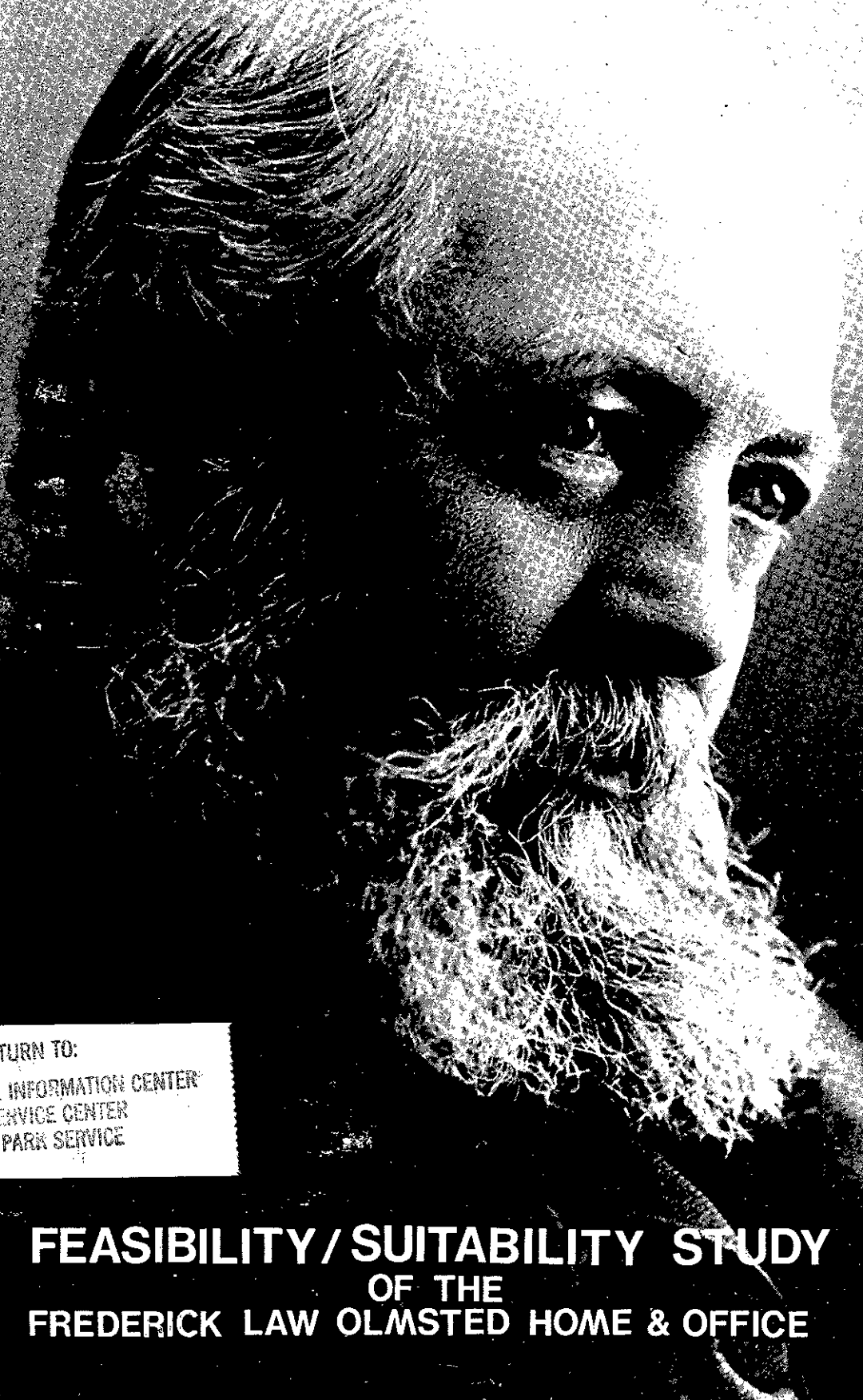


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**FEASIBILITY/SUITABILITY STUDY
OF THE
FREDERICK LAW OLNSTED HOME & OFFICE**

FEASIBILITY/SUITABILITY

STUDY OF THE

FREDERICK LAW OLMSTED
HOME AND OFFICE

AS A UNIT OF
THE NATIONAL PARK SERVICE
BROOKLINE, MASSACHUSETTS

Prepared by

North Atlantic Region
National Park Service
U.S. Department of the Interior
June 1978
Revised May 1979

This planning publication has neither been approved nor disapproved. Its purpose is to provide information for consideration and discussion, and it may undergo revision.

U.S. DEPARTMENT OF THE INTERIOR

NATIONAL PARK SERVICE

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INTRODUCTION

The purpose of this study is to evaluate the suitability and feasibility of managing the Frederick Law Olmsted Home and Office located at 99-101 Warren Street, Brookline, Massachusetts, as a unit of the National Park system. The study discusses alternatives for the administration and protection of the site. In addition, it provides cost estimates for acquisition, development, operation and maintenance.

Public Law 94-518, approved on October 18, 1979, authorized the Secretary of the Interior to prepare and transmit to the Committee on Interior and Insular Affairs of the House of Representatives and the Committee on Energy and Natural Resources of the Senate, within two years from the date of enactment of the Act, a feasibility/suitability study of the Frederick Law Olmsted Home and Office as a unit of the National Park system.

Because of widespread interest in Olmsted and his achievements, extensive research has already been done. In 1962, a preliminary study proposal on the preservation of the Olmsted Home and Office was prepared by the Council of Fellows of the American Society of Landscape Architects. A survey/inventory of the Olmsted office, estate and contents was completed by William Alex in 1973-4, under a grant from the National Endowment for the Arts. Several bills have been introduced in Congress over the past few years, and individuals from the private sector, governmental organizations, and educational institutions have expressed a strong interest in bringing about greater recognition of Olmsted and his accomplishments as well as preserving a valuable archival resource.

SUMMARY

The 1.75 acre Olmsted site was designated a National Historic Landmark in 1973. The property, known to the Olmsteds as "Fairsted", was acquired by Frederick Law Olmsted in 1883 and served as his home and office from that time until several years before his death in 1903. The house was occupied by members of the Olmsted family until 1950. The office has remained in continuous use until the present day. Artemus P. Richardson, President of Olmsted Associates, occupies the house with his family and runs a professional practice of landscape architecture in the office. Mr. Richardson has indicated that he can no longer continue to preserve the site and collection.

The significance of the site lies in the fact that the graphic legacy of the original Olmsted firm and its successors is available in the setting in which it was originally produced. This legacy includes drawings, plans, photographs, clippings, reports and other documentation of Olmsted projects including parks, cities, universities and even the United States Capitol.

During the course of the study, a number of federal agencies and private educational institutions were contacted to determine if there was any organization willing or able to undertake preservation of the site and collection. No such agency was identified, so only three management alternatives are discussed in the report and all three address the issue of federal involvement.

Alternative I discusses the implications of no federal action, which would most likely be sale and dispersal of the archival collection and sale of the house for purposes other than preservation. Due to the expense of operating and maintaining such an extensive structure, it appears very unlikely that a private group would surface to preserve the site if there were no federal action. Other private or public agencies might acquire portions of the archival collection.

Alternative II discusses acquisition and management of the site and archival collection by the National Park Service. The site would be open to visitation on a year-round basis. The office would be used to show the various types of drawings, and the process of producing a landscape design. The house would be used for exhibit space to display Olmsted drawings and photographs. The staff would include an archival staff

which would be responsible for the management of the collection. Microfilming and duplicating of materials held in other repositories would be done as funds were available. The collection would be accessible to scholars. Copies of drawings would be available to the public, former clients of Olmsted Associates and to Olmsted Associates.

Alternative III is similar to the previous alternative in that the Park Service would acquire the site and the archival collection. The primary difference is that the archival collection would be managed onsite by a private organization such as a university. Such an arrangement would make the resources of a cooperating organization available to help in preserving and managing the archival collection. This alternative includes a greater emphasis on ties to the scholarly community and might include seminars, production of exhibitions and other educational activities. The level of development and the interpretive program for the general public would remain the same as Alternative II.

A more detailed description of these alternatives as well as others which were considered and rejected is found in the section of this report entitled "Management Alternatives". Cost estimates can be found in the appendix.

significance

A. Biography of Frederick Law Olmsted, Sr.

Frederick Law Olmsted, Sr. was born on April 26, 1822, of prosperous parents in Hartford, Connecticut. Although he attended Yale in irregular fashion, his real education apparently came from travel. In his youth, he made extensive trips with his parents throughout the northern United States; in 1843, he sailed to China; and in the 1850's he traveled widely in Europe and the southern United States. These travels not only resulted in a series of interesting and still valuable books, but also in Olmsted's observation of parks and scenery in many different places. Some impressions, combined with what he learned from the brief operation of a farm on Staten Island and some landscape activities in conjunction with it, provided an admirable basis for his future work.

In 1857 when Central Park in New York City was projected, the plan proposed by Olmsted and Calvert Vaux, a young British architect, won first prize from a group of more than 30 proposals. The work attracted widespread attention with the result that Olmsted was engaged thereafter in most of the important works of similar nature in the United States. Among them are Prospect Park, Brooklyn; Fairmount Park, Philadelphia; Riverside and Morningside Parks, New York City; Belle Isle Park, Detroit; and Mount Royal Park, Montreal. From 1874 to 1895, he worked on the grounds surrounding the Capitol in Washington, D.C.

By 1878, Olmsted was largely occupied in laying out an extensive system of parks and parkways for the City of Boston and the Town of Brookline and in working on a landscape improvement scheme for Boston Harbor. On May 29, 1883, Olmsted moved his office and firm to Brookline. He also headed the landscape project for the Chicago Worlds Columbian Exposition in 1893. Olmsted's health began to fail in 1893, and by 1894 he was no longer taking an active part in the firm's work. He officially retired in 1895. He died August 28, 1903, in Waverly, Massachusetts.

It is not exaggerating to say that Olmsted played one of the leading roles in reawakening America's appreciation of nature. Olmsted desired to bring the rural scene to the city in his urban parks, and this aim dominated all of the park schemes. Moreover, he sought to use the

landscape as he found it, being especially anxious to depend on native shrubs and flowers in the planting. By 1870, the great designer also realized the value of saving natural areas outside of the city, and this view led to his creation of the total park system idea. Beyond a practical application of the preceding ideas, Olmsted used his pen to promote these concepts. In speeches, reports, articles, and books, Olmsted spread the gospel of the park and the necessity for urban planning. He also vigorously supported drives to preserve beautiful scenic areas, such as at Niagara Falls.

Between his numerous practical accomplishments and his writings, Olmsted conveyed a highly significant idea to America -- that man in an industrial society must not lose contact with nature. This concept remains alive and is prevalent in today's urban park planning.

B. The Home and Office

The Frederick Law Olmsted home and office was designated a National Historic Landmark on May 23, 1963.

Today, Olmsted Associates, the landscape firm which he founded, owns and occupies the home where he lived and had his office for twenty years. The house was built in 1810. Both Olmsted and his son, Frederick, Jr., made extensive changes to the interior, adding more rooms and an office, which was enlarged after his death. The Brookline property is important not only as a site to interpret the above-mentioned themes and commemorate Olmsted himself, but also as an invaluable repository of practically all of the original plans (except those actually owned by clients) and drawings produced by the firm over a period of 90 years.

It should be noted that most of Olmsted's work was accomplished prior to moving to Brookline, as his working life there covered only about ten years. Some of his Brookline work, however, included plans for Franklin Park together with much of the Boston Park System, Morningside Park in New York, the Niagara Falls Plan, the Stanford University layout, the Cincinnati Park System, Lake Park in Milwaukee, the Chicago Columbian Exposition grounds, and Vanderbilt's Biltmore grounds near Ashville, North Carolina.

C. Archival Collection

The archival collection, presently stored in the office, consists of approximately 115,000 drawings and 30,000 prints and photographs dating back to 1860. The most valuable aspect of the collection is that it is used as reference by states, municipalities, and institutions for rehabilitating their existing landscapes. In addition, the collection has scholarly value for those individuals desiring to have a better understanding of the landscape architecture and urban park planning professions. This graphic legacy is one of the most single important sources of information of the history of environmental design today. As founder of the profession of landscape architecture in the United States, the accomplishments of Olmsted in the environmental field, park design, conservation, town planning, and landscape architecture has a significance beyond the shores of America.

D. Assessment of Significance

The archival collection has national and international significance. It is imperative that it be adequately protected and preserved. The collection should be made available to scholars and individuals in the park, recreation, and landscape architecture professions, so it does not become lost or further fragmented.

Frederick Law Olmsted, Sr.'s work in Brookline is nationally significant. Even more significant is that his Brookline office and subsequent firm is recognized by the American Landscape Architectural profession as the cornerstone of the profession. However, the original archival collection must remain at the Brookline site in order for the National Park Service to view the site as being nationally significant. Without the collection, the site would not adequately meet the criteria of national significance needed to qualify as a National Historic Site. If the collection was removed from the site, it would separate the historical resource material from the physical resources - Olmsted's home and office.

**feasibility/
suitability**

A. Description of the Resources

1. Land

The site is irregular in shape and contains an area of 1.75 acres. It is situated on Warren Street at the southwesterly corner of the intersection of Warren and Dudley Streets, approximately one-fourth of a mile south of Route 9 in Brookline, Massachusetts.

The land is extensively landscaped and slopes upward in a southwesterly direction. Ledge outcroppings are visible throughout the site. Though the structures occupy a relatively small lot, plantings of trees and shrubs made for Olmsted, Sr., help to create an aspect of privacy and seclusion. There is a gravel turnaround driveway off Warren Street and a gravel driveway and small parking area off Dudley Street for the office section.

2. Structures

The lot containing the home Olmsted acquired in 1883 from members of the Clark family represents only a small portion of what was the Clark farm during the eighteenth century. It still was an estate of considerable size well into the next century, when most of the earlier farms were converted into suburban estates to be followed by further subdivisions for more intensive residential development. The main and original part of the home is a wood frame and clapboard structure of two stories with a hipped roof completed in 1810 for Joshua C. Clark. It was the prompt replacement for a partially completed house that had been started the previous year but was destroyed by fire. An early eighteenth century farmhouse had preceded both of these structures on the site.

