis franchetti compacta, 12" apart, 10 plants
Lantern Groundcherry (Japanese Lantern)

50. Lupinus hartwegi, 2 pkts., 12 sq.ft.
Hartweg Lupine - dark blue

51. Lupinus hartwegi, rose, 2 pkts., 10 sq.ft.

52. Lupinus hartwegi, white 2 pkts., 12 sq.ft.

53. Geranium Alliance 12" apart, 8 plants
Ivy-leaved Geranium - double, lilac-white

54. Geranium Beaute Poitevine, 10 plants
Salmon-pink

55. Geranium Rycroft Surprise 10 plants
Rose pink, Ivy-leaved

56. Geranium Alphonse Ricard 8 plants
Vermillion scarlet

57. Geranium S. A. Nutt 8 plants
Dark crimson

58. Geranium, Sweet Scented 8 plants
Rose, lemon, etc.

59. Lantana Mere Jaune 9" apart, 20 plants
Golden yellow

60. Lantana albo perfecta 9" apart, 20 plants
White

61. Nicotiana affinis 18" apart, 5 plants
Jasmine Tobacco - white, sweet scented

62. Nicotiana affinis hybrids 18" apart, 5 plants

Olmsted Brothers - 4
Annual Garden

(B.21)

63. Nicotiana sylvestris — 18" apart, 5 plants
White

64. Nigella Miss Jekyll, blue — 2 pkts., 10 sq.ft. Sow in place.
Love-in-a-mist

65. Nigella Miss Jekyll, white — 2 pkts., 10 sq.ft.,

66. Oenothera bistorta veitchiana — 2 pkts., 13 sq.ft.
Twisted Sundrops

67. Oenothera rosea mexicana — 2 pkts., 13 sq.ft.
Rose Sundrops

68. Marigold Dwarf French — 6" apart, 48 plants

69. Marigold Tall African — 15" apart, 12 plants

70. Marigold Legion of Honor — 2 pkts.
Golden yellow

71 - 72. Not used.

73. Petunia Rosy Morn — 9" apart, 90 plants

74. Petunia Breck's Violet Blue — 9" apart, 28 plants

75. Phlox drummondi, — 9" apart, 110 plants
Drummond Phlox - pink, buff, rose, white

76. Didiscus coeruleus — 2 pkts., 12 sq.ft.
Blue Laceflower

77. Scabiosa, mixed — 9" apart, 20 plants
Sweet Scabious

78. Stocks, Lexington Strain — 9" apart, 28 plants

79. Poppy, Shirley, mixed, 1/4 oz. } Sow in place. Thin out to 4-6" apart after several thinnings.

80. Poppy Flanders Field, 1/4 oz. }
Crimson

81. Salpiglossis, mixed — 9" apart, 32 plants

Olmsted Brothers - 5
Annual Garden

(B.21)

82. Mignonette Machet — 6" apart, 48 plants
Sweet scented

83. Heliotrope Centefleur — 9" apart, 20 plants

84. Not used.

85. Schizanthus grandiflorus, mixed, 2 pkts., 16 sq.ft. Shade
Wingleaf Butterflyflower

86. Tagetes signata pumila — 2 pkts., 10 sq.ft., dwarf
Dwarf Marigold - yellow

87. Torenia fournieri — 6" apart, 44 plants
Blue Torenia

88. Zinnia, dwarf varieties, Achievement, 9" apart, 50 plants
Pastel shades : salmon, rose, light yellow, flesh pink.
Bloom in mid-August.

89. Nemesia strumosa suttoni — 6" apart, 48 plants
Various colors

90. Marguerite, white and yellow 9" apart 36 plants

91 - 92 - 93. Not used.

94. Phlox drummondi, dwarf — 9" apart 20 plants

95. Salvia pratensis — 10" apart, 15 plants
Meadow Sage

96. Impatiens holstii hybrids mixed, 1 pkt. Start under glass.
Perennial Balsam

97. Not used.

98. Dimorphotheca eklonis — 1 pkt.
Cape-Marigold

99. Dimorphotheca aurantiaca hybrids 1 pkt.
Winter Cape-Marigold (African Daisy)

100. Polianthes tuberosa — 15-18" apart, 6 plants
Tuberose, var. Double Pearl Excelsior

101. Balloon Vine, Single Mexican Everblooming 1/4 oz.
(Cardiospermum halicacabum)

Olmsted Brothers - 6
Annual Garden

(B.22) "Courtyard." Planting Order List. October 1925.

File No. ....
Date of List ....
No. of Study ....
No. of Plan .... Date ....
By Frt. ....
By Ex. ....
Plants to arrive ....
Estimated Cost, $ ....
Transportation .... %
Total ....
Proposed Appropriation ....

This record is not to be taken from Office

Title of Work (in brief)

Courtyard

Authorized ....

