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GENERAL MANAGEMENT PLAN
Frederick Law Olmsted
National Historic Site

Approved: Herbert S. Cables, Jr., Regional Director, North Atlantic Region

GENERAL MANAGEMENT PLAN
FREDERICK LAW OLMSTED NATIONAL HISTORIC SITE
Town of Brookline
Norfolk County, Massachusetts

September, 1983

United States Department of the Interior
National Park Service
North Atlantic Region
Planning and Design

SUMMARY

The General Management Plan for the Frederick Law Olmsted National Historic Site in Brookline, Massachusetts, represents the culmination of a planning effort which began late in 1980. Resolution of several items was sought during the course of planning. These included:

1. Definition of an overall emphasis and direction for the site for the next ten years.
2. Determination of strategies for the protection of the cultural and natural resources of the site (including the archival collection, the historic buildings and grounds).
3. Development of interpretive and visitor use programs which would contribute to the fulfillment of the site's overall mission.
4. Identification of development requirements (including preservation and rehabilitation programs, staffing, operations and maintenance requirements).

After developing and evaluating four major alternatives for the site (i.e. "Continuation of Existing Management," "Minimum Requirements," "Traditional National Historic Site," and "Archival Resource Center") with the active assistance of many interested agencies, organizations and individuals, the National Park Service is proposing to manage and develop the Frederick Law Olmsted National Historic Site as an Archival Resource Center. This approach will ensure the preservation and interpretation of the home and office of Frederick Law Olmsted which was mandated by Public Law 96-87 when the site was established on October 12, 1979. It will also ensure the preservation of the archival collection located on site and provide for the broad use of this unique resource. The extensive legislative history which preceded the passage of the establishing act strongly emphasizes the critical importance of this collection.

Because the National Park Service plan for management and development of the site does not contemplate or anticipate any actions which have the potential for lasting, adverse impacts on the quality of the natural and human environment, it has been determined that no Environmental Impact Statement will be required. If, during specific design work for any new projects, potentially significant but previously unforeseen impacts on the environment become apparent, an environmental assessment will be developed, followed by an Environmental Impact Statement, if necessary. To date, no significant areas of controversy regarding the National Park Service proposal have been identified. Public opinion and the opinion of the Massachusetts State Historic Preservation Officer has generally supported concepts upon which the General Management Plan is predicated.

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FOREWORD

FOREWORD

Frederick Law Olmsted, widely recognized as the father of Landscape Architecture in America, was born in Hartford, Connecticut, in 1822, when America was still a predominantly rural nation. Early in his life, Olmsted developed the enduring love of nature, and of the pastoral landscape carved from it, which inspired his thinking throughout his long career. Olmsted found his ultimate, but elusive, direction in life only after much searching and several false starts. During his youth, as America was changing from a nation of farms and rural villages into a nation of industry and teaming cities (with the attendant problems of poverty, pollution and social alienation which are still familiar today), Frederick Law Olmsted was studying, travelling to China and England and throughout the American South, experimenting with farming, writing (taking as his focus the premier moral, social and economic issue of the time — slavery), and publishing. But, by 1857, at age 35, Olmsted had become the supervisor of the swamps and open lands that were eventually transformed, through his and Calvert Vaux's grand design, into New York's Central Park.

During the Civil War, which interrupted his work at Central Park, Olmsted served as the Secretary of the U.S. Sanitary Commission (a forerunner of the American Red Cross). At age 42, following the war and a short period of employment with the Mariposa Company in California, Olmsted settled down to the recognizable business of landscape architecture. Inspired by a European public park tradition, he created designs for massive "country parks" in the midst of the urban milieu. He saw his urban parks as the guarantors of the basic health and sanity of urban inhabitants and of the relaxed and amiable interaction between increasingly distinct social classes which would safe-guard the democratic traditions of America.

Frederick Law Olmsted moved to his home in Brookline, Massachusetts, which he called Fairsted, in 1883. This move was made relatively late in his life, but it was from here that he forged the professional office that expanded and perpetuated his ideals, philosophy and influence on the American environment up to the present day. It is at Fairsted that the records of his, his son's and stepson's, his associates' and successors' achievements are preserved today.

By the end of his life in 1903, Frederick Law Olmsted had designed and developed city and state parks throughout the country, numerous college and school campuses, arboretums and institutional grounds. He had created prototypes for a new, suburban lifestyle in his designs for planned communities and had left powerful examples of his genius for environmental design on major private estates. In addition, he had nurtured the germ of the idea that would become the National Park System and had firmly established the profession of landscape architecture in America.

The designation of Fairsted as a unit of the National Park Service recognized Olmsted's nationwide influence and importance, and culminated more than a decade of persistent and dedicated effort on the part of landscape architects, historians, scholars, educators and environmentalists to preserve Olmsted's legacy of environmental design.

PURPOSE AND NEED FOR THE PLAN

I. PURPOSE AND NEED FOR THE PLAN

On October 12, 1979, Congress passed Public Law 96–87 which established the Frederick Law Olmsted National Historic Site, “. . . in order to preserve and interpret for the benefit, inspiration and education of present and future generations, the home and office of Frederick Law Olmsted, the great American landscape architect and designer.” (See Appendix A)

This act authorized the purchase of Olmsted’s home and office in Brookline, Massachusetts, as well as the purchase of the archival collection stored on the site. The extensive legislative history which preceded Public Law 97–86 emphasizes the critical importance of the archival collection to this site.

In addition, Public Law 96–87 called for the preparation of a General Management Plan for the site. The purpose of this plan is to provide a broad framework for the management, development and use of the site within which to achieve the legislatively defined purposes.

To supplement the general goals of the legislation, the National Park Service has proposed more specific Management Objectives for the site (Draft Statement for Management 10/13/82). These are:

Resource Management

To preserve and protect the structures, office furnishings and artifacts at Frederick Law Olmsted’s home and office in Brookline, Massachusetts.

To preserve the historic scene at Fairsted, including the landscaped grounds, and to encourage preservation of the character of the neighborhood.

To balance preservation and use in a way that preserves the essential character of the site but allows for creative uses which are compatible with National Park Service policies and regulations.

To use the rehabilitation of structures, grounds and archives as an opportunity to train craftspeople in the various preservation arts.

Archival Collection

To recognize the archives as a primary resource of the site.

To develop a comprehensive program for conservation and storage of the archives using onsite conservation facilities to the extent practicable.

To develop an efficient cataloging and information retrieval system which, if possible, is compatible with systems utilized by other repositories of Olmsted archival material.

To develop clear policies for use of the archives and to make archival materials available to qualified researchers in a manner consistent with their preservation.

To support present and future endeavors to edit and publish the written and graphic legacy of the Olmsted firm and to encourage dissemination of information contained in the archives.

Interpretation

To interpret the work and life of Frederick Law Olmsted, his sons, associates, and successors.

To develop interpretive programs compatible with the physical limitations of the site and the residential character of the neighborhood.

To interpret the history and preservation of the structures and archives including whatever research or physical work is being carried out onsite.

To use the grounds as part of the interpretive program to illustrate Olmsted's design principles and techniques.

To maintain an active cooperating association sales outlet which includes a diverse selection of Olmsted related materials, including scholarly and biographical publications.

Cooperation

To explore opportunities for cooperative activities with educational, professional and community groups to further the preservation and interpretation of the site in accordance with Congressional intent.

To work with educational, professional and community organizations on research and preservation related to projects designed by the various Olmsted firms and to serve as a source of information for such organizations.

To explore possibilities for an Olmsted fellowship program which would be initiated by one or more private organizations but which would utilize the resources of the site.

Issues

The General Management Plan will address the following issues:

- Land Use and Management

- Resource Management (Archival Collection, Buildings and Grounds)

- Visitor Use and Interpretation

- Cooperation

- General Development and Plan Implementation

Planning History

Planning work for the site began late in 1980 with the gathering of preliminary data on the site and the collection. An Historic Resource Study was initiated at this time and is now complete. An Historic Grounds Report has also been completed and published. Measured drawings of the buildings have been prepared by the Historic

American Buildings Survey. Research is still in progress for the Historic Structures Report. Studies and documents yet to be undertaken include: a Collection Management Plan, and Interpretive Prospectus, an Historic Furnishing Report and a Landscape Restoration Plan.

During the initial stages of planning, informal conversations and meetings were held with various agencies, organizations, institutions and individuals to identify issues and to assess areas of concern and opportunities to be pursued by the National Park Service. In July, 1982, a meeting was held at the site to inform interested parties of planning progress to date and to gather further information. In September, 1982, a "Management Alternatives" document was published which presented four alternatives for the management of the site. These alternatives included: "Continuation of Existing Management," "Minimum Requirements," "Traditional National Historic Site" and "Archival Resource Center." This document formed the basis for discussion at a Planning Workshop, held on September 13, 1982, at the site. A summary of this workshop was prepared by the American Society of Landscape Architects, excerpts of which are included in Appendix E. The alternatives document was also distributed to interested individuals, agencies, organizations and institutions. Public opinion overwhelmingly supported the alternative of developing the site as an "Archival Resource Center." This alternative, which was the preferred alternative of the National Park Service, formed the basis of the Draft General Management Plan/Environmental Assessment which was printed and distributed in June, 1983.

Following the distribution of the Draft General Management Plan/Environmental Assessment to the public, a public meeting, and the period of public comment and revision, a Record of Decision was prepared to document the National Park Service's decisions regarding the future management of the site. It was determined that implementation of the preferred plan will not constitute a "major federal action" generating significant environmental impacts which would require the preparation of an Environmental Impact Statement. The final General Management Plan has been completed and will be submitted to the Regional Director for approval and then to Congress and the public for review.

The approved General Management Plan, based upon the site's legislative and management objectives and reflective of the opinions and desires of the public and other agencies, will guide management, development and use of the site for approximately ten years. During the early stages of plan implementation, additional studies will be undertaken and more specific proposals will be made regarding the preservation or restoration of the grounds. Opportunity for public involvement in the development and review of these studies and proposals will be provided.

DESCRIPTION OF THE PARK



HOUSE — Front Entry



HOUSE — Rear View, Pool Area



HOUSE — Exterior of Sitting and Plant Room



OFFICE — Drafting Room



OFFICE — Plans Vault



OFFICE — Rear Entry

INTERIOR
AND EXTERIOR
PHOTOGRAPHS
Olmsted Home & Office

II. DESCRIPTION OF THE NATIONAL HISTORIC SITE

A. Regional and Local Setting

The Frederick Law Olmsted National Historic Site is located in the Town of Brookline, Massachusetts, within the greater Boston metropolitan area. This part of New England is particularly noted for its educational, medical and technological institutions and enterprises. The outlying parts of the region still retain much of the bucolic charm which endeared it to Frederick Law Olmsted and countless others. Boston, while an undeniably varied and sophisticated urban center, still retains a certain intimacy with nature which has long been lost in other large eastern cities. This is partly attributable to the strong influence which some of Olmsted's greatest works still exert on the urban environment.

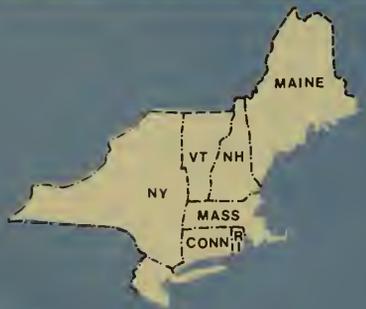
The Town of Brookline, which lies immediately to the west of the City of Boston, is a diverse, densely populated suburb which has been well respected for the high quality of its public services and facilities since Olmsted's time. The north and central sections of Brookline are the most densely settled and resemble the neighborhoods of Boston. The southwestern section of the town is more open. Much of the land in this area is occupied by large estates, cemeteries, golf courses and tax exempt institutions. The predominant land use in the town is residential. There are several commercial zones and no heavy industry.

South Brookline, where the Frederick Law Olmsted National Historic Site is located, is a pleasant residential neighborhood approximately five miles from downtown Boston. Estates, large older dwellings and significant amounts of open space typify this area. Brookline Reservoir, a water, recreational and open space resource, is located a few hundred yards from the site.

The Town Green National Register District borders the site on the northeast and the proposed Green Hill National Register District borders the site on the south. Part of the estate which lies adjacent to the site's southern boundary (and which is within the proposed Green Hill District) is protected by a conservation easement held by the Brookline Conservation Land Trust. This effectively limits the possibility of development impacts on the site.

B. The Site

The Frederick Law Olmsted National Historic Site is one of three National Historic Sites which are jointly managed as one administrative unit by the National Park Service. A Superintendent has overall responsibility for the Olmsted site as well as for the Longfellow National Historic Site in Cambridge, and the Kennedy National Historic Site in Brookline. A full time Site Manager, however, has specific responsibility for the management of the Olmsted site.



REGIONAL MAP

Olmsted Home & Office



HARVARD SQUARE

CENTRAL SQUARE

DOWNTOWN BOSTON

CAMBRIDGE

CHARLES RIVER

BOSTON COMMONS

BRIGHTON

KENMORE SQUARE

FENWAY

SOUTH BOSTON

BROOKLINE

COOLIDGE CORNER

HUNTINGTON AVENUE

3

93

SOUTHEAST EXPRESSWAY

Olmsted NHS

High School Playground
BROOKLINE HILLS
CLARK RD
SUMNER RD
Maimondes
BOYLSTON STREET
WARREN ST
WALNUT ST
DUDLEY ST
WALNUT
WARREN ST
CODMAN RD
Olmsted NHS

JAMAICA POND

FRANKLIN PARK

ARNOLD ARBORETUM

SCALE 0 1 MILES

VICINITY MAP

Olmsted Home & Office

While administrative and maintenance personnel are shared among the three areas, the Olmsted site has personnel who work primarily at the site. These include:

- Site Manager
- Clerk/Typist
- Museum Specialist (Collections Manager)
- Museum Technician (Archival Research Coordinator)
- Museum Aide (Temporary)
- Supervisory Park Ranger (Visitor Services)
- Park Technicians, 2 (Temporary)

The National Historic Site is located on Warren Street at the southwest corner of Warren and Dudley Streets. The nearest rapid transit stop (the MBTA's Brookline Hills stop on the Green Line) is approximately .7 mile from the site, a 15 minute walk. A bus line, which runs along Route 9 (Boylston Street), stops within .3 mile of the site, about a 5 minute walk.