When Olmsted took possession of the house in 1883, he at once converted the north parlor on the first floor into his office. From then on and as the practice of Olmsted, his partners and successors prospered, alterations and additions continued to be made for needed office space and the old home grew into the complex of home and office that survives today. After the retirement of the elder Olmsted in 1895, his stepson, John Charles, and his son, Frederick, Jr., continued to practice as Olmsted Brothers. This name was

used until Olmsted Associates, Inc., was formed in 1961. Major alternations and additions were most numerous during the period from 1904 to 1917 when the practice of Olmsted Brothers was reaching its peak.

The improvements consist of a part two and part three story Colonial style house, an attached part one and two story barn, a detached single car garage, a conservatory, a kitchen, and a 16 by 32 foot in-ground swimming pool with a brick terrace. Building construction is wood frame throughout with the exception of a three story vault which has double brick walls and a brick firewall located at the north end of the 1889 office wing exterior. Various site and floor plans are included on the following pages to assist the reader in understanding this description.

The original office wing was added in 1889. Other additions to the office wing were built during the period of 1889 through 1901. A two story brick vault was built in 1901 and in 1911 a third story was added. The barn (or former stable) was formerly used to house a carpentry shop, photographic darkroom, and various storage areas. Currently, it houses the swimming pool pump and filter system, and is used for miscellaneous storage. The detached single car garage is located toward the rear of the lot and is currently used for storage. It was once accessible from Fairmount Street.

The foundations of both the residence and office wing are concrete and fieldstone. Ledge outcroppings are visible in the basement. The foundation of the residence is the original foundation built in 1722. Exterior walls are narrow painted clapboard. The main entrance way to the residence is located on the Warren Street side. Other exterior means of access are in the conservatory, kitchen, laundry room, and the stair hall adjacent to the mud room.

There are two exterior entrances to the business section. One is the office entry located at the Warren Street side of the structure and the other is at the rear of the business section.

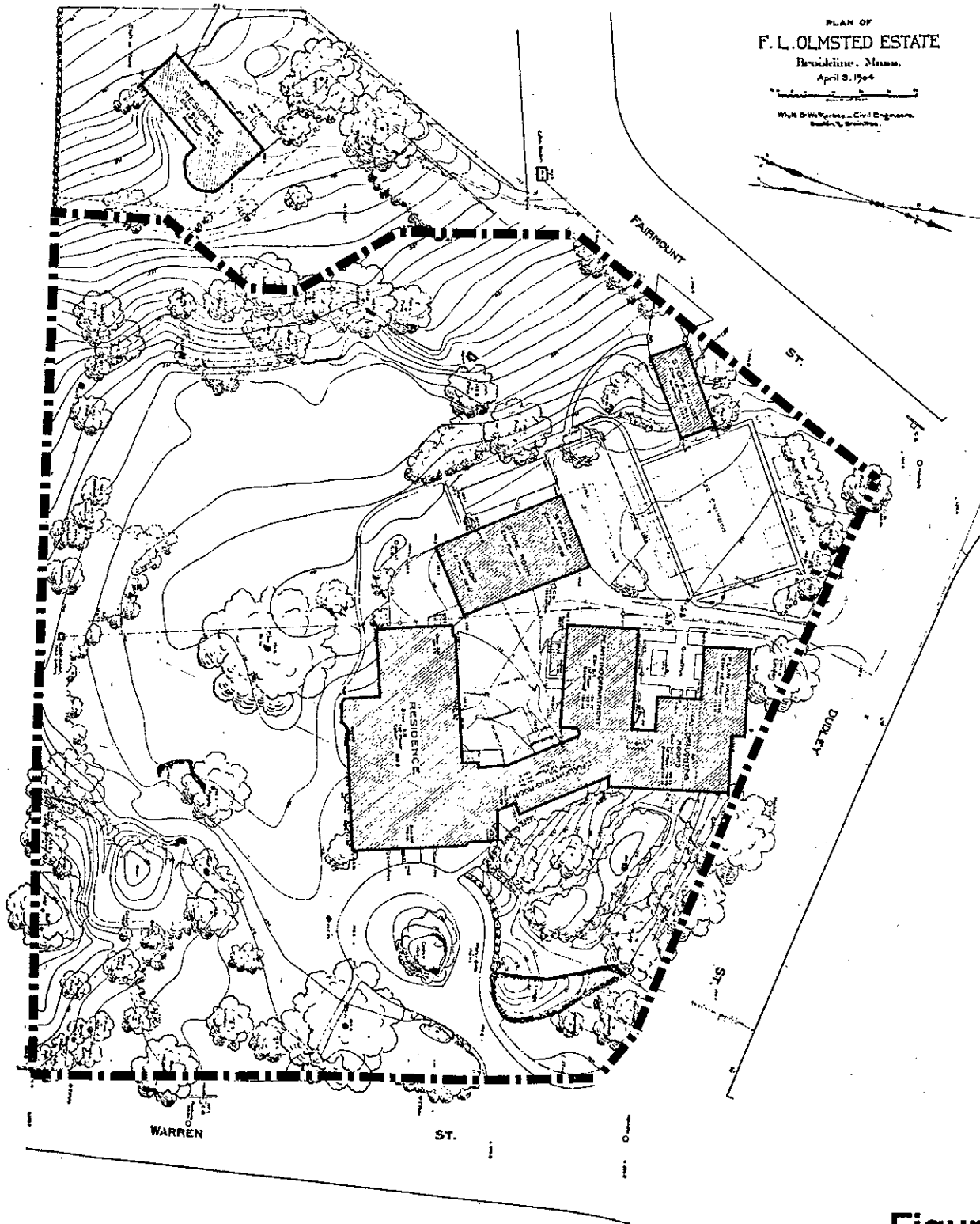


Figure 1

site plan

OLMSTED HOME & OFFICE

THE ENTIRE PROPERTY SHOWN HERE WAS ORIGINALLY PURCHASED BY OLMSTED IN 1883. THE SMALL PORTION AT THE TOP OF THE MAP WAS USED TO BUILD THE CLARK SISTERS' COTTAGE. THE HEAVY LINE SHOWS THE CURRENT EXTENT OF THE PROPERTY

The first floor of the residence section consists of seven rooms including the parlor, study, living room, dining room, conservatory, kitchen with pantry, and mud-laundry room. The second floor of the residence is comprised of six bedrooms. The third floor consists of two bedrooms and a full bath.

The basement has stone and cement walls and a cement floor. Numerous ledge outcroppings are evident and parts of the foundation wall rest directly on the ledge. The basement includes a workshop, the furnace, and various storage areas.

Access to the residence section may be through the main entrance, an entrance from the office wing into the north parlor, or four exterior entrances located in the kitchen, conservatory, stair hall adjacent to the mud room, and the laundry. There are three stairways; one located in the front hall which leads to the second floor and to the basement. Another, located adjacent to the mud room, also leads to the basement and the second floor. A third stairway is located in the second floor center hall and leads from the second floor to the third. This provides for the difference in floor elevation between the front and rear sections of the second floor. This stairway area is open to a skylight above.

A total of 9 fireplaces are located in the north parlor, study, living room, dining room, conservatory, and four second floor bedrooms. Two are presently inoperable; in the conservatory and in the north parlor. The flue for the north parlor fireplace was utilized for the furnace when it was installed.

A crawl space is located above the second floor bedroom and study area at the rear of the house with access via a trap door in the ceiling of the bedroom. A large attic space over the front portion of the house is accessible from a third floor stairway.

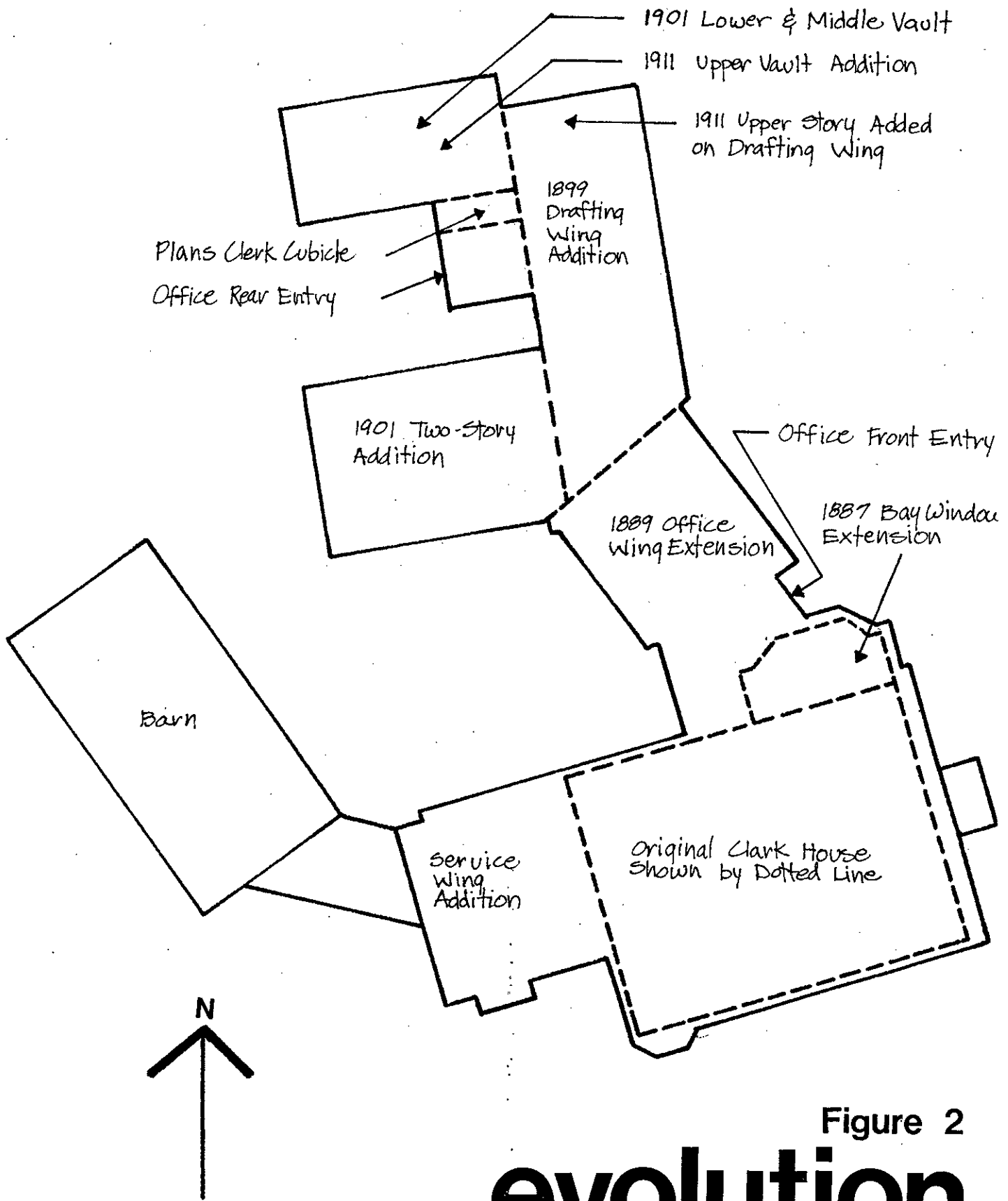


Figure 2

evolution

OLMSTED HOME & OFFICE

The office portion of the building contains approximately 6,600 square feet of space in five areas. The first area consists of the office entry and the main office. The office entry provides access to the outside, the residence by way of the north parlor, the office, and the original office wing. It is a one story section.

The original office wing contains five rooms on the first floor used for bookkeeping, secretarial, duplication, and mailing purposes. A half bath is located off the mail room. The second floor consists of a photograph archive with numerous storage facilities for photographs and photographic material. One stairway is located in this area and connects the first and second floors. The original office wing end wall is a brick firewall with fire doors installed at the first and second floor levels.

The next area is the main drafting room. Both the first and second floors have large open spaces and a storage area at the end near the vault. Access to this section is via the two fire doors.

The fourth section is the 1901 two story addition. The first floor consists of an open drafting area, library, coat room, and an employees' bathroom. The second floor houses the printing and reproducing area.

The fifth area is the vault which is a three story brick structure containing approximately 1,500 square feet on three levels. Access is via two vault doors located on the first and second floors of the main drafting room. An interior stairway leads from the central level of the vault to the lower level. The vault is currently used for plan storage.

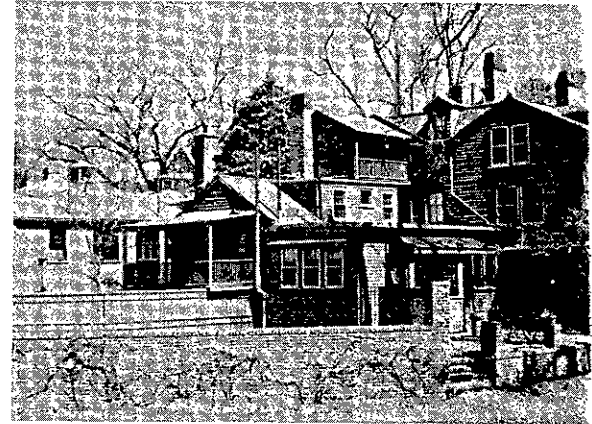
The basement under the office wing is similar to the residence basement and contains the furnace for the office wing, the hot water heater for both the residence and the office, and the compressor for the sprinkler system. Ledge outcroppings are visible in this section also.



