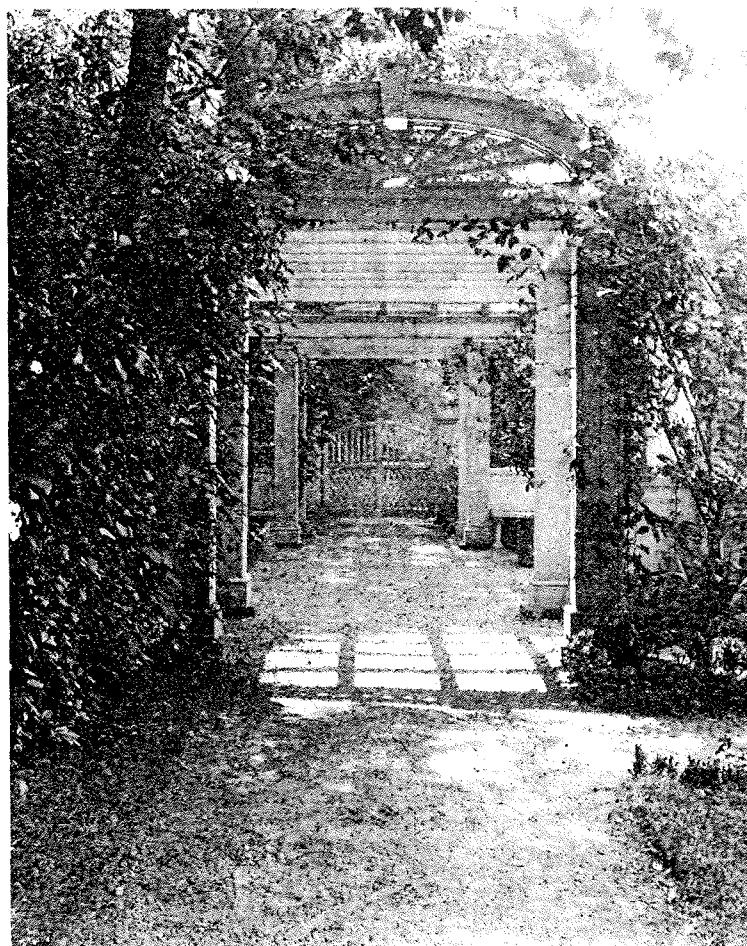


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CULTURAL LANDSCAPE REPORT FOR LONGFELLOW NATIONAL HISTORIC SITE

Volume 3: Treatment

Preliminary DRAFT



Olmsted Center for
Landscape Preservation



National Park Service

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Volume 3: Treatment

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[Incorporates 1995 treatment notes prepared by Catherine Evans]



for the
Longfellow National Historic Site

Preliminary DRAFT

July 1997



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CHAPTER 1: INTRODUCTION



The Longfellow National Historic Site (Longfellow NHS) has a long and distinguished history that includes associations with many important individuals and events. The Georgian Colonial house which commands a prominent position on Brattle Street in Cambridge, Massachusetts has been occupied by many noteworthy inhabitants since its construction in 1759. Its best-known resident, for whom the national park is named, was the nineteenth century poet, Henry Wadsworth Longfellow. General George Washington also slept here, using the house as his headquarters for nine months during the siege of Boston (1775-6).

Longfellow first rented rooms here as it provided a convenient location to nearby Harvard College, where he was professor of modern languages. In 1843, Longfellow married Frances Appleton and together they received the house, five acres of grounds, and four additional acres of meadow land toward the river, as a wedding gift from Fannie's father. After Longfellow's death in 1882, the property was subdivided to create lots for Longfellow's children; 1.98 acres remained surrounding the house. Alice Longfellow, the oldest daughter of the four surviving siblings elected not to build on the lot originally created for her, and instead resided at 105 Brattle Street until her death in 1928. During that time, she made improvements to the property which included renovating the existing formal garden and other landscape features. Landscape architects Martha Brookes Hutcheson and Ellen Biddle Shipman, and architect Alexander Wadsworth Longfellow provided design work for these improvements. Following Alice's death, the property was maintained by the Longfellow House Trust and Henry W. Longfellow while a permanent solution could be found to preserve the house and grounds into perpetuity. In 1962, the property was designated a National Historic Landmark. Ten years later, Congress authorized the Longfellow National Historic Site and the NPS assumed management of the property in 1973.

Today, the property is recognized as nationally significant for its association with notable individuals (Washington and Longfellow), for its design expressions (architecture and landscape design) and for its association with important events or trends in American history (American revolution and the colonial revival).¹ It is also one of the few sites in the National Park system with a multitude of cultural resources that include important museum collections, archives, historic architecture, and landscape architecture that illustrate the site's long history and associations.²

This report constitutes the third volume of the Cultural Landscape Report for the Longfellow National Historic Site. Volume 1: Site History was completed in 1993 by Catherine Evans. Volume 2: Analysis of Integrity and Significance is currently underway and is being prepared by Shary Page Berg. Each of these reports contains a significant amount of detail related to the history and significance of the Longfellow landscape as well as the features, materials, and spaces that contribute to its significance.

Therefore, this report is intended to build on, rather than repeat the work of Evans and Berg.³ However, in the interim before the Analysis volume is completed, it is assumed that the 20th century landscape design work of Hutcheson and Shipman is an important aspect of the property's history.

Purpose and Objectives

The National Park Service is currently working to set a long-term vision and management plan for the Longfellow NHS. This includes substantial research, currently underway, to investigate the history and significance of the park's rich and diverse cultural resources - archives, museum collections, architecture, archeology and cultural landscape. At the same time, pressing needs to address the preservation of the collections as well as public facilities has lead to a major project to rehabilitate the carriage house. This Cultural Landscape Report sets the framework for a comprehensive treatment of the Longfellow NHS landscape to support both the educational and operational objectives of the park.

The treatment section of a cultural landscape report articulates a preservation strategy for long-term management of the landscape based on its significance, existing conditions, and use.⁴ Specific treatment recommendations may be derived from many factors including the park's enabling legislation, management objectives, public use, educational and interpretative objectives as well as applicable policies, guidelines, and standards. At the Longfellow National Historic Site, the Treatment Plan must take into consideration a broad range of relevant and pressing issues related to the forthcoming rehabilitation of the carriage house, visitor access and safety, as well as broader issues related to the interpretation of a site with a long period of significance. To this end, this preliminary draft Treatment Plan evaluates three primary alternatives: preservation, rehabilitation, and restoration and ultimately provides specific recommendations related the preferred treatment, rehabilitation.

Relationship to Planning, Research and Design Projects

At this writing, there is no general management plan for the Longfellow National Historic Site. In lieu of a GMP, the park relies on a combination of documents and collaborative brainstorming to set goals and objectives and establish a long-range vision. The most current planning documents are the results of the 1994 Management Objectives Workshop as well as ongoing revisions to the park's mission statement and goals developed for the Government Performance Review Act (GPRA). In addition, the intensity of cultural resource research projects that have been initiated in the last three years is dramatically increasing the park's baseline information, especially related to the history and significance of early 20th century resources. As a result, treatment issues and solutions for the Longfellow landscape must rely and build on many research, planning, and design studies that have been completed or are currently underway. Listed below is a synopsis of the projects that are relevant to treatment decisions for the Longfellow landscape.

1. Planning

Longfellow Master Plan (1978)

In 1978, the final Master Plan, Longfellow National Historic Site was approved to guide the management of the property. As such, the management objectives were "to protect, preserve and restore the historic integrity of the house, its furnishings, gardens and grounds."⁵ Furthermore, the document promotes the preservation and restoration of the site as an "inspirational reminder of its unique historical path... with every effort made to maintain the historic ambience of the environment evocative of the mood during Longfellow's era."⁶ Interestingly, the Master Plan also notes that the house and furnishings "bear exquisite testimony to the development of American taste and design from 1759 to 1928," although the primary significance of the property is its association with Henry W. Longfellow.⁷ Several issues, still relevant today are discussed, especially related to the existing 30' right-of-way deeded to the Episcopal Divinity School, as well as visitor access and parking. For example, the plan recommends use of public transportation with no accommodations for visitor parking onsite. Although little, if anything is recommended regarding the treatment of the landscape, the statement for management recommends that the "landscaped grounds, walkways, and formal garden, continue to be maintained in accordance with Longfellow's garden plan of 1845."⁸

Management Objectives (1995)

In February 1995, the NPS sponsored a Management Objectives Workshop for the Longfellow NHS. The intent of this two-day, interdisciplinary symposium was to develop a common understanding and appreciation of the park, to articulate a vision including cooperators and partners, and to identify the foundation for development and programmatic changes at the site. At that time, discussions pointed strongly towards adapting the programs at the park to make the collections more widely known and available. The workshop did not specifically address the overall treatment of the property; this decision is being deferred until planning documents currently underway, such as this Cultural Landscape Report and a Historic Furnishings Plan are complete. The workshop did lay the groundwork for the formation of the Friends of the Longfellow House in 1995. The Friends have successfully established an allied organization dedicated to supporting the museum collections, resources, and public programs of the Longfellow NHS.

Mission and Goals (1997)

During the spring and summer of 1997, the NPS is updating the mission statement, mission goals, and long term goals for the Longfellow NHS, as mandated by the Government Performance Review Act (GPRA). Of the goals currently being developed, two categories (preservation and maintenance, and public education and access) are most relevant to the treatment of the landscape. The essential concepts (paraphrased) of these goals include:

A. Preservation and Maintenance

- preservation and maintenance of the historic buildings, grounds, and museum collections in order to provide both public and scholarly access to resources that offer insight into the 200+ year history of the site, and

- integrated management of the historic buildings, grounds, and collections in a broad historical and cultural context.

B. Public Education and Access

- public recognition of the link between the historic buildings, grounds, and collection to the broad historical events and associations of the site related to the birth of the nation and its evolving national identity: Washington and the siege of Boston, home of H.W. Longfellow, and the family and friends who contributed to 19th and early 20th century intellectual and cultural life.

- the public has safe and reasonable access to interpretive programs and facilities.⁹

[To be updated pending completion of the GPRA Plan]

2. Research: Cultural Resource Studies

Several studies have been completed or are currently underway to provide a comprehensive information base from which planning, management, and public education decisions can be made. They include an **Historic Structures Report for the Longfellow House** (Historical Data, 1974 and Architectural Data, 1975), **Collections Management Plan** (1995), **Historic Resource Study: Historical Overview and Evaluation of Significance** (1996), **Historic Structures Report for the Carriage House** (draft, 1997), and a **Historic Furnishings Report** (draft, 1997). Archeological testing is currently underway. Numerous other studies address individual resources or features such as paint analysis, wallpaper analysis, and a condition and treatment analysis for specific furnishings. Each of these projects have enhanced the body of knowledge about the property, its history, and the importance of individual features.

The Longfellow landscape has been the subject of several studies in the past, as well as the ongoing work associated with this Cultural Landscape Report. This includes an **Historic Grounds Report** (1982) and **early CLR** (draft 1984) which provided recommended changes to the landscape based, in part, on its appearance as documented in the 1935 Historic American Buildings Survey (HABS) drawings. This work was substantially enhanced by the first volume of the current **Cultural Landscape Report: Site History and Existing Conditions** (1993) prepared by Catherine Evans. A detailed **Historic Plant Inventory** (1995) has been prepared to document the existing woody plants found on the Longfellow NHS landscape. The maps and plan drawings contained in these two reports have also served as the most accurate existing conditions drawings, pending completion of the site survey that is currently underway (Fig. 1). The second volume of the CLR, **Analysis of Integrity and Significance** (draft 1997), by Shary Page Berg, has revealed more information about the twentieth-century significance of the landscape, especially related to the landscape design work of Hatcheson and Shipman.

In particular, the "Historic Resource Study," "Cultural Landscape Report (Analysis)," and the "Historic Furnishings Report" have contributed important new information that has expanded our understanding of the 20th century significance of the property and the relationship between the exterior and interior.¹⁰

Introduction: Purpose and Objectives

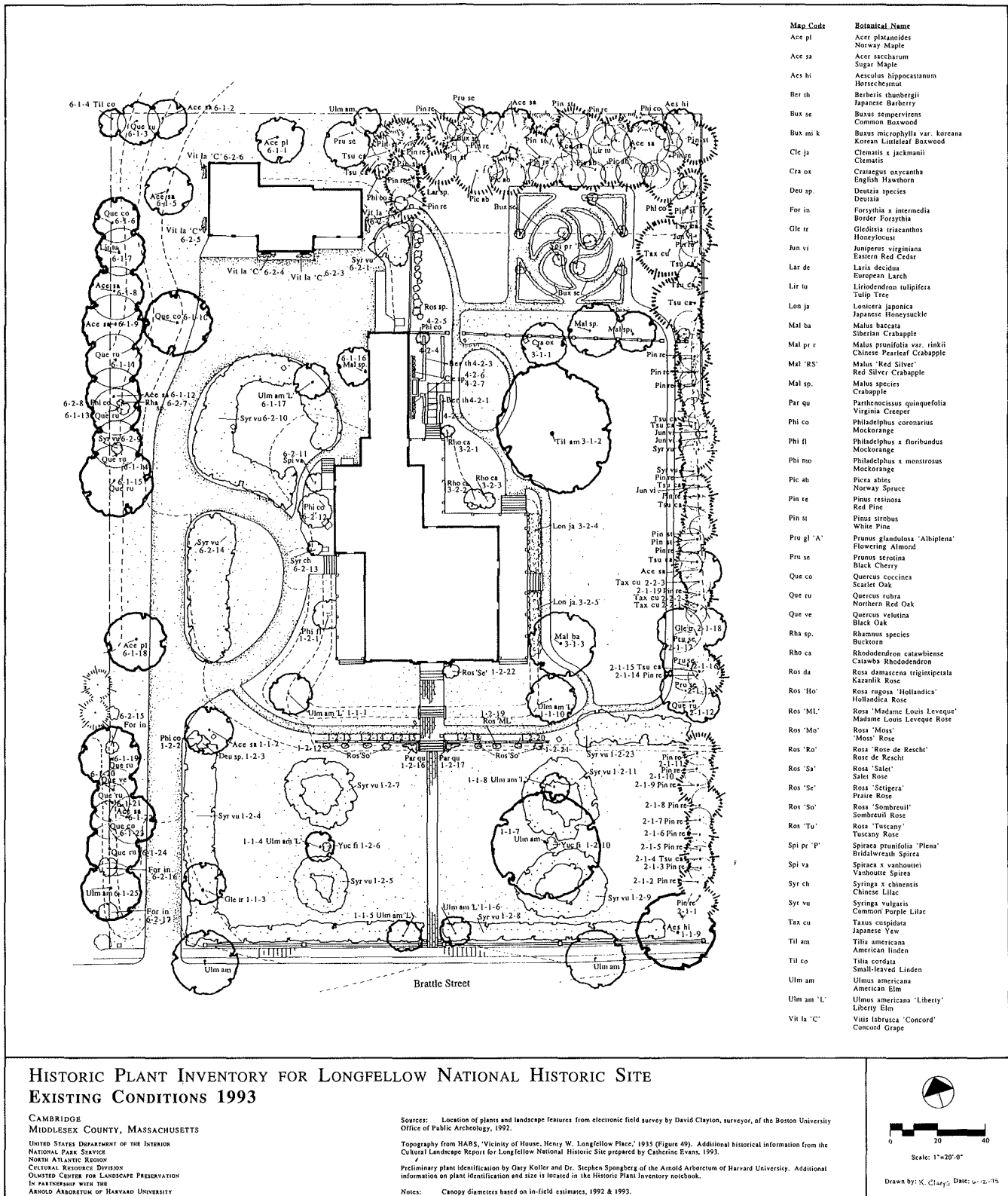


Figure 1: Existing Conditions, 1993. Source: Olmsted Center for Landscape Preservation, "Historic Plant Inventory for Longfellow National Historic Site."

3. Treatment Projects

Early landscape treatment projects

Following completion of the first draft Cultural Landscape Report, the recommended treatment strategy for the landscape was "restoration" according to the restoration plan proposal completed in 1984.¹¹ However, only a few of the recommendations of this plan were ever implemented. In 1985, several landscape projects were installed in an attempt to improve maintenance at the park. This included an irrigation system in the lawn, and resurfacing the carriage driveway. In 1987, two Liberty elms were planted in the front forecourt, and one on the north side of the laundry yard. The paths were also resurfaced at this time. Since 1988, the treatment strategy for the landscape has been "preservation."

Carriage house rehabilitation

The house museum and its extraordinary collections are integral element of the national park, but are threatened due to inadequate environmental and protection systems and archival storage. To address this problem, and provide public meeting space, a major project to "protect/conservate structures and collections" is currently underway (Appendix B). The major element of the project is the rehabilitation of the carriage house to provide locations for new fire suppression and detection systems, environmental controls, electrical and security systems, and curatorial storage. In addition, the project includes improvements to the landscape surrounding the Longfellow house and carriage house to improve conditions and remedy the impact of excavation required to install new utilities. The architectural work associated with this project is currently underway, with final construction documents anticipated in early FY1998. Construction is anticipated in FY1999.