The site is easily accessible to vehicles coming from Boston or from the west via Route 9 (Boylston Street). The nearest exit from the Massachusetts Turnpike for visitors coming from the west is about 3 miles from the site. Most visitors from the south take I-95 (Route 128) to Route 9 (Exit 55). Boston's South Station is a major Amtrak terminus and connects directly with the MBTA's rapid transit Red Line route. South Station in downtown Boston is approximately 4¾ miles from the site. Logan International Airport is located about 6½ miles northeast of the site.

Grounds

The 1.76 acre, irregularly shaped plot of land is extensively landscaped and benefits from many mature plantings, some originally installed by Frederick Law Olmsted nearly 100 years ago. It generally slopes upward in a southwesterly direction and is distinguished throughout by massive ledge outcroppings. Although the site is relatively small, the plantings and topography combine to provide an air of privacy, space, mystery and seclusion. Fairsted has always appeared unkempt to some, but this untidiness was cherished and carefully nurtured by Olmsted who preferred to regard this characteristic as reflective of a harmony with nature.

The pastoral style of Olmstedian design is still reflected in the grounds at Fairsted. Though the plant material and the overall designs have been somewhat altered by nature and man throughout the property's history, the effect and serenity of the naturalistic design has not changed (with the exception of the terrace and swimming pool addition of the 1960's).

Historically, the property was a form of experimental garden for new plant materials. The landscape architects working in the office were often affected by the plant materials and designs found around them, in particular, "the hollow," which sat directly east of the drafting office windows.



0 10 20 30 40 50
SCALE FEET



FAIRMONT STREET

SOUTH LAWN AREA

POOL

BARN

PARKING

OLMSTED
ELM

HERB

HOUSE

FRONT ENTRY

OFFICE

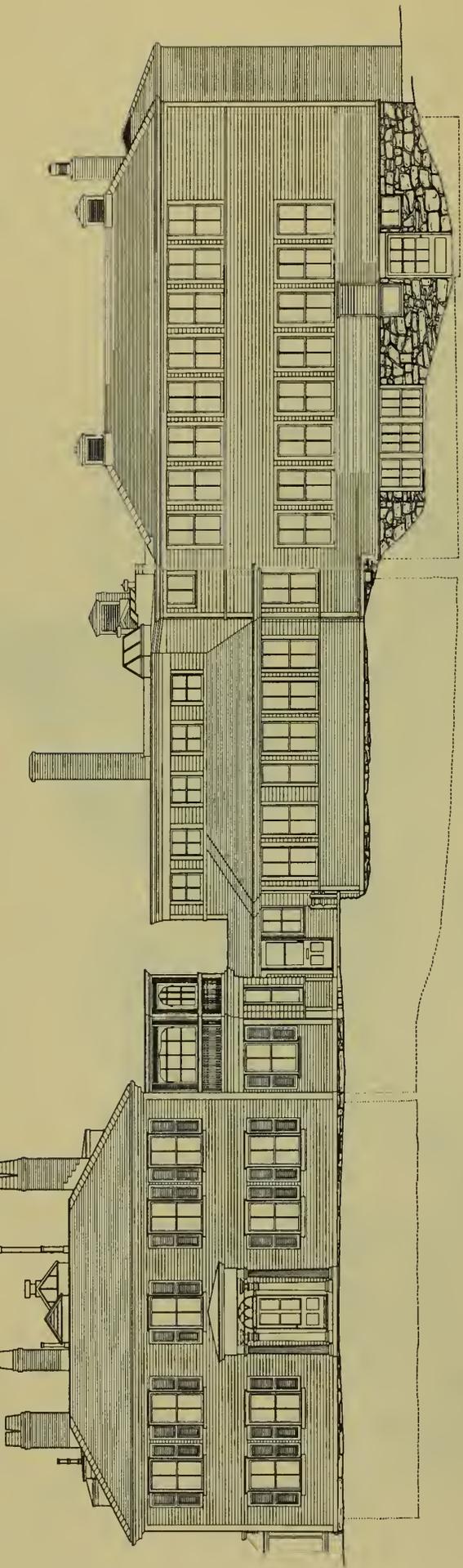
HOLLOW

DUDLEY STREET

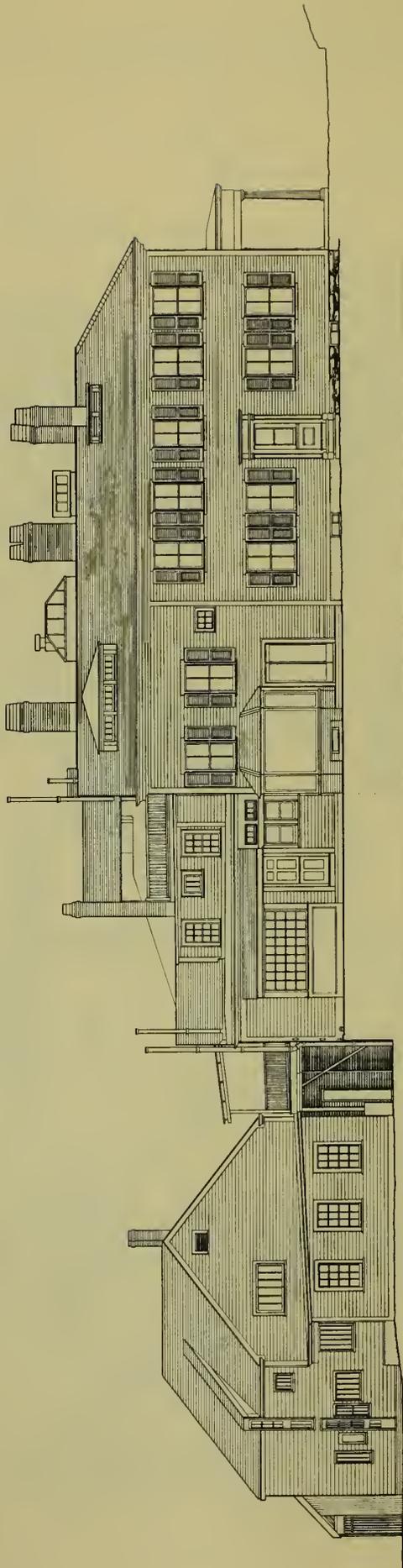
WARREN STREET

SITE PLAN

Olmsted Home & Office



EAST ELEVATION



SOUTH ELEVATION



ELEVATIONS

Olmsted Home & Office

Some of the plant material existing on the property is significant for its size, age and rarity within the area. For example, the cucumber magnolias are believed to have been planted by F. L. Olmsted, Sr. the same time as those at the Arnold Arboretum, of Harvard University. The "Olmsted Elm," a specimen planting in the south lawn, is significant not only for its age and size, but for its good health in an area where Dutch Elm Disease has taken its toll. A large specimen of *Pyracantha coccinea* can be found thriving along the shrub border south of the house. This plant is rare, as most *Pyracantha* grown today are the cultivar "lalandei." Other plant species grown about the property are equally significant.

The front entrance to the site is an inconspicuous turnaround driveway which adjoins Warren Street. There are three parking spaces at this entry. The Office entrance is a gravel driveway which is off Dudley Street. It connects to a small parking area which can accommodate approximately 12 cars.

The current site is only a small fraction of the size of the original Joshua C. Clark estate. However, the property remained a sizeable estate until well into the nineteenth century, a time when most of the farms in the area were converted to suburban estates. Further subdivision to accommodate more intensive residential development came later.

The buildings on the site consist of the houses, offices, barn, and shed. Each is described briefly below:

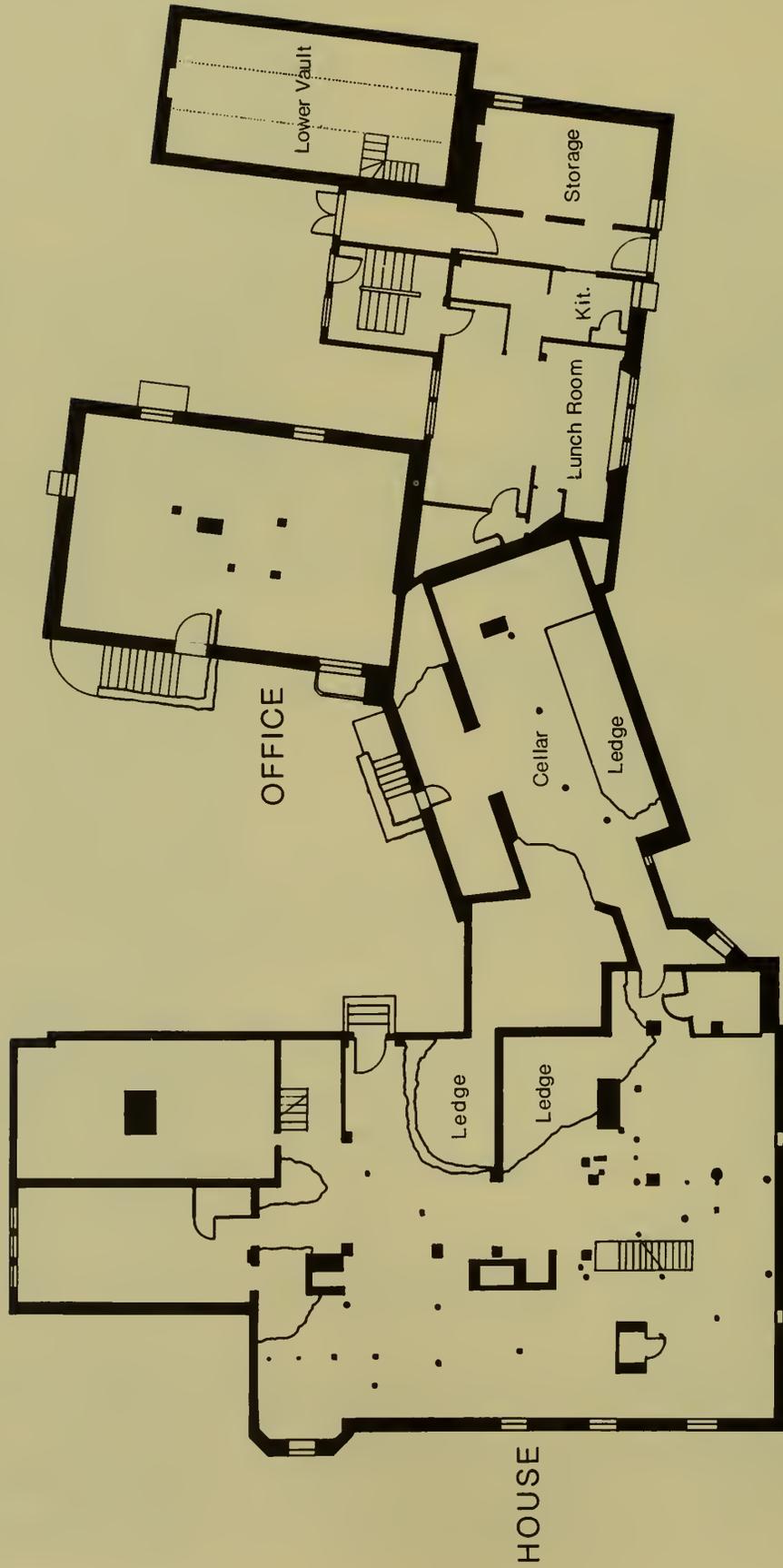
House

The house, built c. 1810, is a 2½ story wood frame structure. It is the southern most structure on the Olmsted property. It adjoins the office complex at its northeast corner and is connected to the barn, by a breezeway, at its northwest corner.