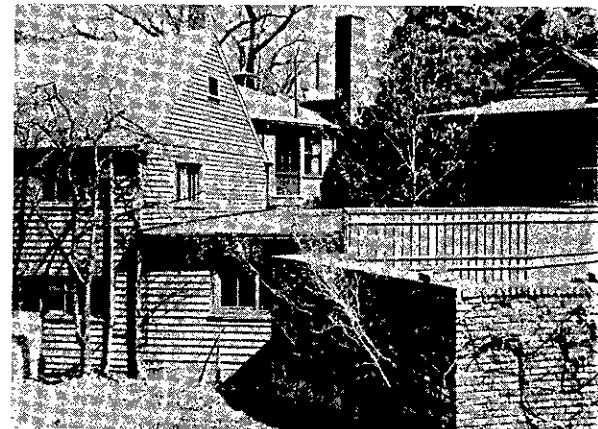
FRONT VIEW OF OLMSTED HOME



NORTHWESTERLY ELEVATION OF
OLMSTED HOME



REAR VIEW OF RESIDENTIAL COMPLEX
SHOWING PATIO - POOL AREA
AND KITCHEN WING



REAR VIEW OF RESIDENCE AND
BARN BUILDING SECTION

Figure 3

exterior views

OLMSTED HOME & OFFICE

3. Furnishings

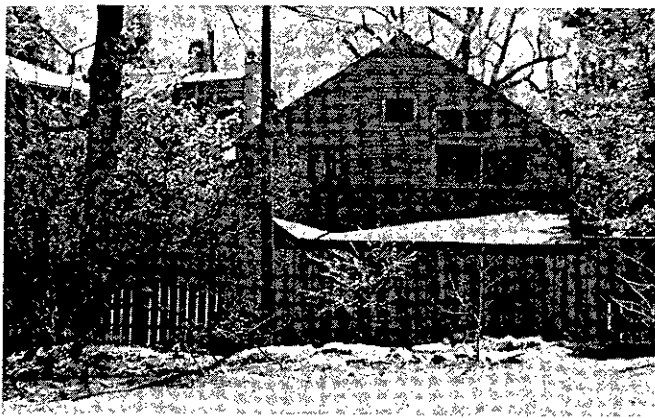
Perhaps the most interesting and exciting parts of the office are the many remaining items of furniture and equipment, relics of the early part of the century when professional offices did not have the advantages of present day plan production and reproduction methods. The methods employed by the Olmsteds to make prints, place drawings on cloth, and file plans in fireproof storage are most unique and many are creations or inventions of the Olmsteds, being built "in-house".

An outstanding feature of the office is the plan filing system which is a prototype used by many landscape architects. These files are cross-referenced in such a way that a project can be easily located by client's name, type of project, or place of project. Color coding has been used so that drawings or other information can be located quickly and easily.

4. Archival Collection

The archival material presently stored in the office consists of approximately 115,000 drawings and 30,000 prints and photographs dating back to 1860. The drawings are presently rolled on wooden dowels and housed in bays in three vaults - lower, middle and upper. Of the three vault spaces, the two original ones - lower and middle vaults - are generally alike. The middle vault contains various Olmsted office archival materials such as client records, office correspondence dating from the 1850's and other historical documents. Current work is also kept in this vault and stored in a bank of long drawers.

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 back-up.



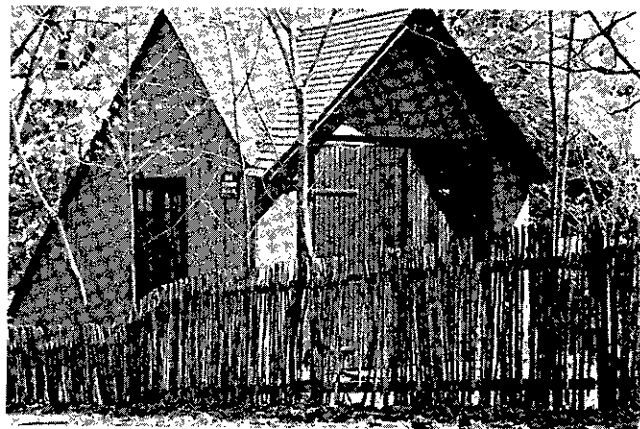
LOOKING SOUTHEASTERLY TOWARD
BARN WITH ATTACHED SHED SECTION



VIEW OF OFFICE SECTION SEEN
FROM THE INTERSECTION OF
DUDLEY AND WARREN STREETS



REAR VIEW OF OFFICE SECTION



DETACHED WOOD FRAME GARAGE AS
SEEN FROM FAIRMOUNT STREET

Figure 4

exterior views

OLMSTED HOME & OFFICE

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 from a collection of some 30,000 prints and photographs. The photo and negative archive is located on the second floor of the first office wing addition.

While the collection contains many final or pictorial representations of a level to be found in historical societies, it would seem that the most interesting and valuable material is that which documents the actual construction of a park. One excellent example is that of Franklin Park in Boston on which several albums contain a comprehensive series of such photographs made in the late 1880's. First, the original appearance of the land is shown; then a good series on the vast civil engineering effort which shows the manpower and horsepower effort involved in excavating, blasting, draining, and grading the land; then is shown paving of paths and roads, the masonry work for culverts and bridges, and then planting of trees and shrubs. Later views of the park then show the results growing in. Taken altogether, these photos exemplify late nineteenth century park construction.

There does appear a danger in the storage of the negative collection. Most of the negatives are cellulose nitrate base, which means that they are dangerously unstable and can spontaneously ignite. In addition, the drawers are in the space directly under the eave where heat collects and contributes directly to the premature aging and deterioration of the negatives. These include examples from the 1880's to about 1950 of glass, cellulose nitrate, and modern film base negatives.

KEY

- B - Bedroom
- C - Conservatory
- D - Drafting Room
- DR - Dining Room
- K - Kitchen
- L - Living Room
- LI - Library
- M - Mail Room
- NP - North Parlor
- O - Office
- P - Printing Area
- PH - Photo Archive
- S - Secretary
- ST - Study
- V - Vault
- ▲ - Major Entrance

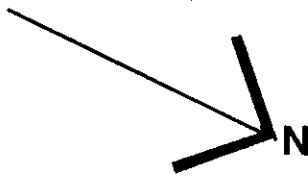
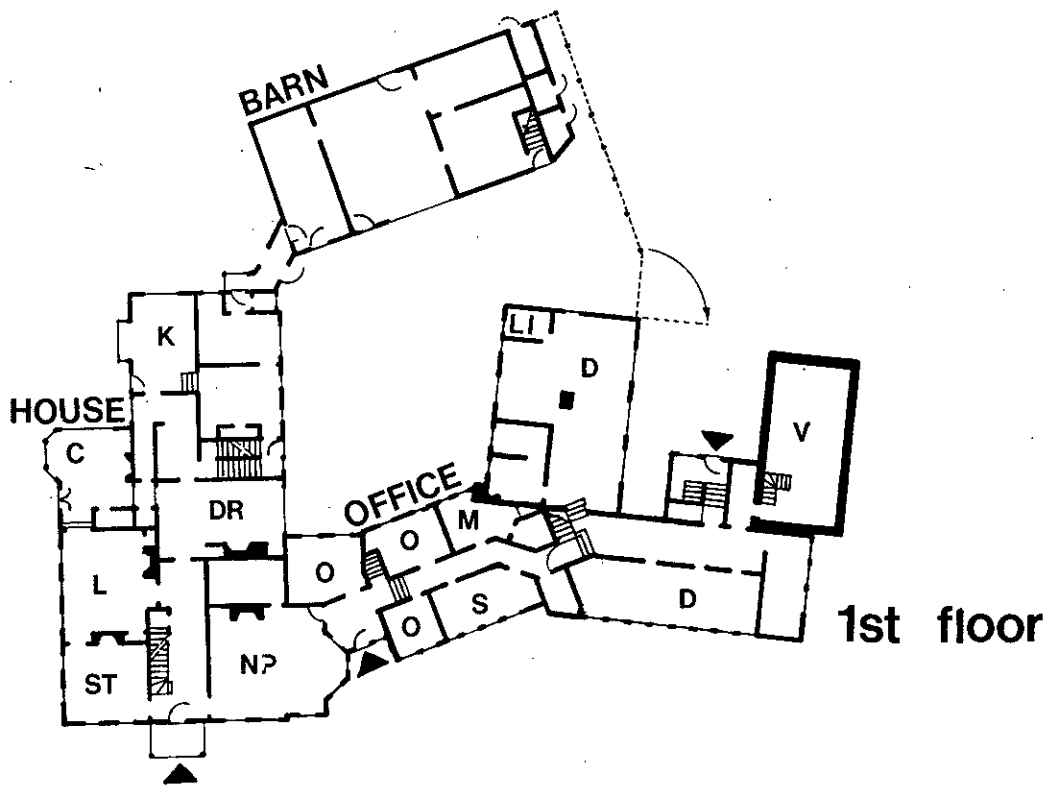
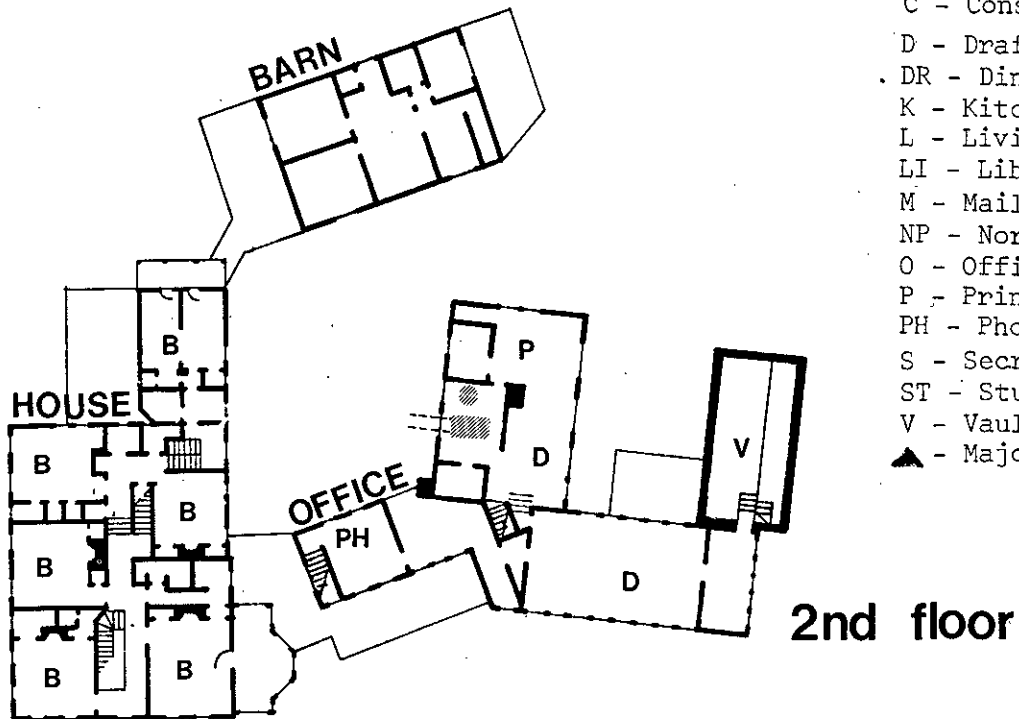


Figure 5

floor plans

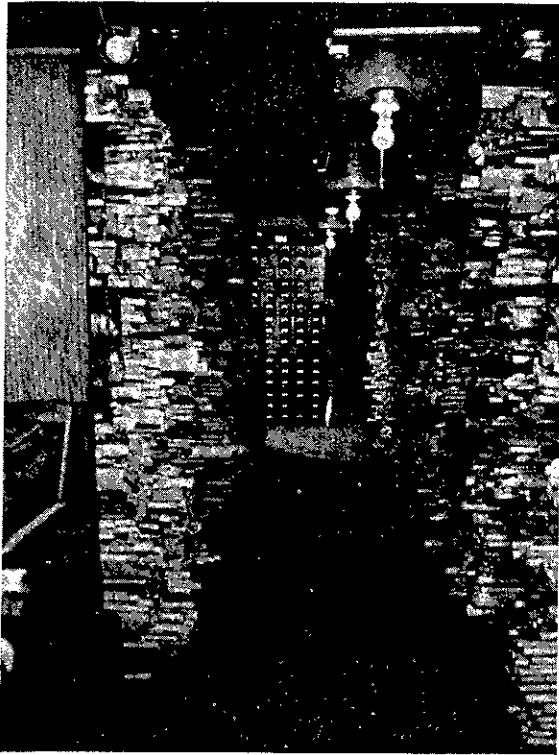
OLMSTED HOME & OFFICE

There has been a division of the archival material. 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 1777 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., a landscape architectural firm, were given to the Library of Congress in 1967 and 1971 by the firm's present owner, Mr. Artemas 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 Job 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, Morningside Park, etc. Unfortunately, many of the New York City drawings are unaccountably missing, but there does remain samplings of Olmsted's significant works so that his New York City contribution will not go unnoticed.



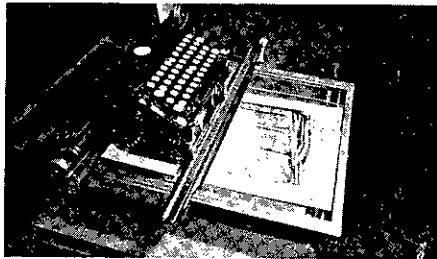
VAULT



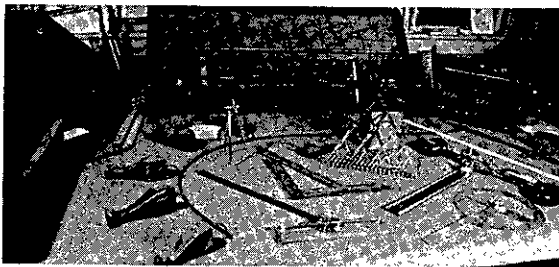
DRAFTING ROOM



DRAFTING ROOM



MACHINE FOR TYPING
ON DRAWINGS



DRAFTING TOOLS



PHOTO ARCHIVE

Figure 6

interior views

OLMSTED HOME & OFFICE

Stanford University of Palo Alto, California, has several of Olmsted's original plans of the University which he had prepared in 1886 to 1893. The archival materials are presently stored in the Stanford Museum. Mr. Richardson, owner of Olmsted Associates, Inc. has a written agreement with the University to have the archival material photographed or microfilmed (at an unspecified time) so that copies can be retained at Olmsted Associates, Inc.

It should also be noted that Frederick Law Olmsted's personal library has been removed to the University of California's College of Environmental Design.