Endnotes for Chapter 1

1. Note that revisions or an amendment to the existing National Register documentation are still recommended to incorporate recent findings from various cultural resource studies.
2. It is also likely that the site contains noteworthy archeological resources.
3. For more information on the history of the landscape please see Evans, CLR Vol. 1: Site History. For information on potential new areas of significance related to the landscape, please see Berg, CLR, Vol. 2: Analysis (draft).
4. Page, Robert and Cathy Gilbert. *A Guide to Cultural Landscape Reports*, 77.
5. National Park Service. *Final Master Plan, Longfellow National Historic Site*.
6. *Master Plan*, 5.
7. *Master Plan*, 2.
8. *Master Plan*, 39.
9. Note that the GPRA plan for the Longfellow National Historic Site is still being revised. The final mission statement and relevant goals will be included in the next draft of this CLR.
10. See also Recommendations for Additional Research. More work is needed to fully integrate each of these individual studies to better understand the significance of the property as a whole.
11. See figure 58, CLR vol. 1, "Longfellow National Historic Site, Restoration Proposal."

CHAPTER 2: EVALUATION OF TREATMENT ALTERNATIVES



Introduction

This chapter will describe and evaluate alternatives for the treatment of the Longfellow grounds. Each of these alternatives address, to differing degrees, the issues and objectives for the site that are described below. In the absence of a General Management Plan (GMP), the options for landscape treatment are many, although each philosophical treatment meets some, but not all, of the site's needs. Ultimately, the preferred/recommended treatment described in chapter 3, is hoped to provide the best solution. Relative implementation costs and the implications for maintenance have been factored into the evaluation, as has advantages and disadvantages for interpretation, public access and safety, and park operations.

Issues and Objectives

The current appearance of the grounds is historically inaccurate, and does not represent, as it was intended to, a restoration to Henry W. Longfellow's time. Instead, the grounds represent an interesting (and sometimes confusing) case study in landscape preservation practice and removal over the last thirty years, the result of several changes in management and philosophy at the Longfellow National Historic Site. The grounds do not clearly represent an evolution, nor do they represent a distinct historic period. This situation makes interpretation of the grounds challenging at best, and confusing at worst. At a minimum, treatment is needed to clarify the history and significance of the grounds. At the same time, the upcoming carriage house construction project raises some additional functional and practical issues. Ultimately, the interpretive objectives for the Longfellow NHS should play a large role in determining the appropriate treatment, especially considering recent information expressed in both the "Historic Resource Study" and draft "Cultural Landscape Report: Analysis," that both recommend extending the period of significance for the property through 1928 (1947). Finally, the ongoing dilemma of establishing a consistent treatment for the landscape, building exteriors, and interiors presents some distinct challenges.

Carriage House Rehabilitation

In addition to planning issues, the treatment alternatives also consider specific problems or goals for the site. The most pressing issue at this time is the pending rehabilitation of the carriage house, necessary to ensure safe environment for the collections and archives as well as providing a public meeting space to further reduce stress on the house museum. The construction zone for the carriage house extends from the front walk to the west boundary on the south, and from the lattice fence to the east boundary on the north (Fig. 2). This project raises three site/landscape issues: site repair following utility work, mitigation of new additions, and safe access for vehicles and pedestrians entering the renovated carriage house.

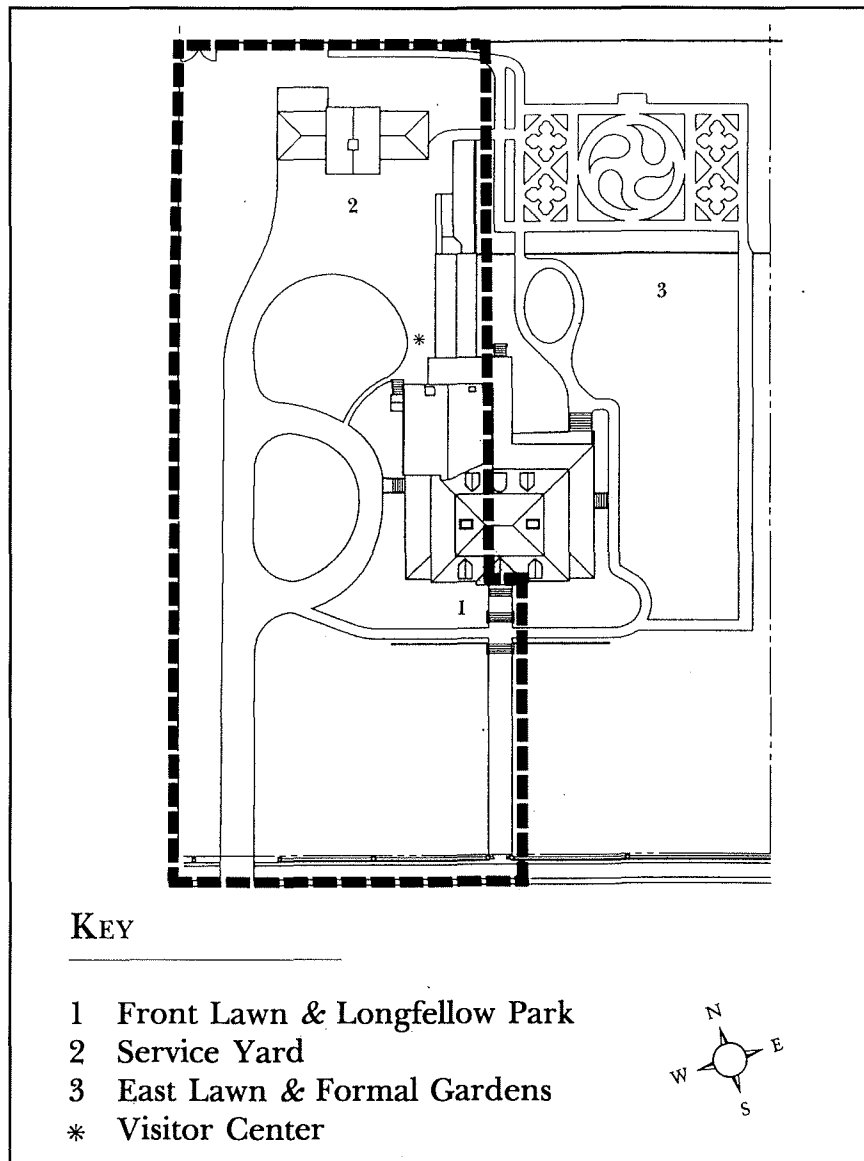


Figure 2: Site boundary of carriage house construction project.

Substantial trenching will be required to upgrade utilities (water, electricity) for the new environmental and fire suppression systems. At this time, it is anticipated that the utility work will be confined to the carriage drive, with minor excavation required to cap an existing gas line at the front of the house. Following the utility work, the carriage drive will require repair and resurfacing, ideally with a new sustainable material that improves maintenance.

The carriage drive in front of the east and west bays of the carriage house is presently packed with cars due to the minimal amount of onsite parking. This creates congested vehicular traffic in what will become the primary public arrival area that will include three public accessible entrances (Fig. 3).¹ Furthermore, the existing carpentry shop will move out of the carriage house in advance of construction, to an off-site maintenance facility resulting in a change in the use and needs for maintenance vehicles

onsite. As a result, a complete evaluation of parking needs, options, and alternatives must be undertaken to ensure safe and pleasant access into the carriage house and museum visitor center and simultaneously provide for accommodation of the minimal (essential) parking needs.

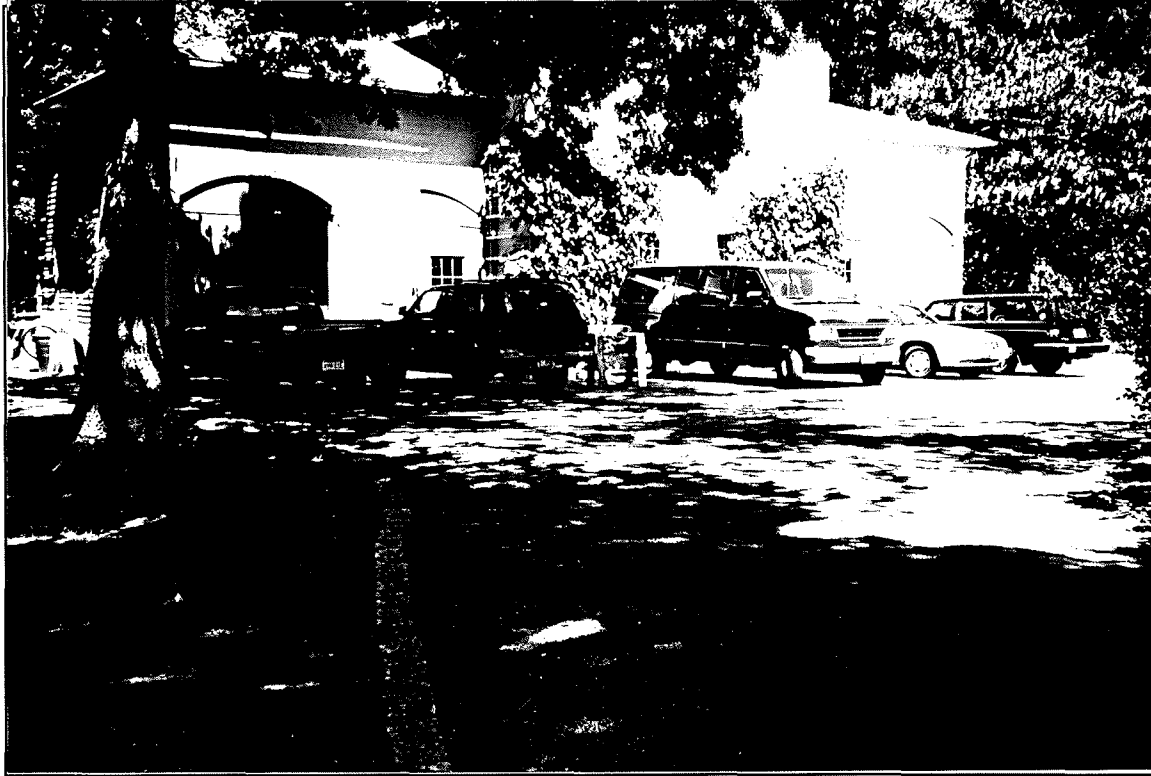


Figure 3: Existing parking in service drive and adjacent to carriage house.

Creating a safe and secure environment for the museum collections and archives also requires the construction of a new addition off the back of the carriage house in which the new systems can be located. While the exact size and footprint of the new addition is still being designed, it is likely that some sort of screening will be required to minimize the visual effect of the new addition, especially to adjacent properties.

Archeology

Archeological investigations currently underway west of the carriage house indicate that some historic deposits exist beginning at approximately 12 inches below the surface. Any proposed work in this area, should not exceed 12 inches in depth in order to prevent disturbance to the existing archeological resources. Additional test pits on the north side of the carriage house have located what appear to be the remains of outbuildings or landscape features such as the manure pit and fence (Fig. 4). This may require careful design and planning related to the new addition and any proposed planting. The rest of the grounds have not received adequate archeological inventory and assessment to fully evaluate impacts of any additional treatment work. As a result, additional archeological investigations may be required in the eastern half of the property (see also recommendations for further research).



Figure 4: Archeological excavations north of the carriage house. This work is currently underway by the NE Cultural Resources Center, Archeology Branch.

Right-of-Way

A 30-foot right-of-way held by the Episcopal Divinity School, abutters to the north, currently exists along the western boundary of the site. This right-of-way was historically intended to provide Alice Longfellow with access to the north lot, which is no longer part of the property. The western boundary has been successfully maintained by the National Park Service for the past 25 years. Since no new buildings are being considered in this area, it appears unlikely that the ROW will significantly affect any proposed treatment work in this area.

Neighborhood Foot Traffic

The Longfellow NHS receives a fair amount of "local" foot traffic which creates some preservation challenges. Neighbors frequently traverse the grounds, especially along right-of-way on the west boundary or through the gap in the wire mesh fence along the eastern boundary. The access points for this traffic are problematic in various ways. The gate at the north end of the right-of-way is submerged, and a maple stands squarely in its path. As a result, people occasionally climb over this fence, rather than pass through it. Other access points, such as in the northeast corner and along the east boundary are not well defined, and new paths have emerged along frequently travelled routes, primarily in the north border. Casual neighborhood traffic also brings an increasing number of dogs, usually without leashes, who visit the site creating a nuisance for visitors and maintenance staff. Although this is not a serious problem, unleashed dogs present the potential for biological damage to the site, particularly to fragile plantings, and they may frighten small children.

Perimeter Plantings

The age of this historic landscape and its changing urban setting also raise some specific treatment issues. The existing boundary is smaller than what existed during both Henry and Alice Longfellow's lifetimes (Fig. 5). In the last century, several planting schemes have been implemented to screen neighboring properties, especially along the north and east boundaries in an attempt to keep the visual focus of the site contained within the property boundary, or to focus the view south to the river (Fig. 6). However, many of the existing boundary plantings, consisting of a mixture of red pine, Norway spruce, white pine, yew, and cedar, are now over-mature. This has resulted in two problems: a decreased feeling of enclosure due to the loss of lower branches and increased shade around the formal garden area due to overhanging branches. In particular, the red pine along the southeast boundary show evidence of storm damage and tip blight (diploдия), and their overall aesthetic appearance is poor. As a result, a strategy for addressing both urgent and long-term needs for the treatment of perimeter plantings should be developed that may include a rotation schedule for replacement of both trees and shrubs.

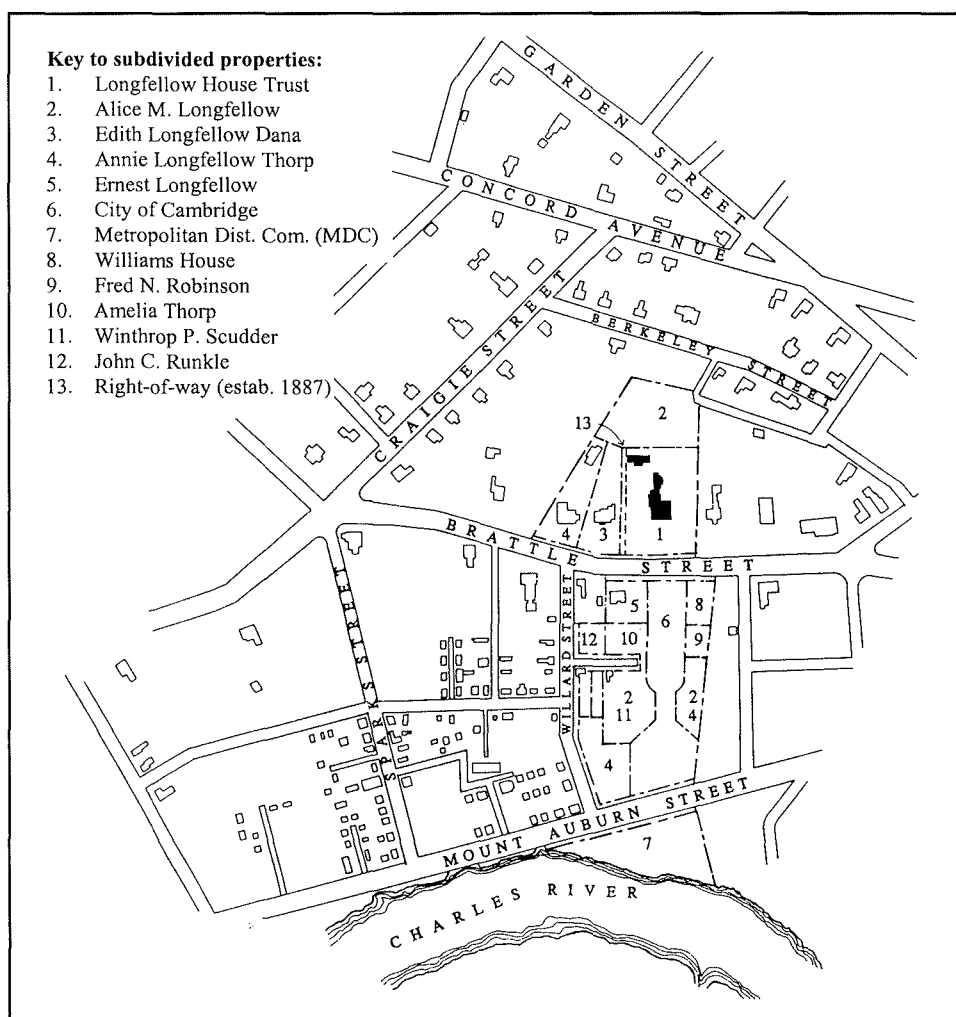


Figure 5: Former Longfellow Estate, circa 1928. Source: Cultural Landscape Report for Longfellow NHS, Vol. 1: Site History.