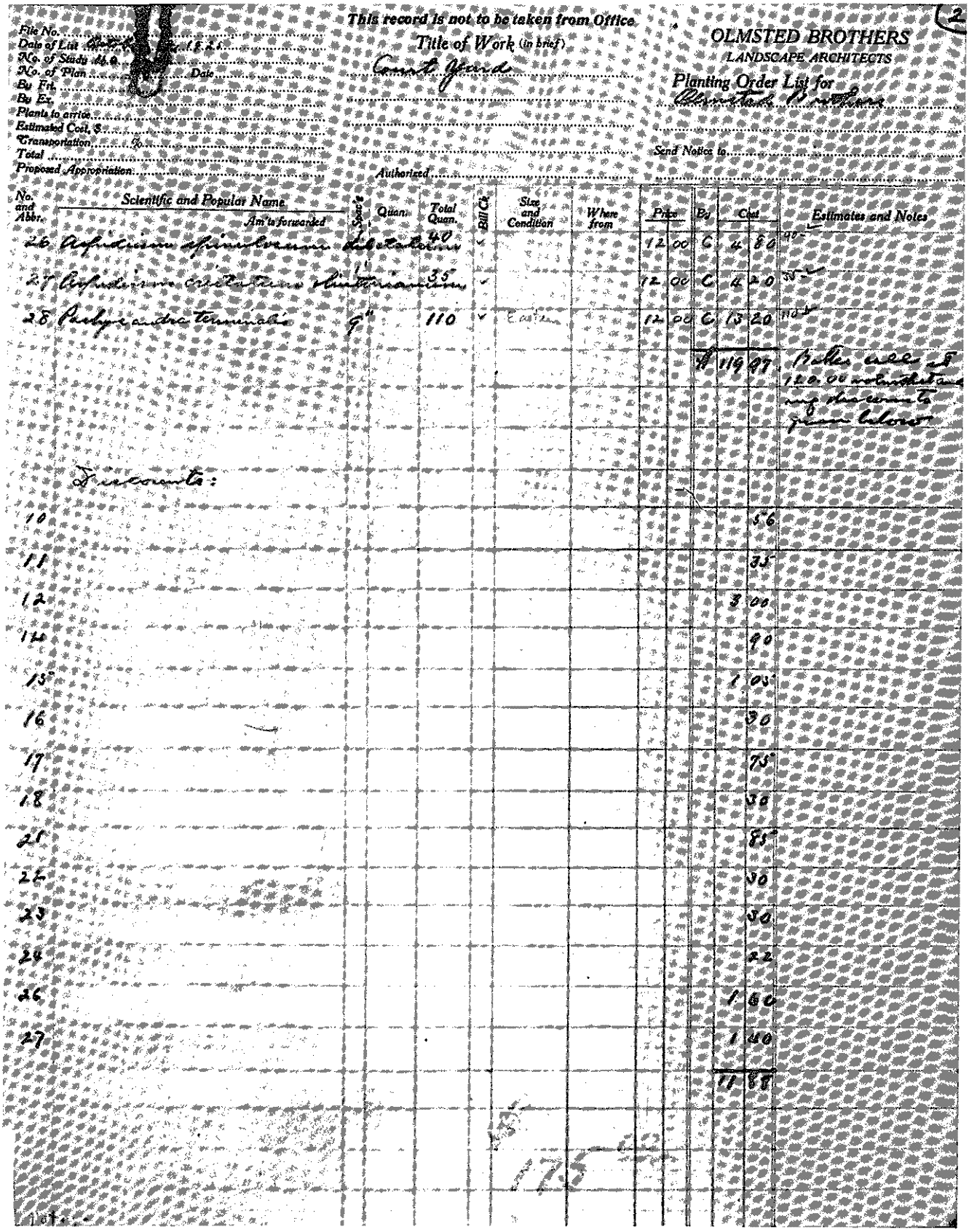
OLMSTED BROTHERS
LANDSCAPE ARCHITECTS

Planting Order List for Wheelock Brothers

Send Notice to ....

No. and Abbr.	Scientific and Popular Name / Am'ts forwarded	Space	Quan.	Total Quan.	Bill Ck	Size and Condition	Where from	Price	By	Cost	Estimates and Notes
1	Rosa Jeanne F. K. Rosch			2	✓		Bay	90	ea	1 80	1-1✓
2	Rosa General MacArthur			4	✓			90	ea	3 60	1-1-1-1✓
3	Rosa Mamay Turbat			2	✓		B+A	90	ea	1 80	1-1✓
4	Rosa Mrs Edith Cavell			2	✓		B+A	90	ea	1 80	1-1✓
5	Rosa Mme. Edouard Herriot			1	✓					90	1✓
6	Rosa Lady Alice Stanley			1	✓					90	1✓
7	Rosa Duchess of Wellington			1	✓					90	1✓
8	Rosa Golden Emblem			1	✓		B+A			90	1✓
9	Rosa Reverend Purpurea Arnold pinxit			1			B+A			90	1
10	Japanese Iris in variety			14	✓		Bay Path	4 00	X	5 60	14✓
11	Pedicularis spectabilis			16	✓		"	2 20	X	3 52	16✓
12	Acer Pyramidale fastigiata			3	✓	2 ft.	Rich	10 00	ea	30 00	1-1-1✓
13	Rosa Silver Moon			1	✓					90	1✓
14	Paeonia Primevere			1	✓		Barteau			6 00	1✓
15	Paeonia Walter Faxon			1	✓		"			7 00	1✓
16	Paeonia Karl Rosenfield			1	✓		"			2 00	1✓
17	Paeonia Early Alexandra Lemoine			1	✓		"			5 00	1✓
18	Paeonia Mrs. Jules Elie			1	✓		"			2 00	1✓
19	Lonicera - mixed Hedge, mainly [illegible] 24 variety, 4 of a variety, 4 ft. and 5 ft., with a few red, and [illegible]			24			Farquhar	3 75	Hdg	7 50	24✓
20	Fraxinus Americana, or border, in Summer; see note										
21	Pinus cembra			1	✓	2½ ft.	Bay Path			8 50	1✓
22	Paeonia Grandiflora (Richardsonii)			1	✓		Thurlow			2 00	1✓
23	Paeonia Mme. Emile Galle			1	✓		"			2 00	1✓
24	Paeonia Festiva Maxima			1	✓		"			1 50	1✓
25	Rosa Dorothy Perkins			1	✓					75	1✓

(B.22)



File No.
Date of List
No. of Studs
No. of Plan
By Fit
By Ex
Plants to arrive
Estimated Cost, $
Transportation %
Total
Proposed Appropriation

This record is not to be taken from Office.

Title of Work (in brief)
Conrad Gerard

Authorized

OLMSTED BROTHERS
LANDSCAPE ARCHITECTS
Planting Order List for
Send Notice to

No. and Abbr.	Scientific and Popular Name. Am'ts forwarded	Size	Quan.	Total Quan.	Bill Ck.	Size and Condition	Where from	Price	By	Cost	Estimates and Notes
26	Rhododendron maximum album			40				12 00	C	4 80	40
27	Rhododendron catawbiense album			35				12 00	C	4 20	35
28	Rhododendron catawbiense purpureum			110				12 00	C	13 20	110
										119 97	Balles cost $ 120.00 not included in Nursery Co.
	Discounts:										
10										56	
11										35	
12										3 00	
14										90	
15										1 05	
16										30	
17										75	
18										30	
25										85	
22										30	
23										30	
24										22	
26										1 60	
27										1 40	
										11 88	

(B.23) "Planting for Courtyard and Vault Area." Planting Order List. October 29, 1926.

File No.
Date of List
No. of Study
No. of Plan Date 10/29/26
By Frt.
By Ex.
Plants to arrive
Estimated Cost, $
Transportation %
Total
Proposed Appropriation

Title of Work (in brief)

Planting for Court Yard and Vault area

Authorized

OLMSTED BROTHERS
LANDSCAPE ARCHITECTS

Planting Order List for

Olmsted Brothers

Send Notice to Brookline, Mass

No. and Abbr.	Scientific and Popular Name (Am'ts forwarded)	Spac'g	Quan.	Total Quan.	Bill Ck	Size and Condition	Where from	Price	By	Cost	Estimates and Notes
1	Narcissus King Alfred		12				Dreer	3 50	Dz	3 50	
2	" Golden Spur		24				"	2 -	"	4 00	
3	" Bicolor Victoria		12				"	2 -	"	2 -	
4	" Van Waveren's Giant		12				"	5 -	"	5 -	
5	" Glory of Leiden		12				"	2 -	"	2 -	
6	" Barri Conspicuus		12				"	1 25	"	1 25	
7	" Leedsii Evangeline		12				"	1 50	"	1 50	
8	Aster Corymbosus		35				Gillett	1 -	X	3 50	
9	Aspidium Marginale		25				"	1 -	X	2 50	
10	" acrostichoides		25				"	1 -	X	2 50	
							Total			27 75	

(B.24) "Tulips for Office Grounds." October 6, 1938. To accompany Plan #673-56.

OLMSTED BROTHERS
Brookline, Massachusetts

TULIPS FOR OFFICE GROUNDS

TO ACCOMPANY PLAN NO. 56
File No. 673

Olmsted Brothers,
Landscape Architects.

