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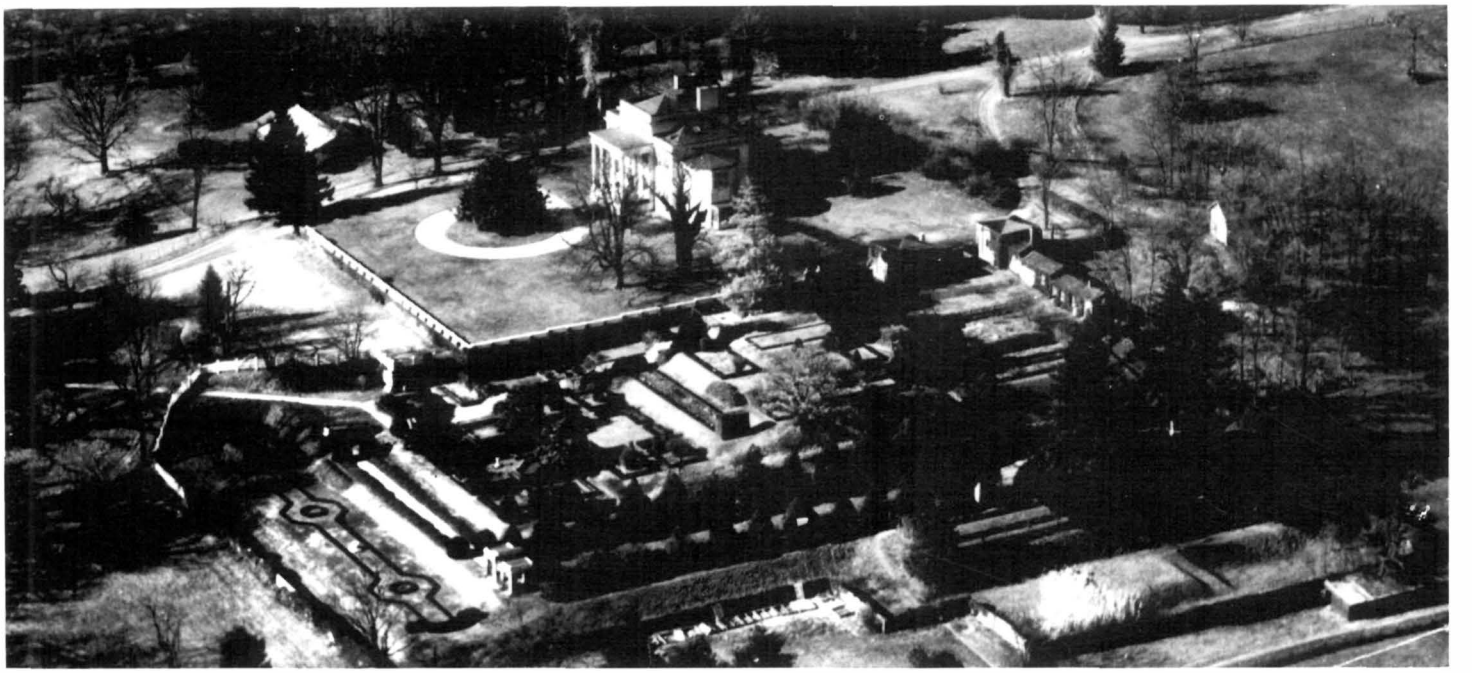
# ·NATIONAL REGISTER· BULLETIN

Technical information on comprehensive planning, survey of cultural resources, and registration in the National Register of Historic Places.

U.S. Department of the Interior
National Park Service
Interagency Resources Division



## HOW TO EVALUATE AND NOMINATE DESIGNED HISTORIC LANDSCAPES

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### Introduction

This bulletin is intended to guide Federal agencies, State Preservation Offices, Certified Local Governments, preservation professionals, and interested individuals in identifying, evaluating, and nominating designed historic landscapes to the National Register of Historic Places. Particular emphasis has been placed on providing guidance for the successful preparation of nominations for designed historic landscapes. It is assumed that any designed historic landscape that is being considered for nomination to the National Register of Historic Places will have been the subject of a preliminary survey. This bulletin deals with designed historic landscape documentation, assessment, and other related issues only as

**FIGURE 1: "Oatlands," A National Historic Landmark and National Trust for Historic Preservation property, is significant for its architecture and landscape gardening. While keeping much of the intent of George Carter's original English style garden, a subsequent owner, Mrs. William Corcoran Eustis, was responsible for creating the existing formal garden. Historic photographs, such as this 1930s view of "Oatlands," are helpful in determining and evaluating the impact of more recent changes. (Photo credit: Frank Turgeon, Jr., 1933, courtesy of Oatlands, Inc.)**

they apply to the actual nomination process.

The bulletin addresses only the designed historic landscape—one type of landscape within the broader category of historic landscape. For the purposes of the National Register, a designed historic landscape is defined as a landscape that has significance as a design or work of art; was consciously designed and laid out by a master gardener, landscape architect, architect, or horticulturalist to a design principle, or an owner or other amateur using a recognized style or tradition in response or reaction to a recognized style or tradition; has a historical association with a significant person, trend, event, etc. in landscape gardening or landscape architecture; or a significant relationship to the theory or practice of landscape architecture.

Although many historic landscapes are eligible for the National Register primarily on the merits of their historic landscape design, a substantial number also possess significance in other areas. New York's Central Park, for example, has significance in social history and transportation, although its primary significance is landscape architecture.

In many instances, the original design intent of a significant designed historic landscape was to complement an adjacent building or buildings. In such cases the nomination needs to address the significance of both the architecture and the designed historic landscape and their interrelationship. Examples of interrelated historic architecture and designed historic landscapes, such as a courthouse and courthouse square, should not be artificially separated but evaluated as a unit.