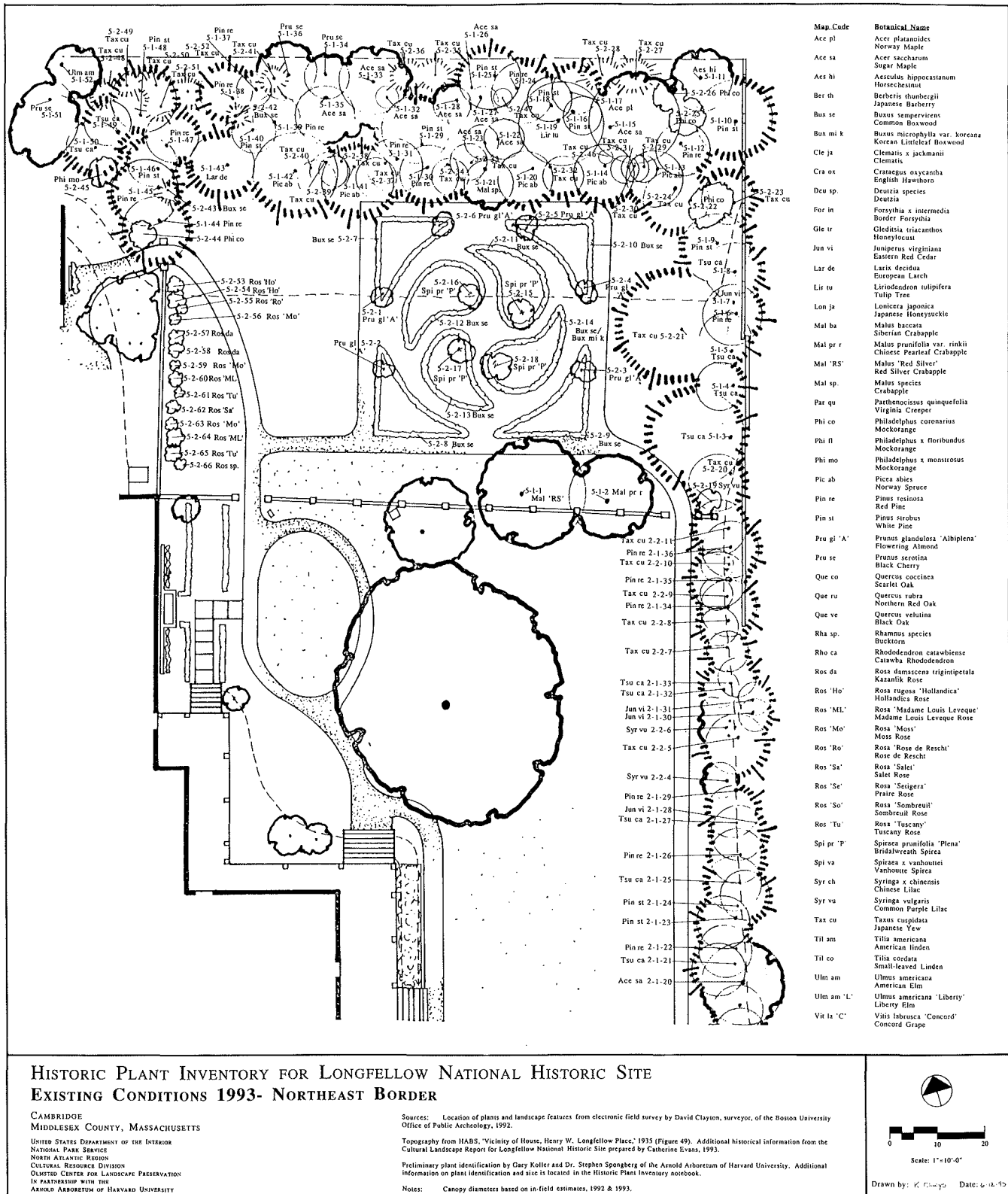


Figure 6: Existing conditions, northeast border showing perimeter plantings and formal garden area. Source: Olmsted Center for Landscape Preservation, Historic Plant Inventory for Longfellow NHS.

Interpretive Themes/Public Education

Considerable work in the last few years have helped enormously to clarify and expand the interpretive themes. Previously, most of the interpretive program focussed entirely on Henry Wadsworth Longfellow and the history of the property up to 1882. The ongoing development of educational programming has been enhanced by the "Historic Resource Study" and preliminary findings of the "Historic Furnishings Plan" resulting in an increased appreciation for the diverse themes related to society, culture, and family life, represented at the Longfellow NHS.

The existing interpretive and public programs include a wide variety of opportunities and experiences related to the landscape. Two published landscape works include the grounds guide, "A Landscape Through Time" and a walking guide to the neighborhood, "Footprints on the Sands of Time: Longfellow's 19th Century Cambridge." A self-guided landscape program for 3rd and 4th grade teachers and students, "Landscape Discovery: The Poetic World of Henry Wadsworth Longfellow" provides five stations (front gate, front steps, laundry yard, formal garden and east lawn) as places to explore many themes, ideas or questions in the landscape. Special summer programs include regular outdoor concerts featuring poetry and classical music, family days, and other special programs. Personal interpretation, with NPS staff, is available for scheduled house tours, and informal interpretation outside.

Interpretive themes that are currently integrated into a variety of programs include:

- Longfellow and the landscape as inspiration
- Family use during H.W. Longfellow's life
- The Colonial Revival icon
- Family life after Longfellow's death
- Mid-19th century intellectual gatherings
- Washington and the siege of Boston
- Domestic staff life
- Museum collections, including special programs focussed on specific collections.

Themes that have not yet been integrated, but which the park staff are interested in developing include:

- "County Seat" or the history of the suburban garden
- Internationalism.²

At this time, Longfellow NHS does not have an Comprehensive Interpretive Plan or Interpretive Prospectus in place.

Signs and Lighting

Also related to public use of the landscape is the need for sensitive signs that addresses a number of issues onsite. The most pressing need relates to "no parking" signs currently located along the carriage drive. These signs are a necessary addition, but could be redesigned to be more compatible with the character of the historic landscape. During the carriage house construction, which will also include landscape work, temporary signs will be required to address both pedestrian and vehicular access for visitors and staff. Other needs may also exist for further sign design to facilitate public access and circulation once the construction work is completed. Finally, the existing security lighting should be

evaluated to assess its function and compatibility with the landscape, especially related to the pending changes to the carriage house.

Treatment Alternatives

Rather than prescribe one obvious treatment, the Cultural Landscape Report evaluates several alternatives, all of which may be appropriate options for the Longfellow landscape. The following alternatives include four potential treatments: preservation, rehabilitation, restoration to 1928, and restoration to circa 1950, with specific actions following the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Appendix C). Rehabilitation is perhaps the least straightforward of the treatments for, in addition to the addition of new features, it does allow for the limited replacement of missing features. In this case, missing features that could potentially be replaced are highlighted in italics. For the treatment, restoration, the periods 1928 and 1950 have both been considered as they represent the ends of distinct historic periods for which substantial documentation exists.

The evaluation of the alternatives described below is based on currently available information regarding interpretative program, collections management, maintenance issues, and long-term operational needs or objectives. The alternatives were discussed at a group meeting consisting of park management, maintenance and visitor services staff, as well as other disciplines (history, historic architecture, landscape preservation, and museum collections) involved in long-term planning for the park. These alternatives *informed* the process of determining an overall treatment for the property which is described in Chapter 3: Treatment Recommendations.

Preservation

Preservation is the act or process of applying measures necessary to sustain the existing, form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.³

Generally, preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time. This treatment involves the least intervention and is essentially the present approach. Preservation is likely to be the least expensive alternative.

Feature(s)	Action/Implications
Spatial organization, land use, and views	Principle features which define the spatial character of the site are maintained: front lawn and raised terrace, east lawn, Alice's garden, carriage and service drive. Most significant view: from the house to the river.
Circulation system:	Existing circulation system, including vehicular and pedestrian routes, is maintained.
Carriage drive	- Carriage drive is maintained in its current alignment and is repaired following the carriage house construction project with the same surface material. - Accessibility is accommodated into both the carriage house and visitor center.
Paths	- The existing footpaths are maintained in their current configuration (e.g. front path is not changed) without changes to surface materials.
Path to Dana house	- The path to the Dana house (Lincoln Institute) is not re-established.
Buildings:	
Carriage house	
Longfellow house	- Existing buildings - house and carriage house are maintained including existing trellises and vines. - Accessibility is accommodated.
Small scale features:	
Front fence	- Existing front fence is maintained.
Balustrade	- Existing balustrade is maintained.
Formal garden	- The formal garden is maintained in its current configuration including ongoing replacement of plant material in kind (see also "vegetation").
Fences and gates	- The deteriorated garden gates currently in storage are repaired and replaced.
Alice's garden	- Alice's garden is also maintained.
Vegetation:	- Existing vegetation is maintained in its current configuration, allowing for

replacement in kind should any plants be too deteriorated to recover. No new planting to restore missing trees, shrubs, or gardens is undertaken.

Elms	- Existing elms are maintained. - The one Liberty Elm that died recently could be replaced.
Specimen trees	- Specimen trees are maintained.
Lilacs	- Lilacs are maintained.
Hedges	- Vegetation groupings, such as hedges are maintained including infill planting.
Vines	- Existing vines are maintained.
Herbaceous plants	- The interiors of the garden beds can be maintained with seasonal renewal of annual plants.

Treatment: Rehabilitation

Rehabilitation makes possible a compatible use for a property through repair, alterations, and additions, while preserving those portions or features which convey its historical, cultural, or architectural values. When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation is may be considered as a treatment.⁴

Rehabilitation is the only treatment that allows for the construction of new features, such as parking. While limited replacement of missing features may be accomplished, care must be taken not to alter the overall character of the property. Missing features may be replaced as they existed historically based on documentary evidence, or they may be replaced with a new design provided that the new feature is clearly differentiated. In the table below, items in italics indicate possible feature-specific replacements or alterations that could be accomplished. However, the treatment of each individual feature must be considered within the context of the site as a whole.

Feature(s)	Action/Implications
Spatial organization, land use, and views	Principle features which define the spatial character of the site are preserved and maintained: front lawn and raised terrace, east lawn, Alice's garden, carriage and service drive and existing perimeter vegetation.
Circulation system:	Existing circulation system, including vehicular and pedestrian routes, is maintained, but new surface materials may replace existing nonhistoric surface treatments.
Carriage drive	- Carriage drive is maintained in its current alignment and is repaired following the carriage house construction project with the same or a new surface material. - Alternatives to accommodate additional parking may be considered, provided the integrity of the landscape is not compromised. - Accessibility is accommodated into both the carriage house and visitor center.
Paths	- The existing footpaths are maintained in their current configuration (e.g. front path is not changed) with the existing or a new surface material. <i>Potential replaced/restored features could include re-establishing the historic width of the front entrance, replacing the Dana house path, removing existing nonhistoric granite curbing on carriage drive.</i>

Buildings:

Carriage house

Longfellow house

Existing buildings - house and carriage house are maintained including existing trellises and vines.

- The carriage house addition is easily accommodated and vegetative screening is added.

- Accessible ramps into the renovated carriage house and Longfellow house visitor center are accommodated.

Small scale features:

Front fence

- Existing front fence is maintained.

Balustrade

- Existing balustrade is maintained.

Formal garden

- The formal garden is maintained in its current configuration including ongoing replacement of plant material in kind (see also "vegetation").

Fences and gates

- The deteriorated garden gates (in storage) are repaired and replaced.

- Existing historic fences are maintained.

- Existing chain link fence at northwest boundary is removed and replaced with a new fence and gate within 30' ROW.

Alice's garden

- Alice's garden is also maintained.

Potential replaced/restored features could include the rose arbor in Alice's garden, and the Hutcheson arbor.

Vegetation:

Existing vegetation is maintained in its current configuration, allowing for replacement in kind should any plants be too deteriorated to recover. No new planting to restore missing trees, shrubs, or gardens is undertaken.

Elms

- Existing elms are maintained and replaced in kind.

- The one Liberty Elm that died could be replaced.

Specimen trees

- Other specimen trees are maintained.

Screen trees/plantings

- Existing screening is maintained.

- New vegetation to screen the carriage house addition is added.

Lilacs

- Lilacs are maintained

- | | |
|-------------------|---|
| Hedges | - Vegetation groupings, such as hedges are maintained including infill planting if necessary. |
| Vines | - Existing vines are maintained. |
| Herbaceous plants | - The interiors of the garden beds can be maintained with seasonal renewal of annual plants. |

Potential replaced/restored features could include re-establishing the elm forecourt, re-establishing numerous vine plantings that have been lost in the last 20 years (especially at the front of the house), enlarging the formal garden beds to their historic configuration, and encouraging more lush and profuse growth site-wide.

Treatment: Restoration

Restoration accurately depicts the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and the reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project. When the property's design, architectural, or historical significance during a particular period of time outweighs the potential loss of extant materials, features, spaces, and finishes that characterize other (later) historical periods; when there is substantial physical and documentary evidence for the work; and when contemporary alterations and additions are not planned, Restoration may be considered as a treatment. Prior to undertaking work, the restoration period should be selected and justified.⁵

Restoration to 1928

A restoration to 1928 would illustrate the features associated with H.W. Longfellow as well as the modifications instituted by Alice Longfellow. As a result, this treatment would physically illustrate the site's contribution to the Colonial Revival movement as well as re-establishing the important landscape designs created in the earlier part of the 20th century. To this end, a restoration would require primarily the replacement of features lost since 1928 and the removal of some existing, nonhistoric features. Accessibility would be accommodated. It is likely that this would be the most costly alternative.

Feature(s)	Action/Implications
-------------------	----------------------------

Spatial organization, land use, and views	Principle features which define the spatial character of the site are maintained: front lawn and raised terrace, east lawn, Alice's garden, carriage and service drive. Specific features replaced to enhance the spatial organization, etc. are addressed below. The most significant view: from the house to the river is presently maintained by the MDC.
--	--

Circulation system:	Existing circulation system, including vehicular and pedestrian routes, is restored.
----------------------------	--

Carriage drive	- Retain the current alignment of the carriage drive, but remove the existing surface material and granite edge and replace with "reinforced crushed stone." - Accessibility is accommodated into both the carriage house and visitor center.
----------------	--

Front path	- The front path is widened to its historic width and resurfaced with compacted soil (covered with a boardwalk in inclement weather).
------------	---

Front terrace path	- The front path across the terrace is widened to its historic width and resurfaced with pea gravel.
East lawn paths	- East lawn paths are widened to 5' and resurfaced with pea gravel.
Garden paths	- Widen garden paths and resurface with pea gravel.
Path to Dana house	- The Dana house path is re-established.

Buildings:

Carriage house

Longfellow house

- Existing buildings - house and carriage house are maintained.
 - Missing vines are re-established (see below).
 - Note: consideration should be given to the historic exterior appearance of the house.
 - Accessibility is accommodated into renovated carriage house and house exhibit space
-

Small scale features:

Front fence	- Existing front fence is retained and maintained.
Balustrade	- Existing balustrade is retained and maintained.
Formal garden	- The formal garden is restored including the replacement of the missing garden arbor, bench, pump, and expanded and replanted garden beds.
Fences and gates	- Repair and replace the deteriorated garden gates (currently in storage). - Remove existing board fences at edge of east lawn and replace with historic board fence. - Replace missing historic board fence at north end of wood shed. - Replace missing historic lattice fence behind barn (incorporate into carriage house construction project).
Alice's garden	- Restore Alice's garden is including replacing the missing rose arbor/wicket and swan above shelter. - Remove bluestone pavers and replace with grass.
Other features	- Replace missing bench under crab apple.

Vegetation:	The vegetation is restored and maintained to re-establish the profuse and lush character that existed historically.
Specimen trees	- Re-establish forecourt of elms on front lawn. - Replace missing specimen trees along drive.
Screen trees/plantings	- Remove red pine and Canadian hemlock along east boundary and replace with Japanese barberry. - Remove existing evergreen border planting at edge of east lawn and replace with honey locust and elms. - Remove evergreen planting from north boundary and replace with shrubs. - Remove trees from northwest corner and plant three elms behind barn.
Lilacs	- Retain and rejuvenate existing lilacs
Shrubs	- Replace missing Catawba rhododendron and western catalpa along east lawn. - Remove 3 existing rhododendrons at ell and replace with lilac and Japanese barberry. - Replace missing dwarf Japanese quince along fence in Alice's garden.
Vines and roses	- Remove nonhistoric roses on balustrade and replace with woodbine. - Replace missing climbing roses on pilasters at front of house. - Replace Dutchman's pipe on west porch columns and wisteria on east porch column. - Replace roses on 3' fence in formal garden. - Replace virgin's bower on lattice fence in formal garden.
Herbaceous plants	- Replant garden beds in formal garden. - Remove flowering perennials in Alice's garden and replace with ferns.

Restoration to circa 1950

A restoration to circa 1950 represents the end of the period of significance recommended by the "Historic Resource Study" corresponding to the close of the Longfellow family's residence in the house with the death of Henry Longfellow Dana. At this time, much of the earlier landscape design still existed, although the Hutcheson arbor had been lost. This restoration period is perhaps more achievable than a 1928 restoration since it would require fewer overall changes, namely to the existing perimeter (screen) plantings. The resulting appearance would enhance the interpretation of both Henry Longfellow and the 20th century landscape design of Hutcheson, Shipman, and A.W. Longfellow.