Brookline, Mass.
October 6, 1938

1. Sulphur Gem, 12 bulbs
Multiflowered - sulphur yellow

2. Wayside Wonder, 12 bulbs
Chameleon - pure white, deep red picotee edge, 24"

3. Jessey, 12 bulbs
New Giant Breeder - coffee-brown, 36"

4. Adoration, 12 bulbs
Ideal Darwin - clear, brilliant pink, lighter edges, white base, 29"

5. Tilly Luss, 12 bulbs
Ideal Darwin - lovely rosy lilac, dove gray towards base, 29"

6. La Tosca, 12 bulbs
Ideal Darwin - large creamy yellow, egg-shaped, yellow base, 27"

7. Scotch Lassie, 12 bulbs
Ideal Darwin - deep lavender, darker shade inside, dark blue base, 26"

8. Starlight, 12 bulbs
Ideal Darwin - lemon yellow, darker yellow base, 24"

9. Bourgogne, 12 bulbs
Ideal Darwin - Burgundy red, dark blue center, 30"

10. Glacier, 12 bulbs
Ideal Darwin - large, white, white base, white anthers, 30"

(B.24)

11. Tellens, 12 bulbs
Ideal Darwin - American-Beauty-red, darker plum-colored sheen, 33"

12. Blue Eagle (Black Eagle)
Darwin - brilliant, intense purple, anthers pitch black, base deepest blue, 29"

13. Princess Mary, 12 bulbs
Darwin - rose-pink, pale rib on each petal, white base, with purple halo, 35"

14. Mount Everest, 12 bulbs
Ideal Darwin - snow-white, 28"

15. Lady Hillingdon, 12 bulbs
Ideal Darwin - orange, shaded buff, 27"

16. Helen Gahagan, 12 bulbs
Ideal Darwin - sulphur yellow, inside dark lemon-yellow, yellow anthers, 30"

17. Ingrid, 12 bulbs
Cottage - old ivory, tipped rosy pink, gray-blue base, black anthers, 26"

18. Mahogany, 12 bulbs
Ideal Darwin - deep mahogany, darker base, 29"

19. Insurpassable, 12 bulbs
Ideal Darwin - lilac, 28"

20. Grulleman's Giant, 12 bulbs
Ideal Darwin - salmon-orange, dark orange border, 30"

21. Tokay, 12 bulbs
Ideal Darwin - wine-colored, 30"

22. White Giant, 12 bulbs
Ideal Darwin - white, 30"

23. Mongolia, 12 bulbs
Cottage - deep yellow, 32"

24. Queen of Spain, 12 bulbs
Cottage - cream, feathered pink and light rose, 25"

Olmsted Brothers - 2
Tulips - 1938

(B.24)

25. Gloria Swanson, 12 bulbs
Ideal Darwin - crimson-red, bluish base, 32"

26. Mrs. Grullemans, 12 bulbs
Ideal Darwin - pure white, light sulphur-yellow anthers, 27"

27. Purple Glory, 12 bulbs
Ideal Darwin - rich deep purple, 30"

28. Buddha, 12 bulbs
New Giant Breeder - greyish-bronze, with purple flush, greenish base, 29"

29. Santiago, 12 bulbs
Cottage - cream, dark yellow base and anthers, 25"

30. Niphetos, 12 bulbs
Ideal Darwin - lemon-yellow, lighter base and anthers, 29"

31. Margaux, 12 bulbs
Ideal Darwin - deep wine-red, light edge, blue base, 30"

32. Mercurius, 12 bulbs
New Giant Breeder - dark brown, greenish base, 29"

33. Cordova, 12 bulbs
New Giant Breeder - lavender, flushed pink, sky blue base, 27"

34. Queen of the Night, 12 bulbs
Ideal Darwin - real black, 30"

35. Thomas Stephenson, 12 bulbs
New Giant Breeder - lavender, flushed red with darker shadings inside, base blue, 33"

36. Camellia, 12 bulbs
Ideal Darwin - satiny rose, white base, 27"

37. Eclipse, 12 bulbs
Darwin - dark red, 30"

38. Cote d'Azur, 12 bulbs
Ideal Darwin - lavender-blue, large white base, 26"

Olmsted Brothers - 3
Tulips - 1938

(B.24)

39. Flava, 12 bulbs
Cottage - canary-yellow, 25"

40. America, 12 bulbs
Ideal Darwin - mahogany or chestnut, 28"

41. Annie Speelman, 12 bulbs
Ideal Darwin - white, white base and anthers, 30"

42. Alice Tiplady, 12 bulbs
Ideal Darwin - apricot and biscuit, color of champagne

43. Augustus, 12 bulbs
New Giant Breeder - grayish red, flushed purple, white base, 30"

44. La France, 12 bulbs
Ideal Darwin - rose-pink, 28"

45. Marie le Gray, 12 bulbs
Ideal Darwin - pure white, dark anthers, 29"

46. Humming Bird - 12 bulbs
Ideal Darwin - violet, 30"

47. Benjamin Franklin, 12 bulbs
Ideal Darwin - pure lavender, 27"

48. Swindon, 12 bulbs
Ideal Darwin - deep red, 29"

Olmsted Brothers - 4
Tulips - 1938

Appendix C. Selected Historical Documents

C.1 Transcription of Beatrix Jones [Farrand] Notebook, June 5, 1894 241

C.2 "Home of Frederick Law Olmsted, Landscape Artist of the World's Fair." Article by Waverly Keeling, Chicago Inter-Ocean, 1896 242

C.3 Excerpt from "Landscape Gardening in Brookline" by Hazel G. Collins, 1903 244

C.4 "Hans Koehler, Landscaping Artist Dies." Obituary, Marlboro Daily Enterprise, July 16, 1951 246

(C.1) TRANSCRIPTION OF BEATRIX JONES FARRAND NOTEBOOK. JUNE 5, 1894

Reef Point Collection, Documents Collection, College of Environmental Design, Wurster Hall, University of California, Berkeley, CA.

Mr. Olmsted's place June 5th. The entrance is quite charming, a lych gate covered with *Euonymous radicans,* both the plain (and) variegated, (and) quite bushy on top. The road goes around a tiny island with shrubs planted upon a high mound (and) completely shutting out the gate. To the right the ground has been dug away making a little dell. This you get to by five or six rough rock steps (and) down below it is a mass of shrubs (and) ferns. Virginia creeper, *Rosa multiflora* (and) Japanese honeysuckles run riot over a rock. It is said that the *(R.) multiflora* grows much faster if it is trained upward, is this true?

The office was interesting. The survey of a piece of ground is taken by the local engineer of the place, marking one foot contour lines (and) the principal landmarks such as big trees, rocks, (and) of the streams (which) there may be. The sketches are then made free hand over the survey, of course on tracing paper. A card catalog of all the shrubs in the market is very useful, with one column saying at which nursery it is to be found, in what condition, that is, size, (and) price, with a separate column for remarks. The planting plans are made, first the plantations are indicated in the sketch, as to size (and) shape, then the planter takes the shape (and) fills it out with the plants he thinks will go best in the soil, exposure, (and) give the best effect. He marks on the plan the size (and) shape of place that the shrubs are to be put-in, (and) then labels the spot first with a number (which) corresponds to a (number) on the edge of the plan, then with another (number) which tells the number of plants to be put in. The scale is usually 20-40-60 feet to the inch.

Outside on the left side of the house is a little lawn with shrubs planted about it (and) in my mind rather badly arranged *Acanthopanax cuneata* a shrub with curved handles (and) five divided leaves with buds now green, leaves something like a Virginia creeper only lustrous (and) much smaller. *Rhododendron delicatissimum* white with rose edgings fading to white at the centre, beautiful *Syringa petinensis* a tree with slightly pendulous habit, and bark somewhat like a cherry tree and branches which droop a little at the tip, with a panicle of flowers now in bud. *Syringa vulgaris* tree somewhat like the last only twigs small, more erect (and) entirely different habit. Buds less advanced than the last. *Parrottia* Ruprechtiana shrub with leaves somewhat like our *Hamamelis virginiana* only leaves lighter green (and) lustrous slightly celiate on the margins, quite hardy. *Euonymous angustifolia* gray tree with narrow leaves (and) rather erect twigs. There is also a Euonymous which is used as a ground covering, I do not know the name of it. On Mr. Olmsted's lawn to the left there are two azalea bushes which jar fearfully in color, one a blueish pink (and) the other a bright orange. The fern plantations to my mind come too far out (and) are too little graded into the lawn. It seems to me messy, the plantation in the dell. Also two brilliantly white and evidently cultivated spireas in a quasi natural shrubbery, seemed rather out of place. A yellow-leaved spiraea was quite bad too.