B. Opportunities and Constraints

1. Region

The north and central sections of Brookline are densely settled and resemble nearby Boston neighborhoods while the southwestern section comprises the open "rural" area of the town with much of the land in large estates, cemeteries, golf course, and tax exempt institutions. There is no heavy industry in Brookline. Stores and small businesses represent the predominate commercial use. The major land use characteristic of the town and the one from which most open space planning problems arise is the imbalance between the distribution and accessibility of open spaces, both public and private, and population densities. It should be noted that, in response to the need for more recreational space to serve the town and the region, the Charles-to-Charles River Corridor Project was conceived in 1971 by the Boston and Brookline Conservation Commissions. The Charles-to-Charles River Corridor will be a new and expanded urban linear park in Boston, Brookline, and Newton. This corridor is, in part, the creation of Frederick Law Olmsted and is one of the only remaining natural landscapes in the heart of metropolitan Boston.

The neighborhood where the Olmsted site is located is comprised of primarily old large estates and single family dwellings. Considerable amounts of open space prevail throughout the neighborhood. Brookline Reservoir, a major water body with open space and recreation resources, is located a few hundred yards from the site.

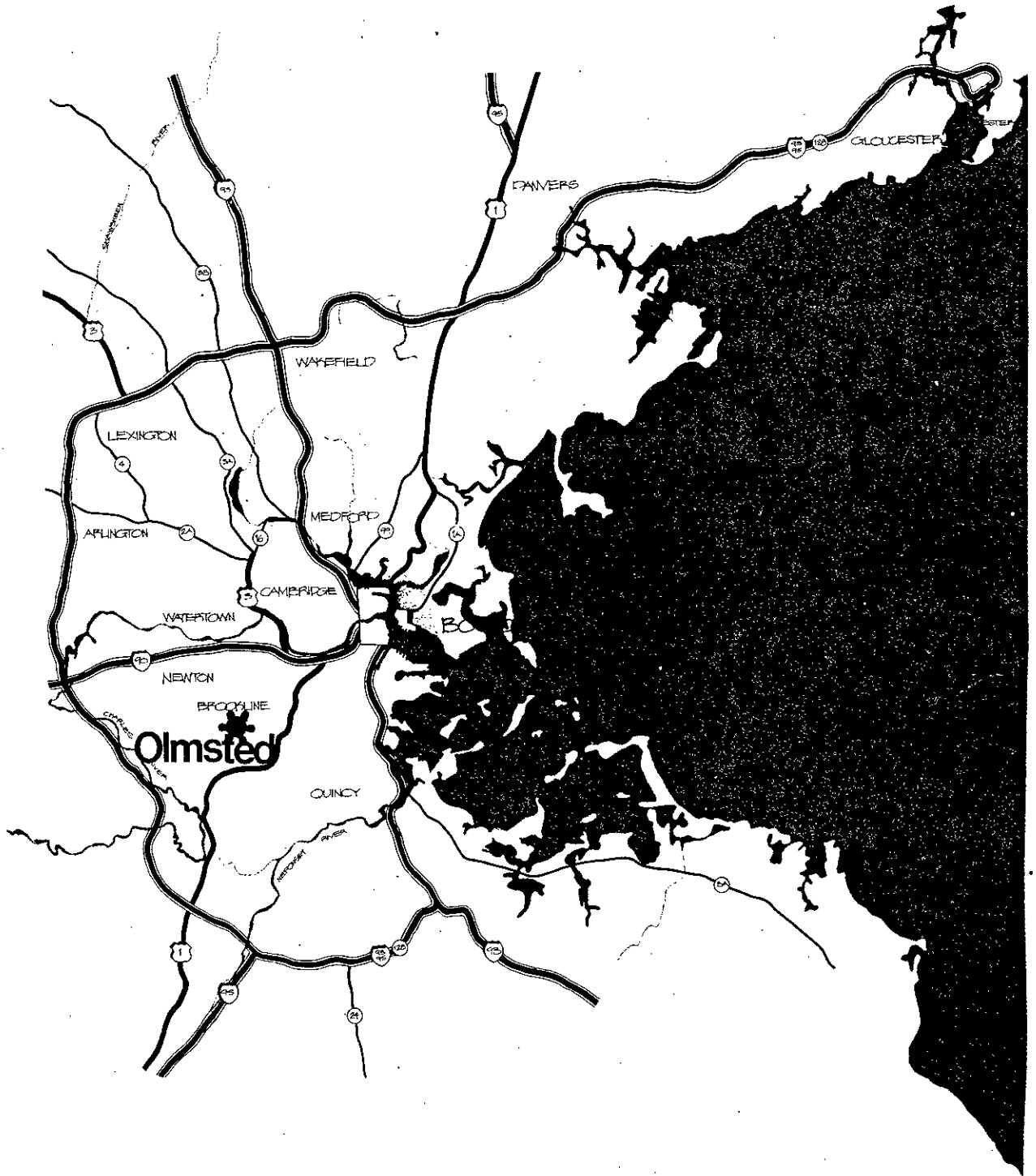


Figure 7

region

OLMSTED HOME & OFFICE

The town's zoning by-laws allow a great deal of review over basic land use decisions for the town and affect all other implementation strategies. Through the zoning by-laws, controls over lot sizes, environmental impact, permitted use, intensity of land use, and design review have all been developed. Although the zoning by-laws have limited powers to prevent development, they can provide extensive powers of review and comment. The Olmsted site is zoned for single family residential. Since the Olmsted Associates professional landscape architecture business was in operation long before the enactment of the first zoning by-law, (June 24, 1922), it is assumed that this is a legal nonconforming use due to the "Grandfather" status of this operation being in existence before the enactment of the law.

Brookline is cognizant of its heritage. The Historical Commission, established in 1974, has established historic districts for the preservation of historically significant structures. The Olmsted Home and Office is one of several historical structures that is located in Brookline's Town Green Historic District.

2. Access and Parking

The Olmsted Site is a five-minute walk to Boylston Street (Route 9), one of Brookline's main thoroughfares. The Massachusetts Bay Transportation Authority (MBTA) provides bus service along Boylston Street. It operates from 5:00 a.m. to 1:15 a.m. with fares ranging from 25 cents for inner-city travel to 50 cents for outlying destinations. The service provides direct access from Boston (Kenmore Square) to Warren and Boylston Streets. Service Line No. 60 uses the following route: Kenmore Square, Brookline Street, Washington Street, Chestnut Hill area, Cyprus Street, to Boylston Street. In addition, Service Line No. 51 uses the following route which intersects Lee and Boylston Streets: Cleveland Circle (Brookline) across Boylston Street, Lee Street, Clyde Street, Grove Street, West Brook Village, to Forest Hills (Arborway).

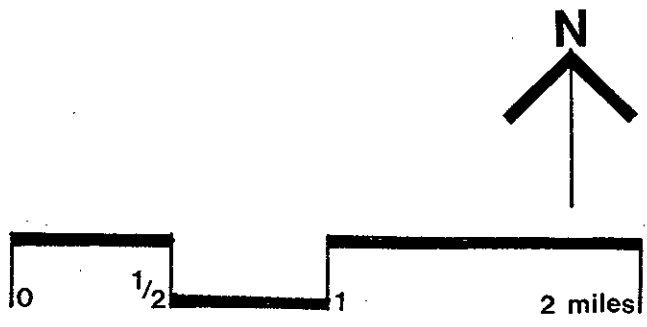
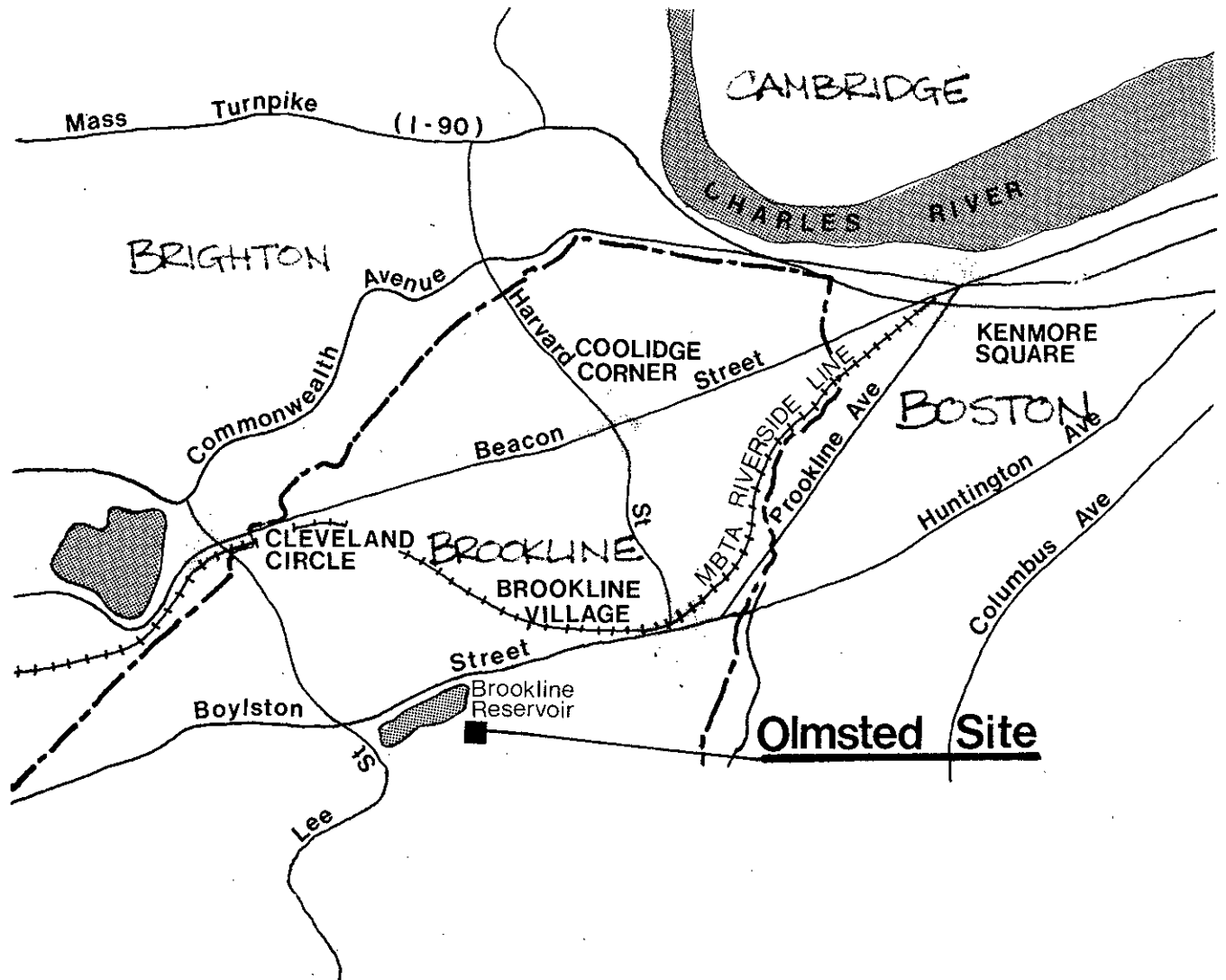


Figure 8
vicinity
 OLMSTED HOME & OFFICE

The MBTA subway and trolley stop closest to the site is at Brookline Hills, which is on the "Green Line." Access from the points south, west, north, and east is possible by using transfers.

The primary vehicular access to the site is via Exit 19 of the Massachusetts Turnpike (I-90), Harvard Street south to Route 9 west (Boylston Street) to Warren Street. This access is approximately three miles from the exit to the site. The local access corridor is Route 9, which runs east/west. Vehicles arriving from the south use I-95, Route 24, and Route 128 connector and Route 3. Vehicles arriving from the west use I-90. Light traffic on all sides of the site indicates very minimum noise pollution.

Boston's South Station is a major Amtrak stop on the Northeast Rail Corridor. The station also serves as one of the terminals for connection to the MBTA. The facility is located in the central business district of Boston and is approximately 4-3/4 miles from the Olmsted site.

Airlines serve Boston from the Boston/Logan International Airport located approximately 6-1/2 miles northeast of the site.

A small amount of parking is located off Dudley Street behind the office additions. This area is restricted to office staff and the Richardson family. There is a small circular driveway and two automobile spaces in front of the house off Warren Street. Parking is possible along Dudley Street.

3. Administration

Presently, the sole owner of Olmsted Associates also owns the Olmsted home and archival collection. The owner is willing to sell the home, office and collection to the Park Service and has cooperated fully with the study process.

If the property and archival collection are not acquired by the National Park Service or a private institution for the purposes of protection, preservation, and interpretation, the owner intends to sell the collection to the highest bidder or to individual bidders.

4. Operations and Maintenance of Structures

Presently, the level of operation and maintenance is limited. The owner and family are responsible for any and all upkeep of the grounds, structures and archival collection. They employ no staff to assist them with maintenance, and only one secretary assists with office operations. There are numerous actions that are necessary to adequately protect and preserve the site and archival collection.

The east, north and west sides of the property have been enclosed with spruce pole fence approximately 600 feet in length, much of which is in various stages of decay. The sections on the east and west sides, the Warren and Fairmount Streets exposures, are in need of major repair. The circular entrance driveway, rear office courts, and small rear parking area are gravel and need rehabilitation.

The office, barn, and house cellars are completely protected from fire by a sprinkler system which was installed at various times when additions were made, beginning in 1913. The system is antiquated with heads no longer acceptable to the insurance underwriters who insure the property. The present pumping method for the sprinkler system is manual and quite outmoded, though an interesting device that should be retained as a relic. The insurance people have also recommended replacing the manual method with an automatic pumping system.

In the house, the old plumbing has been largely replaced with copper. However, there are still old galvanized and lead pipes mostly located within walls.

The electrical system appears to be satisfactory and in no immediate need for rehabilitation. New circuits, circuit breakers, and heavy duty lines have been installed during the past five or six years. Open wiring, however, should be placed in conduit.

The barn and the detached garage appear to be in only fair physical condition and are presently being used as storage spaces.

5. Archival Collection

There are a number of serious conservation problems that require immediate attention if the archival material is to survive.