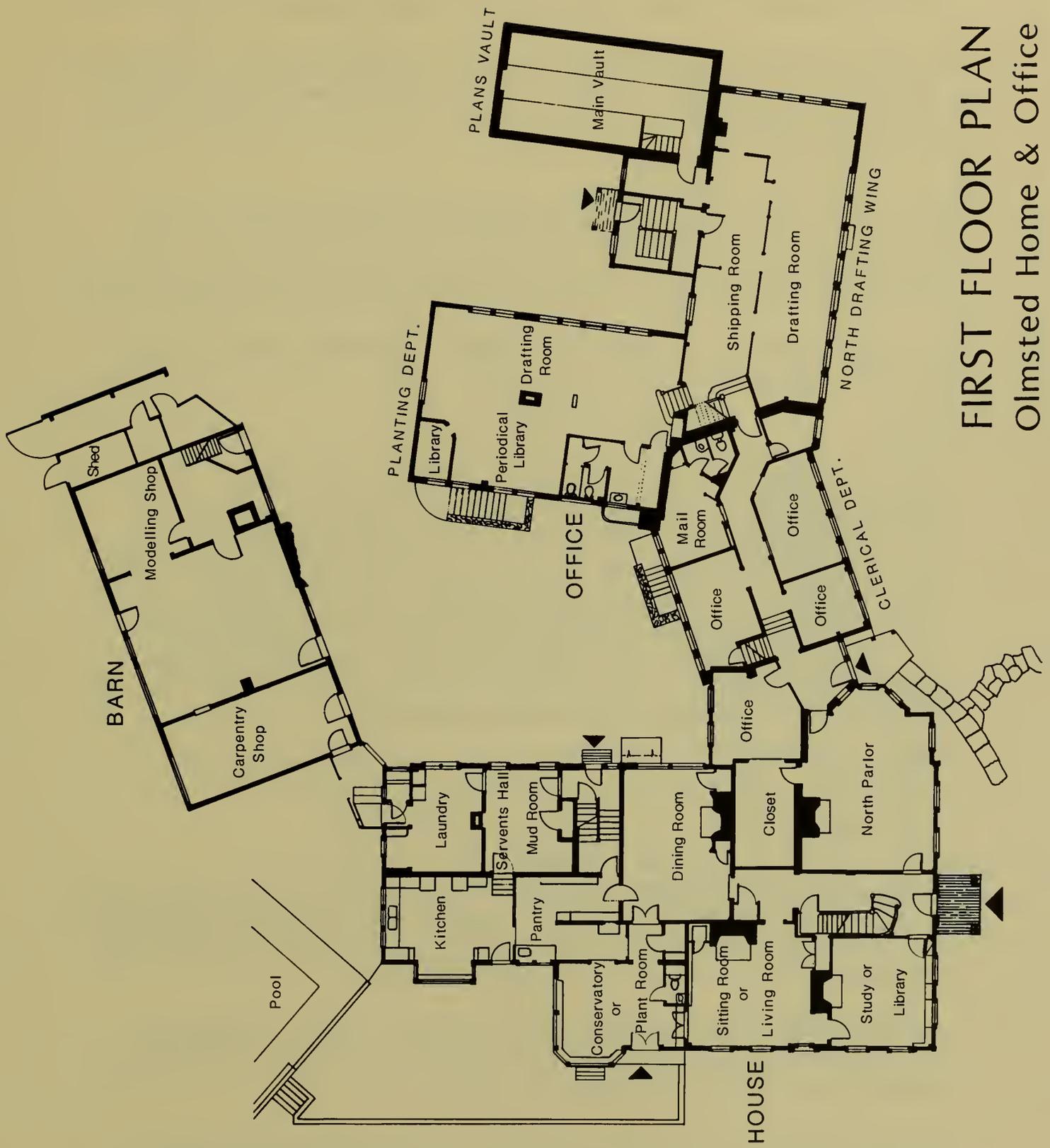
The house was purchased by F.L. Olmsted, Sr. in 1883. At that time it was extensively remodeled by Olmsted, with the assistance of his stepson, John Charles. After F.L. Olmsted, Sr.'s death, in 1903, numerous alterations were again made to the house. As a result of these remodelings, the house presently consists of the main 2½ story residence, with a one-story kitchen and a two-story servants' wing on its west side.

The house has a stone foundation. Its wood walls are covered with clapboards. The clapboards and wood trim are presently painted green.

The east elevation of the house, its principle facade, is five bays wide, with a central entrance door. The entrance door has a classical portico; the windows are two-over-two, double-hung sash with double-hinged shutters. The fenestration of the other three elevations of the house is completely asymmetrical, due to the cumulative additions and alterations that were made to the structure. The type of window also varies according to the date of the alteration.



BASEMENT PLAN
Olmsted Home & Office



FIRST FLOOR PLAN
Olmsted Home & Office

The roof of the main portion of the house is a flat hipped roof which dates from 1903-04. The sides of the roof are covered with slate; the flat part has a built-up asphalt roof. The kitchen roof is covered with tar and gravel. The servants' wing roof is covered with asphalt shingle; originally, it was covered with wood shingle.

The interior of the house contains eighteen rooms, and five bathrooms. Room uses are identified on the floor plans. The north parlor on the first floor was Frederick Law Olmsted, Sr.'s office. It is the room onto which the first part of the office wing was built c. 1889.

The interior walls of the house are plastered and the woodwork is typical of the different periods of construction. The finishes for the individual rooms during Olmsted's residency have been completely obscured by later layers of paint. All early wallpapers have been stripped. The walls and woodwork are currently painted white.

The house is presently unfurnished. It is used for interpretative exhibits and for site administrative offices.

Offices

The offices at the Frederick Law Olmsted National Historic Site consist of four identifiable structures - the Clerical Department, the Planting Department, the North Drafting Wing and the Plans Vault. These buildings are joined together and functioned as a single office unit. With the exception of the Plans Vault, all of the office buildings are two-story wood frame buildings, with stone foundations. The exterior walls are covered with clapboards; both exterior trim and clapboards are painted green. The Plans Vault is constructed of brick. The roofs on the office buildings are hipped and covered with slate, except the second floor roof of the Clerical Department, which is flat and covered with tar and gravel.

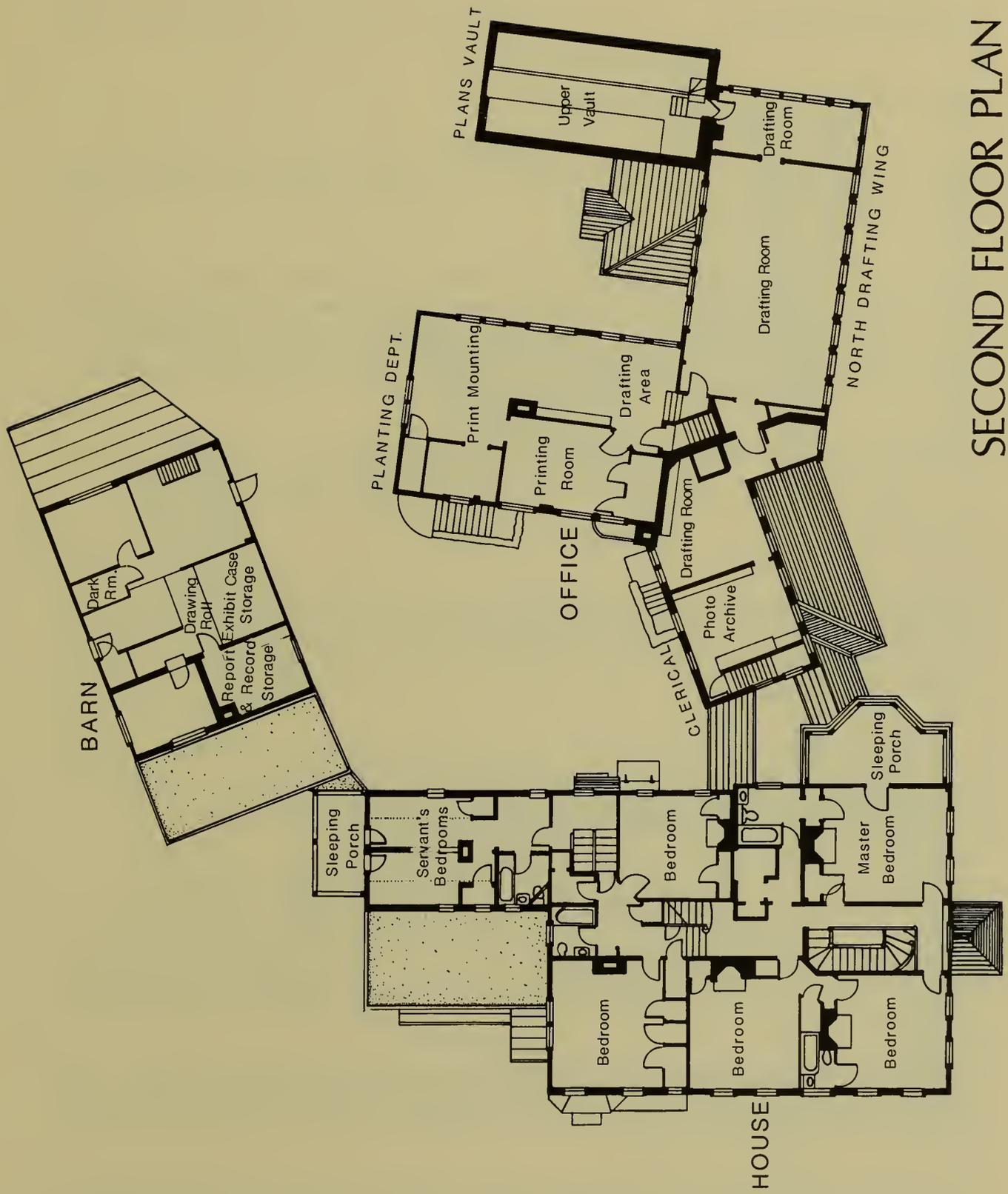
The buildings comprising the office complex were constructed and functioned as follows:

Clerical Department

The Clerical Department is located at the south end of the office complex and adjoins the house and the North Drafting Wing. Passage between the house and the Clerical Department is possible only on the first floor; passage between the North Drafting Wing and the Clerical Department is possible on both floors.

The first floor of the Clerical Department was built in c. 1889 and is the earliest building of the office complex. In 1925, the west wall of the first floor was moved west approximately 5' and the second story added.

As its name suggests, the interior of the first floor of the Clerical Department is divided into six small offices. Originally the northwest room was used as the Ladies' Lunch Room. The first floor rooms are finished with plain matched boards. In 1960 this woodwork was painted pastel colors; originally it was varnished.



SECOND FLOOR PLAN
 Olmsted Home & Office

The second floor of the Clerical Department houses the firm's photo archives at its south end; the north half of the space was used for drafting. The second floor is finished with varnished matched board.

The Clerical Department is presently used for offices for the site's administrative staff and for photo storage.

Planting Department

Built in 1900, the Planting Department adjoins the North Drafting Wing and the Clerical Department. It is the only building in the office complex that was originally built with two stories.

The Planting Department houses, on its first floor, the remainder of the firm's library and a large drafting area. The second floor contains the drawings printing equipment and another large drafting space. The first and second floor rooms of the Planting Department are finished with varnished matched washboard sheathing cypress; the basement is unfinished.

The Planting Department is currently furnished as it was when it was in active use by the Olmsted Brothers firm. It is now used as an interpretive space.

North Drafting Wing

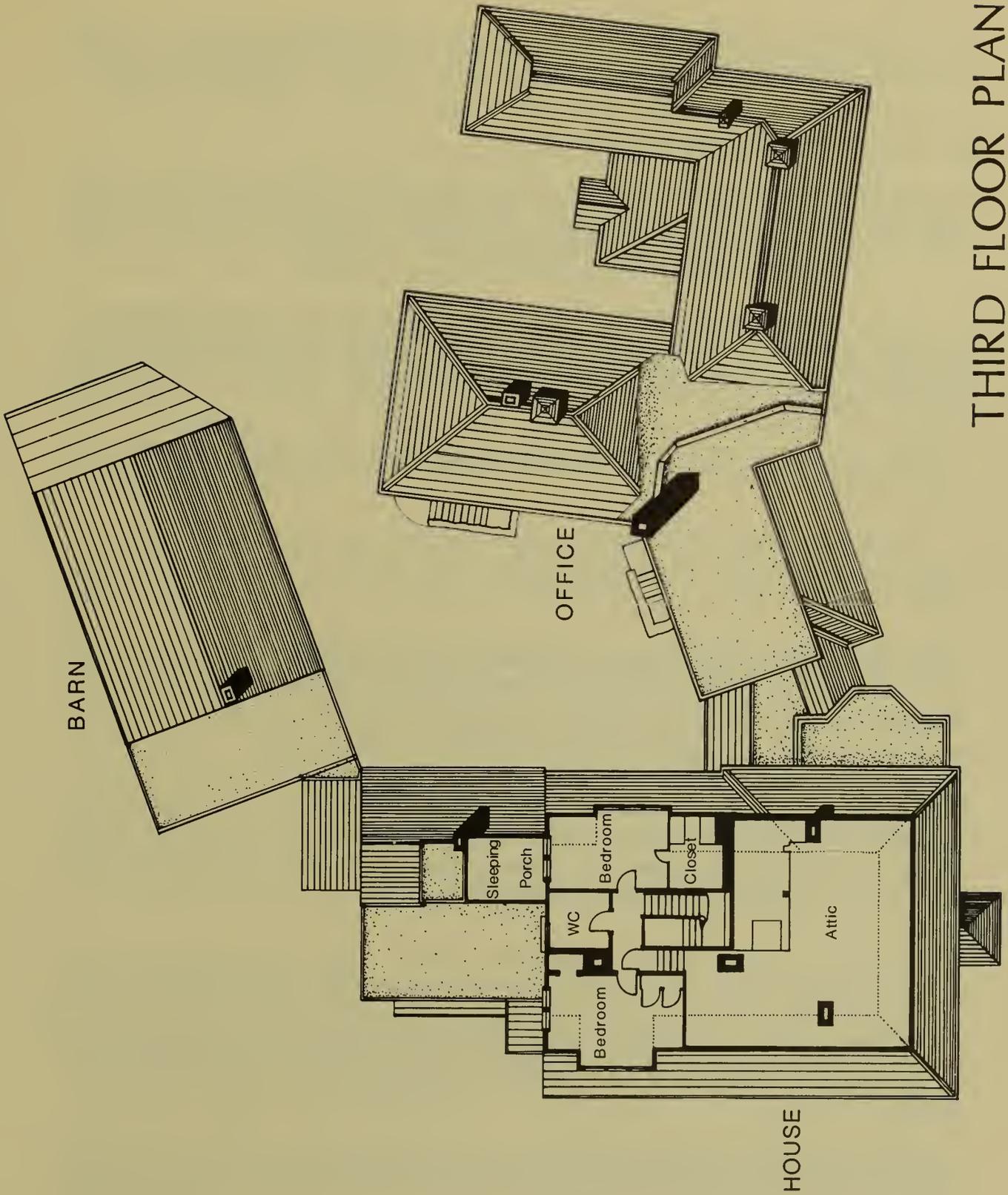
The North Drafting Wing is located at the north end of the office complex and adjoins the Plans Vault, Planting Department and Clerical Department. The first story of the North Drafting Wing was built in 1891; in 1911 the roof was raised and second story built.

The interior of the North Drafting Wing has three finished floors. The basement was used as the Men's Lunch Room. Prior to the building of the Planting Department (c. 1900), drawings were printed in the basement of the North Drafting Wing.

The first floor of the North Drafting Wing is partitioned off into three areas. A matched-board wall runs the length of the first floor room, separating the main drafting area from the passage between the Rear Entry and the Clerical Department. A modern (c. 1960) paneled partition across the north end of the room forms the third area. C. 1960 the walls and interior partitions were painted pastel colors; originally they were varnished.