(C.2) "HOME OF FREDERICK L. OLMSTED, LANDSCAPE ARTIST OF THE WORLD'S FAIR."

Article by Waverly Keeling, Chicago Inter-Ocean, 1896

Loeb Library, Harvard Graduate School of Design, Cambridge, Massachusetts

ter Ocean. Part Four.

'ORTY PAGES. PAGES 29 TO 40.

Home of Frederick L. Olmsted

Landscape Artist of the World's Fair.

One of the prettiest spots of all Boston's beautiful suburbs is wealthy, aristocratic Brookline, one may find the home of Frederick Law Olmsted, the father of landscape architecture in this country and the chief exponent of the art in the world today.



FREDERICK LAW OLMSTED.

That home is as beautiful, as thoroughly in accord with all of nature's happiest little dreams—her grander ideals, her quaint, delightful notions—as the great park in the center of the Nation's metropolis, to which Mr. Olmsted gave the first great result of his keen susceptibility to the power of nature's best possibilities. Any one who rambles through the leaf-strewn walks and climbs along some rocky, wooded path of Central Park today can safely imagine just such charming bits of scenery about the home of the man whose guiding genius made Central Park as it is possible.

So much has been said of Mr. Olmsted's [illegible] portion of the building from Dudley street, passing between hedges and along carefully traveled walks, and it is hard to realize that you are entering a very busy office. But a great deal of work is done in this quiet little spot. Everything is order and system, and upon the large tables young artists are working busily over acres of grades, and walks, and drives, and cunningly devised effects for nature's development. Mr. Olmsted has [illegible] in his work his son, Mr. John C. Olmsted, and Mr. Charles Eliot, the son of the president of Harvard University—and the firm's name is Olmsted, Olmsted & Eliot.

[illegible] Olmsted has built a wing to correspond, and in this long wing, covered with ivy vines and other plants, like the rest of the house, are the offices, from which the plans for all the pieces of landscape architecture are originally sent, for execution. One enters this [illegible] throughout his life. He has always loved the country, loved nature and studied her many ways. When quite young he studied civil engineering for three years; was afterward a working student of agriculture, and after that a farmer and horticulturist upon his own land. Then, in 1850, he visited Europe. After that he traveled through the South. In 1856 he visited Europe again, and has done so three times since. In 1857 work on Central Park was begun. That work was the starting point of Mr. Olmsted's career as a landscape artist. Since then nearly 100 public recreation grounds, city parks, etc., may be credited to his genius, besides hundreds of less important designs.

With all his other work, Mr. Olmsted has found time to do much writing. He has written "Walks and Talks of an American Farmer in England," first published in 1852, which has several times been reprinted, one edition having been prepared especially for the common-school libraries of Ohio; "A Journey in the Seaboard Slave States," 1856; "A Journey in Texas," 1857; and "A Journey in the Back Country," 1861, are three other valuable and interesting books by Mr. Olmsted. Translations of "A Journey in Texas" have been published in Paris and Leipsic. At the outbreak of the rebellion a compilation of the last three works was published in London under the title of "The Cotton Kingdom," which was much quoted by those leaders of English public opinion who favored the Northern view of the struggle. In addition to the books, Mr. Olmsted has written much on special problems of his profession for various periodicals, special reports, etc. He is an honorary member of the American Institute of Architects, of the Boston Society of Architects, of the London Metropolitan Public Gardens Association, and of the military order of the Loyal Legion. He was one of the founders of the Metropolitan Art Museum of New York and of the Union League Club of the same city. In the summer of 1893 Mr. Olmsted received the degree of doctor of laws from both Yale and Harvard on the same day.

WAVERLY KEELING.

WHERE OLD PIANOS GO.

Several Hundred Thousands of Them Are Stowed Away Somewhere.

"What becomes of old pianos?" was the question put to a large New York manufacturer the other day. "Well," was the rather unexpected reply, "the most of ours go to Philadelphia." The manufacturer could not explain this fact exactly to his own satisfaction. He thought perhaps it was because so many persons owned homes in Philadelphia, or possibly because the good people of the Quaker town are much given to attending concerts and love music more than New-Yorkers.

"There ought to be several hundred thousand old square pianos stowed away somewhere in the United States," said George L. Weitz, in speaking of the subject. "I have been in the business twenty years, and personally I have seen but three of them cut into kindling wood. It is indeed a rare occurrence that one of these massive old rosewood affairs meets with such an unworthy fate.

"A biography of a good piano is sometimes very interesting. They generally start off in life gayly, having the most conspicuous position in the parlors of the wealthy and receiving courteous treatment. Thirty years ago a good square piano was an object of much greater importance and commanded vastly more respect than any piano nowadays. This is still to be seen when we go to remove an old piano to exchange for a new one. It is purely a matter of mercantile interest to us, but not so with the owners. I have seen old folks who had bought a piano in the days of their honeymoon fairly overcome when they saw the familiar old instrument, which had been [illegible] through [illegible] by irreverent hands [illegible] the warehouse. It is the [illegible] to take away the

(columns continue on facing page—241)

(C.2)

(columns continue from facing page—240)

work that the picturesque home life of the artist seems to have been seldom thought of, or have been considered with slight emphasis. Just now considerable attention is attracted to his work is designing elaborate plans for Jackson Park, Chicago, covering an area of 648 acres. The grounds of the capitol at Washington, Prospect Park, Brooklyn, the parks of Boston, Trenton, Montreal, Chicago, Buffalo, Milwaukee, Kansas City, or Louisville—all the result of Mr. Olmsted's planning—have no greater attraction to [illegible] the vine-clad house and surrounding grounds in Brookline that have been Mr. Olmsted's home since 1883. Many of us have admired the capitol grounds—the marble terrace, the grand staircase, and other structures exterior to the building—and have looked long at the natural scenery about Niagara Falls and at the beautiful World's Fair grounds with a deep sense of gratitude to Mr. Olmsted, probably, and his Brookline home is one in which we would expect to find such a man—an ideal spot of nature's sublime work, made more beautiful by the thought and care of one who understands nature.

The estate is an old one, situated at the junction of Dudley and Warren streets, partly in a little dell, and gradually rising in the rear to a hill, which overlooks the Brookline reservoir. The house was built in 1812 by Deacon Clark of the First Unitarian Church of Brookline. It was built upon the site of other house of similar design, which was nearly 150 years old when torn down to make room for the present structure. It was from Deacon Clark's daughters that Mr. Olmsted purchased the property. The daughters could not possibly use the entire estate, but dreaded to leave the old place. This difficulty was overcome by Mr. Olmsted's building a pretty cottage for the Misses Clark on the upper portion of the estate, in the rear of the old mansion, and giving them a life lease of it.