Many historic landscapes are eligible for the National Register because they represent such themes as early settlement, immigration or agriculture; yet unless they meet the above definition, they are not considered designed historic landscapes. This definition of designed historic landscape does not include such landscapes as ethnic communities or farmsteads that may be historic but that developed for the most part without benefit of professional planning or design, that were not consciously designed as works of art, or that represent the work of distinct cultural groups and are more properly classified as cultural or vernacular landscapes. A companion bulletin on how to evaluate and nominate cultural or vernacular historic landscapes will be issued at a later date.

Historic properties such as battlefields, forts, and mines have been excluded from the category of designed historic landscape since they are more properly related to other areas of significance. In certain exceptional circumstances where there is a relation to landscape architecture, as in the case of a battlefield that has subsequently undergone extensive landscape changes while evolving into a commemorative battlefield park, the property might be considered primarily a designed historic landscape.

**FIGURE 2: The Beatrix Farrand design for the landscape of Princeton University spanned the period from 1912 to 1943. Farrand, a significant figure not only as a major representative of the Arts and Crafts Movement in landscape architecture but also in twentieth-century campus design, has had considerable impact on campus planning and design. Using residential complexes and other buildings as walls for landscaped courtyards of trees and grass is a characteristic feature of American campuses. (Photo credit: Alan Ward)**

## Types of Designed Historic Landscapes

To establish a consistent National Register designation for designed historic landscapes, several distinct landscape types have been identified in order that similar types of designed landscapes can be evaluated according to the same criteria. Some designed landscapes, particularly those that are large or complex, may incorporate several of the landscape types listed below. In such cases, the designed landscape should be classified according to the most general type that applies. Designed historic landscapes can usually be described as one of the following types:

- small residential grounds
- estate or plantation grounds (including a farm where the primary significance is as a landscape design and not as historic agriculture)
- arboreta, botanical and display gardens
- zoological gardens and parks
- church yards and cemeteries
- monuments and memorial grounds
- plaza/square/green/mall or other public spaces
- campus and institutional grounds
- city planning or civic design
- subdivisions and planned communities/resorts
- commercial and industrial grounds and parks
- parks (local, state and national) and camp grounds
- battlefield parks and other commemorative parks
- grounds designed or developed for outdoor recreation and/or sports activities such as country clubs, golf courses, tennis courts, bowling greens, bridle trails, stadiums, ball parks, and race

tracks that are not part of a unit listed above
- fair and exhibition grounds
- parkways, drives and trails
- bodies of water and fountains (considered as an independent component and not as part of a larger design scheme)

## Qualifications for Evaluating Historic Landscapes for the National Register of Historic Places

Individuals recommended to prepare nominations for designed historic landscapes would be knowledgeable in the history of landscape architecture, gardening, and planning. Usually such people have academic backgrounds or experience in such fields and disciplines as landscape architecture, landscape architectural history, architectural history, art history, American studies, cultural geography, archeology, horticulture, or historic preservation. Individuals competent to conduct work described in this bulletin would be familiar with the terminology used to describe the major elements of historic landscape architecture, gardening, and planning and able to identify examples of such elements in historic photographs and plans during site visits. They would also be familiar with the major persons, events, and trends associated with landscape architecture, gardening, and planning and the basic chronology of the development of designed historic landscapes in the United States. They would be able to identify examples of established periods and movements in landscape architecture, gardening, and planning that include but are not limited to the English, French, and Italian garden styles, the American Romantic Style, the development of national and State parks, the City Beautiful era, and the development of the American suburban community.

## Evaluating A Designed Historic Landscape for the National Register of Historic Places

To qualify for the National Register, a designed landscape must have significance as one of the designed historic landscape types listed above and retain integrity of location, design intent, setting, materials, workmanship, feeling, and association and meet National Register criteria.

Determining the significance of a designed landscape depends upon conducting a systematic investigation of the history, purpose, social significance, qualities, associations, and physical characteristics of the property and using this information to establish whether or not the landscape is an exemplary representative of one of the types listed above. A typical landscape investigation should accomplish the following:

1. Obtain information about the specific example of landscape gardening, planning, and/or design through documentation of its history and collection of available plans and photographs. Conduct site visits to identify the historic characteristics of the design intent of the landscape.
2. Identify the appropriate landscape type(s) within which the landscape should be evaluated.
3. Analyze characteristic features that the landscape should possess to be a good representative of its landscape type.
4. Evaluate the significance of the historic landscape using National Register criteria.
5. Evaluate the integrity of each landscape characteristic and list the features that the landscape should retain to possess integrity.
6. Determine if any aspect of the landscape's history or present condition might place it in a category of properties generally considered ineligible for the National Register, and therefore requiring special justification.

### *1. Obtain Information*

An evaluation of a designed historic landscape should begin with compiling a general description and history of the property including dates of design and construction; names of owner(s), landscape architect(s), designer(s), and administrator(s); identification of construction techniques, methods, and plant materials; landscape style; existing and previous uses with the dates of these uses identified; and the acreage and existing boundaries of the original tract and any subsequent additions or reductions. The researcher should determine the original intent of the landscape design based on original plans, photographs, correspondence, etc. as well as any alterations to the original design and the dates such alterations occurred. Additional information may be important, including the introduction of innovative, hybrid, or exotic plant materials; the innovative use of new construction materials or techniques; and the relationship between this property and others that may be nearby, designed by the same individual or firm, or owned by the same individual, family, organization, agency, municipality, or State or Federal government. Information obtained should not be limited to that concerning design and physical appearance but should also include data concerning the function of the landscape during its history and the individuals or groups associated with its ownership, design, and uses.