The second floor of the North Drafting Wing consists of one large drafting room, with a small area partitioned off at its north end. Of special note in this room are the early hanging, electric drafting lamps.

The North Drafting Wing is currently used for archival research and interpretation.



THIRD FLOOR PLAN
Olmsted Home & Office

Plans Vault

The Plans Vault is located at the northwest corner of the North Drafting Wing. The lower vault (first two levels) was built in 1902; the upper vault (third level) was added in 1912.

The lower vault is accessible from the first floor of the North Drafting Wing, through a small passage located along the north side of the rear entry. The upper vault is accessible from the second floor of the North Drafting Room. There is no interior passage between the upper and lower vaults.

The lower vault is divided into two levels. Stairs located in the southeast corner of the lower vault provided passage between the two levels. The interior walls are sheathed with "compo-board"; plan boxes line its north and south walls.

The upper vault is also divided into two levels. The second level in the upper vault consists of a balcony running along the north wall. The balcony is reached by stairs in the northeast corner of the upper vault. The north and south walls of the vault are also lined with plan boxes.

The drawings and records of the Olmsted Brothers firm are presently stored in the Plans Vault.

Barn

The Barn is a wood frame structure, located on the west side of the office complex. The Barn consists of three distinct sections - the original hay barn (pre-1883), the carpenter's shop, which was added to the south side of the Barn (c. 1890), and the wood shed, which was added to the north side of the Barn c. 1910.

The hay barn portion of the Barn is a 2½ story structure. It is built on a flat stone foundation; it is of post and beam construction. The west wall is covered with wood shingles, the remaining walls are covered with clapboards. The main Barn has a ridge roof; it is currently covered with green asphalt shingles.

Soon after Olmsted purchased the property (c. 1883) he began converting the interior space of the Barn for use as a modeling shop as well as a stable. As the firm grew, more of the Barn was taken over for office-related use. An insurance map, dated 1914, lists the first floor as being occupied by the Modelling Room and Soil Testing Laboratory, while the second floor was used for the Janitor's Sleeping Room and for lumber storage.

The carpenter's shop was added to the north side of the original hay barn by Olmsted, possibly as early as 1889. The interior of the carpenter's shop consists of one large space with tool benches along the south wall. The shed was added to the north side of the Barn by 1914. It is an open wood frame structure.

Since acquisition by the National Park Service, the Barn has been used for the site Maintenance Shop and for storage.

Shed

The Shed is a simple wood frame structure, located at the northwest corner of the property. It is built into the side of a hill. Its western end is two stories and its eastern end slopes to one story.

The Shed is built on a rubble stone foundation. It is of post and beam construction. Its vertical walls are sheathed with tongue and groove, 9-inch boards. The shed has a gable roof; its ridge runs north/south. The east side of the roof is long and sloping, reflecting the interior change in floor levels. Into the west side of the roof, a secondary gable has been built. The roof is presently covered with asphalt shingles.

The interior of the Shed is divided into two levels. The upper level has two rooms; the west room was used for a garage and the east room for storage. The lower level is also divided into two rooms. The west room, whose three exterior walls are built into the hill, was used as a root cellar after c. 1905. The root cellar is separated from the east room of the lower level by a 3-foot thick rubble stone wall. The east room of the first level is used for storage.

In addition to the buildings, the other structure at the site is the swimming pool, located at the northwest corner of the house. It was built in 1968. It is an inground pool, measuring 16' x 32'. Surrounding the pool is a concrete and brick patio.

When the National Park Service acquired the site in 1979, the buildings and grounds were in need of extensive general maintenance and repair. Work to preserve and stabilize the buildings is already underway. A major contract to repair the house and office roofs has been completed, the water main to the site has been replaced and intrusion and fire alarm systems have been installed. The historic sprinkler system has also been repaired. In progress is a contract for the electrical re-wiring of the house and offices and for the replacement of the office boiler. Also on-going is the A & E Contract for the Renovation of the Plans Vault. Specifications and drawings for this work are being prepared presently. Construction is scheduled to begin in 1984.

C. The Archival Collection*

The archival collection includes plans, photographs, clippings, models, reports and other documentation of Olmsted projects. Approximately 115,000 drawings and 30,000 related prints and photographs distributed over 5,000 individual jobs which date from the 1860's to 1980 are included in the collection. The archival collection represents a rare continuity of work by a single professional office and reflects the history of the development of landscape architecture and environmental design in the United States.

*Much of the information in this section is taken from the National Park Service's *Feasibility/Sustainability Study of the Frederick Law Olmsted Home and Office*, May, 1979.

The collection is presently stored under conditions which are inadequate to ensure its preservation and effective use by the public. The documents stored in the Plans Vault are particularly valuable and are seriously threatened by existing storage conditions in the vault. Temperature and humidity fluctuations are uncontrolled (the vault has been unheated for 10 years), mold grows abundantly on many of the plans and other documents and the high acidic content of the wooden dowels around which the plans are tightly rolled and the boxes which hold them contribute to their deterioration.

In the lower vault, there are several steel filing cabinets, wooden records cases, and other boxes and ledgers all containing fiscal and employee records. The majority of the space, however, consists of storage boxes for drawings. It should be noted that approximately two thousand drawings were destroyed and perhaps several thousand damaged during a 1954 flood which resulted from a severe hurricane and subsequent storm drain backup.

The upper vault has two levels, and storage boxes with drawings comprising approximately three quarters of the total vault space. The remaining space contains a variety of historical documents, oversize graphic works, and empty filing cabinets which contained the job files and correspondence now at the Library of Congress.

Olmsted used photography as a working tool throughout his professional career. Photographs of jobs in progress, arranged by job number, together with pictures of institutions and grounds models in construction, foreign travels (to gather architectural models and ideas) and of the Olmsted family are included in the collection. The photo and negative archive is located on the second floor of the office.

Plans and specifications for a climate control and modern flat storage system for the vault have been prepared. Vault renovation is projected to begin in the Fall of 1983. All materials will be removed from the vault temporarily, until renovation is complete.

When the National Park Service assumed management responsibility of the archives, initial efforts were directed towards improving storage conditions where possible. Two large collections of framed prints and records and reports of the firm were moved from the unheated barn into safer storage in the house.

Work also began immediately to plan for the care of the rapidly deteriorating nitrate negative collection. Commercial refrigerators were purchased for storage. The National Park Service museum staff in cooperation with photographic conservators from the Northeast Document Conservation Center planned and implemented this move which also included control modifications to assume carefully regulated temperature and relative humidity. From 1981 through 1982, more than 11,000

deteriorating nitrate and glass plate negatives were copied onto stable, acetate safety film.

Both the lithographs and records/reports collections have been placed in acid-free paper folders and boxed and shelved as appropriate. Inventories have been compiled with extensive cross-referencing to allow for accurate and quick reference information for the museum staff and researchers. As staff capabilities permit, these collections will be catalogued in detail, especially those materials relating to specific Olmsted jobs.

It should be noted that not all of the records originally held at the site remain here. The archival material has been dispersed.

The papers of Frederick Law Olmsted, Sr. were donated to the Library of Congress in 1947 and 1948 by the Olmsted family. The personal and professional papers number approximately 27,000 items and have the inclusive dates of 1877 to 1928. Included are some early family papers and some posthumous papers contributed by his contemporaries to Olmsted's biographers in the form of reminiscences. Most of the material, however, is dated between 1838 and 1903.

The personal and professional papers collection includes journals, correspondence, letterbooks, notebooks, business and financial papers, maps and drawings, reports, speeches, lectures, articles, essays, books, scrapbooks and newspaper clippings.

The records of the Olmsted Associates, Inc. were given to the Library of Congress in 1967 by the owner, Artemus P. Richardson. These records, numbering approximately 170,000 items, constitute the business files of the Olmsted Associates, Inc., recording the firm's growth and development from the late nineteenth century to 1950. Although there is some material dated as early as 1868, the bulk of the records span the years 1910 to 1950. Complementing the Job File, the firm's main office file, are two indexes: The Jobs Books, which numerically list each job entry, and a microfilm copy of the index cards to the Job File.

In addition to the Olmsted archival material in the Library of Congress, the City of New York Parks, Recreation and Cultural Affairs Administration has some Olmsted materials in their possession. They are primarily being stored at the City of New York Museum and the Avery Library, Columbia University. The known records and archival materials consist mostly of plans for New York City parks, such as Central Park, Prospect Park and Morningside Park. Stanford University of Palo Alto, California, has several of Olmsted's original plans of the University which he had prepared in 1886 to 1893. Frederick Law Olmsted, Jr.'s personal library is located at the University of California's College of Environmental Design.

THE PLAN

III. THE PLAN

The National Park Service will manage the site as an "Archival Resource Center." The primary objectives of this approach are to develop provisions for the adequate storage and conservation of the collection and to permit its active use and the broad dissemination of archival information.

Use of the archival collection will be encouraged to the extent feasible. However, preservation, organization and documentation of the archival materials are necessary in order to create the means to provide for use of these documents and will take precedence over use.

The buildings and grounds will be preserved in most cases to their c. 1960 appearance. Rehabilitation will be undertaken. Only minimal restoration will be required. In some areas, minor or temporary changes to interior spaces may be allowed to facilitate contemporary use.

This proposal places emphasis, not only on Frederick Law Olmsted, but on the growth and development of the firm which he founded and on the entire profession of landscape architecture. The National Park Service's interpretive efforts will focus on the life and work of Frederick Law Olmsted and his sons and successors, as they guided and directed the firm and on the growth and continuing development of the profession of landscape architecture in this country and beyond. Ideally, the National Park Service archival and interpretive staff will include persons with backgrounds in landscape architecture.

In 1961 the firm's name was changed from Olmsted Brothers to Olmsted Associates, organizational realignment and changes occurring within the firm coupled with the major physical changes to the buildings and grounds that were made after this time suggest c. 1960 as the conclusion of the site's primary historic period. Therefore, c. 1960 has been chosen as the site's restoration date.

The success of this proposal will depend partially upon the National Park Service's ability to develop opportunities for cooperation with other organizations and institutions to meet the objectives of the site and to realize its full potential. The very real constraints on increased staffing and funding make cooperative efforts essential.

A. Land Use Management

Based on the establishing legislation, National Park Service preservation policy and the fact that the site had previously been designated a National Historic Landmark (1963), it is proposed that the entire site be managed as an Historic Zone. This means that management efforts will focus on the preservation, protection and interpretation of the site's historical and cultural resources. Within these broad criteria, various uses, activities and treatments will be accommodated. These are specifically defined below in the section on "Resource Management."

The National Park Service will seek a technical boundary adjustment to delete a small corner of property along the site's western boundary. This ± 180 square foot piece of land forms part of the neighbor's existing driveway, holds no historic significance for the Olmsted site, and properly belongs to the neighbor based on historical use.

Land acquisition at the site is complete.

B. Resource Management (Archival Collection, Buildings and Grounds)

The Archival Collection

Management of the collections will be guided by three primary documents, the Collection Preservation Guide, the Scope of Collection Statement, and the Historic Furnishings Report. Information is currently being gathered for both the Scope of Collection Statement and the Preservation Guide.

The Scope of Collection Statement will define what archival materials and historic furnishings will be acquired or accepted based on their relation to the historic periods for Fairsted, the Olmsted family and members of the firm. Specific job related documents and materials relating to the early years of the landscape architecture profession may also be considered. All of the materials will be reviewed in terms of their potential value for documentation, research and interpretive purposes.

The Collection Preservation Guide will build upon the Scope of Collection Statement and will assess the detailed conservation, storage and management needs of the entire collection. The Guide will be a working document and will also identify equipment, security (including disaster preparedness), staffing and funding requirements.

Congress authorized the National Park Service to enter into a cooperative agreement with another institution in order to manage the archival collection. This idea has been explored, and as yet, no organization has been identified which would be willing and able to undertake the physical management of the collection. The Frederick Law Olmsted National Historic Site has established a Collections Management Division, staffed with archive and museum professionals, which now manages the collection. Additional professional assistance is provided by both the National Park Service (Regional and Washington Offices) and by other professional organizations (i.e. the Smithsonian Institute, the National Archives, the New England Document Conservation Center and others) on an as required basis. Conservation and use of the archival materials currently is solely under the direct supervision of the National Park Service staff.

To date, the National Park Service museum staff has gathered data on the sizes, materials and condition of large samples of the drawings collection. Basic documentation, cleaning and improvements in storage conditions have been accomplished. Drawings and specifications have been completed for the renovation of the vaults, including a new storage system. This work was performed under contract with both National Park Service staff and Northeast Document Conservation Center participa-

tion. The vault renovation is of critical importance. Completion of this project will ensure that the bulk of the archival collection will be adequately stored and preserved in the future. This work will take approximately four years. During this time, use of the archives will be greatly restricted. Every effort will be made not to deny access to qualified scholars, but the possibility of a complete closure for a period of time does exist. The preservation requirements of some very fragile material is paramount.

A paper conservation laboratory is currently being established to treat documents at the site. The laboratory treatment marks the beginning of the cataloging process. The documents will be unrolled, cleaned, photographed and treated to assure their preservation for present and future generations of Olmsted researchers.

As catalog records for the documents are generated, they will be transferred to an on-site computer system. An automated catalog with search capabilities will facilitate the inquiry/response process by offering spontaneous access to the data from different views, i.e. job type, location. This process is now performed manually with many cross-referenced index cards and is extremely time consuming.

Document reproduction is a subject of concern because it currently exceeds the capabilities of the site. The reproduction of original materials is a service that will require improved facilities and methods to adequately protect the documents, as well as provide better service to researchers. Guidelines will be developed by the Paper Conservator and Collections Manager in consultation with various reprographics consultants.