The quaint, vine-laden old mansion itself faces Warren street. In the summer it is almost hidden from either Warren or Dudley streets, so dense is the vine foliage on the rocks that surround it, and the foliage that nearly covers the house itself, and so many are the trees that line the roadside, or that stand upon the estate, and the estates adjoining. Bostonians easily find the place, or know about it, because it adjoins the estate of John L. Gardner, the home of Mrs. "Jack" Gardner, the leader of Boston's four hundred. The Olmsted estate contains within a small fraction of two acres of land. All the fine shrubbery, the roses, and other flowers have been arranged about the grounds by Mr. Olmsted since 1883. Before that time the land was largely occupied by various kinds of apple trees.

In no portion of the grounds is there any display of magnificence. Every shaded walk and every little rocky nook shows but a careful oversight of nature's own simple ways. And none could wish it otherwise. It is a bit of nature's magnificence, and human hands, by seeking to embellish it with hothouse plants and marble figures and fountains of bronze, cannot improve it.

From the rear of the original building, Mr. reminder of the colonial style, and the staircase leading from it is particularly quaint and picturesque in its carvings and peculiar angles. The library is at the rear of the corridor, and on your left as you enter the house from Warren street. Here may be found many treasures of an artist's heart—little scraps of nature's finest scenery in this and other lands; mementoes of travel in pieces of remarkable natural products, and pictures, books, and sculpture. The room has one of the old-fashioned fireplaces, and high, carved mantel, with its shelves and crevices for books and pieces of statuary, and the fine old chairs and other pieces of furniture impart a luxurious coziness and cheerful restfulness that make so much of a perfect home. And throughout the other rooms one finds the same air of artistic ease, and rich, homelike comfort.

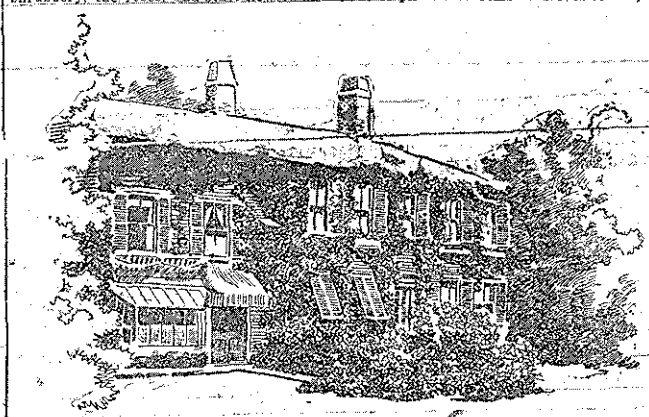
Much of the property surrounding the Olmsted home is as picturesque as the place itself. The whole neighborhood, in fact, is a large territory of estates of long standing—typical New England homes—the houses old-fashioned mansions in many instances, and surrounding them, magnificent trees that have stood guard for many years. Here and there is a hill from which one may overlook the Brookline reservoir, and far away to the north are the beautiful Belmont hills, and to the south the Blue Hills of Milton.

And it is all in charming Brookline, and not more than a half-hour's ride on the electric cars from the very heart of the business portion of Boston.

Mr. Olmstead is 74 years old now, having been born in Hartford, Conn., April 27, 1822. Just as simple and delightful as his quaint old Brookline house is the man himself. A visit to the house is something to be always remembered. There one is reminded of the stories of the old colonial days in the South, by the simple hospitality and the richness of the surroundings in designs of those early days. Above all is the bright, kind face of the host, and his quiet voice, always so pleasant and full of strength, reassures you of a welcome. At 74 Mr. Olmstead, but for his gray hair and beard, would seem to be but little past the prime of life. His trips to Europe, his rides on horseback through the South, and his love for outdoor air and exercise, have strengthened him for a long, useful life. He traveled more than 4,000 miles on horseback through some of the Southern states in 1853, and 1854. He has crossed this continent eight times.

Much of the actual designing and working out of plans Mr. Olmsted leaves to his partners, and his seasons of rest are getting longer. He has a summer home in Deer Isle, Maine, and we find him there usually until nearly Thanksgiving. The family of Mr. Olmsted consists of Mrs. Olmsted, who was his brother's widow, his son, John C., and another son, Frederick Law, Jr., who is studying the profession in the offices of his father, and a daughter, Miss Marion Olmsted.

Of his work, Mr. Olmsted says: "The root of all my work has been an early respect for and enjoyment of scenery, and extraordinary opportunities for cultivating susceptibility to its wonderful power." This has been so



MR. OLMSTED'S HOME AT BROOKLINE, MASS.

old instruments and allow a fair price for them, deducting the amount from the price of the new one. It is absolute loss to us, for we have the greatest dificulty in disposing of these landmarks which have seen better days.

"It is quite amusing to hear the old folks say, as they always do when making a selection of a new piano: 'Our old piano, if it were only tuned up, would have a much better tone than any of these.'

"A great majority of these old pianos find their way to the homes of comparatively poor people. They may be bought for a mere song. There is a class of men who make a living by disposing of these old pianos. A second-hand dealer dropped in here the other day and said he had just bought six for $50. Some firms are almost willing to pay for having them taken away.

"These old pianos are by no means worn out, after going through three, or even four, hands. New strings and new hammers are put in, and the old instrument is tinkered up, so that it will oftentimes have a better tone than the cheap piano of today. City boarding-houses, where the only object is to have an instrument capable of emitting noise, are extensive harboring places for these old 'has beens.' Many are shipped to the West and to country towns. A number find their way to museums, where they are exhibited as the piano on which George Washington was wont to play. Throughout New England, Ohio, and New York City I have seen them used as tables for kitchen purposes, the works, in many cases, being removed to allow a place for stowing away jars of fruit. Many are disposed of at auctions, too, and some very good bargains are to be secured in that way."

At the present time, according to Mr. Weitz, there are about 80,000 pianos manufactured annually in America. The same number is produced by German manufacturers, while France and England have an annual output of 40,000 each. There is very little business in the exporting of pianos. This is due to the fact that the change of climate makes it impossible for a piano, when shipped to a foreign country, to keep its tone. Only 810 were exported from this country last year. They went to South America and Germany. The latter country ships quite a number to Australia and South America.

Efforts have frequently been made to introduce the Broadwood piano from England, but have never succeeded. The climate here is so much drier than in England that the wood shrivels up. The American pianos are looked upon universally as the best. They have carried off nearly all the prizes in recent years in foreign countries.

Though more pianos are sold in New York City than in any other one place, the piano men do not call it a musical center. New Yorkers are so much given to attending the theater that they have little time for musical entertainments, and a concert is voted slow. Boston, Brooklyn, and Philadelphia are the chief patrons of music in this country. Chicago, too, has lately become a musical town. Large piano manufactories are in process of erection there now, which bid fair to outrival the hundred or more establishments in New York.

The growth of the musical element in America has, however, been phenomenal, judged from the increase in the output of pianos. In 1860 the annual product amounted to about 20,000. It has now been more than doubled. Musical men, in fact, place America at the head of all countries for love of music. The fact that so many poor people buy pianos is ascribed to the fact that music is taught in the public schools, and the girls nearly all learn to read music readily.

A large business is done in New York in the renting of pianos. The trade thrives all the year round, mostly from the floating population. "People come here to visit for a month and hire a piano for $5 or $10 a month. They generally decide to stay six months. The dealers generally utilize inferior pianos for this phase of the trade.—New York Times.