Feature(s)	Action/Implications
-------------------	----------------------------

Spatial organization, land use, and views	Principle features which define the spatial character of the site are maintained: front lawn and raised terrace, east lawn, Alice's garden, carriage and service drive. Specific features replaced to enhance the spatial organization, etc. are addressed below. The most significant view: from the house to the river is presently maintained by the MDC.
--	--

Circulation system:	Existing circulation system, including vehicular and pedestrian routes, is restored.
----------------------------	--

Carriage drive	- Retain the current alignment of the carriage drive, but remove the existing surface material and granite edge and replace with "reinforced crushed stone." - Accessibility is accommodated into both the carriage house and visitor center.
----------------	--

Front path	- The front path is widened to its historic width and resurfaced with compacted soil (covered with a boardwalk in inclement weather).
------------	---

Front terrace path	- The front path across the terrace is widened to its historic width and resurfaced with pea gravel.
--------------------	--

East lawn paths	- East lawn paths are widened to 5' and resurfaced with pea gravel.
-----------------	---

Garden paths	- Widen garden paths and resurface with pea gravel.
--------------	---

Buildings:

Carriage house

Longfellow house

Existing buildings - house and carriage house are maintained.
- Missing vines are re-established (see below).
- Consideration should be given to the historic exterior appearance of the house.

- Accessibility is accommodated into renovated carriage house and house exhibit

Small scale features:

- | | |
|------------------|---|
| Front fence | - Existing front fence is retained and maintained. |
| Balustrade | - Existing balustrade is retained and maintained |
| Formal garden | - A partial restoration of the formal garden is undertaken including the bench, pump, and expanded and replanted garden beds, but the arbor is not rebuilt. |
| Fences and gates | <ul style="list-style-type: none">- Repair and replace the deteriorated garden gates (currently in storage).- Remove existing board fences at edge of east lawn and replace with historic board fence.- Replace missing historic board fence at north end of wood shed. |
| Alice's garden | <ul style="list-style-type: none">- Alice's garden structures are not replaced.- Remove bluestone pavers and replace with grass. |
-

Vegetation: The vegetation is restored and maintained to re-establish the profuse and lush character that existed historically. Garden beds are expanded to historic configuration.

- | | |
|------------------------|---|
| Specimen trees | - Replace missing specimen trees along drive. |
| Screen trees/plantings | <ul style="list-style-type: none">- Replant east boundary following HABS plan; replace missing historic deciduous (ash and honey locust) trees in east border.- Thin evergreen planting along north boundary to restore tree health.- Remove trees from northwest corner and plant three elms behind barn. |
| Lilacs | - Retain and rejuvenate existing lilacs |
| Shrubs | <ul style="list-style-type: none">- Replace missing Catawba rhododendron and western catalpa along east lawn.- Remove 3 existing rhododendrons at ell and replace with lilac and Japanese barberry.- Replace missing historic shrubs by kitchen entrance. |
| Vines and roses | <ul style="list-style-type: none">- Remove nonhistoric roses on balustrade are replace with woodbine.- Replace missing climbing roses on pilasters at front of house.- Replace Dutchman's pipe on west porch columns and wisteria on east porch column.- Replace roses on 3' fence in formal garden.- Replace virgin's bower on lattice fence in formal garden. |

- Herbaceous plants
- Enhance garden beds in formal garden.
 - Remove flowering perennials in Alice's garden and replace with ferns.

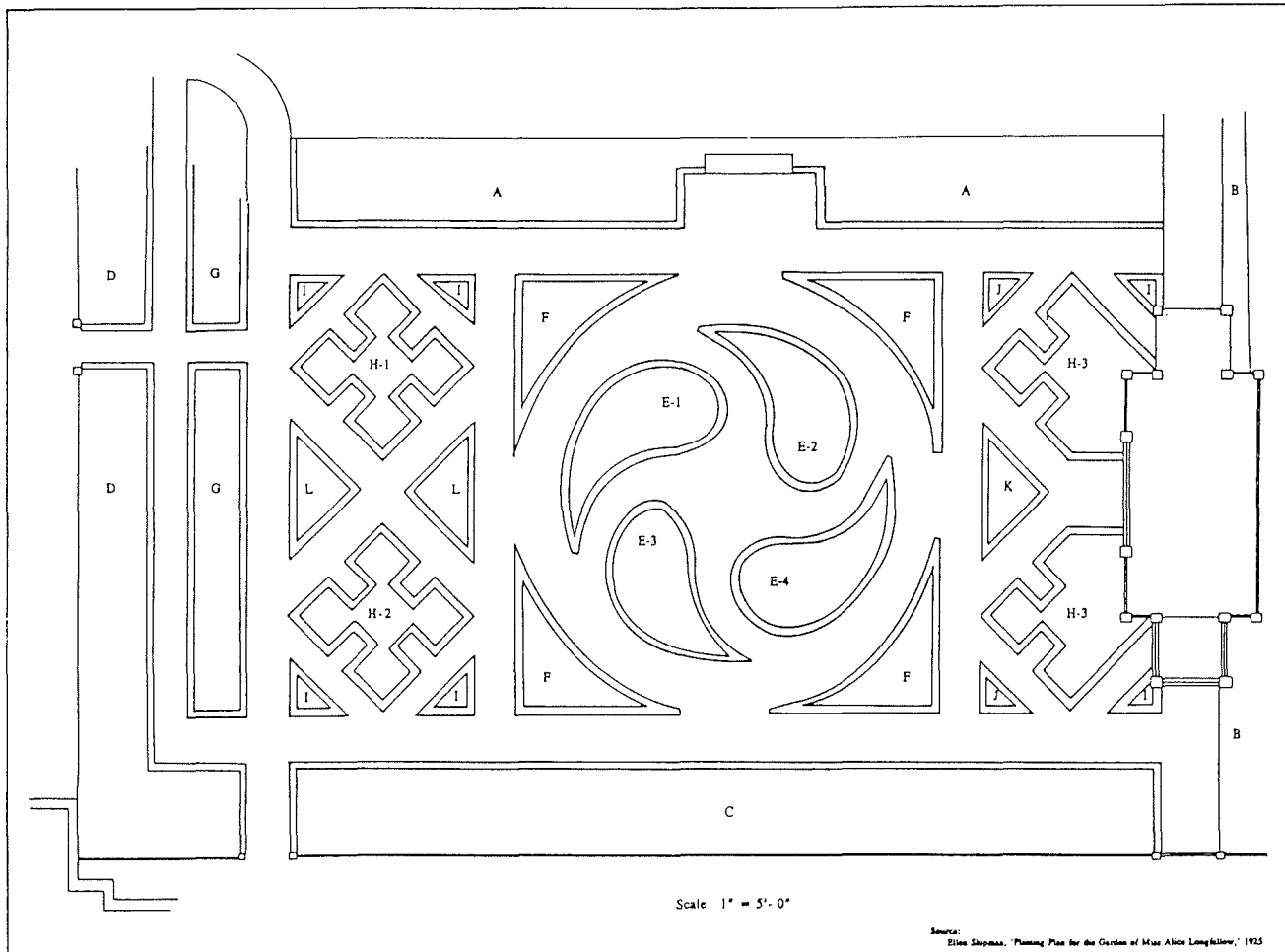


Figure 7: Historic configuration of formal garden beds based on 1925 Shipman plan. In the 1928 restoration, the entire form would be replaced. The 1950 restoration would not include the Hutcheson arbor. Source: Cultural Landscape Report, vol. 1.

Parking Options and Alternatives

Existing Conditions

At present, the existing parking configuration at the Longfellow NHS includes the following spaces located in the service area between the carriage house and the museum visitor center:

- 6 spaces in front of carriage house
- 1 accessible space
- 3-6 overflow spaces on carriage drive
- 3 spaces on Longfellow Park
- [2 overflow spaces on lawn west of the carriage house]

This solution maximizes the available space onsite, but creates a considerable amount of vehicular congestion in the vicinity of the carriage house (Fig. 3 and 8). In order to ensure emergency access to the house, parking is not permitted along the straight extent of the drive between Brattle Street and the north extent of the turnaround. Three spaces are currently used by staff at Longfellow Park using a City of Cambridge parking permit.

In anticipation of a new use for the carriage house, the existing parking must be reconsidered to provide a safe and pleasant arrival for visitors. For this reason, the essential minimum parking requirements must be defined, as well as long-term needs in order to determine the best location and accommodation of parking onsite.

Future needs

Once the carriage house work is completed and a maintenance facility is established off-site, the essential minimum parking need onsite will be:

- 1 accessible space
- 2 spaces for visiting researchers
- 2 maintenance/government vehicles

Staff parking can be accommodated at Longfellow Park. In an ideal environment, the maximum accommodation of parking would be:

- 1 accessible space (daily - onsite)
- 1 government vehicle (daily - onsite)
- 2 maintenance vehicles (daily - onsite, seasonal)
- 1 additional maintenance vehicle (for cyclic projects)
- 7 indoor staff (daily)
- 3 seasonal indoor staff (seasonal)
- 2 visiting researchers (occasional)
- 3 spaces for Supt., Admin, Div. staff (occasional)

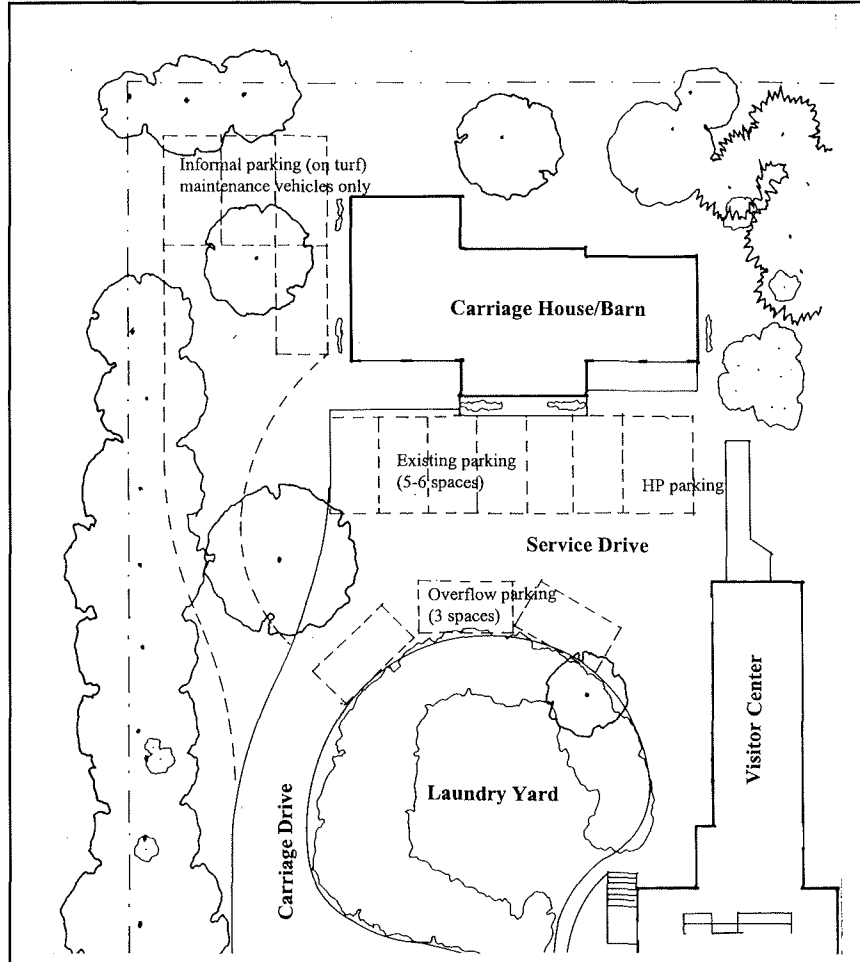


Figure 8: Existing parking configuration in service drive. The location of informal parking for maintenance vehicles west of carriage house is approximate.

Considerations

The greatest demand for parking appears to be Monday through Friday during the summer when the highest number of seasonal staff are in place, as well as during special repair work projects that require several maintenance vehicles onsite. Unfortunately, the options for parking onsite and offsite are severely limited due to the significance of the Longfellow property and the urban environment in which the site is located. As a result, the final solution for parking must consider the following:

- Quality and safety of the environment around/orientation to the renovated carriage house
- Damage to the resource
- Special uses, events
- Maintenance needs
- Emergency access
- Accessible parking

Options for Additional/Relocated Parking

Listed below are several options to relocate the existing parking, or provide additional parking both on and off-site (Fig. 9). These options are evaluated in Appendix E.

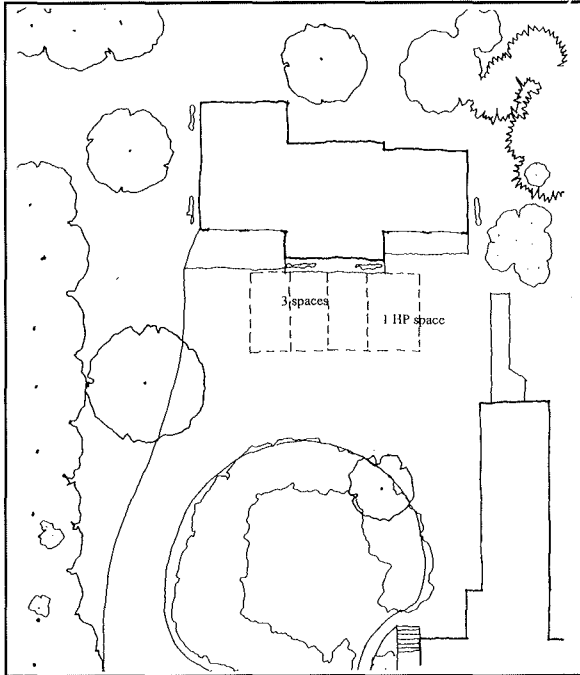
- Longfellow Park: potential to increase permitted spaces
- West side of carriage house: potential for 2-3 spaces
- Parallel parking along west side of drive: potential for 5 spaces
- Front of Longfellow House: replace bus parking with permitted spaces
- Charles Hotel garage: lease space, or require staff to bear expense
- Street parking: meters and 2 hours parking are located on Brattle and Mount Auburn Streets
- Public transportation: MBTA stop is located in Harvard Square.

Alternatives

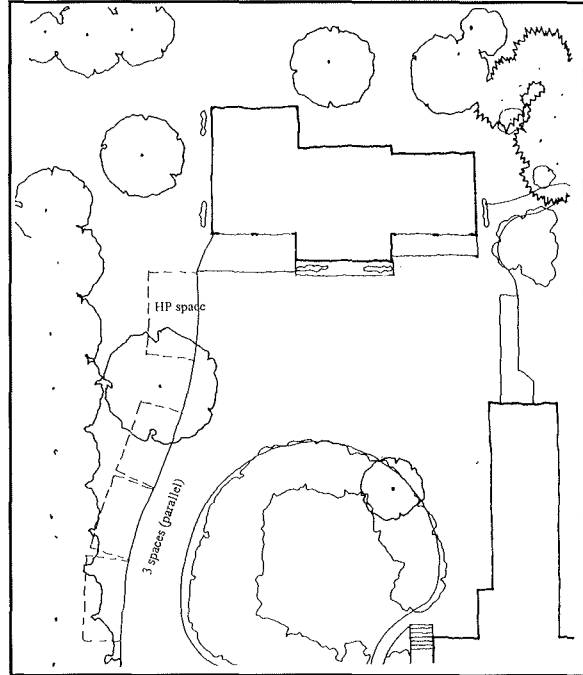
The options listed above may be considered individually, or they may be combined to solve in many different ways to address the existing and anticipated parking problem. Appendix E evaluates four alternatives using various combinations of the options above. They include:

- Status quo (retain the existing configuration)
- Minimal [essential] parking: 4 spaces in front of the carriage house (accessible space, 2 government vehicles, 1 space for visiting researchers); staff parking at Longfellow Park
- Minimal [essential] parking: 2-3 spaces accommodated west of the carriage house and/or 2-3 spaces parallel to drive including an accessible space; staff parking at Longfellow Park
- Maximum parking utilizing carriage drive, Longfellow Park, and a new parking along west boundary.

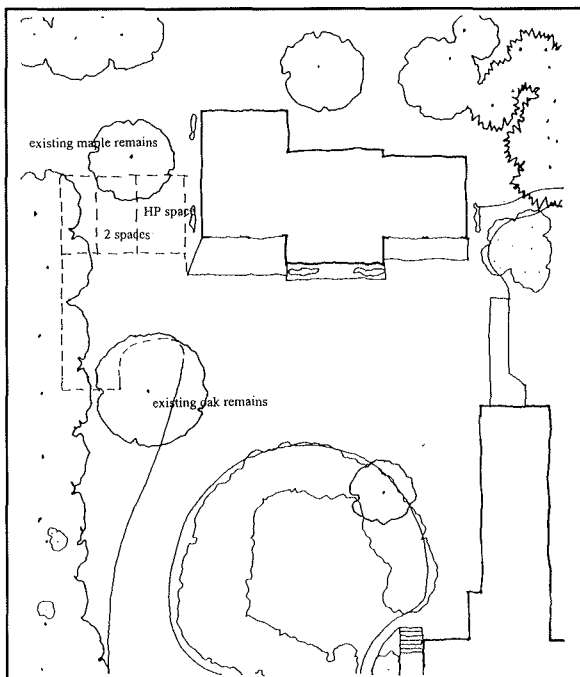
These configurations will be considered in the final treatment choice.