This would include a number of preservation considerations in connection with the collection. The entire drawing file should be examined to determine which of those initially recorded on light drawing paper or tracing paper need to be repaired. The New England Document Conservation Center might be contacted as a consultant on particularly difficult problems. The plans should be removed from the long high-sulphur-content paper envelopes which cover many of them.

Mildew is visible on a number of drawings. Fumigation may be necessary to limit or forestall insect damage, and the use of a portable fumigant such as paradichlorobenzene or ethoxide (90% CO₂ and 10% ethylene oxide) should be considered in the vault space.

Alterations that should be made to the vault include the installation of temperature and humidity controls that will maintain 70 degrees and 50% relative humidity. If photographs and negatives are stored in the vault, a temperature of 55 degrees would be beneficial.

False ceilings should be removed. A fire suppression system ought to be installed. This would preferably be a CO₂ or other dry-agent unit, rather than a sprinkler variety.

The wooden sections which now hold the drawings might be replaced with plan-file cabinets to hold the material in flat storage.

The indexes to the jobs and plan files in the secretary's office should also be microfilmed, and the accessions book and vault plans book ought to be copied as well. Security copies of this film could be placed in the Library of Congress and an academic library in the Boston area; possibly at Harvard University, which has shown interest in the collection.

The special files on architectural models and details, in the room with the botanical and planting files, should be placed in acid-free folders, as should the planting files themselves.

Photographs total approximately 30,000. Their backing is high-sulphur content paper, as are the albums used for storage. Albums and backing should be replaced. Nitrate and glass plate negatives should be copied on safety film stock. The photographs would benefit from a lower temperature and a constant humidity (uneven temperatures in their present location have already caused considerable deterioration) and might ultimately be stored in vault space with the drawings.

6. Visitation

Presently, the site is not open to the public. Individuals desiring to visit the site need approval from Mr. Richardson. He does not encourage visitation. The number of visitation requests over the last 10 years has ranged between 900 and 1,200 annually. These requests are received either by telephone or through written correspondence.

Mr. Richardson does, however, permit scholars engaged in research to visit on a limited basis. The limitation is subject to his availability and work load, as he is the only individual who can accompany the visitor.

It is difficult to accurately project annual visitation if the site were to become a National Historic Site. Comparable figures may be drawn from three national historic sites which exemplify similar characteristics.

Saint-Gaudens NHS, Cornish, New Hampshire

1975 - 15,200 1976 - 13,600

Carl Sandburg Home NHS, North Carolina

1975 - 30,200 1976 - 38,000

John Muir NHS, California

1975 - 27,500 1976 - 30,700

These figures suggest that if the Frederick Law Olmsted Home and Office becomes a National Historic Site, the number of visitors may be between 15,000 and 25,000 annually. It should be recognized that the projected number of visitors could be considerably less because of the special interest factor.

management alternatives

A. Approach to Alternatives

This section addresses specific ways by which the integrity of the site and the value of the collection can be best preserved and protected. Three management alternatives are addressed in depth. They are:

- Alternative I - No federal action
- Alternative II - Full federal acquisition and management of site and archival collection.
- Alternative III - Federal acquisition of site and archival collection with federal management of site and private sector management of archival collection.

Other alternatives considered and rejected are discussed at the end of this section.

The intent of this part of the suitability/feasibility study is to provide an objective appraisal to guide the decision making process in the commemoration, protection, and preservation of the Frederick Law Olmsted Home and Office and the archival collection. The concepts are meant to be discussed, analyzed, and altered where appropriate.

B. Major Alternatives

Alternative I - NO FEDERAL ACTION

In this alternative, the National Park Service would not acquire the site or the archival collection. The present ownership and management practices would be continued.

1. Impacts

- a. The most serious impact is that the valuable historical archival collection could become further fragmented, as well as not being properly protected and preserved. The owner would sell pieces of the collection to the highest bidders and no effort would be made to further preserve and protect the collection or site.
- b. The loss of the site and archival collection would be irreplaceable. As was mentioned earlier in the study, many public agencies and/or private organizations continually refer to Olmsted's drawings and plans, especially in reference to restoration projects. Because of Mr. Richardson's intention to sell the collection if no federal action occurs, this practice would not be able to continue.
- c. If this alternative is chosen, another site would have to be found to commemorate Frederick Law Olmsted, Sr. His philosophy that natural resources should be protected and preserved for future generations was the cornerstone for the national park idea. In addition, his advanced thinking on urban planning concepts and landscape design stimulated a new awareness of natural and physical surroundings. Olmsted's living legacies, such as Central Park in New York City and the U.S. Capitol grounds exemplify only fragments of Olmsted's total contributions to America. The house, office and archival collection at the Brookline site represent the entire Olmsted era.

2. Mitigating Measures

- a. The present owner might be able to sell the collection to the Library of Congress or an educational institution such as Harvard University. The collection would lose some of its historical integrity, but the prospects of it being further fragmented would be decreased. However, no buyer of the entire collection that is willing and able has been identified to date.
- b. The historical office furnishings could be either donated or sold to educational institutions, which have Olmsted memorabilia such as the Smithsonian Institution. This would provide a form of preservation and protection for the furnishings.

3. Irreversible and Irretrievable Commitments of Resources

The home, office, and archival collection would most likely lose their historical integrity under this alternative.

Alternative II - FULL FEDERAL ACQUISITION AND MANAGEMENT
OF SITE AND ARCHIVAL COLLECTION

In this alternative, the National Park Service would acquire and manage the site and archival collection. The present owner would consider remaining on site for up to a three year transition period. His knowledge and understanding of the resources would be helpful in assisting Park Service to establish management, development, and interpretive policies.

If the site became a National Historic Site, the thematic approach would focus on Olmsted's influence on this and other countries' views of both urban and open spaces and on conservation movements and specific preservation actions which grew out of his philosophies.

Exhibits of Olmsted Associates, Inc., would be displayed and the tradition would be continued by landscape architect student interns and by Park Service Interpreters. An acoustic guide might be narrated by one of the surviving partners of Olmsted Associates, Inc. or an Olmsted scholar.

A museum and a curatorial staff would be responsible for inventorying, cataloging, preserving and managing the archival collection. The staff would also be responsible for making the collection available to scholars who want to evaluate and utilize it. Former clients as well as Olmsted Associates would also be allowed to utilize the collection for the purposes of restoring and rehabilitating parks and landscapes to their original design.

A long term goal would be to establish a master microfiche set of the original plans and drawings for reference use so that the originals would not be used any more often than necessary.

Microfiche reference sets of the original collection might be placed in such institutions as the College of Environmental Design of the University of California at Berkeley and the Library of Congress in Washington, D.C. This would make the collection more readily accessible to scholars and former clients on both coasts while preserving the original and very often fragile plans and drawings. The duplicating expense should be the responsibility of the respective institutions.

The Park Service would work closely with local and state planning historic preservation and conservation agencies to ensure that the integrity of the site is protected and preserved.

If the Brookline site became a National Historic Site, staffing would be substantial. A staffing chart is included in the appendix.

There would be very minimal new development. In order to assure the historical integrity of the structures, rehabilitation and restoration would have to take place. The work would primarily consist of improvements and replacements to the house, office and grounds.

The first floor of the house would be used for an orientation area, with interpretive displays, comfort facilities and an NPS office.

The second and third floor of the house might be used for housing student interns. The interns would be present on the site for the purposes of studying and researching the Olmsted era, through the utilization of the archival collection, and would be under the supervision of the NPS staff.

The offices would be restored to the active working environment, which was present from 1889 through the 1920's. Visitors could view the offices, the two drafting rooms and blueprinting area on the second floor as well as the mailroom, litho print file, periodical file and product samples, library, lower vault and center vault on the first floor.

1. Impacts

- a. Since the Park Service would acquire and manage the site and collection, the integrity of both would be guaranteed for future generations.
- b. Park Service ownership of the archival collection would preclude any further fragmentation and would assure proper protection, preservation and interpretation of the collection. In order to make the collection more complete, the Service would have to retrieve as much of the original collection as possible.

- c. The continued presence of the former owner during a transition period would allow the Park Service to better understand the complexities of the archival collection.
- d. Since the present rear parking area is small and only minimal parking would be allowed on either Warren or Dudley streets, there might be a need to identify and acquire additional land for a small visitor parking area.
- e. Since student interns might periodically remain overnight on the site, arrangements would have to be made for proper security.

2. Mitigating Measures

- a. In order for the Park Service to interpret the total Olmsted era, the Service should seek cooperative agreements with the following institutions which own significant pieces of Olmsted's archival collection: Columbia University, New York - Avery Library; City of New York Museum; Library of Congress - Manuscript Division and Prints and Photographs Division; Stanford University of Palo Alto, California - University Archives and Museum; University of California at Berkley - College of Environmental Design. A cooperative agreement should be developed in such a way that where appropriate, the original pieces of the archival collection would be donated to the Park Service in exchange for microfiche copies to be placed in the respective institutions.
- b. Security measures such as an intrusion system, overnight regulations, and area use restrictions would be in force if student interns remained overnight on the site.
- c. In order to recreate the historical scene as closely as possible, the swimming pool would have to be removed.

3. Irreversible and Irretrievable Commitments of Resources

The home, office and archival collection would be protected for present and future generations.

Alternative III - FEDERAL ACQUISITION OF SITE AND
ARCHIVAL COLLECTION WITH FEDERAL
MANAGEMENT OF SITE AND PRIVATE
SECTOR MANAGEMENT OF ARCHIVAL
COLLECTION

In this alternative, all of the National Park Service acquisition and management factors would remain the same as stated in Alternative II, except those relating to the management of the archival collection. A private institution through a cooperative agreement would assist in the responsibility of adequately protecting, preserving, and managing the archival collection. In addition, an institution would be responsible for any and all research center activities which would further the scholarly and professional integrity of landscape architecture and urban park planning. This might include seminars where a group of environmental scholars and/or professionals would study the works of Olmsted.

An institution would be responsible for honoring former clients' requests for copies of earlier work performed by the Olmsted firm. The institution would also be responsible for researching and making available plans and photos from Olmsted's office, which are of interest to the landscape architecture and urban park planning profession. The institution may want to involve the American Society of Landscape Architects in this effort. This service may also warrant a fee collection.

Further, the institution may want to establish a fee schedule for the purchase of guide books, reprints of Olmsted's writings, reprints of slides of the home and office, and leaflets on the profession which the visitor or professional are sure to want. This could be accomplished in concert with a cooperating association similar to Eastern National Park and Monument Association.

All of these fee collections would provide a source of revenue to assist in offsetting some of the institution's annual operating expenses.

The interpretive approach would remain the same as in Alternative II. However, in Alternative III, more emphasis would be placed on the Olmsted site as a research facility.

Staffing would change to reflect the presence of an institution. In addition to the staffing identified in Alternative II, an institutional staff might include additional research or archival personnel. These individuals would complement the Park Service staff, especially in inventorying, cataloging, and microfiching the archival collection.

The development would remain the same as in Alternative II as would the visitor flow and operation schedule.

1. Impacts

The impacts that were identified in Alternative II also apply in this alternative. The additional impacts would consist of the following.

- a. Cooperative relationships relative to Olmsted materials already exist among the institutions identified in this study. If one of these institutions were to assume the archival managing responsibility at the Brookline site, prospects of retrieving fragmented pieces of Olmsted's archival collection from these institutions would be greatly increased.
- b. A contract would have to be developed in order to obtain a cooperating educational institution. The selection would depend upon an institution's interest and private financial capabilities.

2. Mitigating Measures

The mitigating measures that were identified in Alternative II also apply in this alternative. One additional mitigating measure also applies:

Several institutions such as Columbia University and Harvard University have expressed an interest in a cooperative venture with the Park Service at the Olmsted site. Their financial resources, however, may be minimal. These universities need to examine potential funding capabilities through the Getty, Mellon, and Rockefeller Foundations. Each of these foundations has a history of funding similar types of projects.

3. Irreversible and Irretrievable Commitments of Resources

The home, office, and archival collection would be protected for present and future generations.

C. OTHER ALTERNATIVES CONSIDERED AND REJECTED

The following alternatives were considered and rejected. The reasons for rejection are included:

Federal Acquisition and Management of Site Only;
Archival Collection Acquired by a Private Sector
Institution and Managed at the Site in Cooperation
with the National Park Service.

This alternative was not feasible and subsequently rejected because no private sector institution was identified which was willing and able to make a financial commitment to purchase the archival collection. Several educational institutions and professional non-profit organizations, such as Harvard University and the American Society of Landscape Architects, respectively, were approached.

Some of the institutions did, however, express a desire to assist in a research and management role with the collection on site and felt that they might identify potential funding sources to defray some of the expenses.

Park Service Acquisition and Management of Site Only;
Acquisition and Management of Archival Collection by
Another Federal Agency or a Private Sector Institution
off Site.

This alternative was not feasible and subsequently rejected because no other federal agency or private sector institution was identified which was willing to make a financial commitment to purchase the archival collection and manage it off site. Another reason for rejection was the fact that according to Park Service criteria, the Olmsted Site would lose its national historical significance and integrity if the collection was removed from the site.

The primary disadvantage in removing the archival collection from the Brookline site is that it would separate the historical resource material from the physical resource - Olmsted's home and office.

Several educational institutions such as Harvard University and Columbia University were approached to determine their financial capability to purchase and manage the collection off site and none were willing to make a commitment.

The National Archives, Smithsonian Institution, and the National Trust for Historic Preservation all expressed an interest, but also would not make a financial commitment to purchase and manage the collection off site.

The Library of Congress expressed the strongest interest of any institution or agency in purchasing and managing the collection off site. One of the primary reasons for their level of interest was because they presently own some of Olmsted's original materials which are stored in their Washington repository. Although the interest was present, the Library was not willing to make a commitment to purchase the total collection. They did, however, prepare some cost estimates for the archival collection including housing, restoration, space, and staff if the collection was deposited in their Washington, D.C. facility. These estimates are in the cost appendix. The estimates provide a comparison of what it would cost to adequately protect and preserve the collection off the site to the potential cost on site.

appendices

Appendix A: Cost Estimates

As mandated by P.L. 94-518, land cost estimates will be identified in the following paragraphs and matrix.