#### Narrative Description and Mapping of Present Features and Function

The present features and functions of a designed historic landscape should be described in a written narrative and located on a map or plan. Both the written narrative description and the map or plan may include but not necessarily be limited to the following features:

- existing topography and grading
- natural features
- land uses
- circulation system of roads, paths, trails, etc.
- spatial relationships and orientations such as symmetry, asymmetry and axial alignment
- views and vistas into and out of the landscape
- vegetation by botanical name and common name with caliper for trees and heights for shrubs (put this onto maps)
- landscape dividers such as walls, fences, and hedges
- drainage and engineering structures
- site furnishings and small scale elements such as benches, planters, and urns

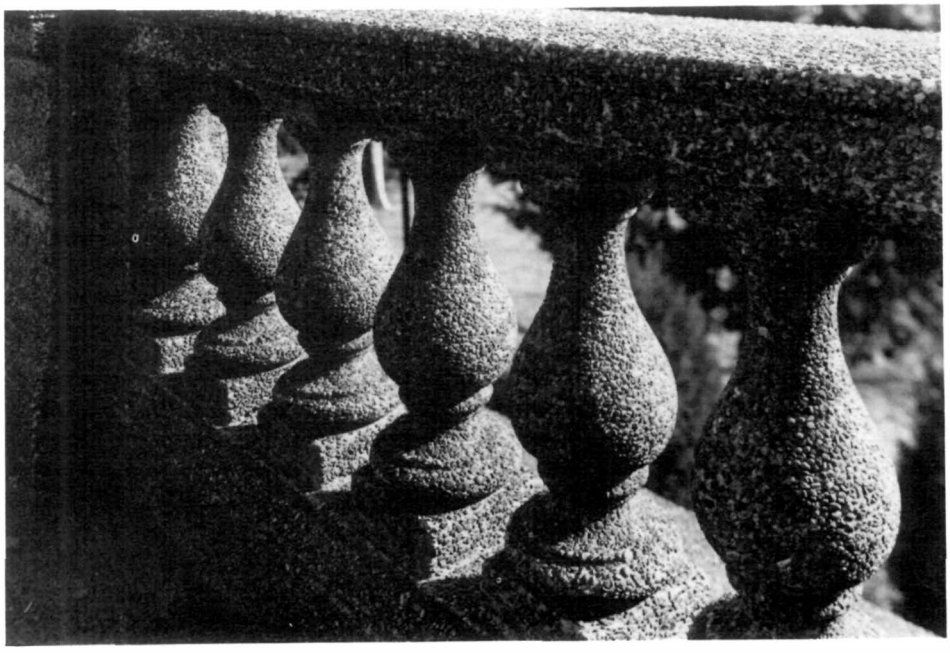


**FIGURE 3 & 4: The terraced water cascade is the major design element at Meridian Hill Park in Washington, D.C., which served as a prototype for large scale and decorative usage of exposed aggregate concrete. (Photo credit: Jack E. Boucher, Historic American Building Survey [HABS] )**

- bodies of water such as pools, fountains, lakes, streams, and cascades
- lighting including actual fixtures such as street lights and lanterns as well as the use of both natural and artificial lighting as design elements (i.e., intensity, color)
- signs delineating entrances, street names, and other features
- buildings such as houses, barns, dormitories, or hospitals that may be contained within the landscape
- structures such as bridges, roads, and dams
- sculpture and other works of art

Individual features—even though some may be movable or could be considered separately—contribute to the overall identity and character of the landscape and should be considered, in most instances, not individually but in terms of their relationship to the totality of the landscape. A recent survey or aerial photograph of the landscape is often helpful in identifying and locating such features.

**Narrative Description and Mapping of Historic Features and Function**

The narrative of the historical appearance should draw upon both documentary evidence and field observations. The discussion should include a chronology describing the evolution of the site from its original state, original topography, and native vegetation (i.e., prairie grass, hardwood forest), if known, through its earliest and subsequent uses, designs, and physical alterations. Maps should delineate the exact, if known, or approximate locations of all known historic features. (See "Narrative Description and Mapping of Present Features and Function" above for types of features to include and "Research, Field Work and Documentation Techniques" below for assistance in identification.)

**Determine Period of Significance and Preliminary Boundaries**

Using the information collected and organized above, the researcher should begin to determine the property's period of significance and preliminary National Register boundaries. The period of significance should be the time period in which the property achieved the qualities that make it eligible for the National Register. Continued use over time does not mean that the period of significance necessarily coincides with that time. There may be several distinct periods of significance for some properties. If this is the case, all historic periods should be noted.

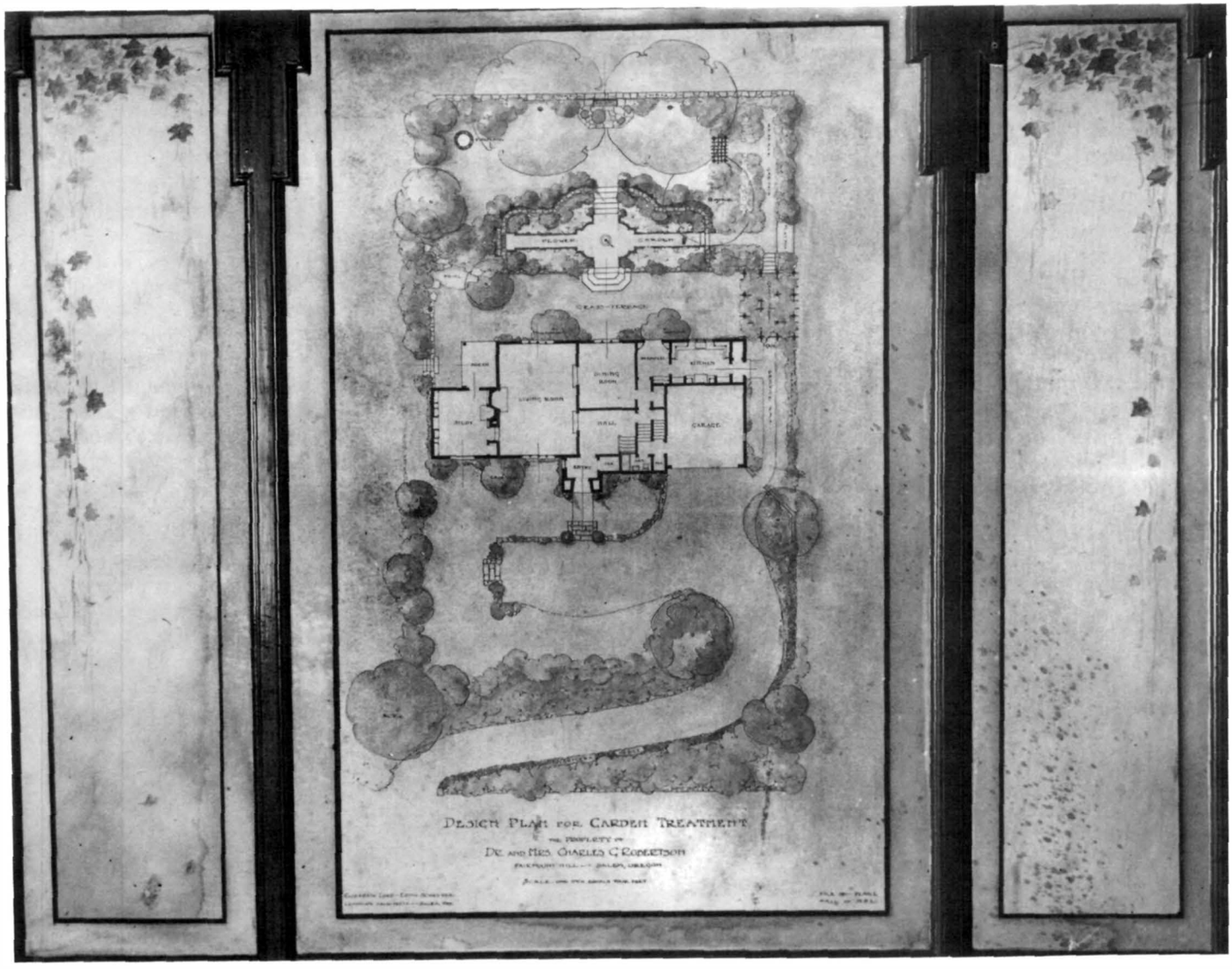
***2. Identify Designed Historic Landscape Types and Develop Historic Context***