The Buildings

The most typical treatment for all of the buildings on the site will be preservation and replacement in kind with limited restoration to c. 1960 occurring when essential for the interpretation of historic information. For the most part, building exteriors and the interiors of the office wing have not changed significantly since in the 1920's. However, major modifications have been made to the house, the most important being the modernization of the kitchen (including changes in the exterior facade).

Since the house was not closely associated with the work and development of the Olmsted firm after Frederick Law Olmsted, Jr.'s departure from it in the 1930's, it presents an excellent opportunity for the presentation of historic and other interpretive information. The house is well suited for contemporary uses and will function as a true museum with changing exhibits and displays that will not impinge on the primary historic resources of the office. The office will be preserved and restored and used for interpretive and archival purposes.

While no major structural changes are currently planned for the house, minor structural changes which would not compromise its essential historic integrity may be considered in the future. Two possible changes which could be beneficial to the site are:

— The restoration of a passageway from the house’s main hall, behind the North Parlor via the current storage area into the office area. Restoration of this passage would reduce heavy traffic through the North Parlor and conflicts between tours and archival workers. It would also allow the North Parlor to be used more flexibly since it would no longer serve as a major traffic route.

— The provision of additional toilet facilities in the house would be considered if increased visitation indicated a need for expanded facilities.

The Barn and Shed will continue to be used for maintenance and storage purposes for the foreseeable future.

Refer to Table 1 for a summary of proposed treatments and uses.

The Grounds

As with the house and office, the major treatment for the grounds will be preservation rather than restoration. An overall Landscape Restoration Plan will be prepared as needed. However, limited restoration to c. 1960 is proposed for specific areas. For example, the pool, terrace and herb garden (all post 1960) are expensive to maintain, pose potential safety hazards and are incompatible with the general historic character of the grounds. They will be removed and these areas will be restored. Two sections of the grounds were so overgrown and filled with so many unintended species that replanting to reflect conditions to c. 1960 will be required. These areas are the rear office entry and the Hollow. For the most part, however, Fairsted’s landscape, as it has evolved since 1883, still reflects the essence of Olmsted’s philosophies of design. The ideas of his successors can be distinguished within this broad framework as well.

Particular care will be taken to preserve the health of the ancient American elm located on the south lawn as well as other plants established by Frederick Law Olmsted or predating his arrival at Fairsted.

Efforts will be initiated to reestablish ground cover and understory in areas where it has been partially lost.

Since the National Park Service assumed responsibility for the site, major safety and overgrowth issues have been addressed. However, a continuing program of maintenance and improvement will be required to prevent recurrent overgrowth of such plants as goutweed and Norway maple seedlings. As major plants are lost over time, they will be replaced with the same species, or with a species which will be compatible with the overall landscape design, c. 1960.

A sensitive approach to the maintenance of the historic landscape will be required to retain its Olmstedian qualities. Olmsted provided his stepson, John Charles, with some specific advice in this regard when he wrote “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.” This spirit will guide the National Park Service as it plans and cares for the grounds at Fairsted.

The grounds will be used extensively for interpretation and the inobtrusive labelling of plants at the site will enable visitors to study and understand the individual elements of Fairsted’s landscape.

The possibility of overuse exists. If this becomes a problem, the National Park Service will use the least restrictive means available for controlling the associated impacts. Among these could be: staggered hours, reduced frequency of large groups of visitors, use of moveable rolldown walkways in heavy traffic areas and the institution of an advance reservation system.

TABLE 1 SUMMARY OF PROPOSED TREATMENT AND USE

<u>AREA</u>	<u>TREATMENT*</u>	<u>USE</u>
<u>HOUSE</u>		
<u>Exterior</u>	Preservation/Restoration	
<u>Interior</u>		
FIRST FLOOR:		
North Parlor	Preservation/Restoration	Interpretation: Meeting, Small Lecture and Exhibit Area
Library (Study)	Preservation/Restoration	Interpretation: Exhibits or Interpretive Office
Dining Room	Preservation/Adaptive Reuse	Interpretation: Audio Visual Programs and/or Exhibits
Sitting Room (Living Room)	Preservation/Adaptive Reuse	Interpretation: Cooperating Association Sales Area
Plant Room (Conservatory)	Preservation/Adaptive Reuse	Interpretation: Reception Area
Kitchen	Preservation/Adaptive Reuse	Administration: Kitchen and Staff Lunch Area
Pantry	Preservation/Adaptive Reuse	Interpretation/ Administration: Closet or Restroom
Servant's Hall (Mud Room)	Preservation/Adaptive Reuse	Administration: Storage
Laundry	Preservation/Adaptive Reuse	Administration: Storage
SECOND FLOOR:		
Bedrooms and Bathrooms	Preservation/Adaptive Reuse	Archival/ Administration: Archival Conservation Laboratory, Archival Storage, Administrative Offices, Future Fellowship Program

*In this table three levels of treatment have been identified.

Preservation/Restoration — This treatment is proposed for interpretive areas, primarily in the offices, that will be returned to their c. 1960 appearance. Existing architectural fabric that dates to c. 1960 will be preserved/repared and replaced in kind. Post 1960 architectural elements will be removed and missing pre 1960 elements restored.

Preservation/Adaptive Reuse — This treatment is proposed for areas of the House, Barn and Shed that will function differently from their former uses, i.e. a bedroom will be used as an administrative office. In these areas, existing architectural fabric that is compatible with the room's new use, will be preserved. Minor alterations will also be made to adapt these rooms for their new use.

Rehabilitation — This treatment is proposed for areas that will be significantly altered. Existing architectural fabric will be removed and new fabric installed to accommodate more radical use changes. The only structure scheduled for this level of treatment is the Plans Vault. The existing interior space will be completely removed and new floors, walls, shelving and mechanical systems installed.

TABLE 1 Continued

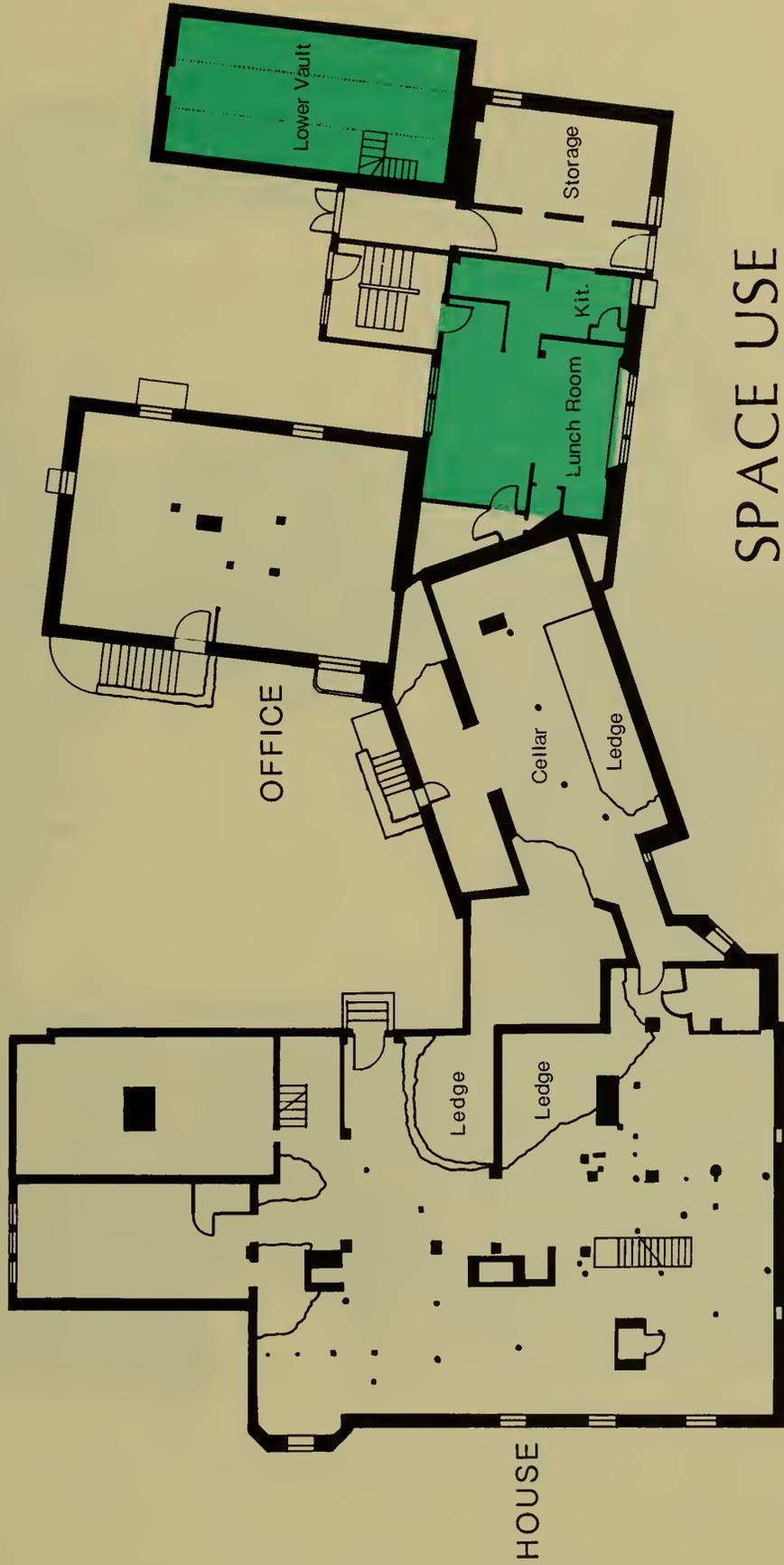
<u>AREA</u>	<u>TREATMENT</u>	<u>USE</u>
THIRD FLOOR:		
Bedrooms, Bathroom and Attic	Preservation/Adaptive Reuse	Archival/ Administration: Storage
<u>OFFICE</u>		
<u>Exterior</u>	Preservation/Restoration	
<u>Interior</u>		
FIRST FLOOR:		
Front Office Entry (adjacent to North Parlor)	Preservation/Restoration	Interpretation: Visitor Use
Clerical Department:		
Bookkeeper's and Secretarial Offices, Lunch Room, (Mailroom) and adjacent Office	Preservation/Restoration	Archival: Archival Offices and Storage
Planting Department:		
Library, Periodical Files Area, Drafting Area	Preservation/Restoration	Archival: Archival Work Space and Research Area
North Drafting Wing:		
Main Drafting Room, Files Area, Shipping Room	Preservation/Restoration	Archival/ Interpretation: Archival Research and Interpretation
Main Vault and Adjacent Office	Rehabilitation	Archival/ Interpretation: Archival Storage with Visitor viewing area
SECOND FLOOR:		
Photo Archive and adjacent Office	Preservation/Restoration	Interpretation: Visitor Use
Printing Room/ Drafting Area and Print Mounting	Preservation/Restoration	Interpretation: Visitor Use
North Drafting Wing:		
Drafting Room	Preservation/Restoration	Interpretation: Interpretation and Archival Use
Upper Vault	Restoration	Archival: Archival Storage

TABLE 1 Continued

<u>AREA</u>	<u>TREATMENT</u>	<u>USE</u>
BASEMENT:		
Lunch Room	Preservation/Adaptive Reuse	Archival: Archival Storage
Unfinished Basements	Preservation/Adaptive Reuse	Maintenance: Mechanical Systems, Storage, and Maintenance Area
Lower Vault	Rehabilitation	Archival: Archival Storage
<u>BARN</u>		
<u>Exterior</u>	Preservation/Restoration	
<u>Interior</u>	Preservation/Adaptive Reuse	Maintenance: Maintenance Workshop and Storage Area
<u>SHED</u>		
<u>Exterior</u>	Preservation/Restoration	
<u>Interior</u>	Preservation/Adaptive Reuse	Maintenance: Storage
<u>GROUNDS</u>		
Front Entry	Restore plantings to c. 1960 Parking Spaces to Remain	
Rear Office Entry	Restoration to c. 1960	Archival Researchers' Access
Pool/Terrace/ Herb Garden Area	Restoration to c. 1960 (Removal)	Interpretation and General Visitor Use
Hollow	Restoration to c. 1960	Interpretation and General Visitor Use
All Other Major Areas	Preservation and operations maintenance pending completion of the Landscape Restoration Plan which may call for restoration of areas or elements not currently identified for restoration.	Interpretation and General Visitor Use