1. Land Acquisition Cost: Home and Office

The Olmsted property and structures were appraised as of April 15, 1977, for the National Park Service. As a result of careful analysis, the total estimated land acquisition cost is \$372,000, which includes relocation costs and costs for technical support including surveying, mapping, appraising, title search, etc.

2. Staffing Costs

If the site became a National Historical Site, as proposed in Alternatives II and III, staffing would be substantial. In order to assure proper management, protection, preservation, and interpretation, staffing would include the following:

Overall Management

- Unit Manager
- Clerk Typist

Archival Collection Specialists

- Archival Collection Curator
- Museum Technician (2)
- Clerk/Typist/Receptionist
- Museum Aide/Housekeeper

Interpretive Specialists

- Supervisory Park Technician
- Park Technician (4)

Operations

- Maintenance Mechanic
- Maintenance Worker
- Gardener

It is also projected that up to six graduate students at one time would complete a work study internship at the site.

The total cost for personnel, benefits, uniforms, and non-recurring standard expenses for the first year would be \$281,900. During the fourth year, at full staff, the total would be \$303,200.

Staffing costs would not be significantly different under Alternatives II and III, but the staff for the archival collection would be employed by a separate management entity such as a graduate school of landscape architecture.

3. Archival Collection Protection Costs

Plans and drawings

Preservation storage	446,600
Microfiche reproduction	144,400
Conservation and repairs	105,000

Photographs and negatives

Preservation storage	13,910
Microfilm reproduction	9,400
Photo replacement	80,000

Historic furnishings

Conservation	90,000
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Grand Total
(including 38% contingency) \$1,230,000

4. Development Costs (total first five years)

Historic Structures research	40,000
Emergency stabilization	25,000
Utilities renovation	100,000
Interpretive development	165,000
Historic Rehabilitation:	
Grounds	50,000
Home	210,000
Office	260,000
Outbuildings	110,000
Parking Lot renovation	10,000

Grand total
(including 38% contingency) \$1,410,000

Appendix B:

OLMSTED ASSOCIATES CLIENTS (JOBS) WHICH HAVE BEEN DESIGNATED

NATIONAL HISTORIC LANDMARKS

<u>Job Location</u>	<u>Landmark Year</u>	<u>Remarks</u>
<u>I. DURING OLMSTED SR.'S PRACTICE YEARS</u>		
Riverside Park Cook Co., IL	1970	(Landmark status is for entire Riverside Historical District)
Arnold Arboretum Boston, MA	1965	
"Fairsted" Brookline, MA	1963	
Central Park New York, NY	1963	
Biltmore Buncombe Co., NC	1963	
U.S. Capitol Grounds Washington, D.C.	1960	
State Capitol Raleigh, NC	1973	
<u>II. AFTER OLMSTED SR.'S RETIREMENT/DEATH</u>		
Calif. State Parks Donner Camp	1961	
Fort Ross California	1961	
San Juan Bautista Plaza Hist. Dist. California	1970	
Agri. Exper. Station New Haven, CT	1970	
Carnegie Inst. of Wash. Washington, D.C.	1965	
Smithsonian Institute Washington, D.C.	1965	

<u>Job Location</u>	<u>Landmark Year</u>	<u>Remarks</u>
Lafayette Sq. Hist. Dist. Washington, D.C.	1970	
Taft Studios (School) Chicago, IL	1965	
Fort Leavenworth Leavenworth Co., KA	1960	
Berea College Berea, KY	1974	(Landmark status is for Lincoln Hall)
Blaine Memorial (Blaine House) Augusta, ME	1964	(Landmark status is for Blaine House)
Mt. Vernon Square Baltimore, MD	1971	
St. Mary's Seminary Jr. College St. Mary's City, MD	1971	(Landmark status is for St. Mary's Seminary Chapel)
Whitehall Annapolis, MD	1960	
Wye House Talbot Co., MD	1970	
W.C. Bryant Homestead Hampshire Co., MA	1962	
The Mount (Edith Wharton Estate) Berkshire Co., MA	1971	
Quincy Market Boston, MA	1966	
Henry Joseph House Princeton, NJ	1965	
Nassau Hall Princeton Univ., NJ	1960	
Erie Canal (abandonment) Montgomery Co., NY	1960	
Niagara Reservation Niagara Falls, NY	1963	

<u>Job Location</u>	<u>Landmark Year</u>	<u>Remarks</u>
Schuyler Mansion Albany, NY	1967	
U.S. Military Academy, West Point Orange County, NY	1960	
Manasseh Cutler Hall Ohio University Athens, OH	1965	
Oberlin College Oberlin, OH	1965	
Founder's Hall Girard College Philadelphia, PA	1969	
Gifford Pinchot House Pike Co., PA	1963	
Valley Forge State Park Chester/Montgomery Co., PA	1961	
Newport Historic Dist. Newport, RI	1968	
University Hall Brown University Providence, RI	1962	
State Hospital for the Insane Columbia, SC	1973	(Landmark status is for Mills Building)
State Capitol Nashville, TN	1974	
Fisk University Nashville, TN	1974	(Landmark status is for Jubilee Hall)
Fort Monroe Hampton City, VA	1960	
Hampton Institute Hampton City, VA	1974	

<u>Job Location</u>	<u>Landmark Year</u>	<u>Remarks</u>
Washington & Lee University Lexington City, VA	1960	(Landmark status is for Lee Chapel & for W & L Univ. Hist. Dist.)
Monticello Albemarle Co., VA	1960	
Mount Vernon Fairfax Co., VA	1960	
Virginia Military Inst. Hist. Dist. Lexington City, VA	1974	
Westover Charles City Co., VA	1960	

Appendix C: Selected Letters of Interest

Many letters were received from various individuals, educational institutions, professional organizations and public agencies, relative to the Frederick Law Olmsted home and office and archival collection. The following letters represent a balanced sampling and are included to demonstrate the national interest of the Brookline Site and the archival collection:

1. Dr. Derek C. Bok, President
Harvard University
Boston, Massachusetts
2. Dr. Adolph K. Placzek, Avery Librarian
Avery Architectural Library
Columbia University
New York, New York
3. Mr. Benjamin W. Gary, Jr., President
The American Society of Landscape Architects
McLean, Virginia
4. Dr. Margaret H. Floyd, Director
Society of Architectural Historians
Philadelphia, Pennsylvania
5. Dr. Alan Fern, Director
Department of Research
The Library of Congress
Washington, D.C.

HARVARD UNIVERSITY

OFFICE OF THE PRESIDENT

MASSACHUSETTS HALL
CAMBRIDGE, MASSACHUSETTS 02138

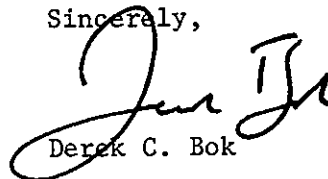
July 29, 1977

Dear Mr. Stark:

The attached proposal outlines a way that various units and individuals within Harvard University could assist the National Park Service and others to develop and run in the public interest a program for the management and use of the archives of the Frederick Law Olmsted home and office located in Brookline.

I feel this proposal on behalf of Harvard is consistent with this University's long association and ties with this remarkable man, his firm and the profession he helped found. But equally important, it outlines a way that scholars and students from Harvard and other educational institutions will be assured access to and use of this unique collection of archival documents related to the development of the American landscape.

Sincerely,



Derek C. Bok

Mr. Jack Stark
Regional Director
North Atlantic Regional Office
National Park Service
150 Causeway Street
Boston, Massachusetts 02114

July 30, 1977

INITIAL RESPONSE FROM THE SCHOOL OF DESIGN OF HARVARD UNIVERSITY

RE: O L M S T E D H O M E O F F I C E A N D D O C U M E N T S

Prepared by: Angela Giral Librarian of Frances Loeb Library H.G.S.D.
Albert Fein Visiting Professor of L.A. History H.G.S.D.
Charles Harris Chairman and Professor of L.A. H.G.S.D.

This document has been prepared to assist the North Atlantic Regional Office of the National Park Service, Boston. This office has been asked to "prepare a suitability/feasibility study on the home and office of Frederick Law Olmsted in Brookline, Massachusetts to become a unit of the National Park System."

This proposal endorses the need of public ownership and management of the Olmsted site and its documents for a wide range of purposes. The proposal indicates Harvard's historic and on-going ties with Frederick Law Olmsted, the office and profession he started. Finally, the proposal outlines how we, and other members of Harvard University, are prepared to assist the National Park Service, other government agencies, educational institutions and professional organizations to develop and administer the most effective program for using this site and its archival collection in the public interest.

SUPPORT FOR PUBLIC OWNERSHIP AND MANAGEMENT

For a great number of years many people from all over the nation, including several people from within the Harvard and local professional community, have seen a need for public ownership and management of the Olmsted Home and Office, especially its unique collection of historic documents. The establishment of a national historic center at Brookline, in our judgement, will not only recognize the role of the senior Olmsted in creating and practicing a new profession unique to America -- landscape architecture -- but it will provide a place where interested citizens, professional

practitioners, and scholars can gain access to this one-of-a-kind collection of archival materials.

Creation of a research center at the Olmsted site would help support a growing national and international interest in the preservation and adaptive use of historic landscapes. For instance, access to this collection will be essential to any effort to restore some of our nation's oldest and most famous urban parks, college campuses, and other types of historic sites. There is no other site or archival collection of this type in the world. When this unique resource is combined with access to the Boston area's most famous university libraries, particularly the School of Design's Frances Loeb Library, which contains one of the world's largest design and planning collections, there can be no better place to conduct scholarly research and professional studies related to the American landscape, its preservation, restoration and possible re-use.

A couple of final points should be stressed in support of keeping the entire collection intact and at the Brookline site. Most serious scholars of Olmsted recognize that the vast majority of documents located at the Brookline site today relate not so much to the work of any one person but to the development of America's first and oldest professional office. They also know that the entire complex had, and should retain, a professional unity and that the documents were intimately related to the physical organization of the office.

Clearly it is in the national interest to develop an innovative plan to retain the integrity of this historic site and combine this function with a viable educational/research center. We at Harvard are prepared to help the National Park Service try to achieve this objective.

HARVARD'S ACTIVITIES RELATED TO OLMSTED

Shortly after Olmsted moved to Brookline in 1883, President Eliot of Harvard sought the advice of the senior Olmsted on a course of training in landscape architecture for his son, Charles. Lacking any formal training, Eliot's son became an apprentice in Olmsted's new office. Sixteen years later, President Eliot received a generous donation that enabled him to ask Olmsted's son, Frederick, Jr., to organize and head America's first professional training program in landscape architecture. Thus, a close tie evolved between this nation's first professional office and its first professional school related to landscape architecture. This symbiotic relationship between practice and teaching at Harvard provided an example of effective linking of theory and practice that has proven to be so essential for a new profession in America and is still seen as an ideal among the nation's most distinguished educators and practitioners.

The recent interest in the quality of the American landscape has helped spur a growing need to study Frederick Law Olmsted, the office he founded and the documents it contains. Listed below are some examples of our school's activities related to Olmsted. Several of these are expected to become much more important over the next few years.

- a: In 1964 as part of the 100th anniversary of landscape architecture in America, students and faculty of Harvard's Department of Landscape Architecture created the first traveling exhibition on Frederick Law Olmsted. This was shown throughout North America during the next four years.
- b: Since 1965 the school has offered a course on the historical parallels of the life and works of the elder Olmsted with contemporary issues. Graduates of this course have produced a number of publications on various aspects of Olmsted's career and work.
- c: In 1974 the School of Design created an annual Olmsted Lecture Series which has brought to Harvard noted scholars and authorities on Olmsted and the history of landscape architecture.

- d: In the spring of 1974 several people from within the Harvard and local professional community formed an ad-hoc committee to determine the feasibility of relocating the entire Olmsted collection, estimated at that time to be around a million pieces, to Harvard or some other local site if such a course of action ever became necessary. After several months of detailed investigation, which included cost, space and staff estimates, the ad-hoc committee decided the task would be too big for any single educational institution without major funding from outside of the University and with the cooperation of other institutions and organizations. The ad-hoc committee concluded the best course of action was to continue to aid the national effort to secure Federal legislation to acquire the site and its contents as a unit of the National Park System.
- e: In 1976 a growing national interest in landscape history and historic landscape preservation prompted the Department of Landscape Architecture and the Center for Studies of Landscape Architecture at Dumbarton Oaks to co-sponsor a series of four invitational seminars related to these emerging interests. Several of the twelve people who presented papers saw the need and opportunity for Harvard to create advanced graduate and doctoral programs to bring together its own library resources with those other resources found within the Boston area, including the archives of the Olmsted office.
- f: Finally, during the spring of 1977 the Department of Landscape Architecture initiated two new courses related to historic landscapes, their protection, restoration and possible re-use. one was a lecture-seminar course where real-world cases were presented and discussed with considerable mention of the need to have access to such archives as those housed at the Olmsted office. A complementary case study/studio prepared proposals for an historic site in Lowell, Massachusetts.

Although the above list cites only some of the activities that have occurred within the School of Design, particularly the Department of Landscape Architecture, it is equally possible to assemble other excellent examples from within Harvard and other institutions and organizations located in the Boston and/or the New England area.

PROPOSED RESPONSES FROM UNITS AT HARVARD UNIVERSITY

While it is essential that the Federal Government acquire the site as a unit of the National Park System, it is clear that the larger and much more complex issue is the question of acquisition, processing and making available for public use this collection of professional drawings, photographs, etc. It is with this larger national, indeed international, purpose in mind that the authors of this proposal are prepared to work with others within and outside of Harvard University to initiate several complementary activities, should the site and its contents be acquired by the Federal Government.

- a: Advisory Role: should the NPS be authorized to acquire and manage the site and documents then we would be pleased to provide expert and professional advice. This could include helping establish a way to give the NPS personnel access to our various libraries and other local resources.
- b: Cooperative/Management Function: should the NPS be authorized to acquire the site and documents but want to work out a management agreement with Harvard, the American Society of Landscape Architects, other governmental, educational and private organizations, we would be pleased to do so. It is envisioned that such a cooperative agreement would result in the forming of a non-profit consortium. It would have a board of directors with responsibility for choosing a director and establishing policy to guide the management and use of the archival materials. The consortium would be expected to take the responsibility for protecting, preserving and managing the materials. It would oversee the activities of this center including programming seminars and general purpose lectures.