Once the history of the landscape has been compiled, it is necessary to determine the type to which it most properly belongs. Important events and trends that influenced the development of the landscape type during the period of the property's design or any major alterations should then be identified. At present the standard source for American landscape history is *Design on the Land, the Development of Landscape Architecture* by Norman T. Newton. It also may be helpful to check with the State Historic Preservation Officer, the American Society of Landscape Architects, the National Association for Olmsted Parks, the Alliance for Historic Landscape Preservation, and other historical, preservation, and landscape professionals and

organizations that may have already evaluated the significance of the landscape or identified the designed landscape type that it represents. They may also be able to recommend important source materials, to assist in identifying the physical features necessary to represent a particular type, period, or method of construction or planting, or to suggest significant associations within the development and practice of landscape gardening and planning.

Decisions about the significance of properties can only be made with knowledge of the historic and comparative context for the property evaluated. Therefore, determining the relationship between an individual landscape and the historic development and practice of landscape architecture is an essential factor in determining significance. All landscapes that possess age are not significant, and what is significant must be determined from its connection to the historic theme(s) it represents and in relationship to a group of similarly associated properties. All the information required to demonstrate the significance of a designed historic landscape will vary according to whether it is significant to the local community, the State, or the nation. It may not be necessary to describe the development of local gardening styles, for example, for a designed historic landscape that is significant in the national development of landscape architecture. If, however, the designed landscape has no importance on the State or national level but is a significant example of a local style of landscape gardening or landscape architecture, then such a discussion is required. If a designed landscape is important at all three geographic levels—local, State, and national—it should be discussed within the context of all three with significant contributions noted for each level. Many State Historic Preservation Offices are defining formal historic contexts as part of their comprehensive State historic preservation planning process and may be able to assist nomination preparers with the compilation of

**FIGURE 5: The presentation drawing for a "Design Plan for Garden Treatment" for Dr. and Mrs. Charles G. Robertson garden was prepared by the Salem, Oregon landscape architectural firm of Lord and Shriver and mounted and framed for use as a fireplace screen by the original occupants. Historic plans are helpful both in determining the original design intent and evaluating the integrity of a designed historic landscape. (Photo credit: Robert Gorenson)**



comparative and thematic data for the evaluation of a property.

### *3. Analyze Characteristic Features*

Next, the researcher needs to determine the characteristic features that the property must possess to be a good representative of its type, period or method of design or construction and how it relates to the development and philosophy of its designed landscape type. For example, a researcher approaching a park designed in the American Romantic style may be looking for an emphasis on natural scenery and native plant materials, a lack of formal design, and a curvilinear circulation system and other characteristics generally associated with such parks. A landscape where these characteristics are not identifiable would not be a good representative of this type and, therefore, ineligible for the National Register.

### *4. Evaluate Significance of the Historic Landscape Using National Register Criteria*

As defined by the National Historic Preservation Act of 1966 and the National Register criteria, to be eligible for the National Register a designed historic landscape must possess the quality of significance in American history, architecture (interpreted in the broadest sense to include landscape architecture and planning), archeology, engineering and culture and integrity of location, design, setting, materials, workmanship, feeling, and association and

a. be associated with events that have made a significant contribution to the broad patterns of our history; or
b. be associated with the lives of persons significant in our past; or
c. embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
d. have yielded, or may be likely to yield, information important in prehistory or history.

Many designed historic landscapes will be eligible because of their associations with significant events and trends. For example, the creation of designed landscapes has historically been associated with social movements. The historic designs for parks, suburbs, and playgrounds have direct links, in many cases, to the social issues of their times. In addition to possessing significance according to such historical themes established by the National Register as social history, agriculture, or transportation and meeting criteria A–D above on that basis, a property nominated because it is a designed historic landscape should meet these criteria primarily on the basis of associations with landscape gardening or landscape architecture under criterion C. In general, such questions as whether a particular designed historic landscape was the first of its type; is noted for some particular innovation in design, construction, planting or use; or is associated with a significant figure in landscape architecture, gardening and planning should be considered. Typically, a designed historic landscape meets criterion C because of its association with the productive careers of significant figures in American landscape architecture such as Andrew Jackson Downing, Frederick Law Olmsted, Jens Jensen, Beatrix Farrand or other noted practitioners; an association with a historical trend or school of theory and practice within landscape architecture such as the City Beautiful Movement or the Country Place Era, rather than with an individual person of significance; the presence of highly skilled craftsmanship or use of particular materials in the construction of walls, walks, fountains and other landscape elements; evidence of distinguished design and layout that results in superior aesthetic quality and constitutes an important artistic statement; or rare or specimen plant materials associated with a particular period or style of landscape history.