American Colony Near Jerusalem.

A movement is on foot to found a large American colony in Syria, in the immediate neighborhood of Jerusalem. If successful the project will doubtless tend to develop the trade of the country, which, now that the annual rainfall is becoming greater, should increase in fertility under careful cultivation.

(C.3) EXCERPT FROM *LANDSCAPE GARDENING IN BROOKLINE*

by Hazel G. Collins, 1903

Brookline Public Library, Brookline, Massachusetts

TOPICAL OUTLINE

1. Introduction
    1. Brookline's claim to distinction based on -
        a. Private Estates
        b. Public Works
        c. Resident Artists
    2. What is the art of landscape-gardening

2. Private Estates
    1. Early Examples
        Perkins, Lyman
    2. Modern Estates
        White, Sargent, Sprague, Gardener
    3. Small Grounds
        Storrow, Olmsted, Cook

3. Public Works
    1. The Parkway
    2. Beacon Boulevard
    3. Railroad Gardening
    4. Walnut Hills Cemetery

4. Landscape Gardeners and a writer of Brookline.
    1. Frederick Law Olmsted
    2. Henry Sargent Codman
    3. Charles Eliot
    4. Charles Sprague Sargent

5. Conclusion
    1. The wide reaching results of Mr. Olmsted's work
    2. A plea for the future

(C.3)

The Olmsted house on the corner of Warren and Dudley Streets is always admired by passerby and possesses for us a double interest being the home of Frederick Law Olmsted. It is a veritable little bower of a place. The square, old house is almost entirely hidden from the street, yet far from discouraging intimacy, a sight of the place makes one long to explore its hidden beauties. The uneven pole fence is neither stiff nor painfully "rustic", and the bushes and vines hang over it as if longing to escape into the street. The beautiful archway, over the carriage entrance, covered with trailing euonymous is a picture in itself and frames another picture—the driveway and a corner of the house, scarcely visible for the mass of shrubbery in the circle in the center of the carriage turn.

Once inside the fence a perfect maze of wild beaty, from which there seems no escape, greets the eye. Following the little pathway, overhung by a huge lilac bush, from the driveway around the corner of the house, we suddenly come upon an unexpected breadth of view. A little lawn stretches before us. But even here the wild growth of bushes seems to grudge the house this little bit of cultivation, and (entrenches) upon its smooth green in irregular outline. Coming back to the carriage circle we discover a little path leading, apparently, into the fence, but making a turn brings us upon the street. So skillfully planned and planted is its opening that many people have never noticed its presence.

A thing that impressed us particularly was the little dell. When the land was filled in to make the streets, most people would have filled in this little place on the corner, between the streets and the office buildings, bringing it up to the level of the rest of the site. But the genius of Mr. Olmsted saw its value, and made here a picturesque dell. A little flight of steps leads down into it to the tiny oval path. The plot in the center, as well as the banks, is planted with bushes, shrubs, wild flowers and ferns in picturesque confusion.

We are sure there is not another place in Brookline that contributes so much to the appearance of the street, gives so much of its beauty to the passerby and yet is such an entire surprise to one entering its precincts, both in its complete seclusion and the unexpected breadth.

(C.4) "HANS KOEHLER, LANDSCAPING ARTIST DIES."

Obituary, Marlboro Daily Enterprise, July 16, 1951

Boston Public Library, Boston, Massachusetts

HANS KOEHLER LANDSCAPING ARTIST DIES

Was Nationally Known In Profession As An Expert. Funeral Tuesday

Marlboro—Hans J. Koehler, 85, nationally known landscape architect and former Marlboro resident, died yesterday in a West Roxbury rest home where he had been since last October. For several years he lived on Eager Court until the death of his wife, Mrs. Grace (Prior) Koehler, in 1941. In recent years he had lived at the home of Mrs. Eugene Post on Bicknell street.

Born in Hoboken, New Jersey, of German parentage, he lived the earlier years of his life in Boston where his father was a curator at the Boston Art Museum. For many years he was employed by Olmstead Brothers of Brookline, working on the designing and landscaping of many of the country's noted places including Bok Tower, Florida; Fort Tryon Park, New York; Andrew Carnegie's burial lot; City of Brookline's Park Department; as well as in Seattle, Washington; Niagara Falls; estates on Cape Cod and in the New Hampshire mountains. An authority on trees, he identified the trees on Boston Common and placed name-tags on them which was only a part of valuable work he did for the Boston Park Commission. In later years while in business for himself Mr. Koehler was frequently called in for expert advice in handling difficult landscaping projects.

He was exceptionally well educated and an ardent reader as well as a writer. He wrote many articles on horticulture for magazines and within the last two years a series of such articles some of them pertaining particularly to trees growing in Marlboro, appeared in these columns.

His artistic tendencies which made his landscaping so successful found expression in his hobby of drawing in which he showed marked talent.

Mr. Koehler is survived by one daughter, Mrs. J. Milton Washburn, Jr., of 24 Coolidge avenue, Arlington, three grandchildren and two great grandchildren.

The funeral will be held Tuesday morning at 11 o'clock at Altenheim chapel, 2222 Centre street, West Roxbury.

Appendix D. List of Residents and Tenants of 99–101 Warren Street, 1891–1964

Abbreviations for Sources:

(1) *Brookline Street List of Poll Tax Payers,* 1891–1920.

(2) *Brookline Street List of Residents Over 20,* 1921–1964.

(3) Olmsted Associates Papers, Library of Congress, B-Files, Job #673.

(4) Olmsted NHS , Post-1940 Correspondence, Job #673.

(5) Other.

The *Brookline Street Lists* are in the Brookline Room of the Brookline Public Library. The *Brookline Street List of Poll Tax Payers* is available beginning in 1891, but there are some missing years. Street numbers are not given consistently until 1907, making it difficult to figure out which household servants belong to. For the first 30 years, only men are listed. Beginning in 1921, the book became a listing of all residents of Brookline over the age of 20 and included wives, daughters, mothers-in-law, etc., and female domestics. Although the *Brookline Street Lists* are extremely useful, they are not always absolutely accurate. A person may be listed who is considered a legal resident, even though he no longer lives at the address. For example, Frederick Law Olmsted Sr. is listed between 1898 and 1903, when he was living at McLean Hospital, and Frederick Law Olmsted Jr. is listed in the 1920s, when he was spending nearly all of his time in Palos Verdes, California. If there was a change in residents at an address in a current year, both families may be listed. Ages are often inaccurate. Nevertheless, these volumes are a valuable resource, and the listings are given as published without corrections or editing.

1891: Fred'k. L. Olmsted. (1)
Fred'k. L. Olmsted, Jr. (1)
John C. Olmsted. (1)

(All are listed at 51 Warren Street. No ages are given until 1899.)

1892: F. L.Olmsted. Landscape Gardener. (1)
J. C. Olmsted Landscape Gardener. (1)
Frederick L. Olmsted, Jr. Student. (1)
John Myer. Coachman. (1)

(All are listed at 51 Warren Street.)

1893: Frederick Law Olmsted. Landscape Gardener. (1)
John C. Olmsted. Landscape Gardener. (1)
Frederick L. Olmsted, Jr. Student. (1)
John J. Maher. Coachman. (1)

(No street numbers are given for this and most succeeding years until 1907.)

1894–1896: Volumes Missing.