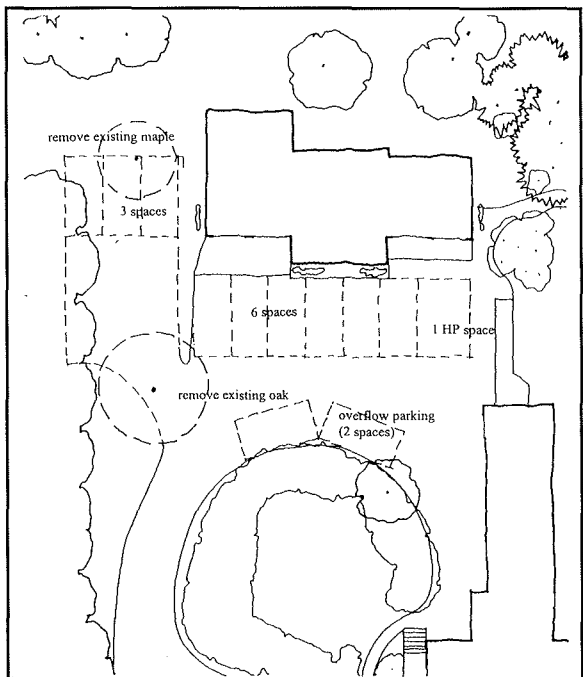
Minimum parking in front of carriage house



Parallel parking along west side of carriage drive



Parking west of carriage house



Maximum parking using service drive and west area

Figure 9: Sample alternatives for parking relocation/additions. Note that these four examples are only a few of the possible scenarios. For an evaluation of parking options and alternatives, please see Appendix E.

Evaluation of Alternatives

The treatment options outlined above have been considered by the park in an effort to further evaluate the most desirable alternatives. Based on group discussion and consensus, this included further information needed to evaluate rehabilitation and restoration (1928 and c. 1947/1950) related to a number of factors.⁶ A summary of this evaluation is described below. In addition, since rehabilitation allows for the selective replacement of missing historic features necessary to meet operational needs, a clear historic period is needed to define which features are appropriate for replacement. Without a designated historic period in rehabilitation, the potential exists for the presentation of a "property that never existed in time."⁷ For the purposes of this Cultural Landscape Report, two historic periods (1928 and c. 1947/1950) have been defined for rehabilitation. These two dates represent proposed ends of the period of significance for the landscape and the property as a whole.

Proposed changes common to all alternatives

Despite philosophical or conceptual differences between the alternatives, a number of essential actions have been identified that would be appropriate in both rehabilitation and restoration. They include:

- Resurfacing the carriage drive with a new, sustainable material and removing the nonhistoric granite edge,
- Adding accessible entrances to carriage house and visitor center,
- Other carriage house renovations (e.g. new addition),
- Maintaining existing historic features,
- Repairing and replacing garden gates (currently in storage),
- Replanting one Liberty elm that died recently in front of the house, and
- Maintaining the existing vegetation infill planting if necessary. Interiors of garden beds are maintained with seasonal renewal of annual plants.

Summary Evaluation of Treatment Alternatives

Treatment	Implications	Advantages	Disadvantages	Relative Cost
Rehabilitation (1928)	- Accommodates new additions (parking, additional screen plantings) - Minimal replacement of missing features could be accomplished including garden area.	- Flexible for new uses - Leaves perimeter evergreen planting intact	- Some gain for interpretation - New features further diminish integrity, but includes some replacement of missing features	(2) Next to least expensive - Some increase in maintenance
Rehabilitation (1947/50)	- Same as above, but without pergola and Alice's garden	- As above - Requires least maintenance of all alternatives	- As above	(1) Least expensive - Least maintenance
Restoration (1928)	- Complete replacement of missing features as outlined above. - Footpaths are widened and resurfaced. - Requires substantial changes to perimeter planting. - Could have some implications for treatment of porch.	- Presents a clear historic period for interpretation. - Most aesthetically pleasing alternative	- Requires most maintenance due to increased wood structures in the landscape, expanded garden area, and vines. - Replaces evergreen screen with deciduous trees.	(4) Most expensive - Most maintenance
Restoration (1947/50)	- Similar to 1928 restoration but does not include wood structures in formal garden and Alice's garden. - Less alteration to perimeter evergreen plantings.	- Presents a clear historic period for interpretation. - Restores some garden elements without additional wood structures. - Maintains many of the existing evergreen plantings.	- Colonial revival structures in the landscape are missing.	- (3) Cost and maintenance are slightly greater, but not significantly different than rehab.

Conclusion

Each of the alternatives presented in this chapter offer varying advantages and disadvantages to the park. **Preservation** is both the easiest and least costly alternative since it is essentially the current treatment. It leaves little flexibility, however, to relocate parking or replace missing garden features to assist with interpretation of the grounds and public programming. **Rehabilitation** provides the maximum flexibility and is the most compatible with the pending carriage house construction project, although it provides fewer opportunities to recapture the site's historic appearance than restoration. **Restoration** is probably the most expensive alternative and is less flexible than rehabilitation in order to present an accurate historic appearance. However, it provides the maximum gain for interpretation. **Reconstruction** of an earlier landscape has not been considered nor evaluated in this Cultural Landscape Report as the site as a long historic period (1759-1928) that outweighs the significance of any earlier landscape.

Endnotes for Chapter 2

1. This may include accessible entrances into the west and/or east bays of the carriage house as well as a new design for the entrance into the museum visitor center.
2. This list was transcribed from a 1997 CLR meeting. See also Appendix D.
3. Guidelines for the Treatment of Cultural Landscapes, p. 18.
4. Guidelines, p. 47-48.
5. Guidelines, p. 89-90.
6. Note that the dates 1947 and 1950 are used somewhat interchangeably in this draft, pending the final Analysis volume of the CLR. In terms of landscape alterations, there is no significant difference between the two dates.
7. See the Secretary of the Interior's Standards for the Treatment of Historic Properties: Rehabilitation (Appendix C)

CHAPTER 3: TREATMENT RECOMMENDATION - REHABILITATION

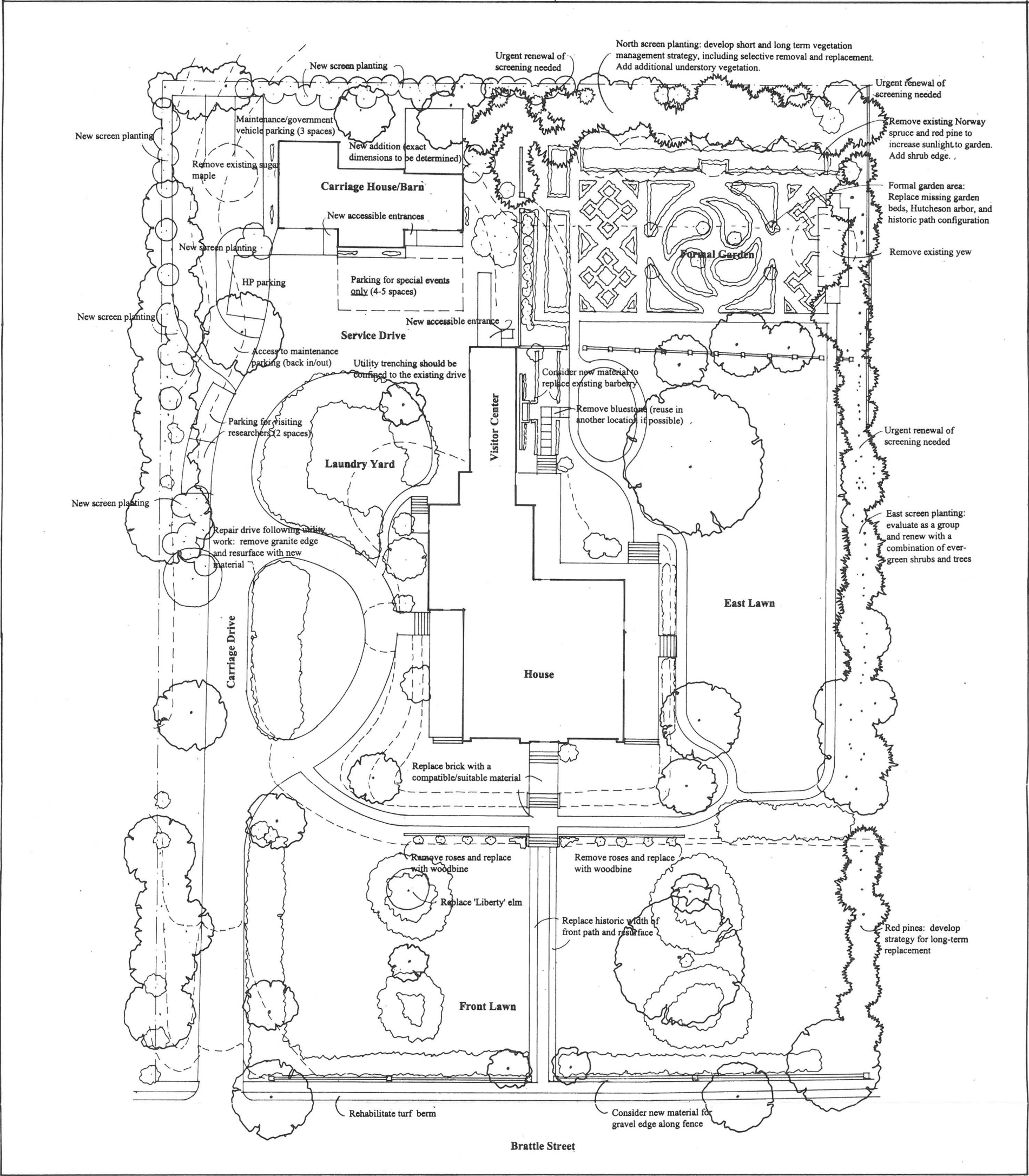


Based on a team review and subsequent decision by the Superintendent, rehabilitation, with a 1928 historic period framework, is recommended for the Longfellow NHS landscape. This treatment simultaneously addresses the park's functional, maintenance, aesthetic, and educational objectives. It is the best solution to address both functional and operational needs related to the conversion of the carriage house into a public meeting space, as well as presenting a clearer picture of the history of the grounds, since replacement of missing garden features is essential to the interpretation of the Colonial Revival in the landscape. It also appears to be a treatment that is easily adapted for other resources of the site (house, interiors, and carriage house).

Proposed changes associated with the recommended treatment are illustrated in Fig. 10: Conceptual Treatment Plan. This plan will be further developed in the next draft of this report, once the site survey has been delivered and the next submittal of architectural drawings related to the carriage house have been received and reviewed. At that time, preliminary design work for the features described below will also be completed.

Overview

Rehabilitation of the Longfellow landscape will provide many improvements necessary to meet the diverse needs of the park. In the immediate future, this will include accommodation of accessible entrances into the carriage house and museum visitor center, carriage house addition including vegetative screening, resurfacing the existing drive, relocating the existing parking west of the drive and carriage house, and replacing the historic width of the front walk. As funds allow, the second phase of treatment work will include substantial repair work to the perimeter screen planting, replacement of missing garden beds, and the replacement of the missing garden pergola. Once completed, the landscape will be both functional and educational, presenting a clearer historic image. These elements of the recommended treatment are described below in two parts, by dividing the site based on the boundaries of the forthcoming carriage house project.



CONCEPTUAL LANDSCAPE TREATMENT PLAN LONGFELLOW NATIONAL HISTORIC SITE

Recommended Treatment: Rehabilitation



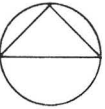
National Park Service
Olmsted Center for Landscape Preservation

Notes:
Vegetation and landscape features are drawn according to "Historic Plant Inventory for Longfellow National Historic Site, Existing Conditions, 1993."

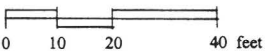
This plan is intended for discussion purposes only.

Preliminary design including more accurate locations and design of new features will be prepared in the next submittal.

Sheet #1 of 1
Drawn by: *lam*
Date: 7-1-97



north



Carriage House Construction Project Area

Accessible entrances

New, accessible entrances into the carriage house are proposed in the eastern half of the west bay and the western half of the east bay. In both cases, the existing concrete ramp does not meet the recommended slope requirements. Therefore, design alternatives will be developed for the new ramps. This may include building a new ramp on top of a portion of the existing ramps or removing a portion of the existing ramp and replacing it with a new ramp that meets the accessible grade requirements. At the same time, a new ramp is being designed by the project architects to replace the existing ramp into the north entrance of the museum visitor center.

Parking

Use of the carriage house as a public meeting space also necessitates a re-evaluation of parking in the service drive. At present, the area is congested with many vehicles, making it difficult for safe and comfortable pedestrian access into the carriage house (Fig. 3 and 8). An extensive evaluation of minimum and maximum needs, options to relocate parking, and alternatives to reconfigure parking has been done (Fig. 9, Appendix C). Therefore, it is recommended that parking be moved out of the service drive, and a minimal number of spaces be accommodated west of the drive and carriage house. This will create both safe and pleasant access to the renovated carriage house, consistent with its historic appearance (Fig. 11). Additional planting, including both trees and shrubs, to adequately screen the cars from neighboring properties and to protect the view up the carriage drive from Brattle Street will be required (Fig. 12).

Parking for two maintenance vehicles including the mobile shop/box van, and a government vehicle will be located in the northwest corner of the site. An accessible parallel parking space will be located west of the drive near the carriage house, and two parallel spaces for visiting researchers will be provided west of the drive and north of the turn around. A minimal number of parking spaces for indoor staff can be accommodated in permitted spaces on Longfellow Park, but the park may wish to seek additional spaces in the future. Four to five cars can be accommodated near the carriage house for special events only. A detailed view of the proposed new parking configuration is illustrated in Figure 13. While this solution actually reduces the amount of parking onsite, it alleviates a serious safety and congestion problem in the drive. The design for new parking should limit site disturbance/excavation to a depth of 12" or less in order to minimize potential damage to archeological resources.

Utilities and carriage drive

The carriage house project will also require utility trenching in the carriage drive to accommodate new fire suppression and environmental systems. Following the utility work, the carriage drive will be repaired, including removal of the nonhistoric granite edge, and resurfaced with a new material that is compacts well and is easier to maintain in the winter. The gas line which currently runs up the front path will be capped near the house.

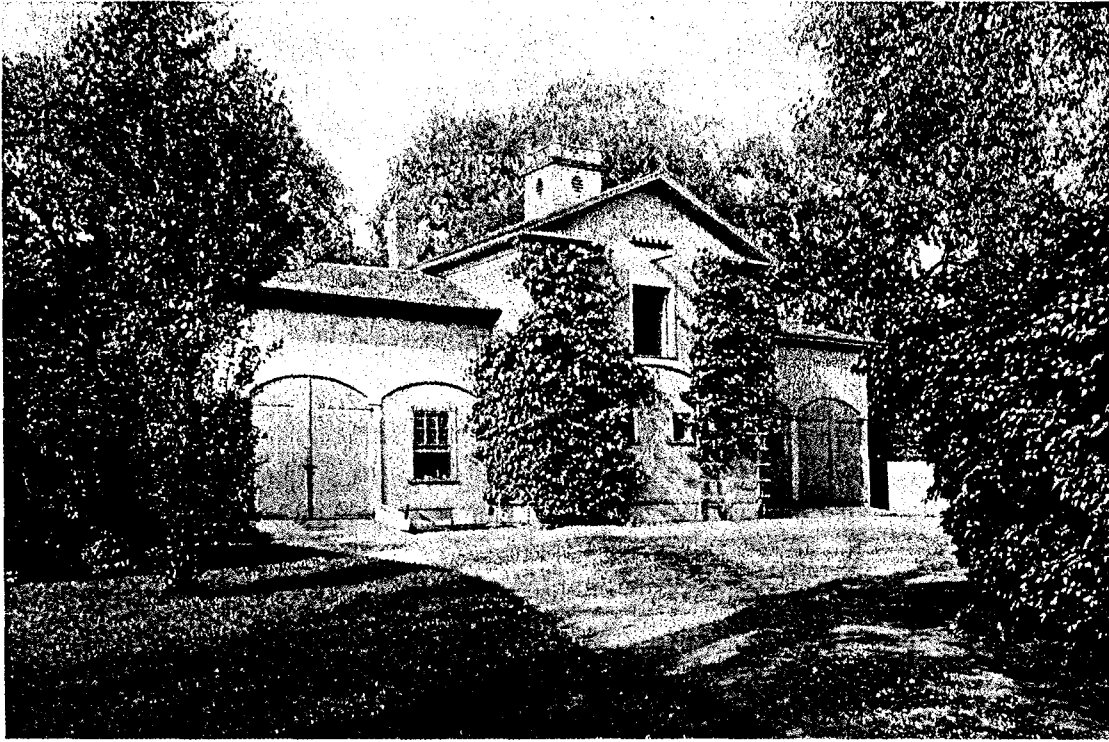


Figure 11: Historic view (circa 1900) of the carriage house from the drive. Courtesy Longfellow NHS.