LEGEND

 Archival Use/Archival Storage



SPACE USE BASEMENT PLAN Olmsted Home & Office

LEGEND

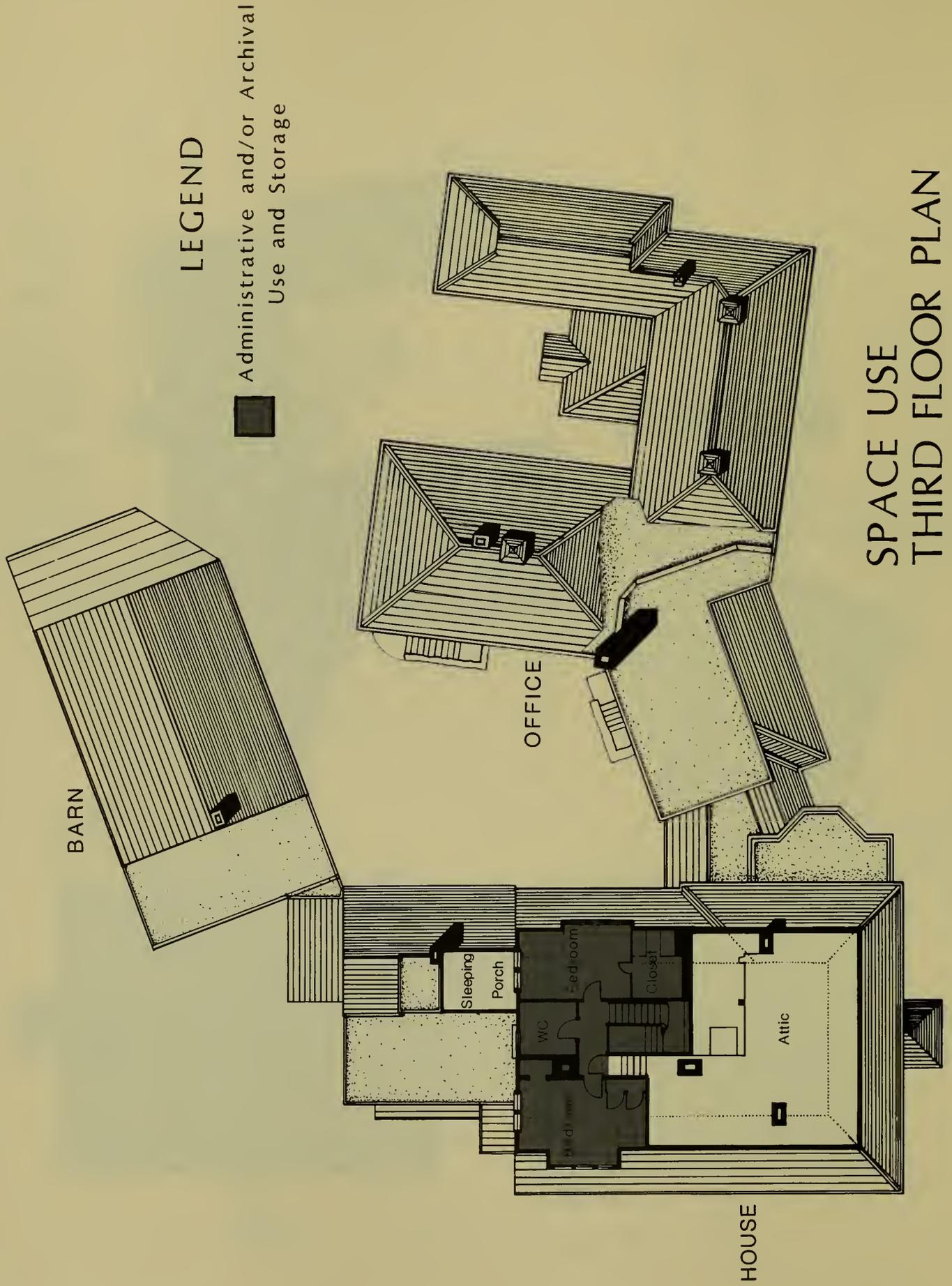
- Interpretation/Visitor Use
- Administrative Use/Storage
- Archival Use / Archival Storage
- Maintenance



SPACE USE
FIRST FLOOR PLAN
 Olmsted Home & Office



**SPACE USE
SECOND FLOOR PLAN
Olmsted Home & Office**



SPACE USE
 THIRD FLOOR PLAN
 Olmsted Home & Office

C. INTERPRETATION AND VISITOR USE

General interpretive programming and special activity use will be guided by provisions of this plan, the Statement for Management, and the Statement for Interpretation. The projected Interpretive Operations Plan and Interpretive Prospectus will include the finer details of interpretation, design of specific exhibits, furnishings, and supplemental media.

Traditional park visitors — i.e. those individuals who arrive at the site with the intention of learning more about Frederick Law Olmsted and the profession of American landscape architecture — will include adults, children, students of all levels, and members of organizations and groups. This type of visitor audience will originate primarily from local and regional areas and schools, with a smaller percentage of visitors representing national and international areas.

The site is currently open to walk-in visitors only three afternoons per week. Special group visits and programs are accommodated at other than normal visitor hours by prearrangement. Heaviest visitor use is recorded during the spring and fall months. A five-day visitor operation per week is planned following the completion of preservation activities, the placement of permanent exhibits, and the general improvement of signage and visitor facilities which will make the handling of larger audiences more feasible. Repeat visitor use will be encouraged through scheduling of special activities — lectures, workshops, meetings, open houses — and the proposed use of exhibits and media presentations which are diverse, flexible and periodically changing.

Visitors arriving at the site will be introduced to the Olmsted story through interpretive programming which focuses on several major themes. The life, philosophy and professional achievements of Frederick Law Olmsted will be interpreted on the main floor of the house through initial orientation by a Park Ranger and through publications, permanent and temporary exhibits and media programs. Regularly scheduled guided tours of the Olmsted office will provide visitors with a sense of the history and development of landscape design as practiced by the Olmsted firm — Frederick Law Olmsted, Sr., his sons, partners and successors, and the conservation and use of the extensive Olmsted collection of archives. The history and preservation of “Fairsted” and the current status of Olmsted-designed areas will be additional themes incorporated into the general interpretive programming and addressed specifically as special interest topics. A guided or self-guided tour of the “Fairsted” grounds will be offered as an adjunct to other programs. Emphasis will be on the elements of Olmsted’s design philosophy and practice exhibited on a small scale at his own Brookline residence. Visitors to the grounds will be encouraged to examine and appreciate larger Olmsted works, such as Boston’s “emerald necklace” of public parklands, as a follow-up to their experience here.

Prearranged group activities will continue to be a primary focus of interpretive programming since the Olmsted story lends itself so well to a variety of interests and issues — e.g., urban landscape design, environmental thought, archival conservation and historic preservation. Special park events held on-site and off-site will address a

full spectrum of appropriate interpretive themes. Outreach programs and exhibits will be developed and made available to schools, libraries, community organizations, public television and radio, etc.

Since the greater percentage of visitors are from the local or regional area, there is an ideal opportunity to use familiar portions of the Boston landscape designed by the Olmsted firm as a focal point for interpretation. Within a few miles of the site is one of the most extensive urban park systems ever constructed in the United States. The value of examining the Boston Park System and interpreting it as a prototype for other Olmsted areas nationwide will increase as the visitor audience base becomes larger. Possibilities for programming include producing a self-guided tour of the Boston Park System in brochure form for widespread distribution, presenting guided walks in portions of the Boston parks, creating exhibits for off-site display, and cooperating with other organizations in seeking public support for local park interpretation and preservation efforts.

In addition to receiving the traditional visitor, the site will also serve as a location for active study of Olmsted design work. This type of researcher/visitor will arrive with the specific intention of utilizing the archival collection located at the site. Included in this group will be students and instructors of landscape architecture and design, landscape architects, Olmsted scholars and historians. Researchers will represent local, regional and national areas. Appointments will be made in advance and accommodation of researchers will depend on archive and staffing availability. The number of repeat visits to the site made by researchers will depend on the specific nature of the project, and the length of visit may be as little as one hour or as much as several months. Through the Eastern National Park & Monument Association, the site will be able to make available reproductions of drawings, photographs and photocopies on request to individuals and organizations unable to personally visit the site.

The site has the distinct advantage of being located in a picturesque residential neighborhood free from the immediate encroachment of commercial development. Since it can be difficult to locate, appropriate street signing will be necessary to direct visitors to the site. On-site signing will be developed to guide visitors to the proper entries. During the period of major site rehabilitation, visitors will arrive at the site in two probable ways. Those on foot will come first to the front of the house and office, while those arriving by car will park in the rear parking lot. In both instances, signs will direct visitors through the grounds to the Plant Room (Conservatory) at the rear of the house. Directing visitors in this fashion will provide them with an opportunity to “discover” Olmsted’s residential landscape artistry on their own. The Plant Room has already proven to be an excellent receiving area, constructed as it is, in an intimate relationship with the grounds landscaping. The room provides a magnificent view of the south lawn, which emphasizes better than words alone, Olmsted’s belief in the power of the landscape to provide peace of mind and relief from the pressures of the workday world. From here, visitors may enter other rooms on the main floor of the house where exhibits and media programs will be located.

The current level of visitor use (approximately 250 visitors per month including 15-20 researchers) is expected to remain fairly constant as long as the present visitor operation schedule is in effect and conservation of the archives and rehabilitation are underway. The site has several constraints which may limit maximum visitor use even after hours are expanded and rehabilitation, conservation and cataloging are completed. These include parking limitations, site size and structural use capacity, and the requirements for archival use space.

Current parking is accommodated by a ten-car lot in the rear service area of the site, with an additional two-car space cut from the front entry driveway. Street parking is further limited, and bus traffic must utilize a nearby public parking area. The possibility of acquiring an additional parking lot may eventually need to be studied, keeping in mind current circulation problems, the probability of large group tour requests and the need for minimal impact on the residential neighborhood.

Only a limited number of persons can be comfortably accommodated at any given time on the 1.76 acre site. For example, the North Parlor, the largest room in the projected orientation area, has a maximum seating capacity of 60 persons. Structural capacity studies are required to determine numbers of visitors on tours of the office. Such studies may show that increased tour frequency, rather than increased numbers of persons on tours, may be the limiting factor if visitation substantially increases with improved signing and publicity. The grounds areas are also sensitive to visitor traffic and should be studied in terms of controlled traffic patterns and related grounds maintenance.

Researcher use of the archives, certain to increase as more resources are made available, will by nature of the work require large amounts of space and staff time. Visitor use space must necessarily coincide with archival space in some parts of the office, but the two types of use should ideally be separated wherever possible otherwise, for maximum utilization of the resources. An exception would be the occasion when interpretive programming focuses on archival conservation efforts being "demonstrated" for visitors while actual work is underway.

Many of the site's users do not necessarily come to the site itself but utilize informational and archival resources through mail and telephone requests. This group represents a unique constituency, often including entire communities which benefit from the preservation and restoration of Olmsted Parks. As the archives are cataloged and more easily reproducible and as publicity spreads this use is certain to increase.

The bookstore operated by Eastern National Park & Monument Association will help interpreters provide in-depth resource information to visitors as a complement to on-site programming. Current publications carried by the bookstore will be supplemented by other thematic items such as slides, postcards, historic photographs, prints, etc. Special interpretive activities — e.g., lecture series, photograph exhibits, slide programming, guidebooks — will continue to be funded with donation monies provided by the site's cooperating association.

Access for the disabled will continue to be difficult. Supplemental tours, information and audiovisual programs provided on the main floor of the house and portions of the grounds area will be required to adequately serve disabled individuals who cannot maneuver the highly inaccessible office areas.

D. COOPERATION

Cooperation with private organizations, agencies and individuals is an important key to the future success of the Frederick Law Olmsted National Historic Site. In the three years since the site was established, private groups and individuals have actively supported the site in a variety of ways. Continued and expanded cooperation will be sought as the site becomes fully operational. Several areas of potential cooperation are listed below:

Committee for Fairsted — The idea of establishing an independent committee to assist the National Historic Site with a broad range of activities (including fundraising, consulting with the site on major policy issues, providing programmatic support and improving the visibility and impact of the site) has received broad public support. The National Park Service encourages the formation of such a committee. Based on discussions with the American Society of Landscape Architects, the National Association for Olmsted Parks, the Frederick Law Olmsted Association and other individuals and organizations interested in Olmsted's life and work and/or in the profession of landscape architecture, it is currently envisioned that the committee would include nationally prominent representatives of existing groups dedicated to the broad public use of the site, the preservation of Olmstedian Landscapes and the perpetuation of quality in the American environment. Special care would be taken to ensure that it does not duplicate or inadvertently work at cross purposes to the work of other committees and organizations. Establishment of a core local group has been recommended to assure the effectiveness and efficiency of the committee. Preliminary tasks may include assisting the park in development of plans for management of the collection and working out the details for establishment of the Olmsted Fellowship Program.

Olmsted Fellowship Program — The site's management objectives include working towards the creation of a fellowship program, perhaps modelled after the American Academy of Rome, which would bring scholars, practitioners, historians, and students to the site for study and research. While work space can readily be made available, the second floor bedrooms, which are planned to provide living space for scholars, are currently occupied by the paper conservation laboratory. Exactly how long the lab will need to be located there is uncertain. Therefore, an alternate location for live in scholars may need to be worked out in the interim, since there appears to be a desire to implement the program in approximately three years.

Fundraising — Private organizations have raised funds for several archival conservation/preservation projects in the past. Since there is such strong interest

in the collection, the conservation of plans and artifacts is currently the area with the greatest potential for raising funds although other opportunities will also be explored.

Co-Sponsoring of Events — Most special events to date have been co-sponsored with community, educational or professional groups — with excellent results. Possible projects for the future include lectures, off-site programs, conferences and tours of projects designed by the Olmsted firm. Since there are many groups in the Boston area which provide activities related to the site's interpretive theme, coordination will eliminate duplication and provide for the greatest diversity of activities.

Technical Assistance — Due to the scope and complexity of administering the archival collection and the fact that few precedents exist for many of the tasks which need to be accomplished, the Park Service has actively sought advice of archivists, conservators, historians and landscape architects. A network of professional contacts is maintained by site staff and informal meetings have been held periodically as questions arise. This contact will be maintained and expanded as the Park Service begins to conserve and catalog the collection.

Contracted Services — The Park Service is encouraged to contract as many services as possible since there is support in the legislative history of the site for cooperative management of the archival collection; The Park Service will continue to explore what activities could be performed under contract rather than by Park Service employees.

Cooperating Association — Eastern National Park and Monument Association serves as the site's cooperating association. It currently operates a small sales outlet and administers the reproduction of plans and photographs. This arrangement has worked well to date. In time it is expected that the offerings available here will be expanded to include photographs, plans, technical reports and studies. Much of this material will be drawn from the archival collection and a portion of the proceeds will be returned to the site and applied to the archival conservation effort.

Volunteers — The Volunteers in Parks program functions well when volunteers are motivated and have appropriate skills for the tasks. An active outreach program will be developed to attract qualified volunteers.

Outreach Programs — Cooperative agreements to further scholarly pursuits, fellowship programs and publicity will be eagerly explored. Development of books, guides and perhaps movies or other audiovisual programs which would encourage people to visit Olmsted projects throughout the country should be pursued.

E. GENERAL DEVELOPMENT AND PLAN IMPLEMENTATION

No major new physical developments are specifically proposed by this plan, although the possibility of adding restroom facilities and restoring a passageway in the house has been left open. The work required to implement the plan is classified as rehabilitation, preservation, and restoration. The development of facilities to conserve the archival collection and to serve the needs of the archival users will be addressed in much greater detail in the Collection Preservation Guide.