1897: Olmsted Frederick Law. Landscape Architect. (1)
Olmsted John C. Landscape Architect. (1)
Olmsted F. L. Jr. Landscape Architect. (1)

1898: *Year Missing.*

1899: Olmsted Frederick Law. 75. Landscape Architect. (1)
Olmsted John C. 49. Landscape Architect. (1)
Olmsted Frederick Law, Jr. 28. Student. (1)

(A Fritz Berkham, gardener, aged 32, is listed right after the Olmsteds, but, with no street number, it can't be determined if he was a member of the Olmsted household.)

1900: Olmsted Frederick Law. 76. Landscape Architect. (1)
Olmsted John C. 50. Landscape Architect. (1)
Olmsted Fred'k. Law, Jr. 29. Landscape Architect. (1)
Kitt Greenwood. 28. Gardener. (1,5)

1901–1902: Both volumes missing. (1)

1903: Olmsted Frederick Law. 82. Landscape Architect. (1)
Olmsted John C. 50. Landscape Architect. (1)
Olmsted Frederick Law, Jr. 32. Landscape Architect. (1)
Kitt Sherman. 31. Coachman. (1)

(Sherman Kitt was possibly a brother of Greenwood Kitt and may have taken over when Greenwood went back go Colorado.)

1904: Olmsted John C. 57. Landscape Architect. (1)
Olmsted Frederick Law, Jr. 33. Landscape Architect. (1)
Kitt Sherman. 32. Coachman. (1)

1905: Olmsted John C. 52. Landscape Architect. (1)
Olmsted Frederick Law. 34. Landscape Architect. (1)
Kitt Sherman. 33. Utility Man. (1)

1906: Olmsted John C. 53. Landscape Architect. (1)
Olmsted Frederick Law. 35. Landscape Architect. (1)
Kitt Greenwood. 28. Choreman. Residence Previous Year, Colorado. (1)

1907: *At 16 Warren Street:*
Olmsted John C. 54. Landscape Architect. (1)

At 49 (?) Warren Street:
Olmsted Frederick Law. 36. Landscape Architect. (1)

At 99 (?) Warren Street:
Moore Charles. 51. Submarine Signal. Residence Previous Year, Detroit. (1)
Kitt Greenwood W. 28. Choreman. (1)

1908: *At 16 Warren Street:*
Olmsted John C. 55. Landscape Architect. (1)
Kitt Greenwood W. 34. Choreman. Previous Residence, Colorado. (1)

At 49 (?) Warren Street:
Olmsted Frederick Law. 37. Landscape Architect. (1)

1909: *At 16 Warren Street:*
Olmstead (sic) John C. 56. Landscape Architect. (1)
Kitt Greenwood W. 35. Choreman. (1)

At 99 Warren Street:
Olmstead (sic) Frederick Law. 38. Landscape Architect. (1)
Wood Clarence B. 46. Manager. (1)

1910: *At 16 Warren Street:*
Olmstead (sic) John C. 57. Landscape Architect. (1)

At 99 Warren Street:
Olmstead (sic) Frederick Law. 39. Landscape Architect. (1)
Kitt Greenwood W. 36. Gardener. (1)

1911: *At 16 Warren Street:*
Olmstead (sic), John C. 58. Landscape Architect. (1)

At 99 Warren Street:
Olmstead (sic), Frederick Law. 40. Landscape Architect. (1)
Kitt, Greenwood W. 37. Gardener. (1)

1912: *At 16 Warren Street:*
Olmstead (sic), John C. 59. Landscape Architect. (1)

At 99 Warren Street:
Olmstead (sic), Frederick Law. 41. Landscape Architect. (1)
Kitt, Greenwood W. 38. Gardener. (1)

1913: *At 16 Warren Street:*
Olmstead (sic), John C. 60. Landscape Architect. (1)

At 99 Warren Street:
Olmstead (sic), Frederick Law. 41. Landscape Architect. (1)
Dunamore, William. 40. Janitor. (1)

1914: *At 16 Warren Street:*
Olmstead (sic), John C. 61. Landscape Architect. (1)

At 99 Warren Street:
Olmsted, Frederick Law. 43. Landscape Architect. (1)
Dunamore, William. 41. Janitor. (1)

1915: *At 16 Warren Street:*
Olmstead (sic), John C. 62. Landscape Architect. (1)

At 99 Warren Street:
Olmsted, Frederick Law. 44. Landscape Architect. (1)

1916: *At 16 Warren Street:*
Olmsted, John C. 63. Landscape Architect. (1)

At 99 Warren Street:
Olmsted, Frederick Law. 45. Landscape Architect. (1)

1917: *At 16 Warren Street:*
Olmsted, John C. 64. Landscape Architect. (1)

At 99 Warren Street:
Olmsted, Frederick Law. 46. Landscape Architect. (1)

1918: *16 Warren Street is not listed.*

At 99 Warren Street:
Olmsted, Frederick L. 47. Landscape Architect. (1)

At 222 Warren Street:
Olmsted, John C. 65. Landscape Architect. (1)

1919: *At 99 Warren Street:*
Olmsted, Frederick L. 48. Landscape Architect. (1)

At 222 Warren Street:
Olmsted, John C. 67. Landscape Architect. (1)

1920: *At 99 Warren Street:*
Olmsted, Frederick Law. 49. Landscape Architect. (1)

1921: FROM THIS POINT ON, ONLY RESIDENTS AT 99 WARREN STREET WILL BE LISTED.

Olmsted, Frederick L. 50. Landscape Architect. (2)
Olmsted, Mary C. 91. At Home. (2)
Olmsted, Sarah. 45. At Home. (2)
Sellers, Elizabeth B. 62. Housekeeper. (2)

1922: Olmsted, Frederick L. 51. Landscape Architect. (2)
Olmsted, Sarah. 46. At Home. (2)

1923: Olmsted, Frederick L. 52. Landscape Architect. (2)
Olmsted, Sarah. 47. At Home. (2)
Cummings, Roxy G. 40. At Home. (2)

1924: Olmsted, Frederick L. 53. Landscape Architect. (2)
Olmsted, Sarah. 48. At Home. (2)
Pentecost, Ernest, H. (3)

1925: Volume Missing.

1926: Olmsted, Frederick L. 55. Landscape Architect. (2)
Olmsted, Sarah. 50. At Home. (2)
Pentecost, Ernest H. 57. Retired. (2, 3)
Residence, Previous Year, Topsfield.