### *5. Evaluate Integrity*

Not all historic properties retain integrity. Within this concept of integrity, the National Register criteria recognize seven aspects, or qualities, which, in various combinations define integrity. Historic location, design, setting, materials, workmanship, feeling, and association must be considered in determining whether a landscape retains enough of its important features to convey its historically significant appearance or associations. Landscapes have unique attributes that often complicate the evaluation of integrity, but the degree to which the overall landscape and its significant features are present today must be evaluated. In general, the researcher should ask the following questions when evaluating integrity: 1) To what degree does the landscape convey its historic character? 2) To what degree has the original fabric been retained? 3) Are changes to the landscape irrevocable or can they be corrected so that the property retains integrity?

The specific features that a designed historic landscape must retain will differ for various landscape types. Such features may include but not necessarily be limited to spatial relationships, vegetation, original property boundary, topography/grading, site-furnishings, design intent, architectural features, and circulation system. If, for example, a property is primarily significant because of its internal road circulation yet the historic road patterns are no longer discernible or have been badly damaged, then the landscape has suffered a loss of integrity that may make it ineligible for the National Register. In addition to establishing the reasons for a designed landscape's significance, it is also necessary to determine if the designed landscape is significant for its original or altered character or both. Although a landscape need not retain all the characteristic features that (see list above) it had during its period(s) of significance, it must retain enough or have restored enough of the essential features to make its historic character clearly recognizable, and these features should be identified.

The clearest evaluation of integrity is based on the presence of identifiable components of the original design. To evaluate the historic integrity of a designed landscape, it is useful to compare

**FIGURE 6: Oakmont Country Club, significant in golf annals for the difficulty of its course, its length, and speedy greens, is one of the nation's earliest surviving golf courses. The Western Pennsylvania eighteen hole course was laid out by Henry C. Fownes in 1901. Fownes' original design is still evident today despite the constant maintenance and alterations required for a championship caliber golf course. (Photo credit: Lu Donnelly)**

the present appearance and function of the landscape to its historical appearance and function. The relationship between present function and that intended or actually in use during the period of significance may also affect the integrity of a designed historic landscape. An area that was designed for passive recreation may have suffered a loss of integrity if it has been converted for active play such as baseball. On the other hand, an open meadow within a large estate or institutional grounds may survive an adaptive use to a golf course without loss of integrity if its open design qualities remain dominant. Conversions of designed landscapes to agricultural or forest uses may also seriously affect historic integrity, although the existing landscape remains scenic.

The features to be evaluated should also be considered in terms of survival, condition, and appropriateness to the original design intent and period of significance. Such features include grading, rock formations, water bodies, road networks, and paths. Such elements are relatively stable and their integrity can be addressed in much the same way that one would analyze the integrity of a building. Some additions dating from a period later than the period of significance but that retain the spirit of the original design, such as a rusticated concrete wall extension of an original stone wall, may have achieved significance of their own over time. Site furnishings such as benches, urns, and street lights are particularly vulnerable to periodic change; although their presence may strengthen the integrity of the designed historic landscape, their absence when the special integrity of the designed landscape is intact does not necessarily mean ineligibility.

Vegetation, another important feature of most landscapes, is not stable. It is always changing—by seasonal cycles, maturation, pruning, removal, neglect, and other forces. If one first determines that the more stable elements of the designed landscape are sufficiently intact to represent the original design intent, then it can be determined whether the existing vegetation taken as a whole reenforces or supports the original design intent. A bare site that was once heavily groved, for example, usually would be considered ineligible. Less dramatic changes in vegetation might not disqualify a site on the question of integrity. A designed historic landscape need not exist today exactly as it was originally designed or first executed if integrity of location and visual effect have been preserved. Originality of plant materials can increase integrity but absence of original materials does not automatically disqualify a designed landscape. The absence of original vegetation may not diminish integrity, for example, if the same or similar species of appropriate size have been replanted to replace dead, diseased or mature specimens. A boulevard that has lost its original trees but where appropriate new street trees have been planted may retain integrity. Some later vegetation, especially specimen varieties, may also possess significance in its own right regardless of its relationship to the original design or implementation.

Condition will play a significant role in evaluating integrity. Such categories as excellent, good, fair, deteriorated, and severely deteriorated applied to individual features may assist the researcher in making a final judgment about the overall condition and thus the integrity of

the property. Plant materials that are diseased, overmature, or have been subjected to excessive pruning or other improper treatment as well as areas where there is extensive soil erosion may diminish a landscape's integrity. Condition, of course, is reversible; in many instances it may be possible to enhance integrity through maintenance, replanting, or other restoration or reconstruction procedures.

In most instances the original boundaries of the landscape design will comprise the limits of the geographic area to be evaluated. Adjacent off-site conditions will not be considered in the evaluation of integrity, unless they were included as part of the original design intent. In such cases a landscape's immediate surroundings may have an impact on an evaluation of integrity. Major adjacent encroachments, such as highways, parking lots, and new buildings, may violate the original design intent and intrude upon the property. Views from the property, for example, that were intended to be pastoral but that are now industrial or views that were established along sight lines to buildings, monuments, or other features that have been destroyed may be a serious detriment to the integrity of a historic landscape.