Figure 12: View of the carriage drive from Brattle Street. Modest additional planting should adequately screen parking from the view.

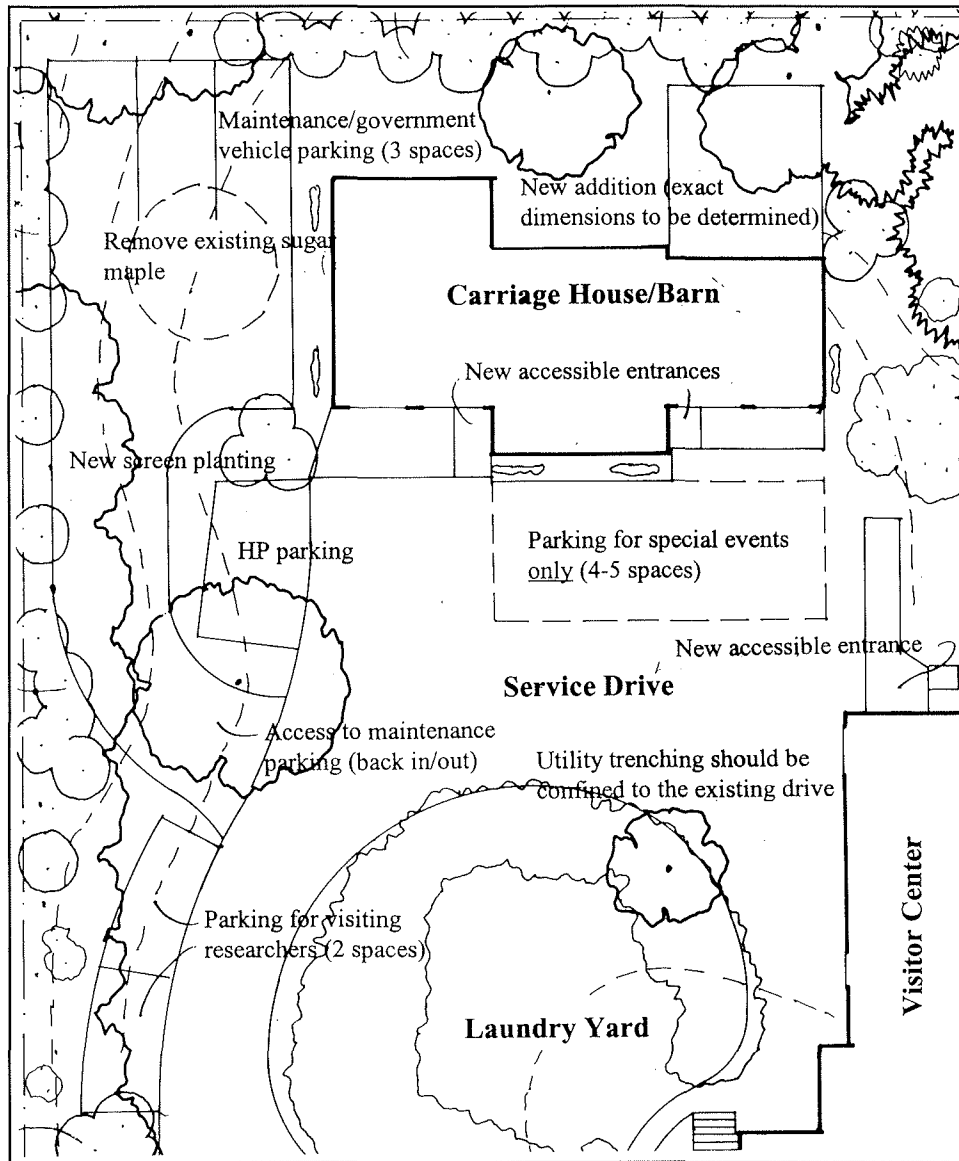


Figure 13: Detail of recommended parking configuration.

Vegetative screening

New planting will be required to repair the deteriorated north border planting as well as to screen the new utility addition and parking areas. This will be done using plant materials that are both compatible with the character of the site, adapted to the specific conditions such as sun and shade, and which provide the maximum visual screen (see vegetation notes below). New plantings are anticipated along the north and west boundary and west of the carriage drive as indicated on Fig. 10.

Other site improvements

In order to complete treatment work within the construction zone, the front walk will be widened to its historic dimension and resurfaced with a new material (Fig. 14). The Liberty Elm, which died recently, will also be replaced.

East site

Front of House

Additional work necessary in front of the Longfellow House includes the replacement of historic vines in order to re-establish some of the profuse effect that existed historically (Fig. 14) . Specifically, this will require removing the existing roses to create a greater expanse of woodbine, Virginia creeper (*Parthenocissus quinquefolia*) along the existing balustrade. This may necessitate a shorter cycle for repairs to the balustrade, perhaps in combination with a strategy for periodically cutting the vines back. Climbing roses could also be re-established up the pilasters of the front facade, but they would likely require some type of trellis system. The nonhistoric, existing brick area in front of the door and at the intersection of the front walk with the upper terrace should also be removed and replaced with a more compatible material. Generally speaking, further evaluation should be made of many of the surface and edge materials found onsite to determine whether or not a new compatible or historic material can be found to both ease maintenance and illustrate a more accurate picture. This includes the drive mentioned above as well as paths and walks.



Figure 14: Historic view (1880) of Henry and Edith Longfellow in front of the house. Courtesy Longfellow NHS.



Figure 15: Front walk showing nonhistoric width.

Brattle Street Frontage

Similarly, the park may wish to consider a new material to replace the gravel edge along the Brattle Street fence. Also in this area, the existing turf berm between Brattle Street and the existing bluestone sidewalk is deteriorated and in need of rejuvenation.

East Lawn

Along the eastern boundary of the site, much of the perimeter planting is over-mature, necessitating a strategy for renewal and vegetation management. The red pine at the southeast boundary are deteriorated due to storm damage and disease and a long-term plan should be developed for selective removal and replacement (Fig. 16). Urgent work is required to repair gaps in the east perimeter plantings south of the formal garden, where unsightly views of the parking lot in the adjacent property are apparent. This could include a combination of selective thinning of existing trees, replanting, and an understory planting of evergreen shrubs. Adjacent to the house, the existing nonhistoric bluestone at the northernmost part of the porch should be removed in order to replace grass in this area. The small barberry hedge, which replaced boxwood in the 1980s should also be removed and replaced with box or a suitable substitute material such as a dwarf Japanese holly.



Figure 16: Deteriorated red pine along southeast boundary.

Formal garden area

The most substantial changes proposed in the eastern half of the site relate to the replacement of the missing garden beds and pergola in the formal garden (Fig. 17). At a minimum, the beds extending east and west of the existing boxwood will be replaced. This will also provide the framework to replace the historic geometric alignment of paths. The park may also wish to consider replacing the southern, northern, and far western beds in order to further define and clarify the paths. All garden beds should be delineated with boxwood, and a planting plan using historic records such as the Shipman plans should be prepared. In some areas, more shade-tolerant species may be required.

Reconstruction of the Hutcheson arbor will require more research and preparation of construction drawings. Since no plans remain, information will be drawn from the Shipman plan and the substantial number of photos that record the construction of the arbor (Fig. 18). To ease maintenance, longer-lasting materials may be used, provided an historically accurate appearance is presented.

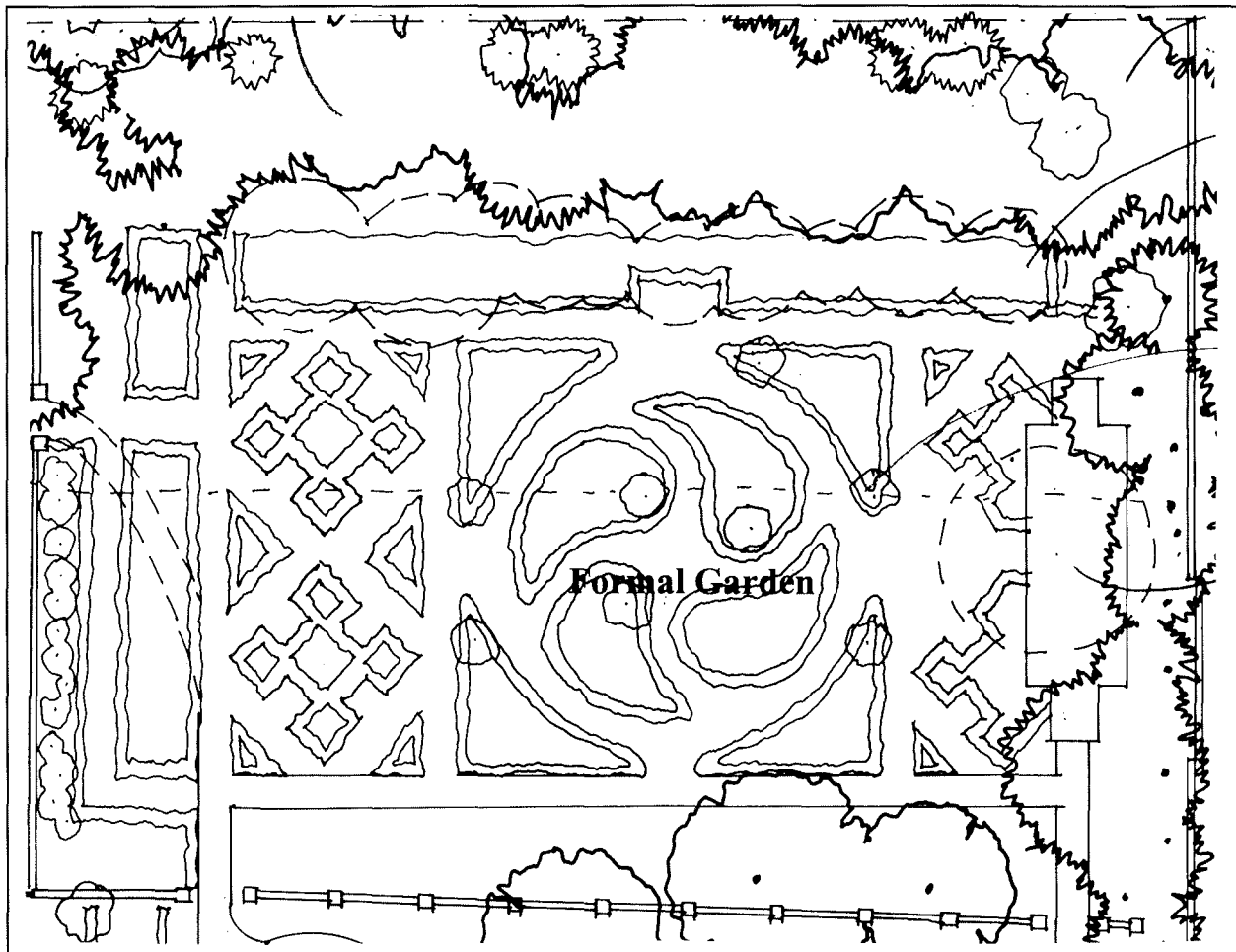


Figure 17: Detailed view of replacement of garden beds.

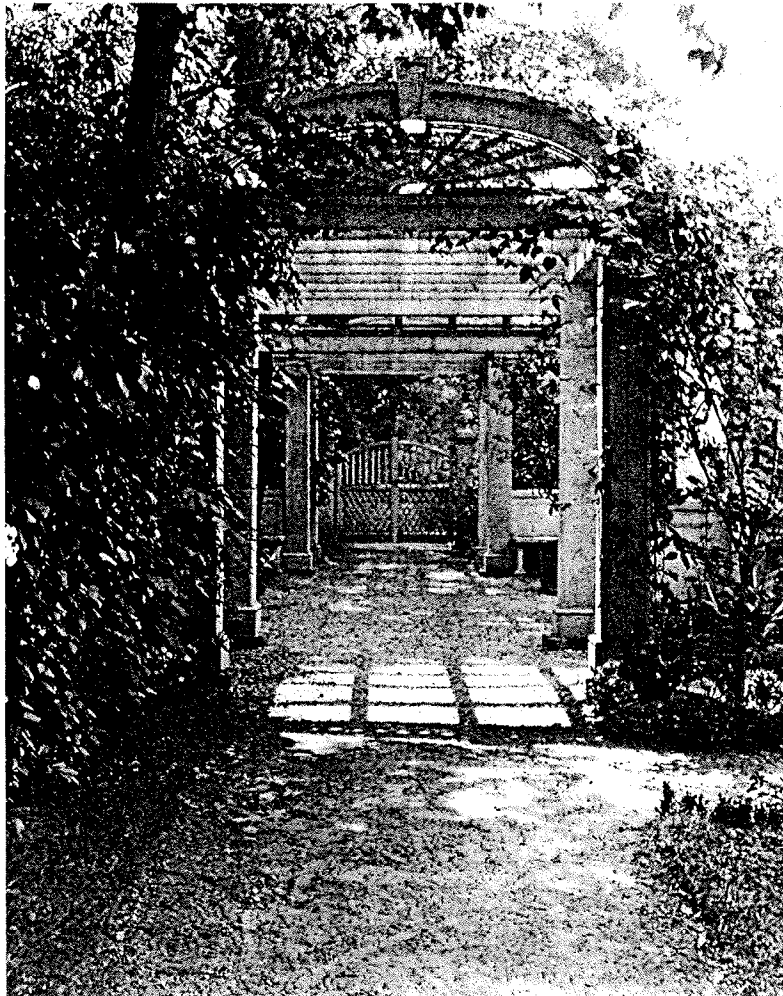


Figure 19: Hutcheson arbor

North perimeter plantings

As is the case with the east perimeter described above, substantial work is required to more fully evaluate the condition of the north border planting and prepare recommendations for long-term vegetation management. The overstory canopy occupies over 20' of horizontal distance and overhangs the formal garden. Before the garden is replaced, the Norway spruce and red pine immediately north of the formal garden should be removed and replaced in kind or with a new planting scheme that accommodates the new and garden beds and creates a greater sense of enclosure in less space. Similarly, several areas at the back of the north border present unsightly views to adjacent properties and require under-planting or selective thinning and replacement (Fig. 20). Over the long-term, a complete rehabilitation/renewal of the perimeter planting area is required.



Figure 19: Perimeter plantings at the northeast corner boundary. Note the lack of understory planting which creates views into adjacent properties.

Management of perimeter plantings

Since the intent of the perimeter plantings along the east and north boundaries is to screen the Longfellow site from adjacent development, careful evaluation of the success of individual tree and shrub should be made. In the next phase of this CLR, more detailed recommendations will be made regarding specific actions to ensure that the enclosure does deteriorate further. Options for graduated planting of trees, small trees, and evergreen shrubs should also be considered to provide the maximum level of visual screen possible in the smallest horizontal area. Trees and shrubs to consider (to replace existing specimens or enhance the current planting) are listed below.¹

<u>Common (latin) name</u>	<u>Notes</u>
White pine (<i>Pinus strobus</i>)	Evergreen tree; currently exists in perimeter plantings
Canada hemlock (<i>Tsuga canadensis</i>)	Evergreen tree; currently exists in perimeter plantings
Norway spruce (<i>Picea abies</i>)	Evergreen tree; currently exists in perimeter plantings
East. red cedar (<i>Juniperus virginiana</i>)	Evergreen small tree; currently exists in perimeter plantings; needs sun
Inkberry (<i>Ilex glabra</i>)	Evergreen shrub; new addition; good understory; some shade tolerance
Japanese holly (<i>Ilex crenata</i>)	Evergreen shrub; new addition; shade tolerant
Japanese barberry (<i>Berberis thunbergii</i>)	Deciduous shrub; historically used along SE boundary
Mountain laurel (<i>Kalmia latifolia</i>)	Evergreen shrub; new addition; some shade tolerance
Jetbead (<i>Rhodotypos scandens</i>)	Deciduous shrub; new addition; shade tolerant
Lilac (<i>Syringa</i> sp.)	Deciduous shrub (use only nonhistoric varieties to avoid confusion)
Witch hazel (<i>Hammelis virginiana</i>)	Large deciduous shrub; new addition; shade tolerant

Summary of Treatment Tasks

(see Fig 10: Conceptual Treatment Plan)

Carriage house rehabilitation area

- New planting to screen carriage house addition
- New accessible entrances into carriage house
- New accessible entrance into visitor center
- Relocate parking in service drive: HP parking and parking for visiting researchers (3 spaces total) located parallel to drive; maintenance and government vehicle parking (3 spaces) located west of carriage house
- New planting along west and north boundary to screen parking and new addition
- Replace historic width of front path and resurface with a new material
- Replace missing Liberty Elm

East site

Front of house:

- Remove roses and replace with woodbine
- Replace brick with a compatible/suitable material

Brattle Street frontage:

- Consider new material for gravel edge along fence
- Rehabilitate turf berm

East boundary and lawn:

- Evaluate east screen planting and renew with a combination of evergreen shrubs and trees. Note areas requiring urgent work.
- Develop vegetation management and replacement strategy for red pine and re-establish Lily-of-the-Valley
- Remove bluestone (reuse in another location if possible)
- Consider new material to replace existing barberry (Japanese holly or boxwood)

Formal garden area:

- Replace missing garden beds
- Replace Hutcheson arbor
- Re-establish historic path configuration

North perimeter planting:

- Develop short and long term vegetation management strategy. Remove Norway spruce and red pine along garden beds to increase sunlight and reduce the dimension of the overstory. Add shrub border and enhance understory throughout. Note areas requiring urgent work.