1927: Olmsted, Frederick L. 56. Landscape Architect. (2)
Olmsted, Sarah. 51. At Home. (2)
Pentecost, Ernest H. (3)

1928: Olmsted, Frederick L. 57. Landscape Architect. (2)
Olmsted, Sarah. 52. At Home. (2)
Pentecost, Ernest H. (3)

1929: Olmsted, Frederick 58. Landscape Architect. (2)
Olmsted, Sarah. 53. At Home. (2)
Whalen, Nancy. 24. Maid. (2)
Conley, Catherine. 25. Maid. (2)
Mayne, Thomas. 65. Janitor. (2)
Pentecost, Ernest H. (3)

1930: Olmsted, Frederick L. 59. Landscape Architect. (2)
Olmsted, Sarah. 54. At Home. (2)
Whalen, Nancy. 25. Maid. (2)
Conley, Catherine. 26. Maid. (2)
Mayne, Thomas. 66. Janitor. (2)

1931: Olmsted, Frederick L. 60. Landscape Architect. (2)
Olmsted, Sarah. 55. At Home. (2)
Mayne, Thomas. 67. Janitor. (2)

1932: Olmsted, Frederick L. 61. Landscape Architect. (2)
Olmsted, Sarah. 56. At Home. (2)
Olmsted, Charlotte. 20. Student. (2)
DeWitt, Ruth H. 45. At Home. (2)
Mayne, Thomas. 68. Janitor. (2)

1933: Olmsted, Frederick L. 62. Architect. (2)
Olmsted, Sarah. 57. At Home. (2)
Olmsted, Charlotte. 21. Student. (2)
DeWitt, Ruth H. 46. At Home. (2)

1934: Olmsted, Frederick L. 63. Architect. (2)
Olmsted, Sarah. 58. At Home. (2)
Olmsted, Charlotte. 22. Student. (2)
DeWitt, Ruth H. 47. At Home. (2)

1935: Olmsted, Frederick L. 64. Landscape Architect. (2)
Olmsted, Sarah. 59. At Home. (2)
Olmsted, Charlotte. 23. Student. (2)
DeWitt, Ruth H. 48. At Home. (2)
Boyd, Catherine. 50. Cook. (2)

1936: Olmsted, Frederick L. 65. Landscape Architect. (2)
Olmsted, Sarah. 60. At Home. (2)
DeWitt, Ruth H. 49. At Home. (2)
Boyd, Catherine. 51. Cook. (2)

1937: Olmsted, Frederick L. 66. Landscape Architect. (2)
Olmsted, Sarah. 61. At Home. (2)
DeWitt, Ruth H. 50. At Home. (2)
Boyd, Catherine. 52. Cook. (2)

1938: Olmsted, Frederick L. 67. Architect. (2)
Olmsted, Sarah. 62. At Home. (2)
DeWitt, Ruth H. 51. At Home. (2)
Munro, Gladys M. 48. Nurse. (2)

1939: 99 Warren Street is not listed at all.

1940: Hoague, George. 65. Attorney. (2, 3)
Hoague, Ann C. 60. Housewife. (2)
Fallon, Mary J. 30. Maid. (2)

1941: Dawson, Hazel L. 50. Housewife. (2)
Residence, Previous Year, Sherborn. (2)

1942: Shepley, Henry R. 54. Architect. Residence, Previous Year, 10 Chestnut Place, Brookline. (2)
Shepley, Anna L. 51. Housewife. Residence, Previous Year, 10 Chestnut Place, Brookline. (2)
Cadallo, Henrietta. 35. Maid. (2)
Smith, Margaret E. 38. Cook. (2)

1943: 99 Warren Street is not listed at all.

1944: Hoerr, Stanley. 30. U. S. Army. Residence, Previous Year, 159 Kent Street, Brookline. (2)
Hoerr, Janet. 26. Housewife. Residence, Previous Year, 159 Kent Street, Brookline. (2)
Quigley, Thomas B. 34. U. S. Army. Residence, Previous Year, 60 Harrison Street, Brookline. (2)
Quigley, Ruth E. 28. Housewife. Residence, Previous Year, 60 Harrison Street, Brookline. (2)

1945: Hoerr, Stanley. 31. U. S. Army. (2)
Hoerr, Janet. 33. Housewife. (2)
Quigley, Thomas B. 35. U. S. Army. (2)
Quigley, Ruth E. 30. Housewife. (2)

1946: Hoerr, Stanley. 37. Physician. (2)
Hoerr, Janet. 34. Housewife. (2)

1947: Hoerr, Stanley. 38. Physician. (2)
Hoerr, Janet. 35. Housewife. (2)

1948: Stuart, Harold C. 57. Professor. (2, 4)
Stuart, Agnes B. 56. Housewife. (2, 4)
Stuart, Eleanor. 23. Student. (2)

Previous Residence of all three was 116 Warren Street.

1949: Stuart, Harold C. 58. Physician. (2, 4)
Stuart, Agnes B. 57. Housewife. (2, 4)
Stuart, Eleanor. 24. Student. (2)
Brown, Arthur J. 92. Retired. Residence, Previous Year, New York. (2)

1950: Stuart, Harold G. 58. Professor. (2, 4)
Stuart, Agnes B. 59. Housewife. (2, 4)
Stuart, Eleanor. 25. Secretary. (2)

1951: Stuart, Harold G. 59. Professor. (2, 4)
Stuart, Agnes B. 60. Housewife. (2, 4)
Stuart, Eleanor. 26. Secretary. (2)

1952: Stuart, Harold. 60. Physician. (2, 4)
Stuart, Agnes B. 61. Housewife. (2, 4)

1953: Stuart, Harold. 61. Physician. (2, 4)
Stuart, Agnes B. 62. Housewife. (2, 4)

1954: Stuart, Harold. 62. Physician. (2, 4)
Stuart, Agnes B. 63. Housewife. (2, 4)

1955: Stuart, Harold. 63. Physician. (2, 4)
Stuart, Agnes B. 64. Housewife. (2, 4)
Shanley, Anne M. 57. Domestic. (2)

October 1955: Vanderbilt, William H. (4)

1956: Vanderbilt, William H. 54. Real Estate. Residence, Previous Year, Florida. (2, 4)
Vanderbilt, Florence H. 47. Housewife. Residence, Previous Year, Florida. (2)
Pattee, Juan. 25. Tutor. Residence, Previous Year, Cuba. (2)
Simms, Esther. 60. Maid. (2)

1957: Vanderbilt, William H. 55. Real Estate. (2, 4)
Vanderbilt, Florence H. 48. Housewife. (2)
Pattee, Juan. 26. Tutor. (2)
Simms, Esther. 61. Maid. (2)

1958: Vanderbilt, William H. 56. Realtor. (2, 4)
Vanderbilt, Anne. 49. Housewife. (2)
Pattee, Juan. 27. Tutor. (2)
Simms, Esther. 62. Maid. (2)
Beaton, Catherine. 45. Maid. (2)

1959: Vanderbilt, William H. 57. Realtor. (2, 4)
Vanderbilt, Anne. 50. Housewife. (2)
Pattee, Juan. 29. Tutor. (2)
Simms, Esther. 63. Maid. (2)
Beaton, Catherine. 46. Maid. (2)

1960: 99 Warren Street not listed. (Now Office Address.)

At 101 Warren Street:
Cummings, William. 50. Executive. (2, 4)
Cummings, Adelaide. 40. Editor. (2)

1961: Cummings, William. 51. Executive. (2, 4)
Cummings, Adelaide. 41. Editor. (2)

1962: Cummings, William. 52. Executive. (2, 4)
Cummings, Adelaide. 42. Editor. (2)

1963: Cummings, William. 53. Executive. (2, 4)
Cummings, Adelaide. 43. Editor. (2)

April 1,1963: Hudak, Joseph G. (5)

1964: [Cummings, William. 54. Executive. (2)]
[Cummings, Adelaide. 44. Editor. (2)]
Hudak, Joseph G. 37. Landscape Architect. (2, 5)
Crone, Harry. 34. Teacher. (2)

1965: Richardson, Artemas. 47. Landscape Architect.
Residence, Previous Year, Needham. (2, 5)
Richardson, Frederica. 47. At Home. Residence, Previous year, Needham. (2, 5)

(The Richardsons remained in residence until the National Park Service assumed ownership in 1980.)