**FIGURE 7: Chanticleer, the Delaware County, Pennsylvania, suburban estate of the Rosengarten family is a designed historic landscape that incorporates the original landscape plan developed by landscape architect, Thomas Sears, as well as subsequent work by landscape architects, Howard Kneedler, Yerkes Associates, and Billy Jay Hoffman, several architects, and members of the Rosengarten family. Principal landscape features include the main gate where the pair of carved stone roosters that give the estate its name announce the entrance. (Photo credit: George Thomas)**

### *6. Determine the Need for Special Justification*

Certain types of properties do not usually qualify for the National Register. Cemeteries, birthplaces or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years are not ordinarily considered eligible for the National Register. However, such properties will qualify under the criteria as they apply to designed historic landscapes if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

a. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
b. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most

importantly associated with a historic person or event; or

c. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or
d. a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
e. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
f. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
g. a property achieving significance within the past 50 years if it is of exceptional importance.

Usually considerations b and c above do not apply to designed historic landscapes, but there may be historic districts that contain properties that must meet these considerations to contribute to the historic significance of the designed landscape. Cemeteries and the grounds associated with religious institutions are among the most obvious examples of landscapes requiring justification under the National Register criteria considerations. Only those possessing artistic quality because of their landscape design will meet the test of significance as designed historic landscapes.

A landscape that had pivotal physical characteristics reconstructed may be eligible if it is significant for its original landscape design, if it is the sole surviving landscape of its type, or if it is the only survivor associated with a significant figure in landscape architecture. However, the property will require special justification.

To be eligible for the National Register, a designed historic landscape that is less than fifty years old must be exceptionally significant. A property that has achieved significance within the last fifty years can be evaluated only when sufficient historical perspective exists to determine that the property is exceptionally important and will continue to retain that distinction in the future. Scholarly recognition is usually required to establish exceptional significance because only that type of analysis can convincingly demonstrate that despite the lack of the passage of the fifty-year period, sufficient historical perspective exists to evaluate the particular property.

A property must be compared with other properties of its type that have similar associations and qualities to establish exceptional significance. The reasons for which a property is considered exceptionally significant must be explained along with a discussion of the qualities and characteristics that distinguish the landscape as exceptional.

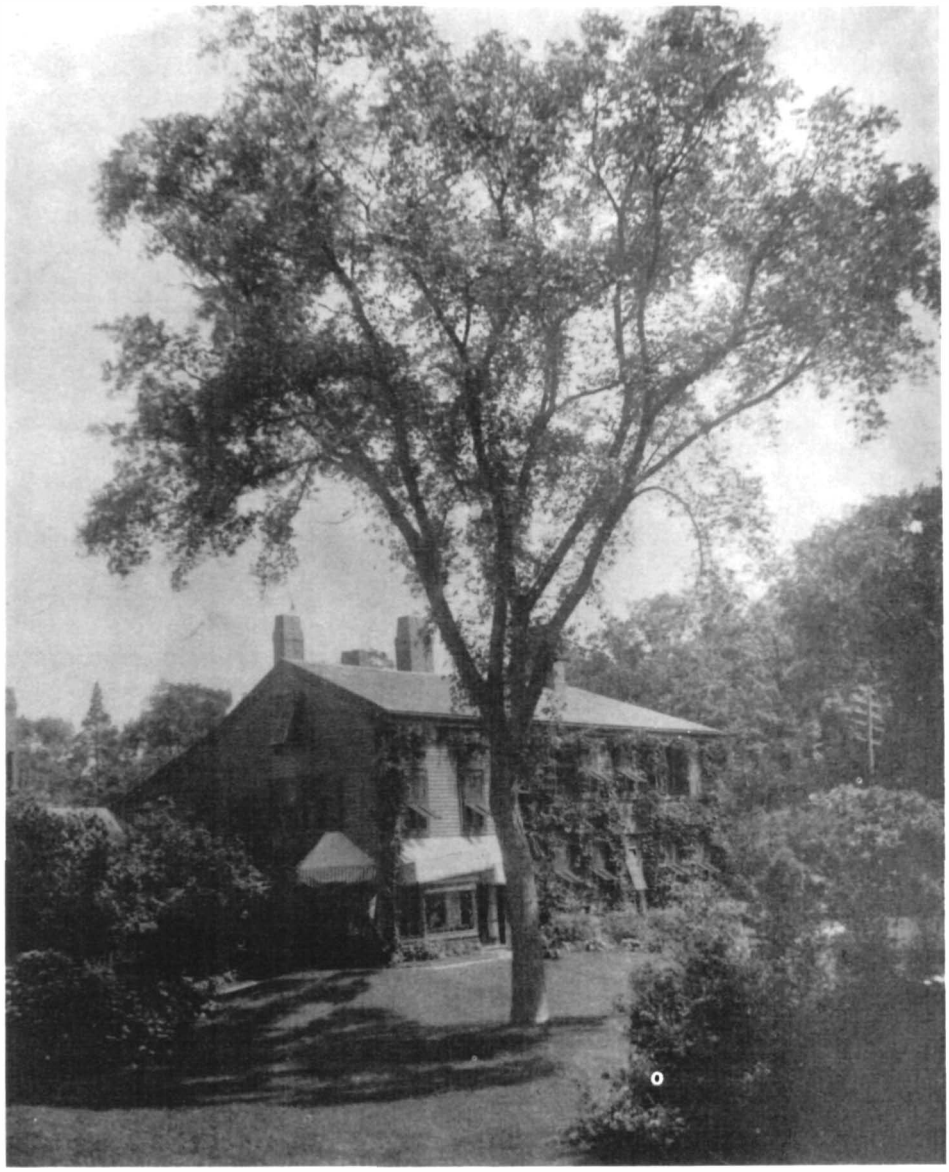


**FIGURE 8: "Fairsted" (The Frederick Law Olmsted National Historic Site) is a designed historic landscape in Brookline, Massachusetts, associated with the life and work of Frederick Law Olmsted, Sr. from 1883–1903 and his family from 1904–1935 with later alterations attributed to the Olmsted firm up to 1979, when the U.S. National Park Service took over the property as the Frederick Law Olmsted National Historic Site. (Photo credit: Shari Berg, Courtesy U.S. National Park Service, Frederick Law Olmsted National Historic Site)**

Occasionally, a landscape may contain exceptionally important elements such as sculpture and other works of art. If the work of art is an integral part of the design for the landscape, it may make the entire landscape eligible for the National Register even if it is less than fifty years old. Landscapes not determined to be especially significant should be reevaluated when

they are fifty years old. (See National Register Bulletin 22, ''How To Evaluate and Nominate Potential National Register Properties That Have Achieved Significance Within the Last Fifty Years'' for a more detailed discussion of the evaluation process for properties that are less than fifty years old).