[NOTE: the full extent of the needs and how they may be handled cannot be anticipated at this time in any greater detail. It is clear that such a consortium would have to seek major funding from outside sources in order to both initiate and sustain its functions over any extended period of time. Until such an effort is undertaken, the primary commitment being outlined by the authors is that they are prepared to take the initiative to form such a consortium.]

Columbia University in the City of New York | New York,

EVERY ARCHITECTURAL LIBRARY

F-58

May 12,

Mr. Jack Stark
Regional Director
National Park Service
North Atlantic Regional Office
150 Cosway Street
Boston, Mass. 02114

Dear Mr. Stark:

The projected acquisition of the Frederick Law Olmsted archives in Brookline, Mass. by the National Park Service is most welcome news indeed. It will be a logical step towards preserving, maintaining and servicing for the public these invaluable records. It is particularly attractive that they can remain in situ and that the Olmsted house will likewise be preserved in its integrity.

To make these records available to the public, that is to scholarship and to research, will be a demanding task. On behalf of the Avery Architectural Library, let me pledge our full support. As you know, the Avery Library, generally considered the Nation's outstanding library of Architecture, has strong holdings in 19th century American planning and landscaping, and particularly in source material by and on Frederick Law Olmsted. We want to cooperate with you fully and shall certainly be willing to make, by micro-film or other means, our Olmsted material available to you.

Please accept our best wishes and kindest regards.

Sincerely yours,



Adolf K. Placzek
Avery Librarian

AKP:kss

cc: Sen. E.M. Kennedy
Rep. R.F. Drinan

THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS

1750 OLD MEADOW ROAD, McLEAN, VIRGINIA 22101 • TELEPHONE (703) 893-3140



BENJAMIN W. GARY
President

July 12, 1977

Mr. Jack Stark
Regional Director
North Atlantic Regional Office
National Park Service
150 Causeway Street
Boston, Massachusetts 02114

Re: Frederick Law Olmsted Home and Office, Brookline, Massachusetts

Dear Director Stark:

This letter is in reference to the Feasibility/Suitability Study your office is currently conducting relative to the future disposition of the above property and its archival materials. Consistent with the past concerns and efforts of our professional Society, we wish to reaffirm our strong hope that Fairsted and the Olmsted documents will be purchased and preserved to become a living memorial to Olmsted for all Americans. This graphic legacy, housed where this exceptional man lived and worked, is the largest and most single important source of information of the history of environmental design today. As founder of the profession of landscape architecture in the United States, the accomplishments of Olmsted in the environmental field, park design, conservation, town planning and landscape architecture has a significance extending beyond the shores of America.

In my congressional testimony last year in support of the establishment of Fairsted as a national historic site, I suggested that the Olmsted complex could be developed as a living memorial -- as a research and conference center. I visualize such a center where a select group of environmental scholars would live and study the

Mr. Jack Stark
July 12, 1977
Page Two

works of Olmsted. In these works, which span forty-five states and cover the spectrum of environmental design and planning, are truths which, when fully understood, can serve to guide the preservation and development of our nation's future environment, especially our urban scene. Using Olmsted's works as a foundation, I am convinced scholars will generate greater light to guide the proper utilization of our precious natural resources.

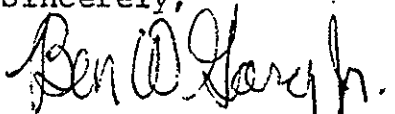
Beyond the cadre of scholars the complex lends itself to seminars and conferences where all people -- administrators, legislators, planners and landscape architects -- can come for mutual enlightenment. A small interpretive center for the general public's use seems appropriate, for there is a new respect and concern for the environment which needs nurturing. These are but some of the potential uses of Fairsted and its contents.

At a recent meeting of the Executive Committee of the American Society of Landscape Architects, I was directed to convey our willingness to assist you in any way possible in preparing your Feasibility Study and to pledge support for the future management of this site. Although it is premature to articulate a specific involvement for ASLA, we can at least suggest that groups of knowledgeable landscape architects be appointed as volunteers to assist in formulating policies and programs for the Olmsted center, should its establishment be assured.

While we are aware of the expressed current interest by the Library of Congress to purchase and house the archival materials, we strongly recommend that these documents be preserved and remain at the Olmsted office. Similar to the maintenance of presidential papers at numerous presidential libraries and those of Edison at his home in New Jersey by the Park Service, so the Olmsted documents should be preserved and housed. Intact in the setting of Fairsted, they will be more accessible to a wide range of scholars and the general public. Of course, should the Congress not acquire the complex and documents, acquisition and preservation by the Library of Congress would be desirable.

We trust you will view this letter as representative of the understanding and respect of the landscape architects of this country for Olmsted and his achievements. Not only this, but our strong belief that in these achievements rest the vision we need to wisely use our natural resources and to revitalize the quality of life in America.

Sincerely,


Benjamin W. Gary, Jr.
President

SOCIETY OF ARCHITECTURAL HISTORIANS

12 June 1977

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*ex officio

Mr. Jack Stark, Regional Director
National Park Service
150 Causeway Street
Boston, Massachusetts 02114

Dear Mr. Stark:

I am pleased to inform you that on April 23rd in Philadelphia the Board of this Society voted overwhelmingly to support and encourage the acquisition by the National Park Service of the Frederick Law Olmsted property, known as "Fairsted", at 99-101 Warren Street, Brookline, Massachusetts.

We also want to express our conviction of the importance of retaining the Olmsted drawings and documents at the site. The possibility of cooperative agreements with the Library of Congress and universities possessing Olmsted materials is an excellent objective, in order to make these resources available for scholars.

We are interested to know of plans for the proper preservation, handling and storage of the documents at the estate, and offer our support in this area. The buildings themselves are of particular concern to us, for they are of great importance historically to this area of the town of Brookline, where during the later 19th century a great number of major American architects resided as neighbors. The wooden structures at "Fairsted" are, in our opinion, good candidates for interior modifications, which will insure protection from fire without loss of their architectural importance.

Yours sincerely,

Margaret Henderson Floyd
Margaret Henderson Floyd, PhD
Chairman, Committee on
Architectural Preservation

MHF:ens



THE LIBRARY OF CONGRESS

WASHINGTON, D.C. 20540

DEPARTMENT OF RESEARCH

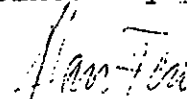
June 17, 1977

Dear Mr. Stark:

Enclosed is the report prepared by our architectural collections curator, Ford Peatross, as a result of his recent visit to the Olmsted Associates House and Office Site. He has ably presented the case for the preservation of the drawings and photographs now at Brookline in the Library of Congress, and has estimated the attendant costs. The cost of this undertaking is high. Conceivably some items could be reduced in cost, but this budget is in general realistic as currently perceived by Mr. Peatross and other staff at the Library.

I hope this information will prove useful to you in planning for the future of this rich group of research materials, and I look forward to hearing from you and your associates on this matter.

Sincerely yours,


Alan Fern
Director

Mr. Jack Stark
Regional Director
North Atlantic Regional Office
National Park Service
150 Causeway Street
Boston, Massachusetts 02114

Preliminary Report

Frederick Law Olmsted/Olmsted Associates House and Office Site,
Brookline, Massachusetts: Archive of Drawings and Photographs

The site and its collections already have been surveyed extensively in the report prepared by William Alex through a grant from the National Endowment for the Arts, 1973-1974. The conclusions reached in that report by Mr. Alex and such authorities as James Marston Fitch remain basically sound. The archive itself is a national treasure and potential resource for study of inestimable value. It is unique, irreplaceable, and should be preserved and made as fully available to researchers as is possible. Neither is the certitude of the historical importance of the site, both in the development of our system of national parks and the disciplines of landscape architecture and urban planning, in question. The principal and irreconcilable difficulty is that the present buildings and equipment are not suitable as an archival depository nor readily adaptable to such purpose. Were the archive to be properly organized, cataloged, and preserved the present storage facilities would be inadequate both in regard to available space and materials and methods of construction. As Prof. Fitch has pointed out, the historical integrity of the buildings and their innovative fixtures are presently intact. The facility could achieve the highly desirable aim of conversion to a museum/study center without destroying this integrity; without the construction at great expense of underground vaults suggested by Prof. Fitch, and necessary for proper archival storage and treatment, this integrity could not be preserved.

It is therefore highly desirable that the original materials be removed to a safe and suitable depository, to be replaced at the site with a complete reference collection on microfilm and microfiche. Exhibits and ongoing loans of the original material to the museum/study center established at the site would be a part of any such arrangement. Whatever archival depository is chosen, the recommendations herein for the removal, cataloging, recording, and preservation of the collection should be applicable.

Several factors recommend the Library of Congress as the most suitable such depository. First, the original correspondence and papers of FLO and Olmsted Associates are already cataloged and housed in the Library's Manuscript Division. Second, the Library's Prints & Photographs Division has been the official depository for nearly forty years for the Historic American Buildings Survey produced by the Office of Archaeology and History Preservation within the National Park Service. HABS works in cooperation with the American Society of Landscape Architects in archivally documenting American achievements in that discipline, just as it has worked in association with the American Institute of Architects in documenting over 17,000 historic American buildings and sites. These two collections would complement each other perfectly, and the value of having them together with the Library's other important architectural collections is clear. The ASLA Archives are in the Library's Manuscript Division as well. Third, researchers would have access to important related documents in the Library's Geography and Map Division, and to the vast book and periodical resources which would more than replace Olmsted's personal library, which has already been removed to

the University of California's College of Environmental Design. Finally, the Prints & Photographs Division already has the museum level expertise needed to deal with the various special formats in the Olmsted Archive, which includes photographic prints and negatives, architectural drawings of all types, as well as lithographic prints. Add these advantages to the accessibility of the Library for researchers and its established reference and photoduplication services, and one has a very strong argument for its choice as a depository.

The following recommendations and estimated expenses are arranged according to four categories: 1) Drawings, 2) Photographs and negatives, 3) Staff requirements, and 4) Space requirements. Before removal from the site, all materials should be placed in the vault areas and fumigated and placed in the new and permanent metal filing units for shipment. This would accomplish an initial preservation need and prepare the materials for transmittal and cataloging with a minimum of possible damage or disorganization.

1) The Drawings

The estimated 150,000 drawings, usually rolled on wooden dowels and on various types of paper, would be best preserved and cataloged if placed in metal tube files, 15X15X62", like those presently used for the Library's oversize poster collection. These files are of the approximate proportions of the individual wooden "bays" used to house individual commissions in the Olmsted drawings vault. Each such unit has nine divisions which should hold about 50 drawings, and the contents of each such division may be indicated on a calendar on the inside of the door which protects the contents of the unit. Thus, these units would allow the continuation of the traditional organization of the collection with its obvious advantages, while protecting them and facilitating their retrieval and refiling. At 50 drawings per unit, at least 3,000 of these metal cabinets would be needed at an average cost of \$100 per unit.....\$300,00

Both the present wooden dowels on which the drawings are rolled and the paper envelopes in which the rolled drawings are placed are highly acidic, and the latter are rapidly deteriorating. Both need to be replaced:

- 150,000 60X1/2" mylar dowels at \$.20 per unit..... 30,00
- 150,000 60X2" Permalife paper envelopes at \$.15 per unit..... 22,50

105mm microfiche emerges as the best and most economical tool for making the Olmsted drawings archive accessible to researchers while also allowing the preservation of the original documents. The use of a single image on 105mm fiche has most recently and effectively been used by the Cartographic Division of the National Archives to make their "problem format" materials, including maps and architectural drawings, more usable and accessible to researchers.

Several factors recommend the 105mm microfiche (one image per fiche). It offers a high resolution image at a scale necessary for unusually large documents. The fiche can be read on a light board as well as on regular or specially designed microfiche readers (and reader-printers). The cataloging and

retrieval of the fiche is facilitated by its standard size (comparable to a 4X6" index card) and by the ability to include uniform and specific captioning on each fiche by means of a separate titling camera. The fiche are of archival quality, durable, and relatively inexpensive both to produce and to reproduce.

A project to so record the Olmsted drawings would require at least two sets of the microfiche for the depository institution, the first a master set and the second a reference set. It is highly desirable that at least a third and fourth original set of the microfiche be produced, the third to be available at the Olmsted House and Office "Museum/Study Center" to be used in cooperation with Harvard's School of Design, and the fourth to be available at the College of Environmental Design of the University of California at Berkeley, where the Olmsted library now exists. This plan would make the Olmsted archive accessible to students on both coasts while preserving the original and often very fragile drawings.

These drawings have been well preserved but are, nevertheless, very susceptible to damage through handling. If each drawing is rolled out and cataloged and the four exposures necessary to provide the four original sets of microfiche are made, one would be taking advantage of a descending cost scale applicable to multiple image photography as well as accomplishing all the requisite operations with a single handling of the drawing. The drawing would then be replaced on its new mylar dowel, placed in its new acid-free envelope with cataloging information identical to that on the microfiche.

This plan naturally requires that full cataloging take place before the microfiche is made. With a collection of this size, 150,000 drawings, an extended program of cataloging and microphotography is thus necessary. A ten year program to accomplish this purpose would involve the processing of 15,000 drawings per year, or approximately 60 drawings per day. The staff needs and expenses for this, as well as for an alternative 5-year program using student interns, are detailed in part 3 of this report. The estimated cost of the microfilming project is as follows:

<u>1st set</u> (master microform)	
150,000 105mm microfiche at \$.75 per unit.....	\$112,500
2nd set (reference microform)	
150,000 105mm microfiche at \$.40 per unit.....	60,000
[3rd set (reference microform)	
for Olmsted Museum/Study Center and Harvard Univ.	
150,000 105mm microfiche at \$.40 per unit.....	60,000]
[4th set (reference microform)	
for College of Environmental Design, Univ. Calif.	
150,000 105mm microfiche at \$.40 per unit.....	60,000]

The last two sets might be paid for on a subscription or matching grant basis, or provided to Harvard and the University of California in exchange for student intern help in cataloging the materials, as proposed in part 3 of this report.