Additional Considerations

1. Boundary and Site Survey

The conceptual treatment plan uses the 1"=20' existing conditions plan prepared for the CLR Vol. 1 and the Historic Plant Inventory. This plan is adequate for general planning purposes, but not for the additional work required to more fully develop the recommendations of this treatment plan. A site survey is currently underway by the Denver Service Center and is expected shortly. Completion of subsequent drafts of this plan, including design development for landscape work associated with the carriage house, is dependent on more detailed information contained in this survey including an accurate map of the existing boundary.

2. Adjacent Historic Properties that may be Affected by Treatment Work

[to be completed]

3. Compliance

Due to the nature of the proposed work associated with this plan, compliance with Section 106 of the 1966 Historic Preservation Act as well as the National Environmental Policy Act (NEPA) will be required. It is likely that Section 106 compliance for the work associated with the carriage house project will be completed in advance of the eastern half of the site. Regardless of the strategy, consultations with the historic architecture, archeology, landscape, and history advisors is recommended.

4. Public Input

Consultation and/or briefings with interested parties is recommended before this Treatment Plan is finalized and implemented. Consultations may include immediate abutters, neighbors, Cambridge Historic Commission, city officials, preservation professionals, and other interested parties.

5. Construction considerations/mitigation

Limited access and proximity to existing vegetation may present some constraints related to the utility addition on the north side of the carriage house. In particular, three existing trees, a Norway maple (#6-1-1), black cherry (#5-1-51), and an American elm (#5-1-52) are most vulnerable to damage during construction (Fig. 1). The estimated ages of these trees are 60, 50, and 30-50 years respectively.² Given the lack of screen planting in this area, every effort should be made to protect these trees during construction and apply post-construction treatment to aid in recovery. In addition, all existing woody vegetation within the construction zone should be fenced during construction. Ground protection such as double layer of plywood should be applied in the area west of the carriage house to protect tree roots from compaction caused by heavy equipment. The plans and specifications for landscape work related to the carriage house rehabilitation should address these issues.

Endnotes for chapter 3

1. Note that additional species such as those already existing in the border may also be considered as more detailed recommendations are developed. They may include sugar maple (*Acer saccharum*), mock orange (*Philadelphus* sp.), yew (*Taxus* sp.), and American elm (*Ulmus americana*).
2. "Historic Plant Inventory for the Longfellow National Historic Site."

RECOMMENDATIONS FOR ADDITIONAL RESEARCH OR PRESERVATION PROJECTS



1. Complete and Implement CLR Treatment Plan

In FY1997, the draft Treatment Plan will include the evaluation of alternatives, selection of a preferred alternative, and a determination of tasks necessary to implement the preferred alternative. Further work in FY1998 will be required to more fully design each of these elements in preparation for implementation. In particular, construction documents (plans and specifications) for the features associated with the carriage house construction must be completed early in FY1998 to ensure that the landscape work is adequately incorporated into the construction.

2. Prepare Preservation Maintenance Plan

Inevitably, changes in modern maintenance practices and technology have had an impact on the appearance of the grounds. A truly accurate interpretation of the historic landscape depends on historically accurate [appropriate] maintenance practices. Although adopting historic maintenance practices is not always feasible, modern maintenance practices can be modified to render a landscape more historic. Coordinating the development of a Preservation Maintenance Plan with the development of the preferred alternative will guarantee that the grounds are managed in a way that preserves their historic character. The concurrent development of a Preservation Maintenance Plan and a Treatment Plan will also establish the time and type of maintenance required for the grounds. This is especially useful means of anticipating staffing needs.

3. Historic Resource Study

Recent research suggests that the period of significance for the Longfellow National Historic Site may extend well into the 20th century. As a result, additional work is required to fully integrate the findings and recommendations of individual cultural resource reports (architecture, furnishings, landscape, etc.) into a more comprehensive evaluation of the significance of the property as a whole. A Historic Resource Study for the site would provide this comprehensive view by:

- determining Longfellow's 19th century role in cultivating a national identity through poetry on colonial themes
- investigating whether links can be made between Longfellow and the 20th century colonial revival movement

- exploring the house as a national icon memorialized by subsequent generations of Longfellows.¹

4. Integrate recommendations of the CLR, Furnishings Plan, and Historic Resource Study into a property-wide treatment strategy

5. Integrate archeological findings into CLR/Treatment Recommendations

Once the archeological work currently underway by the NE Cultural Resource Center, is completed, these findings should be incorporated into the Treatment Plan, including any design modifications that may be necessary to minimize or eliminate threats to archeological resources.

6. Complete an Archeological Overview and Assessment

Additional information on the archeological resources of the Longfellow NHS may be required prior to implementation of this treatment plan, and to inform future work at the site. In particular, archeological testing may be a useful tool to locate the missing garden beds as well as other features that have been lost from the site. Baseline information on archeological resources will also facilitate Section 106 compliance.

7. Consider developing a cooperative strategy regarding Longfellow Park

Longfellow Park is owned and managed by the City of Cambridge. This landscape, historically part of the Longfellow property, is essential to the integrity of the national park, as it maintains the relationship between the house and the Charles River. In the long term, the Longfellow NHS may wish to consider a cooperative strategy or agreement to maintain Longfellow Park, perhaps in exchange for additional parking privileges.

8. Complete a Comprehensive Interpretive Plan

Endnotes

1. See "Proposed Project - Cyclic Program for Longfellow National Historic Site; Project Type: CRPP; Title: Historic Resource Study; Number LONG98700005."

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APPENDICES



- A. Enabling Legislation
- B. 10-238 for Carriage House Rehabilitation
- C. Secretary's Standards for the Treatment of Historic Properties
 - Preservation
 - Rehabilitation
 - Restoration
- D. Landscape Treatment Issues and Considerations
- E. Parking Issues, Options, and Alternatives
- F. Evaluation of Treatment Alternatives
- G. "A Landscape Through Time" - A Guide to the Grounds of the Vassall-Cragie-Longfellow House
- H. "Archeology at the Longfellow NHS"

Appendix A: Enabling Legislation

Public Law 92-475

An act to authorize the establishment of the Longfellow National Historic Site in Cambridge, Massachusetts, and for other purposes. (86 Stat. 791)

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, that in order to preserve in public ownership for the benefit and inspiration of the people of the United States, a site of national historical significance containing a dwelling which is an outstanding example of colonial architecture and which served as George Washington's headquarters during the siege of Boston in 1775-1776, and from 1837 to 1882 as the home of Henry Wadsworth Longfellow, the Secretary of the Interior is authorized to acquire by donation the fee simple title to the real property and improvements thereon, together with the furnishings and other personal property, situated at and known as 105 Brattle Street, Cambridge, Massachusetts for establishment as the Longfellow National Historic Site.

Sec. 2. The Secretary of the Interior is further authorized to accept the donation of not less than \$200,000 and such other sums of money as may be tendered from time to time by the Trustees of the Longfellow House Trust, established pursuant to indentures dated October 28, 1913, and November 18, 1914, and such funds or any part thereof and any interest thereon, may be used exclusively for the purposes of administration, maintenance, and operation of the Longfellow National Historic Site.

Sec. 3. The Longfellow National Historic Site shall be established when title to the real and personal property described in Section 1 of this Act and the sum of \$200,000 as set forth in Section 2 of this Act have been accepted by the Secretary of the Interior, and upon such establishment, the Longfellow National Historic Site shall be administered by the Secretary of the Interior in accordance with the Act approved August 24, 1916 (39 Stat. 535), as amended and supplemented, and the Act approved August 21, 1935 (49 Stat. 666).

Sec. 4. There are hereby authorized to be appropriated such sums as may be necessary to carry out the purposes of this Act, not to exceed, however, \$586,6000 for development of the area, plus or minus such amounts, if any, as may be justified by reason of ordinary fluctuations in construction costs as indicated by engineering cost indices applicable to the types of construction involved herein.

Approved October 9, 1972

Park: Longfellow NHS
Package Title: Protect/Conserve Structures and Collections
Package No.: LONG 001

Statement of Park Purpose and Significance of Resources:

Longfellow NHS was authorized by Congress in 1972, a decade after the Longfellow House and Carriage House achieved National Historic Landmark status. The park was established to preserve, interpret and exhibit "a site of national historical significance containing a dwelling which is an outstanding example of colonial architecture and which served as George Washington's headquarters during the siege of Boston in 1775-1776, and from 1837-1882 as the home of Henry Wadsworth Longfellow."

Longfellow NHS structures, collections and grounds retain a high degree of historical integrity, making detailed documentation and interpretation possible to a level rarely realized in this country. Virtually all of the furnishings date from Longfellow's occupancy and are original to the house. Museum collections include historic furnishings; fine and decorative arts representing a broad range of important 18th and 19th century painters and sculptors including Gilbert Stuart and Albert Bierstadt; Longfellow's personal library of 10,000 books; and an estimated 700,000 archives with letters from George Washington, Thomas Jefferson, Ralph Waldo Emerson, Charles Dickens, and Abraham Lincoln. The landscape and gardens surrounding Longfellow House and Carriage House were carefully planned, cultivated and preserved by the poet and his family and figured largely in Longfellow's most popular writings.

OBJECTIVE: PROTECT CULTURAL AND NATURAL RESOURCES
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Factor 1: Eliminate Threats to Resources

Prevent damage and catastrophic loss of primary cultural resources at Longfellow NHS (historic wood-framed structures and extensive and fragile museum collections) from fire, theft, and environmental deterioration.

- ♦ Install fire suppression system and upgraded fire detection system
- ♦ Provide buildings with full intrusion security and surveillance system
- ♦ Replace antiquated electrical systems to improve power, safety, and efficiency
- ♦ Upgrade environmental controls to improve building environments including relative humidity, air cleanliness, and temperature
- ♦ Consolidate museum collections in environmentally-controlled museum storage areas
- ♦ Remove active combustion source from Longfellow House and replace with central heating, ventilating, dehumidification, and/or filtration system in Carriage House

Factor 2: Provide Treatment for Resources

Improve condition of primary cultural resources at Longfellow NHS by rehabilitating the historic structures and grounds and providing adequate, controlled storage for extensive and fragile museum collections.

- ♦ Rehabilitate Longfellow House to accommodate installation of new and upgraded systems and additional, environmentally-controlled museum storage
- ♦ Rehabilitate Carriage House to accommodate centralized heating, ventilating, dehumidification, and/or filtration system, new public meeting space, staff kitchen and other operational functions and traffic currently impacting historic fabric of Longfellow House
- ♦ Rehabilitate historic landscape surrounding Longfellow House and Carriage House to improve overall conditions and remedy impact of excavation required to install new water supply and utilities service

Factor 3: Support Protection of Resources

- ♦ Enhance previously restricted research access by upgrading museum facilities to accommodate controlled space for researchers and collections. Upgrading museum storage and research facilities will enhance scholarship, allowing the park to meet increasing demand for its highly significant and extensive resource collection of information on subjects including the Abolitionist, Transcendentalist and Colonial Revival movements and the history of American architecture and photography. (Research demand has increased 300% in past two years.)

OBJECTIVE:	PROVIDE FOR VISITOR ENJOYMENT
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Factor 4: Provide Visitor Services and Educational and Recreational Opportunities

- ♦ Improve environmental controls to stabilize the interior environment of Longfellow House and permit the park to remain safely open to visitors on even the hottest summer days when it is now forced to close
- ♦ Provide additional museum storage and upgraded environmental controls to ensure better housing and display of museum collections - the primary attraction and source of interest for Longfellow NHS visitors and scholars
- ♦ Facilitate public use and research by rehabilitating the Carriage House to accommodate a meeting space for special groups and school programs and relocate the staff kitchen and boilers which currently share research space in the Longfellow House basement.
- ♦ Provide full access to the park's primary exhibit rooms by modifying the Visitor Center to provide a wheelchair lift to Longfellow House

Factor 5: Protect Public Health, Safety, and Welfare

- ♦ Ensure the highest possible level of public safety, security, and comfort by upgrading current fire protection, electrical, and intrusion systems, providing a new fire suppression system, and facilitating emergency egress from the large and densely furnished Longfellow House.

OBJECTIVE:	IMPROVE EFFICIENCY OF PARK OPERATIONS
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Factor 6: Improve Operational Efficiency and Sustainability

- ♦ Achieve a minimum level of environmental control and prevent further loss of historic materials due to the effects of high humidity and temperature fluctuations by improving the environment of the historic core of the park with new and upgraded heating, ventilating, dehumidification, and filtration systems
- ♦ Reduce at least 10% of housecleaning operations in park buildings with the addition of a new air filtration system
- ♦ Provide efficient consolidation and protection of widely-dispersed collections by expanding environmentally-controlled museum storage to accommodate a substantial percentage of current space needs
- ♦ Increase operational efficiency by centralizing the heating, ventilating, dehumidification, and/or filtration system in the Carriage House and permitting the removal of gas-fired furnaces - an active combustion source - from the Longfellow House basement

Factor 7: Protect Employee Health, Safety, and Welfare

- ♦ Prevent common health problems, including breathing difficulties and headaches, associated with the current poor environment and reverse effects of high heat and humidity inside Longfellow House by replacing antiquated hot air furnaces and broken down air filtration systems. Modern structural fire detection and suppression systems will better ensure staff safety and security.

OBJECTIVE:	PROVIDE COST-EFFECTIVE, ENVIRONMENTALLY RESPONSIBLE, AND OTHERWISE BENEFICIAL DEVELOPMENT
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Factor 8: Provide Other Advantages to the National Park System

- ♦ The Friends of Longfellow House was established in 1995 largely in response to the deteriorating conditions of cultural resources at Longfellow NHS. The Friends have agreed to contribute \$50,000 in private donations towards the cost of rehabilitating the Longfellow Carriage House as described in this project.

Appendix C: The Secretary of the Interior's Standards for the Treatment of Historic Properties

Standards for Preservation

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration necessitates repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties will not be undertaken.
4. Changes to a property that have acquired significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive features, the new feature will match the old in design color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Standards for Restoration

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated historic features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive features, the new feature will match the old in design color, texture, and where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protect and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

Appendix D: Landscape Treatment Issues, Considerations

(Transcribed from CLR meeting)

1. Interpretation/Public Programming

- Communicate the story of the broader history of the site
- More than just personal interpretation
- Confusing appearance of the landscape (does not reflect any specific historic period)
- Identify critical features existing during Longfellow's life as well as Alice and the family.
- Education programs: the site as inspirational space (views to the River, lilacs, etc.)
- Potential Interpretive themes:
 - Longfellow and the landscape as inspiration
 - Family use during HWL life
 - The Colonial Revival Icon
 - "County Seat" - suburban garden
 - Family life after HWL death
 - Mid-19th century intellectual gatherings
 - Washington and the siege of Boston
 - Domestic use
 - Collections

2. Drive

- Proposed in Carriage House construction project:
- Repair driveway following utility trenching work
 - Consider removing nonhistoric edge.
 - Resurface with new material.

3. Accessibility

- Proposed in Carriage House construction project:
- Right bay of Carriage House - graded entrance
 - Remove ramp into visitor center and replace with a redesigned ramp into existing north entrance of visitor center.
 - Landscape/site?

4. Walks and paths

- Repair historic side path to Lincoln Institute
- Consider re-establish historic width of front brick path
- Resurface all paths.
- Address informal paths established by neighborhood use?

5. Parking/vehicular circulation

- Consider alternatives for increasing capacity (see attached).
- Evaluate/maintain emergency access
- Maintain existing ROW

Treatment issues continued

6. Vegetation

- Planning for long term care
- Garden treatment

7. Lighting and signs

- Compatibility of existing security lighting
- Develop sign standards

8. Archeology

9. Other issues (safety, screening)

- Garbage pit (safety hazard)
- Screen back addition to carriage house
- Longfellow Park?