## Preparing the National Register Nomination

Conducting an in-depth analysis of a designed historic landscape using the process outlined above should give a researcher sufficient information to make an assessment of potential eligibility based on the landscape type, its characteristic features and period of significance, integrity of the landscape, and any relevant special considerations. The number and combination of characteristic features necessary for eligibility will vary from property to property and will depend on the qualities for which a designed landscape is significant. In some instances, a single quality or association and the retention of the most important design characteristics may make a designed landscape eligible. If a landscape is not individually eligible for the National Register, it may still be eligible as a contributing component of a historic district.

### Completing the National Register Nomination Form

Care must be taken in completing the National Register form according to the set of instructions that accompany it and National Register Bulletin 16, ''Guidelines for Completing National Register Forms.'' No section may be left blank; there are specific instructions for indicating that a section may not be applicable to the particular nomination; there are usually options to choose the category ''other'' in multiple choice categories. An individual designed landscape should be classified in the nomination as a ''site'' which the National Register defines as ''the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural or archeological value regardless of the value of any existing structure.'' More often designed historic landscapes, such as estates, subdivisions or planned communities, commonly fit into the National Register's ''district'' category of a ''geographically definable area which possesses a significant concentration, linkage or continuity of sites, buildings, structures, and/or objects united by past events or aesthetically by plan or physical development.'' Some designed historic landscapes that qualify individually as sites may be nominated as part of a district. A park in the center of a concentration of historic houses, a public square adjacent to a historic downtown, or a college campus at the edge of a historic town may each be considered a designed historic landscape and yet be included as part of a district nomination.

The narrative portions of the National Register form provide an opportunity to develop fully the information and analyses conducted for the designed historic landscape as discussed above. In each section, it is important to be as concise as possible yet to describe fully the history and development of the property. Knowledge of the designed landscape type and of its designer and those who influenced its design is critical and should be reflected in the narrative portions. Yet the entire history of a landscape movement need not be repeated in each nomination; only the parts of the story that directly relate to the particular property, its period of significance, and that help to illustrate how the property meets National Register criteria need to be discussed.

Determining and justifying the boundaries of a designed historic landscape are important parts of a National Register nomination. Boundaries should be drawn carefully to encompass, but not to exceed, the full extent of the significant resources. The area to be registered should be large enough to include all significant features but should not include buffer zones or acreage not directly contributing to the landscape's significance. If the designed historic landscape's historic boundaries are intact, if the uses have not changed considerably, and if the entire property possesses integrity, then there is good justification for including the entire property in the nomination. If, however, land uses have changed considerably or there have been major physical changes in some portions of the property, those areas should be excluded from the nomination. All boundaries should be justified in a short narrative statement which explains why the boundaries were selected.

Each nomination must be accompanied by a USGS map locating the property within a city or other geographical unit and by at least one plan or sketch map locating all significant landscape features as well as any intrusions. The narrative description and significance sections of the registration form are used to assess if a feature contributes to the historic significance of the landscape. (See National Register Bulletin 14 ''Guidelines for Counting Contributing and Non-Contributing Resources for National Register Documentation'' for definitions and guidelines for determining the status of properties within historic districts.) Each feature identified should be numbered so that references to them can be keyed to the narrative discussions. Copies of historic plans, if they are available, may be helpful in determining the original design intent and the integrity of some properties. A number of black and white archival quality photographs should accompany each nomination. These photographs should be keyed to the numbers shown on the sketch map with direction of view indicated. There is no requisite number of photographs that must be submitted. The requirements state that there should be as many photographs as necessary to depict the property clearly. Representative views of all characteristic features as well as alterations and intrusions should be included with the location and direction of each view recorded for all photographs. Prints of historic photographs should be included if they help resolve questions of integrity.

### *Research, Field Work and Documentation Techniques*

The following discussion is intended to assist nomination preparers in developing a thorough and systematic approach to research, field work and documen-

**FIGURE 9: Prospect Park, Brooklyn, New York, view of the Long Meadow. Designed by Olmsted & Vaux in the 1860s. While this scene looks almost "natural" rather than designed, it illustrates the subtle effects of topography, plantings, and vistas conceived by the designers. (Photo credit: Shari Berg, Courtesy U.S. National Park Service, Frederick Law Olmsted National Historic Site)**

tation of designed historic landscapes.

### Research

Historical research should include investigations of extant drawings, specifications, and plant lists prepared by the original and subsequent designers, if such documents are available. For some properties it may be possible to locate historic photographs, illustrations, and descriptions in journals, newspapers, and other publications. When they are available, such historic illustrations as birds-eye and perspective sketches will aid the researcher in understanding the designed historic landscape. An owner's, designer's, or gardener's diary or minutes of proceedings for institutions or governmental projects may provide useful information, as might ledgers or nursery catalogs. A comparison of surveys done close to the date of design with "as built drawings" or surveys done following construction often illuminate the issue of what was actually built or planted. Identifying original sources for outdoor furnishings and hardware may provide important clues such as establishing an approximate date for the landscape. In some instances, reports to public agencies may still be available in the archives of either the designer or the original client.

Previous studies, including management reports and vegetative inventories, if available, may also be useful. Interviews with previous owners, descendants of owners, neighbors, designers, gardeners, contractors, or others involved with the history, design, or management of the property are usually valuable and may turn up other primary and secondary sources of material about the landscape. Secondary sources should be used with caution checking the author's citations where possible and looking for physical or supporting evidence for undocumented statements. Investigations such as these described above, in addition to the necessary field work, can help a researcher to determine if a landscape was actually built and planted as designed.