Certain of the drawings and all of the lithographic prints will require flat storage. For this purpose standard metal (map-type) filing units, with 70" wide drawers, will be needed.

4 5-drawers units at \$1,200 per unit..... 4,800

Also needed at the depository institution and at each reference depository will be a reader/printer for the 105mm microfiche.

1 unit at \$3,000..... 3,000
[2 units at \$3,000 (optional)..... 6,000]

Naturally, there will be certain miscellaneous expenses for supplies and equipment, as well as for transporting the drawings to and from the firm which contracts to undertake the microphotography. These expenses are difficult to estimate and are not included in the total figure given for the Olmsted drawings which follows:

Total.....\$532,800

2) The Photographs (albums of prints and negatives)

The photographic archive is integral to both the drawings and the correspondence in documenting the projects undertaken by the Olmsted firm. The over 2,000 albums contain over 63,000 photographic prints and are grouped by commission number, like the drawings and correspondence. Having been stored in specially constructed drawers, they are well-preserved. However, the photographs in the albums are mounted on acid paper and certain of the prints have deteriorated because of poor processing. Because of their size, order, and format these albums of photographic prints would best be preserved and made available to researchers through standard microfilming (35mm silver halide). Reference copies of this microfilm would also be placed at each participating institution. When possible, depending on the availability and condition of a negative, the poor quality prints in the albums would be replaced prior to this microfilming project. Once microfilmed, the albums would be placed in Hollinger boxes of the approximate dimensions of their original drawers (14"X 17"), so that once again the original organization of the materials could be maintained as closely as possible. These boxed albums would then be placed on open shelving and become available for reference use. The identification numbers of the new safety negatives made from prints, necessary where the original negative is lost or damaged, could be noted in the albums. Eventually, the album pages should be replaced with acid-free paper, but this is not a pressing need.

Microfilming the photographic prints:

63,000 images on 35mm silver halide film at \$.10 per frame:

1st set (master microform)..... \$6,300
2nd set (reference microform)..... 6,300
[3rd set (reference microform)..... 6,300]
[4th set (reference microform)..... 6,300]

Also needed at the depository institution and at each reference depository will be a reader/printer for the 35mm microfilm

1 unit at \$1,200.....	1,200
[2 units at \$1,200 (optional).....	2,400]
380 Hollinger boxes (14X17X__") at \$3 per unit.....	1,140
Shelving costs (not estimated).....	

The primary problem with the Olmsted photographic archive is the highly deteriorated condition of the negatives, especially those with a nitrate base. The program of microfilming detailed above was in part an alternative to conversion of the existing glass and nitrate negatives to safety film, which would be prohibitively expensive. Assuming that only 40,000 of the Olmsted negatives are nitrate base, and that 10,000 of those are beyond help, the conversion to safety film of the remaining 30,000 nitrate negatives alone would cost over \$400,000. This is because nitrate-to-safety conversion is a two step process involving both a copy print (\$6 per image) and a new safety negative (\$6-7 per image).

The preservation/salvage of the Olmsted negative archive would thus require the following procedures and expenses, including the weeding of nitrate base negatives and their cold storage, the replacement of the present highly acidic and deteriorating negative jackets and the transferral of cataloging information to the new jackets, the printing and conversion of nitrate and glass negatives which have no existing prints, and the placement of the rejacketed and recataloged negatives in metal filing cabinets.

63,000 Permalife negative envelopes (various sizes) at an average of \$.10 per unit.....	\$6,300
7 5-drawer metal filing cabinets for the negatives..... (\$110 per unit)	770
Nitrate-Safety conversion fund (to be used when no print exists from an original negative and when a faded or deteriorating album print must be replaced): 5,000 conversions at an average cost of \$12.50 per image.....	62,500
Cold storage for salvageable nitrate negatives (cost not determined).	

This project to rejacket and recatalog the negative collection while checking it against the album prints for errors or omissions could take place over a period of five years (12,000 images per year, or 250 per week) using the same staff proposed for the drawings project. Less these staff expenses, which are detailed in part 3 of this report, the total cost for this would be:

Total.....	<u>84,510</u>
------------	---------------

3) Staff

The proper cataloging of the drawings and the photographs and negatives is essential both to the creation of the reference collections on microfiche and microfilm and to the future use by researchers of both the reference and original materials. To take advantage of existing indexes and the historical order of the archive; the original systems of organization established by the Olmsted office should be adhered to wherever possible. In the process of recataloging surviving documents and their new locations should be noted in the existing indexes, most particularly the vault plans book, and inconsistencies or mistakes should be pointed out or corrected.

As indicated in the sections of this report on the drawings and photographic archives, the cataloging and recording of both types of documents can take place simultaneously, using the same staff. The following are the personnel which will be required to accomplish these tasks, which would include the processing of approximately 60 drawings and 50 photographs each day for 10 years and 5 years, respectively:

- 1 cataloger at \$12,000 per year for 10 years.....\$120,000
The cataloger will be responsible for identifying and properly captioning the documents according to standard rules but in harmony with their pre-established order.
 - 1 curator/registrar/reference position at \$12,000 per year for 10 years..... 120,000
This person will be responsible for the physical condition of the documents and will supervise their handling by the preservation assistants. He or she will also serve as registrar, checking each shipment of documents to be photographed in and out of the library, in addition to documents loaned for exhibition or other purposes. He or she will also assist researchers using the archive and answer reference inquiries by mail or phone.
 - 2 preservation assistants at \$8,000 per year for 10 years..... 160,000
They will be responsible for the retrieval, transmittal for microphotography, rejacketing and transfer of captions developed by the cataloger, and refiling of documents being processed. One must have good typing skills.
- Total.....\$400,000

Staff requirements could and should be substantially reduced if summer or semester internships could be established in cooperation with the participating institutions. Harvard and the University of California would send students to assist in cataloging the documents in return for duplicate microfiche and microfilm reference sets of the drawings and photographs which would be given to their schools. A similar program using surplus maps has been carried on by the Geography & Map Division of the Library of Congress for over 17 years. With this additional student help, the project to catalog and record the drawings could be reduced to 5 years and thereby eliminate \$200,000 (one cataloger, one preservation assistant) in staff costs for that period.

4) Space

If the Library of Congress were to be selected as the depository institution, additional space would have to be allocated or rented to house the Olmsted archive. The custodial division for that archive would be the Prints & Photographs Division, which is scheduled to move to the Madison Building in 1980, where it will have no unused storage facilities or space.

Based on the volume of the filing cabinets to be used to house the Olmsted archive, and allowing for access to those files as well as a minimal area for processing activities, approximately 4,000 sq. ft. would be needed to adequately service and house the collection.

If space had to be purchased from GSA it would be at the rate of \$8.50 per sq. ft. per year, or, for 10 years..... \$340,000

Also necessary, however, would be an initial cost of \$18 per sq. ft. to convert that space to standards for archival storage..... 72,000

Total space costs for 10 years (if no space is available within the Library of Congress)..... \$412,000

The total expense of the project here described would thus be:

- 1) Drawings..... \$532,800
- 2) Photographs..... 84,510
- 3) Staff..... 400,000
- 4) Space..... 412,000

Total..... \$1,429,310

If the 5-year cataloging program using student interns were undertaken, \$200,000 in staff costs would be saved at a cost of \$132,600 for microform materials contributed to the participant institutions, at a saving of..... -67,400

If space were also to be allocated for the storage of the documents with the buildings of the Library of Congress, there would be an additional saving of..... -412,000

The optional total thus arrived at is..... \$949,910

Appendix D: Legislative History

The Frederick Law Olmsted Home and Office was declared eligible for National Historic Landmark designation by the Secretary of the Interior on May 23, 1963, pursuant to the National Historic Sites Act of 1935.

Identical Bills to establish the Frederick Law Olmsted Home and Office as a National Historic Site were introduced during the 93rd and 94th Congress as indicated below:

- May 8, 1973 by Representative Robert F. Drinan, H.R. 1600
- May 8, 1973 by Senator Edward M. Kennedy, S. 1750
- Jan. 17, 1975 by Representative Robert F. Drinan, H.R. 1600
- Jan. 27, 1975 by Senator Edward M. Kennedy, S. 400
- Nov. 5, 1975 by Representative Floyd Meeds, H.R. 10565
- ~~March 15, 1976 by Representative Robert F. Drinan, H.R. 12497~~
- March 23, 1976 by Representative Robert F. Drinan, H.R. 12713
- April 27, 1976 by Representative Robert F. Drinan, H.R. 13301
- April 29, 1976 by Representative Robert F. Drinan, H.R. 14358
- April 29, 1976 by Representative Robert G. Stephen, Jr., H.R. 13470
- May 13, 1976 by Representative Robert F. Drinan, H.R. 13773
- August 20, 1976 by Senator Edward M. Kennedy, S. 400
- Sept. 17, 1976 by Representative Roy Taylor, H.R. 15558

On April 23, 1976, the Director of the National Park Service recommended to the Chairman of Committee on Interior and Insular Affairs, that action on the aforementioned legislation should be deferred until the National Park Service is able to study the Site. The study would determine whether Olmsted's life, work and contribution to the Nation's landscape architecture and urban park planning profession can be effectively commemorated at his home and office or if there are other locations or other means whereby this might be done.

On October 17, 1976, P.L. 94-518 was passed by the 94th Congress and signed by the President. This Act authorized the Secretary of the Interior to prepare and transmit to the Committees on Interior and Insular Affairs of the Senate and House of Representatives within two years from the date of

enactment of this Act a feasibility/suitability study of the Frederick Law Olmsted Home and Office as a unit of the National Park System. The study shall include cost estimates for any necessary acquisition, development, operation, and maintenance, as well as any alternative for the administration and protection of the area. A copy of P.L. 94-518, October 17, 1976, Title I, is below.

PUBLIC LAW 94-518—OCT. 17, 1976

90 STAT. 2447

Public Law 94-518
94th Congress

An Act

To authorize the study of certain areas by the Secretaries of Agriculture and the Interior.

Oct. 17, 1976
[S. 400]

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

TITLE I—FREDERICK LAW OLMSTED HOME AND OFFICE, BROOKLINE, MASSACHUSETTS

Studies by Secretaries of Agriculture and Interior. Authorization.

Sec. 101. The Secretary of the Interior shall prepare and transmit to the Committees on Interior and Insular Affairs of the Senate and House of Representatives within two years from the date of enactment of this Act a feasibility/suitability study of the Frederick Law Olmsted Home and Office as a unit of the National Park System. The study shall include cost estimates for any necessary acquisition, development, operation, and maintenance, as well as any alternatives for the administration and protection of the area.

Study. Transmittal to congressional committees.

Approved October 17, 1976.

LEGISLATIVE HISTORY:

HOUSE REPORT No. 94-1610 accompanying H.R. 15558 (Comm. on Interior and Insular Affairs).
SENATE REPORT No. 94-1152 (Comm. on Interior and Insular Affairs).
CONGRESSIONAL RECORD, Vol. 122 (1976):
Aug. 25, considered and passed Senate.
Sept. 22, considered and passed House, amended, in lieu of H.R. 15558.
Oct. 1, Senate concurred in House amendments with amendments; House concurred in Senate amendments.

Appendix E: Consultation and Coordination

In order for the study to be most accurate and viable, it was essential to meet with individuals representing many public agencies and private organizations. They provided significant background information on Frederick Law Olmsted's accomplishments, the activities of Olmsted Associates, Inc., and detailed information on the House and Office in Brookline, Massachusetts. The following list represents those agencies and organizations and respective individuals whose consultation was most valuable in preparing the study.

Olmsted Associates, Inc.

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American Society of Landscape Architects
Olmsted Special Committee

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Town of Brookline, MA 02146

Mrs. Mary Nelson, Conservation Commission Chairperson

Mr. Paul Willis, Conservation Commission Director

Harvard University

Dr. Derek Bok, President

Mr. Charles Harris, Department Chairman - Graduate School of Design

Ms. Angela Giral, Chief Librarian - Loeb Library

Mr. John Coolidge, Professor - Fogg Art Museum

Mr. Rodney Dennis, Professor - Graduate School of Design

Mr. Albert Fein, Professor - Graduate School of Design,
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City of New York, New York

Mr. Joseph Davidson, Commissioner - Parks, Recreation and
Cultural Affairs Administration

Mr. Joseph Bresnan, Director - Department of Historic Parks

Mr. Henry Reed, Curator for Central Park

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Mr. Adolph Placzek, Chief Librarian - Avery Library, New York,
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Society of Architectural Historians

Mrs. Margaret Henderson Floyd, Chairperson - Committee on
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Library of Congress

Mr. Alan Fern, Director, Department of Research
Mr. John C. Broderick, Chief - Manuscript Division
Mr. John McDonough, Manuscript Historian Division
Mr. John B. Kinper, Chief - Prints and Photographs Division
Mr. C. Ford Peatross, Cataloger - Architectural Collections,
Prints and Photographs Division, Washington, D. C.

National Archives

Ms. Mabel Dietrich, Director - Research Division
Mr. Ehrenberg, Director - Cartographic Division
Mr. Charles Taylor, Cataloger - Cartographic Division,
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Smithsonian Institution

Mr. John Jameson, Assistant Secretary for Administration
Mr. James Buckler - Horticulturist, Washington, D. C.

National Trust for Historic Preservation

Mr. Thomas Slade
740 Jackson Place, N.W.
Washington, D. C.

Appendix F: Bibliography

Alex, William, Survey-Inventory of the Frederick Law Olmsted Office - Estate and Contents, Brookline, Massachusetts, National Endowments for the Arts, 1973-1974.

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Appendix G: Planning Team

James A. Rienhardt, Team Captain
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Reed Abel, Archivist
Edison National Historic Site

E. Blaine Cliver, Historical Architect
North Atlantic Regional Office

Consultants

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Shary Page Berg, Landscape Architect
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Judy Hart, Legislative Specialist
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