Major projects completed at the site to date include the extensive preservation of the barn and the repair and restoration of the house and office windows. Both of these projects were accomplished by the site's maintenance staff. Some rehabilitation of the grounds has also been undertaken by the site's maintenance staff. This is a long term, ongoing project. Work to date has included removal of dead trees and hazardous branches, care and fertilizing of historic landscape specimens (most notably the elm on the south lawn) and extensive weeding, pruning and fertilizing of the entire site.

Projects accomplished through contracts include: extensive replacement of roofs in the house and office; replacement of a water main; replacement of the boiler for the house; installation of an intrusion alarm system and installation of a fire alarm system (including repair of the existing sprinkler system).

Contracts currently in progress include: electrical rewiring of the house and offices, installation of a new boiler for the office and an architectural and engineering study for the renovation of the Plans Vault for drawings storage.

With the exception of the work which will be required to renovate the Plans Vault and to develop facilities for archival conservation and use, most of the remaining work necessary to implement the provisions of this plan will be accomplished by National Park Service staff. Remaining projects include: rehabilitation of sheathing and clapboards and rehabilitation of sills and beams of the house and offices; restoration of partitions, lighting, and wood finishes in the offices; interior plastering and painting in the house; rehabilitation of rear parking lot; removal of pool, terrace and herb garden; restoration of the pool area, the Hollow and rear office entry; installation of on-site informational signage; and general preservation of all other landscape elements. Cost estimates are included in Appendix B.

Appendix C summarizes the existing staffing for the site and lists the additional staff which will be required to implement the provisions of this plan. It is anticipated that these staffing increases will occur within the next two to five years in order to ensure the timely implementation of the plan.

APPENDICES

93 STAT. 664

PUBLIC LAW 96-87—OCT. 12, 1979

Public Law 96-87
96th Congress

An Act

Oct. 12, 1979
[H.R. 5419]

To authorize the Secretary of the Interior to provide for the commemoration of the efforts of Goodloe Byron to protect the Appalachian Trail, and for other purposes.

National parks
and recreational
lands.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,

TITLE I

Goodloe Byron.
Commemoration
of conservation
efforts.

SEC. 101. Goodloe Byron, late a United States Representative from the State of Maryland, should be afforded appropriate recognition for his long and continuing interest in conservation, outdoor recreation, physical fitness, and the protection of the Nation's natural and scenic resources. Goodloe Byron took an early and leading interest in the protection of the Maryland segment of the Appalachian Trail as a member of the Senate of Maryland and continued his efforts to provide for the protection of the entire Appalachian Trail for public use and enjoyment during his service in the Congress of the United States. As a member of the National Scenic Trails Advisory Council, he encouraged recognition of the value of scenic trails as outdoor recreation resources attractive to all segments of the public.

SEC. 102. The Secretary of the Interior is authorized, in cooperation with the Appalachian Trail Conference and the State of Maryland, to design and erect at a suitable location along the Maryland segment of the Appalachian Trail an appropriate marker in commemoration of the outstanding contributions of Goodloe Byron toward the protection of the Appalachian Trail for the use and enjoyment of the American people in perpetuity.

TITLE II

Frederick Law
Olmsted
National
Historic Site.
Establishment.
16 USC 461 note.

SEC. 201. (a) In order to preserve and interpret for the benefit, inspiration, and education of present and future generations the home and office of Frederick Law Olmsted, the great American landscape architect and designer, there is hereby established the Frederick Law Olmsted National Historic Site (hereinafter referred to as the "Site").

(b) The Secretary of the Interior (hereinafter referred to in this Act as the "Secretary") is authorized to acquire by donation, purchase with donated or appropriated funds, or exchange, the property comprising the former home and office of Frederick Law Olmsted at 99-101 Warren Street, Brookline, Massachusetts, together with such adjacent lands and interests therein as the Secretary deems necessary, for establishment of the Site. The Secretary may also acquire for the purposes of the Site all or any portion of the documents, equipment, drawings, and other materials comprising the Olmsted archival collection.

(c) It is the express intent of the Congress that the Secretary should substantially complete the acquisition program authorized by this Act within two years after the date of its enactment.

SEC. 202. (a) The Secretary shall administer the property, Site, including personal property comprising the archival collection, acquired for the purposes of this Act in accordance with the Act of August 25, 1916 (39 Stat. 535), as amended and supplemented, and the Act of August 21, 1935 (49 Stat. 666), as amended.

Administration.

16 USC 461.

(b) The Secretary is authorized to enter into a cooperative agreement with an appropriate entity for the management of the archival collection acquired for the purposes of this Act.

(c) Within three years of the date of enactment of this Act, the Secretary shall submit to the Committee on Interior and Insular Affairs of the United States House of Representatives and the Committee on Energy and Natural Resources of the United States Senate, a general management plan for the Site pursuant to the provisions of section 12(b) of the Act of August 18, 1970 (84 Stat. 825), as amended. Within six months of the date of enactment of this Act, the Secretary shall submit a written report to the same committees relating the state of progress of his acquisition and provisions for management and permanent protection of the archival collection. He shall submit a similar report within one year of the date of enactment of this Act to the same committees indicating the final management and protection arrangements he has concluded for such collection.

General management plan, submittal to congressional committees.

16 USC 1a-7. Report to congressional committees.

SEC. 203. (a) Effective October 1, 1979, there are authorized to be appropriated from the Land and Water Conservation Fund such sums as may be necessary for the acquisition of lands and interests therein.

(b) There is hereby authorized to be appropriated, effective October 1, 1979, an amount not to exceed \$514,000 for the acquisition of the archival collection; an amount not to exceed \$200,000 for development; and an amount not to exceed \$1,230,000 for the preservation of the archival collection.

Appropriation authorization.

TITLE III

SEC. 301. Notwithstanding any other provision of law, the Secretary shall permit the late Chief Turkey Tayac to be buried in the ossuary at Piscataway Park in Oxon Hill, Maryland. The Secretary shall select the site in such ossuary at which Chief Tayac may be buried. No Federal funds may be used for the burial of Chief Tayac except such funds as may be necessary for the maintenance of the burial site by the Department of the Interior.

Chief Turkey Tayac, burial in Oxon Hill, Md.

TITLE IV

SEC. 401. The National Parks and Recreation Act of 1978, approved November 10, 1978 (92 Stat. 3467), is amended as follows:

National Park System.

(a) Section 101(8), re: DeSoto National Memorial, is amended by changing the phrase "changing '\$3,108,000' to '\$5,108,000'." to read "by changing '\$175,000' to '\$292,000'."

16 USC 1 note.
92 Stat. 3471.
16 USC 450dd note.

(b) Section 101(20), re: Pecos National Monument, is amended by changing "\$2,375,000" to "\$2,575,000".

92 Stat. 3472.

(c) Section 301, re: revision of boundaries, is amended by changing the words "but not exceed" in the first sentence to "but not to exceed".

92 Stat. 3473.

(d) Section 301(8), re: Great Sand Dunes National Monument, is amended by (1) changing "one thousand one hundred and nine acres" to "one thousand nine hundred acres" and by changing "\$166,000" to "\$265,000"; and (2) by adding the following at the end thereof: "The Secretary shall designate the lands described by this paragraph for management in accordance with the

Publication in Federal Register.

- adjacent lands within the monument by publication of a notice in the Federal Register.”
- 92 Stat. 3476. (e) Section 302 is amended at the end thereof by changing “section 301” to “title III of this Act”.
- 92 Stat. 3477. (f) Section 309(b), re: Fort Union Trading Post National Historic Site, is amended by changing “this Act” in the proviso to “the National Parks and Recreation Act of 1978”.
- 92 Stat. 3483.
16 USC 460ff-1. (g) Section 315(a), re: Cuyahoga Valley National Recreation Area, is amended by changing “90,001-A” to “655-90,001-A”.
- 92 Stat. 3491. (h) Section 501(a), re: Guam National Seashore, is amended in clause (1) by changing “Anac” to “Anae”.
- 92 Stat. 3499.
16 USC 396d. (i) Section 505(f)(1), re: Kaloko-Honokohau National Historic Park, is amended by striking “Kaloko-Honokohau” the first time it appears in the subsection.
- 92 Stat. 3501.
16 USC 460kk. (j) Section 507(f), re: Santa Monica Mountains National Recreation Area, is amended by changing “January 1, 1976” to “January 1, 1978”.
- 92 Stat. 3507.
16 USC 461 note. (k) Section 508(d), re: Ebey’s Landing National Historical Reserve, is amended by changing “with donated funds” in the first sentence to “with donated or appropriated funds”.
- 92 Stat. 3510.
16 USC 461 note. (l) Section 511(b), re: Maggie L. Walker National Historic Site, is amended by changing “at 113 East Leigh Street” to “at 110 A East Leigh Street”.
- (m) Section 551, re: the National Trails System Act, is amended by—
- 92 Stat. 3514.
16 USC 1244. (1) in paragraph (13), change “(20)” to “(23)”;
- 92 Stat. 3516.
16 USC 1246. (2) in paragraph (18), insert quotation marks at the beginning and end of the second sentence; and
- (3) in paragraph (21), insert quotation marks at the beginning and end of the second sentence.
- 92 Stat. 3517. (n) Section 601(a), re: Yellowstone National Park, is amended by changing “State of Wyoming” to “States of Wyoming and Montana”.
- 92 Stat. 3521.
16 USC 431 note. (o) Section 612, re: Albert Einstein Memorial, is amended by changing “access” in the second sentence to “purposes of such memorial”.
- 92 Stat. 3523.
16 USC 1274.
16 USC 1274 note. (p) Section 704, re: Upper Delaware River, is amended (1) in subsection (a) by changing “705(c)” to “704(c)”;
- and (2) in subsection (f)(1) by inserting the following sentence at the end thereof: “The Advisory Council shall terminate ten years after the date on which it is established.”
- (q) Title IX, re: Jean Lafitte National Historical Park, is amended—
- 92 Stat. 3535.
16 USC 230a. (1) in section 902(a) by changing “eight thousand acres” in the first sentence to “eight thousand six hundred acres”;
- 92 Stat. 3536.
16 USC 230c. (2) in section 904 by changing “section 7” in the first sentence to “section 907”;
- 92 Stat. 3537.
16 USC 230f. (3) in section 907(a) by striking the word “and” at the end of the clause numbered (6), changing the period at the end of the clause numbered (7) to “; and”, and adding at the end thereof the following:
- “(8) two members appointed by the Secretary from recommendations submitted by the Police Jury of Saint Bernard Parish.”; and
- (4) in section 907(e) by inserting the following sentence at the end thereof: “The Commission shall terminate ten years from the date of approval of this Act.”.
- 16 USC 460l-6b. SEC. 402. Notwithstanding any other provision of law, the Secretary shall not charge any entrance or admission fee in excess of the

amounts which were in effect as of January 1, 1979, or charge said fees at any unit of the National Park System where such fees were not in effect as of such date, nor shall the Secretary charge after the date of enactment of this section, user fees for transportation services and facilities in Mount McKinley National Park, Alaska.

SEC. 403. Section 3 of the Act of December 2, 1969 (83 Stat. 279), is amended by changing "180,000" to "680,000".

83 Stat. 274.
16 USC 461 note.

SEC. 404. The Wild and Scenic Rivers Act of 1968 (82 Stat. 906), as amended (16 U.S.C. 1271), is further amended as follows:

(a) In section 5(b), in paragraph numbered (3), change "(72)" to "(75)";

16 USC 1276.

(b) In section 5(b), in paragraph numbered (4), change "(74)" to "(75)".

Approved October 12, 1979.

LEGISLATIVE HISTORY:

CONGRESSIONAL RECORD, Vol. 125 (1979):

Sept. 27, considered and passed House.

Oct. 1, considered and passed Senate, amended.

Oct. 9, House concurred in certain Senate amendments and in another with an amendment.

Oct. 11, Senate concurred in House amendment.

B: COST ESTIMATES

REHABILITATION, RESTORATION, AND CONSERVATION COSTS

Buildings

Plans Vault — rehabilitate interior, install climate control and fire detection and suppression	\$ 250,000
Plans Vault — install compactor shelving for storage of archival collection	150,000
House — repair windows	20,000
House — structural repairs — repair/replace sills, beams, posts, plates & girts	50,000
House — repair/replace sheathing & clapboards	60,000
House — scrape and paint exterior	30,000
House — patch, plaster and paint interior	20,000
House — install carpet in visitor use areas on first floors	50,000
House — install storm windows	24,000
Offices — install storm windows	30,000
Offices — structural repairs — repair/replace sills, beams, posts, plates & girts	30,000
Offices — repair/replace sheathing & clapboards	40,000
Offices — scrape and paint exterior	50,000
Offices — restore interior ot ca. 1960, remove modern paint and restore historic varnish	70,000
Offices — repair slate roofs on vault, north drafting wing and planting department	50,000
House and Offices — upgrade plumbing	30,000
Subtotal	<hr/> \$954,000

Grounds

Remove modern swimming pool, terrace and herb and perennial gardens	30,000
Restore plantings and landscape features to c. 1960	30,000
Subtotal	<hr/> \$60,000

Archives

Conserve archival collection (spread out over 10 years)	450,000
Acid-free map and print storage folders (10,000 needed)	60,000
Subtotal	<u>\$510,000</u>

Interpretation

Audiovisual and exhibit planning, design and execution	75,000
Subtotal	<u>\$75,000</u>

Additional Studies to Supplement the GMP

Collections Preservation Guide (Collections Management Plan)	30,000
Interpretive Prospectus	20,000
Historic Furnishings Report	15,000
Landscape Restoration Plan	10,000
Subtotal	<u>\$75,000</u>
Grand Total	<u><u>\$1,674,000</u></u>

OPERATING COSTS

CURRENT - FY'83

Management & Administration	\$55,000
Interpretation	45,000
Buildings Maintenance	88,800
Utilities & Protection Systems	31,000
Grounds Maintenance	23,000
Archives	87,700
Total	<u>\$330,500</u>

PROJECTED YEARLY OPERATING COSTS*

Management & Administration	\$55,000
Interpretation	70,000
Buildings Maintenance	80,000
Utilities & Protection Systems	45,000
Grounds Maintenance	30,000
Archives	100,000
Total	<u>\$380,000</u>

*Projected in 1983 Dollars

C: STAFFING

CURRENT STAFF (FY'83)

Management/Administration

Superintendent	GS-12		(at Longfellow NHS)
Supervisory Park Ranger (Site Manager)	GS-11	1.0	Work Years
Administrative Technician	GS-7		(Shared with Longfellow NHS)
Clerk Typist	GS-3/4	.75	

Interpretation

Supervisory Park Ranger (Visitor Services)	GS-7	1.0	
Park Technicians	GS-4	1.5	(temp.)