Appendix E: Parking Issues, Alternatives, and Options

1. Issues

Current capacity

- 6 spaces in front of carriage house
- 1 accessible space
- 3-6 overflow spaces on carriage drive
- 3 spaces on Longfellow Park

Absolute minimum needed

Onsite

- 1 accessible space
- 1 government vehicle
- 2 maintenance vehicles

Longfellow Park

- 3-5 staff spaces

Maximum (long-term) need

- 1 accessible space (daily - onsite)
- 1 government vehicle (daily - onsite)
- 2 maintenance vehicles (daily - onsite, seasonal)
- 1 addition maintenance vehicle (cyclic projects)
- 7 indoor staff (daily)
- 3 seasonal indoor staff (seasonal)
- 2 visiting researchers (occasional)
- 3 spaces for Supt., Admin, Div. staff (occasional)

Considerations

- Environment around/orientation to renovated carriage house
- Damage to the resource
- Special uses, events
- Maintenance needs
- Emergency access
- Accessible parking
- Demand for 10 busiest days vs. consistent need
- Busiest time: Monday-Friday in summer and during maintenance special projects

2. Additional Parking Options

Parking Area	Capacity	Advantages	Disadvantages
Existing area in front of carriage house	6 spaces 1 accessible space 3-6 overflow spaces	Parking can be accommodated without changes to the site.	If used exclusively, would not accommodate maximum park needs.
Longfellow Park	3 at present May be [potentially] increased to 5 total	Adds additional parking without altering historic property. Other abutters currently have 5 spaces.	Increased capacity is dependent on decision by the City.
West side of Carriage House	3 spaces	Increases parking capacity onsite.	Alters historic site. May have adverse effects on landscape including trees and archeology. Requires city and state review/compliance.
Parallel parking along west drive	3 spaces?	Increases capacity onsite.	Alters historic site. Difficult to accommodate due to slope near Brattle Street, trees, emergency access.
Front of Longfellow House	3 spaces	Increases parking capacity without altering historic property	Decision is dependent on the City of Cambridge. No precedent in the immediate area and is therefore unlikely. Eliminates bus parking which is not desirable.
Charles Hotel garage	Unlimited	Increases parking capacity without altering historic property	Very costly (\$200/month) and remote site.
Street parking (meters and 2 hour limited parking) on Brattle and Mount Auburn.	Limited due to demand	Increases parking capacity without altering historic property. Could be used for morning meetings.	Spaces are not always available.
Public Transportation or other solution - driver's responsibility.	Unlimited	Accommodates staff transportation needs without altering property. Good for the environment.	Inconvenient. May require local travel reimbursement for staff travelling to and from Olmsted NHS much like driving to the Boston office.

3. Parking Alternatives

Alternative	Advantage	Disadvantage
Status quo: 1 accessible space, 6 spaces in front of carriage house, 3-6 overflow on drive, 3 spaces at Longfellow Park.	- No additional site alteration - Accommodates many cars onsite.	- Intense congestion at entrance to visitor center and carriage house. - Protocol still needed to establish distribution of parking spaces. - Safe, accessible entrance into carriage house will be difficult to accommodate.
Minimal parking (4) in front of carriage house: 1 accessible space, 3 additional spaces; indoor staff parking (5?) at Longfellow Park	- No additional site alteration - Eliminates some vehicular congestion in front of carriage house. - Allows for a safer entrance into carriage house.	- Minimal parking allowances - requires clear protocol regarding use of parking spaces. - Visual intrusion - may require new plantings for screening - When parking is not available, staff and researchers must rely on public transportation, garage parking, or meters.
Minimal parking (3-4) in new parking area west of carriage house and/or along west edge of drive; staff parking (5?) at Longfellow Park	- Eliminates all vehicular congestion in front of carriage house, making a pleasant and safe arrival experience.	- Introduces new landscape feature (rehab) - Visual intrusion - may require new plantings for screening - Minimal parking allowances - requires clear protocol regarding use of parking spaces. - When parking is not available, staff and researchers must rely on public transportation, garage parking, or meters.
Maximum parking utilizing carriage drive, Longfellow Park, and a new parking area (total: 15 plus 3-6 overflow)	- Closest to maximum/long term need (increases total by 5)	- Site design is difficult to accommodate due to existing drive configuration, existing trees, building apron, etc. - Pedestrian access and safety into carriage house is an issue. - Least desirable solution.

Appendix F: Evaluation of Treatment Alternatives

Treatment	Actions	Advantages	Disadvantages	Relative Cost
Rehabilitation (1928)	Landscape - Alternatives for additional parking can be accommodated. - New planting to hide carriage house addition - Minimal replacement of missing features: garden beds and pergola; rose arbor etc. in Alice's garden; widen and resurface paths; Dana house path; vines?	- Flexible for new uses - Leaves perimeter evergreen planting intact.	- Least gain for interpretation - New features further diminish integrity, but includes some replacement of missing features	(2) Next to least expensive
	Architecture - No additional changes			
Rehabilitation (1947/50)	Landscape - Same as above, but without pergola and Alice's garden	- As above - Requires least maintenance of all alternatives	- As above	(1) Least expensive - Least maintenance
	Architecture - As above			
Restoration (1928)	Landscape - Footpaths are widened and resurfaced with compacted soil/pea gravel. - Dana house path is re-established - Missing vines are replanted (house) - Board fence at edge of east lawn is replaced - Board fence at end of woodshed is replaced. - Restore Alice's garden including missing rose arbor - Replace missing bench under crab apple. - Replace missing trees along west boundary. - Remove pine and hemlock in SE boundary, replace with barberry. - Remove evergreen boundary plantings and replace with honey locust and elms (east); shrubs (north); and elms (behind barn) - Misc. shrub changes - Replace missing vines: climbing roses (house); woodbine (balustrade); Dutchman's pipe (west porch); wisteria (east porch) Architecture - Research required to determine porch appearance (awnings, furniture) - Vines are re-established (may require trellis system)	- Presents a clear historic period for interpretation. - Most aesthetically pleasing alternative	- Requires most maintenance due to increased wood structures in the landscape, expanded garden area, and vines. - Replaces evergreen screen with deciduous trees.	(4) Most expensive - Most maintenance

Restoration (1947/50)	Landscape - Footpaths are widened and resurfaced with compacted soil/pea gravel. - Dana house path is re-established - Historic board fence at edge of east lawn is replaced - Historic board fence at end of woodshed is replaced. - Partially restore formal garden including expanded garden beds but no pergola. - Restore Alice's garden plantings only (no rose arbor) - Replace missing trees along west boundary. - Remove pine and hemlock on E boundary, replace with barberry, ash, and honey locust following HABS plan. - Remove trees in NW corner and plant elms (behind barn) - Misc. shrub changes - Replace missing vines: climbing roses (house); woodbine (balustrade); Dutchman's pipe (west porch); wisteria (east porch)	- Presents a clear historic period for interpretation. - Restores some garden elements without additional wood structures. - Maintains many of the existing evergreen plantings.	- Colonial revival structures in the landscape are missing.	- (3) Cost and maintenance are slightly greater, but not significantly different than rehab.
	Architecture - Not sure about architectural appearance. - Vines			

Appendix G: A Landscape Through Time, A Guide to the Grounds of the Vassall-Craigie-Longfellow House

A LANDSCAPE THROUGH TIME

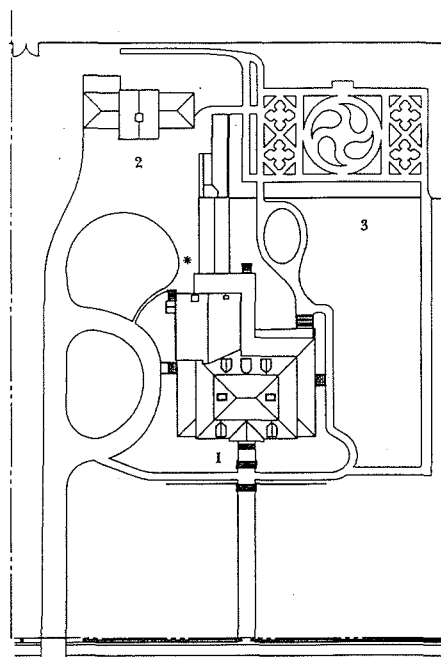
A Guide to the Grounds
of the
Vassall-Craigie-Longfellow House



The landscape of the Vassall-Craigie-Longfellow House has been loved and cultivated for nearly three centuries. The Longfellows in particular shaped and drew inspiration from the grounds outside their home.

Longfellow National Historic Site Cambridge, Massachusetts

We invite you to explore the rich landscape legacy of Longfellow National Historic Site. Begin your tour at the front of the house.



KEY

- 1 Front Lawn & Longfellow Park
- 2 Service Yard
- 3 East Lawn & Formal Gardens
- * Visitor Center

Cover photograph of "Arbor and Gate in Formal Garden c. 1905" and all other photographs and sketches in this publication are from the museum collections of Longfellow National Historic Site. Information on the historic grounds is based on research conducted by the Olmsted Center for Landscape Preservation, National Park Service.

1 FRONT LAWN & LONGFELLOW PARK *Stop on the front terrace steps leading down to Brattle Street*

John Vassall took full advantage of scenery when siting his new home in 1759. Two terraces were designed to raise the house from street level and give it special prominence and grandeur. Before there was such heavy growth of trees and development, a sweeping view of the Charles River was possible from this high spot. The river gave character and definition to the Vassall estate and continues to play an important role in the landscape.

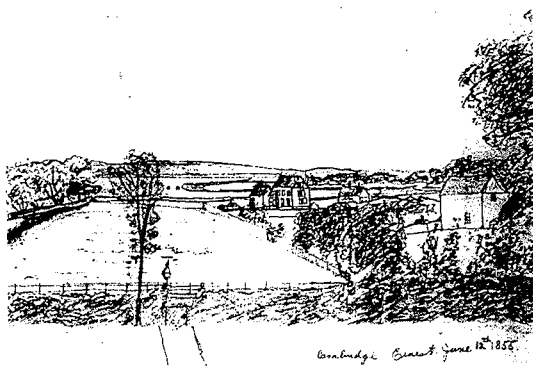
Vassall gradually became one of the largest landholders in Cambridge with 97 acres situated along the King's Highway (Brattle Street). Like many loyalists, he was forced to abandon his property on the eve of the American Revolution. George Washington occupied the house as a headquarters during the Siege of Boston in 1775-76, and the adjacent farmland provided forage for encamped soldiers of the Continental Army.

After the war, the former Vassall estate passed through a series of owners including Nathaniel Tracy, who increased his holdings to 140 acres, and Thomas Russell. In 1791, Andrew and Elizabeth Craigie began transforming "Castle Craigie" into a picturesque farm and garden showcase — digging ponds, building greenhouses, and planting exotic trees and shrubs. The distinctive Chinese Chippendale fence alongside Brattle Street was constructed to frame the river view and screen the house for privacy.

When Andrew Craigie died in 1819, Elizabeth supported herself by renting rooms and selling produce from the gardens. One of her boarders was Henry Wadsworth Longfellow. "*In my new abode I dwell like an Italian Prince in his Villa*," enthused the young poet on taking up residence here. In 1843, Henry and Fanny Appleton Longfellow received the house and five acres of land as a wedding gift from Fanny's father.

The Longfellows were fond of quiet garden walks among the trees and flowers. Four circular beds of fragrant lilacs punctuate the front lawn, along with a forecourt of Liberty Elms — elegant trees valued for their historical associations. Like many home gardeners of his day, Longfellow waged a relentless war against cankerworms. Elms that did not survive this "*plague that troubles us more than war, pestilence, or famine*" were replaced with transplanted trees from nearby Harvard College.

Fearing that their beloved view of the Charles might be “ruined by a block of houses,” the Longfellos purchased land between the house and river. Shortly after Longfellow’s death in 1882, an association formed to create a public park and monument in his memory. Longfellow Park, situated directly opposite the house, was designed by landscape architect Charles Eliot. A portrait statue of the poet by Daniel Chester French was erected in 1914. Longfellow Park remains a memorial to Henry W. Longfellow as well as a welcome expanse of green space in an otherwise densely-settled neighborhood.



Sketch of the Charles River view from Longfellow House by Ernest Longfellow (1855)

2 THE SERVICE YARD

With the house on your right, walk around the west side of the grounds toward the carriage house

“Come any pleasant morning, as soon after breakfast or before as you like,” Longfellow invited his friends. “I shall not be likely to go to town while the lilacs are in bloom.” The first of the fragrant hedges were planted in 1844, and today the landscape boasts over six hundred lilac shrubs. Hedges ensure privacy from the street and create a natural, ornamental barrier between the service areas and the formal grounds and gardens. The Longfellos used the enclosure of lilacs opposite the carriage house as a laundry yard.



Watercolor sketch of the Longfellow House and grounds from the north by N. Vautin (1845)

Concord grape vines climb an exterior trellis on the carriage house, a Victorian-style building constructed in 1844 to replace an earlier barn. During the Longfellow period, a variety of plantings were installed on the landscape extending north of this building to create walking paths, screens, and play spaces for the children. Fanny Longfellow noted that her husband and his brother, Alexander

“contrived together to plant a linden avenue in which my poet intends to pace in his old age, and compose under its shade, resigning to me all the serpentine walks, where in the abstraction of inspiration, he might endanger his precious head against a tree.”

3 FORMAL GARDENS & EAST LAWN

Follow the gravel path through the lattice trellis to the right of the carriage house

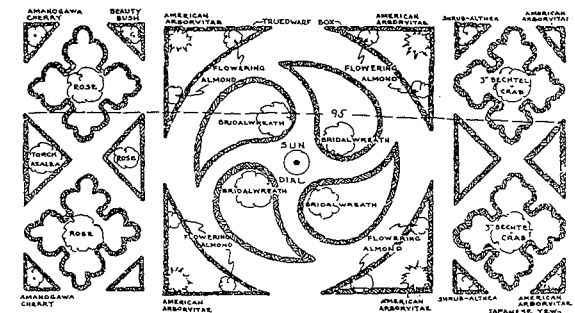
Today’s formal garden is the remains of a much larger garden planned by Longfellow in 1847 to contain “somewhat elaborate flower beds... surrounded by low borders of box, and filled with a variety of flowers.” Alice Longfellow, Henry and Fanny’s oldest daughter, twice hired landscape architects to improve the garden as a memorial to her father. Martha Brookes Hutcheson’s 1905 plan preserved the garden’s historic configuration while adding fences, gates, trellis, and arbor to create an “outdoor room” for Alice’s enjoyment.

Ellen Biddle Shipman, a professor of landscape architecture and known for her beautiful garden and estate designs, produced a plan in 1925. Boxwood hedges were reset and flowering trees and shrubs were added including peach and cherry trees, arbor vitae, wisteria, roses, and flowering almond. The triangular corner and teardrop-shaped beds are all that remain of the larger garden today.

Along the east side of the visitor center is “Alice’s Garden.” This small but delightful space was designed in 1917 by Alexander W. Longfellow, Jr. and is distinguished by an arbor and garden bench. Clematis climbs the trellis. Hollyhock, day-lilies, phlox and foxglove blossom in spring and summer.

A low hedge of barberry thorn separates “Alice’s Garden” from the large east lawn — a favorite gathering spot over the years and a setting for weddings, receptions, reunions, and the first commencement for nearby Radcliffe College. Standing witness to these events is a majestic American Linden tree which is over 150 years old. (Re-enter the formal garden from the east lawn)

At the center of the garden is a sundial bearing an inscription in Italian from the poet Dante: “*Pensa che questa di mai non raggiorna.*” (“Think that this day will not dawn again.”) Like Dante, Longfellow recognized the importance of living each day to its fullest. His interests and those of his family encompassed both the larger world and the landscape just outside the door — a landscape that provides insight into the lives of the people who have called this place home.



Plan of the formal garden from the 1935 Historic American Buildings Survey

Longfellow

National Historic Site
National Park Service
Cambridge, Massachusetts



History Underground at Longfellow National Historic Site

The site you are visiting today has been one of continuous human habitation for over 250 years. Beginning in 1759, John Vassall, Esq. built this large Georgian mansion, and within five years his 97-acre estate included a carriage barn, other outbuildings, and possibly even slave quarters. During the Revolutionary War the estate became an encampment for the Continental Army and General George Washington's headquarters 1775-1776. The Craigie family, who owned the property between 1791 and 1841, built additions onto the house and added outbuildings and landscape features. The Vassall and Craigie outbuildings no longer exist but foundations could still exist underground. The Longfellow family continued to make changes to the site including the existing carriage barn, built in 1844. Today, these layers of human history are hidden from view beneath the ground.

The Longfellow family and their changes to the house and grounds are well documented through primary sources. Comparatively little is known about the Vassall, Washington, and Craigie time periods. Archaeology can provide us with vital insights into what happened at the site before Henry Wadsworth Longfellow took-up residence. The existence of Chinese export porcelain

shards, for example, would indicate a family of considerable wealth.

Before National Park Service stewardship of the site, archaeological discoveries were by chance. In the 1920s, for instance, a gardener uncovered a cannonball and French bayonet left over from the Revolutionary War encampment. The first organized archaeological investigation of the site began in May 1997. The goal of the project is to identify and ultimately preserve any archaeological resources lying within the boundaries of Longfellow National Historic Site.

Recent discoveries by National Park Service archaeologists include hand-wrought nails, charcoal, animal bones, a single copper button, and shards of brick, earthenware, porcelain, bottle glass, window glass, and wood. At the rear of the carriage barn they discovered a buried masonry structure, likely the remains of an historic manure pit. Gathering the artifacts is only the first step. At their laboratory the archaeologists will clean and analyze the artifacts to identify and date them. The new information will allow for enhanced interpretation of daily life over the past 250 years.