### Field Work

Conducting a detailed investigation of the designed historic landscape during site visits is necessary to identify and to record the present appearance and function of the landscape and to determine or to locate landscape features that may add understanding to early uses, plantings, grading, construction materials, techniques, etc. It may be desirable to visit the property in more than one season if seasonal variations in vegetation or land use appear to be important views and vistas, and other significant features, winter is often the best time for detailed investigations unless there is snow to obscure details.

### Documentation

There are actually two levels of documentation that occur in developing a nomination for the Na-

tional Register: 1) that which one actually needs to accumulate in order to understand and to analyze the historic landscape; 2) that which is required to be submitted with the nomination. The items discussed above under ''Completing the National Register Nomination'' fall into the second category. However, before a nomination can be completed an important step will be the completion of detailed documentation to evaluate the designed historic landscape. The more detailed set of information includes documentation needed to evaluate a designed historic landscape that, when completed, will be condensed and included in the nomination. The researcher will need to obtain or develop plans(s) or map(s) showing present appearance and function as well as plan(s) or map(s) delineating the landscape's designed appearance and function during the period of significance. Both plans or maps should be the same scale and ideally should be developed on the same base map so that an overlay analysis can be accomplished. This analysis will provide the researcher with the characteristic features that have endured from the period of significance to the present and allow an analysis of the degree to which their appearance and function have remained the same, thus providing a good indication of the landscape's integrity. This comparison between the present and historic condition forms the basis for understanding landscape design integrity.

In order to understand truly the significance and integrity of the designed historic landscape being evaluated, historic and contemporary graphics need to be compared to gain an understanding of the landscape as designed, the landscape as constructed, and the landscape of today. To record and to analyze a historic landscape and its many aspects, maps of different scales may be necessary. Scales such as 1″ = 10′ or ¼″ = 1′ for construction details or flower gardens, 1″ = 20′ for tree and shrub identification, 1″ = 50′ or 1″ = 100′ for tree massing, drives, etc., and the use of a larger scale such as 1″ = 200′ for an overall plan are generally most useful. Contour intervals should be shown, at a minimum of 10′ on the base map. Where possible all graphic information should be reduced to an 8½″ × 11″ format for submittal to the National Register or folded to that size.

Although not necessary for the National Register submission, color slides taken at the same points at various seasons are often additional aids that provide helpful reference points when writing descriptions. Other non-required but helpful aids include aerial photographs that may assist in understanding the total landscape; stereo pairs that may be useful in understanding the three-dimensional aspects of the landscape; and video tape that records sounds as well as serial or sequential experiences to provide a good field record of the landscape.

Before beginning to record the designed historic landscape for the National Register, it is helpful to consider the potential uses of the information collected and documented during the process of preparing the nomination. The development of master, management, maintenance and restoration plans, creation of a design control district; or implementation of a historic interpretation program may follow the actual nomination. If the next step is to develop a master plan, for instance, it may be important to prepare a base map at a scale that will allow for in-depth analysis and comprehensive recommendations in the next phase may save time in the future.

A final word about documentation concerns the potential of a designed historic landscape to be a National Historic Landmark. If the landscape has national significance, this ought to be documented in the nomination. Designation as a National Historic Landmark will require that the property be studied by the National Park Service. Usually this occurs as part of a major theme study. A well-documented National Register nomination for a potential National-Historic-Landmark-quality designed landscape will facilitate its review by National Park Service professionals. Further information concerning the National Historic Landmark Program may be obtained by writing to the Director, National Park Service, U.S. Department of Interior, P.O. Box 37127, Washington, D.C., 200013-7127

# RECOMMENDED BIBLIOGRAPHY AND SOURCES

## National Park Service Publications

*National Register Bulletins:*

2 Nomination of Deteriorated Properties

6 Nomination of Properties Significant for Association with Living Persons

9 Improvement of Documentation for Properties Nominated to the National Register

12 Definition of Boundaries for Archeological Properties

14 Guidelines for Counting Contributing & Noncontributing Resources

15 How to Apply the National Register Criteria for Evaluation (Draft, 1982)

16 Guidelines for Completing National Register of Historic Places Forms

19 National Park Service Procedures and Policies for Processing Nominations

21 How to Establish Boundaries for National Register Properties

22 How To Evaluate & Nominate Potential National Register Properties That Have Achieved Significance Within the Last Fifty Years

23 How To Improve the Quality of Photos for National Register Nominations

24 Guidelines for Local Surveys: A Basis for Preservation Planning

25 Directory of Technical Assistance

28 Using the UTM Grid System to Record Historic Sites

The above publications may be obtained by writing to the National Register of Historic Places, U.S. Department of Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127. In addition to the above specialized bulletins for National Register nomination preparation, the NPS Park Historic Architecture Division has compiled a Cultural Resource Bibliography that may aid historic landscape researchers. That office may be contacted for information about the series at the above address.

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**Bulletin.** (The Association for Preservation Technology)

**Landscape Journal.**

**Landscape Architecture.**

**Journal of the Society of Architectural Historians.**

## Collections

The following collections may contain original drawings, manuscripts, correspondence, etc., that may be of assistance. The list is not definitive but is intended, instead, as a representative sample of the kind of primary sources available for some historic landscapes.

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**Berkeley, CA:** University of California. Beatrix Farrand Papers.

**Brookline, MA:** Frederick Law Olmsted National Historic Site. Archives. Files.

**Cambridge, MA:** Frances Loeb Library, Harvard University. John Charles Olmsted Collection.

**Lowell, MA:** University of Lowell. Warren Manning Archives.

**Washington, DC:** Dumbarton Oaks.

**Washington, DC:** Library of Congress. Frederick Law Olmsted Papers.

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**Washington, DC:** Library of Congress. The American Society of Landscape Architects Archives.

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