Maintenance

Maintenance Foreman	WS-8		(Shared with Longfellow NHS)
Maintenance Worker	WG-8	1.0	
Woodcrafter	WG-10	1.0	
Gardener	WG-6	.5	
Laborers	WG-2/3	2.0	

Archival Staff

Museum Specialist (Collectors Manager)	GS-11	1.0	
Museum Specialist (Paper Conservator)	GS-11	1.0	
Museum Technician (Archival Resource Coord.)	GS-7		1.0
Museum Technicians	GS-4	1.7	
Museum Aide (Housekeeper)			
		<u>13.75</u>	

PROJECTED STAFFING

Management/Administration

Superintendent	GS-12		(at Longfellow NHS)
Supervisory Park Ranger (Site Manager)	GS-11	1.0	
Administrative Technician	GS-7		(Shared with Longfellow NHS)
Clerk Typist	GS-3/4	1.0	

Interpretation

Supervisory Park Ranger (Visitor Services)	GS-7	1.0	
Park Ranger	GS-6	1.0	
Park Technicians	GS-4	2.0	

Maintenance

Maintenance Foreman	WS-8		(Shared with Longfellow NHS)
Maintenance Mechanic	WG-10	1.0	
Painter	WG-9	1.0	
Horticulturist or Historic Landscape Architect	GS-7	.5	
Gardner	WG-6	.5	
Laborers	WG-2/3	2.0	

Archival Staff*

Museum Specialist (Collections Manager)	GS-11	1.0	
Museum Technician (Archival Resource Coord.)	GS-7	1.0	
Museum Technician	GS-5	1.0	
Museum Technicians	GS-4	2.0	
Museum Aide (Housekeeper)	GS-3	<u>.75</u>	
		16.75	

* Additional needs (if any) to be determined in the Collections Preservation Guide

D: VISITOR USE DATA

1. Visitation Hours — Friday, Saturday and Sunday afternoons

12:00 p.m. — 4:30 p.m.

Special groups and researchers accommodated by appointment only.

2. Total Park Visitation* (Figures taken primarily from Annual Statement of Interpretation and Visitor Services 10/82.)

1981

October	249
November	274
December	<u>95</u>
Total	618 (monthly average 206)

1982

January	200
February	241
March	323
April	227
May	567
June	220
July	242
August	113
September	177
October	147
November	153
December	<u>160</u>
Total	2,911 (monthly average 243)

1983

January	247
February	557
March	257
April	<u>367</u>
Total	1,428 (monthly average 357)

3. Seasonal Use Variation

38% Spring
20% Summer
24% Fall
18% Winter

Interpretive programming is essentially the same during all seasons of the year. Grounds tours are conducted during the spring, summer and fall seasons with a grounds slide program provided as an alternative during the winter season. Organized tours are more prevalent in spring and fall seasons, as are visitors who arrive from outside the local area. Weekend visitation is considerably less during the summer months while many other activities are available in the local area. Spring appears to be

*Figures include researchers who came to the site.

the heaviest visitation season, with many contacts from student and organizational groups. Winter use figures reflect participation in a special lecture series presented on-site during four Sundays in January and February.

4. Researchers and Archival Use

During 1981, the archival staff answered more than one thousand inquiries and worked with 250 researchers who utilized the archival resources at the site.

The archival staff answered more than 800 telephone calls in 1982, answered 130 letters requesting information and assisted 124 researchers who came to the site.

E: SUMMARY OF PUBLIC INVOLVEMENT

During the initial stages of planning, informal conversations and meetings were held with various agencies, organizations, institutions and individuals to identify issues and to assess areas of concern and opportunities to be pursued by the National Park Service. In July, 1982, a meeting was held at the site to inform interested parties of planning progress to date and to gather further information. In September, 1982, a "Management Alternatives" document was published which presented four alternatives for the management of the site. These alternatives included: "Continuation of Existing Management," "Minimum Requirements," "Traditional National Historic Site," and "Archival Resource Center." This document was distributed to approximately 80 individuals, agencies, organizations and institutions. It also formed the basis for discussion at a Planning Workshop held at the site on September 13, 1982, which was attended by 23 people. The American Society of Landscape Architects prepared a "Planning Workshop Summary" which included written comments received on the management alternatives as well as workshop discussions. This summary was distributed to workshop participants in November, 1982. The following is an excerpt from that summary:

All general action areas which were raised during the workshop are based upon the ultimate implementation of Alternative Four and upon the crucial subjects addressed in the four working sessions. The NPS and all associated organizations should move swiftly to act on the following:

Archival Improvements: Continued efforts are necessary to restore, preserve and secure all documents in suitable environmental conditions while organizing the collection for expanded active archival use. This should be accomplished through ongoing NPS efforts and additional support from the proposed "archival group" of the "Committee on Fairsted." The General Management Plan must give this effort a certain priority. Specific suggestions developed during the workshop in this regard are found in the response summaries.

Committee on Fairsted: This permanent committee, "to ensure the continuous, useful functioning of Fairsted," must be established in the near future to promote and implement the proposals and directions of the General Management Plan and all associated activities. The role and functioning of this committee is proposed in the response summaries. The importance of this committee can not be overemphasized.

Interpretive Facilities: Maintenance, improvement and expansion of all present and planned interpretive facilities which are identified both in Alternative Four of the General Management Plan and in the response summaries of this report should be completed. Further site improvement and historic landscape renovation studies will be necessary.

Olmsted Fellowship Program: The NPS and proposed "Committee on Fairsted" should move swiftly to establish an Olmsted Fellowship program with specific research and accomodation facilities at Fairsted. Administration and management of this program is proposed to be through the Landscape Architecture Foundation. Details of this program are identified in the response summaries. Further study of spatial requirements for scholars at Fairsted will be necessary.

The following represent a summarized listing of comments and recommendations which were made at the planning workshop for management alternatives. It is important to note that after reviewing the management alternatives, the participants were in agreement that Alternative 4 contained the most appropriate directions for the best use of the site and its historic resources. The following comments take into consideration that the goals in Alternative 4 will be ultimately realized.

GENERAL EMPHASIS

— First priority of management plan should be directed toward preservation and proper storage of all historic documents. This should be conducted in a manner which maintains general access to documents during restoration and preservation so that Olmsted research can continue during these crucial efforts.

— A permanent committee should be established for the site and facilites to insure the continuous useful functioning of Fairsted. The committee would work with existing organizations to undertake fundraising, policy and programmatic support and would encourage political support for both the site and related programs. It would include nationally prominent individuals of allied organizations, including representatives of the National Park Service, though the committee would not be a federally constituted advisory committee.

— An Olmsted fellowship program should be developed with the American Academy in Rome as a model. This important program should receive careful consideration in the preparation of a General Management Plan for the site.

— Restoration and enhancement of historic landscape and structures should reflect original setting closely. Recent additions such as pool and herb gardens should be removed and original features restored.

— The historic documents collections should be handled in a manner which reflects their origins rather than a library or museum

archive collection. This “business archive” concept would complement research and interpretive programs.

— North Parlor should be refurnished to reflect its previous use without attempting to duplicate all original furnishings and decorations.

— Large scale visitation and exhibitions should not be encouraged due to spatial and site character restrictions.

RESOURCE MANAGEMENT

— Proposed Olmsted Fellowship program would require improved and expanded archival and library facilities. Preparation should be made for an expanded collection from gifts and other sources.

— A cooperative agreement might be developed with the National Park Service through the “Committee on Fairsted” to organize a special group to advise and respond to regular archival management needs.

— Present organization of archival materials should be maintained. Library should be reorganized and expanded.

— Photographic prints of original documents should be used when duplicating research materials on xerographic equipment.

— Prints and duplicates should be displayed in frames rather than originals which should instead be secured in vault.

— Vault should be improved with a sloping roof.

— Temperature-humidity controls should be established in all archival areas. Conditions for photographic storage should always achieve 30% relative humidity or less. Survey of existing conditions should be undertaken.

— All lighting of archival areas should depend upon incandescent sources rather than fluorescent.

— Any rare books not already secured should be placed in vault storage.

— A survey of actual storage — dimension requirements for subject files and photo scrapbooks should be undertaken for project planning and vault improvements.

INTERPRETATION

- Central theme of interpretive programs should focus upon the impact of Olmsted's work on today's and tomorrow's public park systems and not dwell with theme of nostalgia.
- Special space and facilities should be planned in conjunction with the proposed Olmsted fellowship program for visiting and resident fellows.
- Interpretation and research efforts should provide access for wide national academic community through electronic storage and retrieval systems at such locations as the Library of Congress.
- Interpretive potential of site should be expanded through historic landscape restoration which reflects "original" site features as are appropriate. Removal of pool, recent garden additions; replace wisteria treatments.
- Large drafting rooms should also serve as archival workspace for adjoining vault area as well as serving interpretive function of previous use.
- All research materials should be stored in central locations adjacent to research workspace.
- Emphasis should be placed upon front door entry for all interpretive programs with alternate access areas as needed.
- Boston Park System exhibit and theme should be incorporated within interpretive efforts at site and expanded to include other such systems.
- Barn structure might serve as a visitor orientation center for the interpretive program.

GENERAL MANAGEMENT AND DEVELOPMENT

- "Committee on Fairsted" would pursue fundraising efforts toward acquisition of equipment and services that would support the directions of the management plan.
- Administration and management of fellowship program could be conducted through the Landscape Architecture Foundation which would also serve as a fundraising mechanism that would pursue corporate/municipal grants for fellows support.

— A curator should be appointed whose long term relationship with the facility would benefit its programs and help realize objectives.

— The Northeast Document Conservation Center should be approached for further technical advice on storage and handling of rolled drawings and plans.

— Planning should consider the additional donation of archival materials from out-side sources. Any new storage areas should be above or adjacent to present vault.

— Staff offices should be concentrated in clerical wing to maximize other uses in space on lower floor.

— Security considerations must be addressed as part of wider use of archival documents. At least two staff members should monitor the use of all material during research periods.

— Rewiring of vault and office areas should take place as soon as possible to reduce fire threat.

— Microfilm and microfiche reader-printer systems should be considered for archival research program.

— Video disc storage and reproduction technology should be investigated for wide variety of interpretive and archival applications.

Public opinion overwhelmingly supported the alternative of developing the site as an "Archival Resource Center." This alternative, which was also the preferred alternative of the National Park Service, formed the basis of the Draft General Management Plan/Environmental Assessment which was mailed to 77 individuals or organizations. The public review period extended from June 24 to July 31, 1983. Notice of availability of the Plan was also sent to Town officials and neighbors, and was published in the Brookline Chronicle Citizen.

A public meeting was held at the site on July 19, 1983. It was attended by 16 persons, 9 of whom were National Park Service employees. The content of the plan was supported by all members of the public attending the meeting, but some requested more detail in certain areas including: The Committee for Fairsted — how it should be formed, what specific tasks and goals might be; Projected Staffing — which was considered to be generally vague and inadequate, and suggestion that archival staff have backgrounds in landscape architecture; Budget — specific cost estimates and

schedules were requested; Constituency — identification of those in communities and future generations which are served by restoration of Olmsted parks through use of the archives to reflect more realistic user numbers to justify spending and; ASLA Summary — concern that the many diverse groups represented at the workshop were not listed. As of August 9, 1983, seven written responses to the “Draft General Management Plan/Environmental Assessment” have been received. Most respondents supported the plan but suggested areas where the proposal could be expanded or clarified.

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BIBLIOGRAPHY

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LIST OF PREPARERS

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Planning Team

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Cynthia Kryston, Interpretive Specialist, North Atlantic Regional Office

David Clark, Chief, Environmental Compliance, North Atlantic Regional Office

Terry Savage, Chief, Planning and Design, North Atlantic Regional Office

Agencies, Organizations and Persons to Whom Copies of the Documents Were Sent

Agencies:

Library of Congress, Manuscript Division
Massachusetts Historical Commission
Town to Brookline
— Selectmen's Office
— Historical Commission
— Park and Recreation Department
— Town Engineer
— Planning Department
— Public Library

Organizations:

American Society of Landscape Architects
Avery Library, Columbia University
Boston Society of Landscape Architects
Committee on the Preservation of Architectural Records
Frances Loeb Library, Harvard University
Franklin Park Coalition
Frederick Law Olmsted Association
Frederick Law Olmsted Papers
Harvard Graduate School of Design
Landscape Architecture Foundation
Massachusetts Association for Olmsted Parks
Massachusetts Committee on the Preservation of Architectural Records
MIT Museum and Historical Collection
National Association for Olmsted Parks
National Parks and Conservation Association
Northeast Document Conservation Center
The Arnold Arboretum
The Boston Preservation Alliance
The Jackson Homestead
The Olmsted Office

Individuals:

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Albert Fein	Eleanor Myerson
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Thomas Kane	Albert Veri
Senator Edward Kennedy	Cynthia Zaitzevsky

