

City of Boston.

DEPARTMENT OF PARKS.



NOTES ON THE PLAN

OF

FRANKLIN PARK

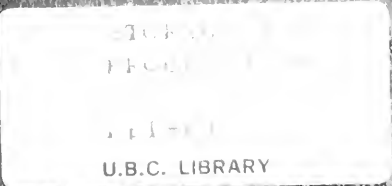
AND

RELATED MATTERS.



PRINTED FOR THE DEPARTMENT.

1886.





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D. P. Parkell
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purpose to be included within, is planned with a view to lessen the difficulty of conveying to the several and tastefully preserving the Country Park for its exclusive purposes. A large part of the Country Park is to be wooded, and adapted to the use of picnic and basket parties, especially small family parties. Various conveniences for these are to be prepared. Tennis Courts, Croquet Grounds, Archery Ranges, and small lawns for little children's recreations, are provided for in near connection with the various picnic grounds.

B THE PLAYSTEAD. This is a field of turf thirty acres in extent (the most nearly flat ground on the property, little broken by rock), to be used for the athletic recreation and education of the city's school boys, and for occasional civic ceremonies and exhibitions. The Overlook, on its left, is an elevated platform for spectators. It is eight hundred feet long, covering a barren ledge which would otherwise be disagreeably prominent. It is built of boulders obtained in clearing the Playstead, which are to be mainly overgrown with vegetation best fitting the form and material of the structure, adapted to harmonize it with the natural scenery, and make it unobtrusive. In its rear, obscured by existing trees, is to be a large low roof for the shelter of visitors during showers. The Overlook will be in the shade of existing trees during the afternoon.

C THE GREETING. Parallel and contiguous Drives, Rides, and Walks under rows of trees, forming a Promenade and Meeting Ground of the Promenade type, half a mile in length. Monumental, architectural and various decorative adjuncts are here admissible but not essential. The Playstead and the Greeting are to be without underwood, and adapted with electric lighting, for night as well as day use. Together they will form an unenclosed ground reaching across the Park, a mile in length.

D THE MUSIC COURT. A sylvan amphitheatre adapted to concerts.

E THE LITTLE FOLK'S PARK. A division for childish entertainments, to be furnished with Swings, Seesaws, Sand Courts, Flying Horses, Toy Booths, Marionettes, Goat Carriages, Donkey Courses, Bear Pits, and other amusing exercises and exhibitions, mostly to be provided by lessees and licensed purveyors.

F THE DEER PARK. Range for a small herd, to be seen from the Greeting. Most of the ground, owing to the thinness of the soil over a flatish ledge, is little adapted to other Park uses.

G RECREATORY HALL. Refreshments to be principally served out of doors, under a large pergola or vine clad trellis, upon a terrace formed in the manner of the Playstead Overlook. Horse Sheds on the east side. Extended sylvan prospects from the terrace.

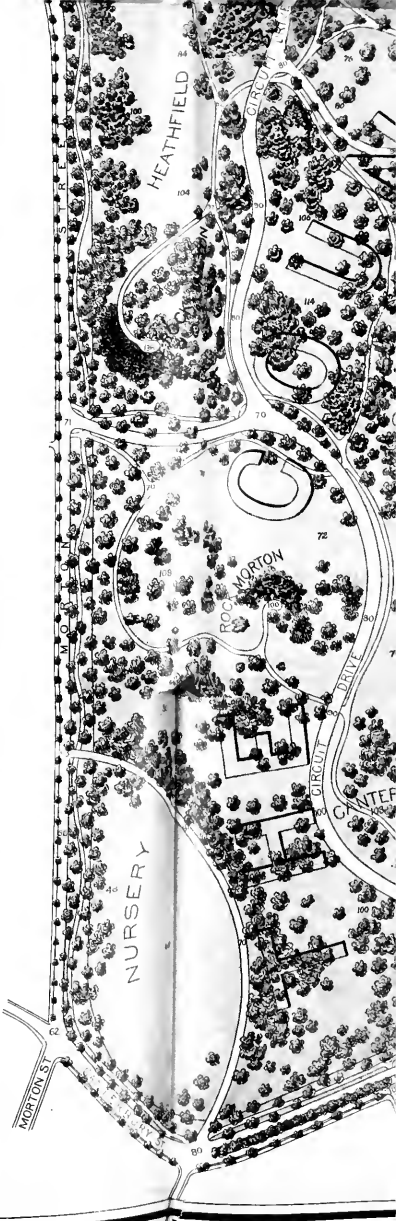
H SARGENT'S FIELD. Ball and Tennis Grounds.

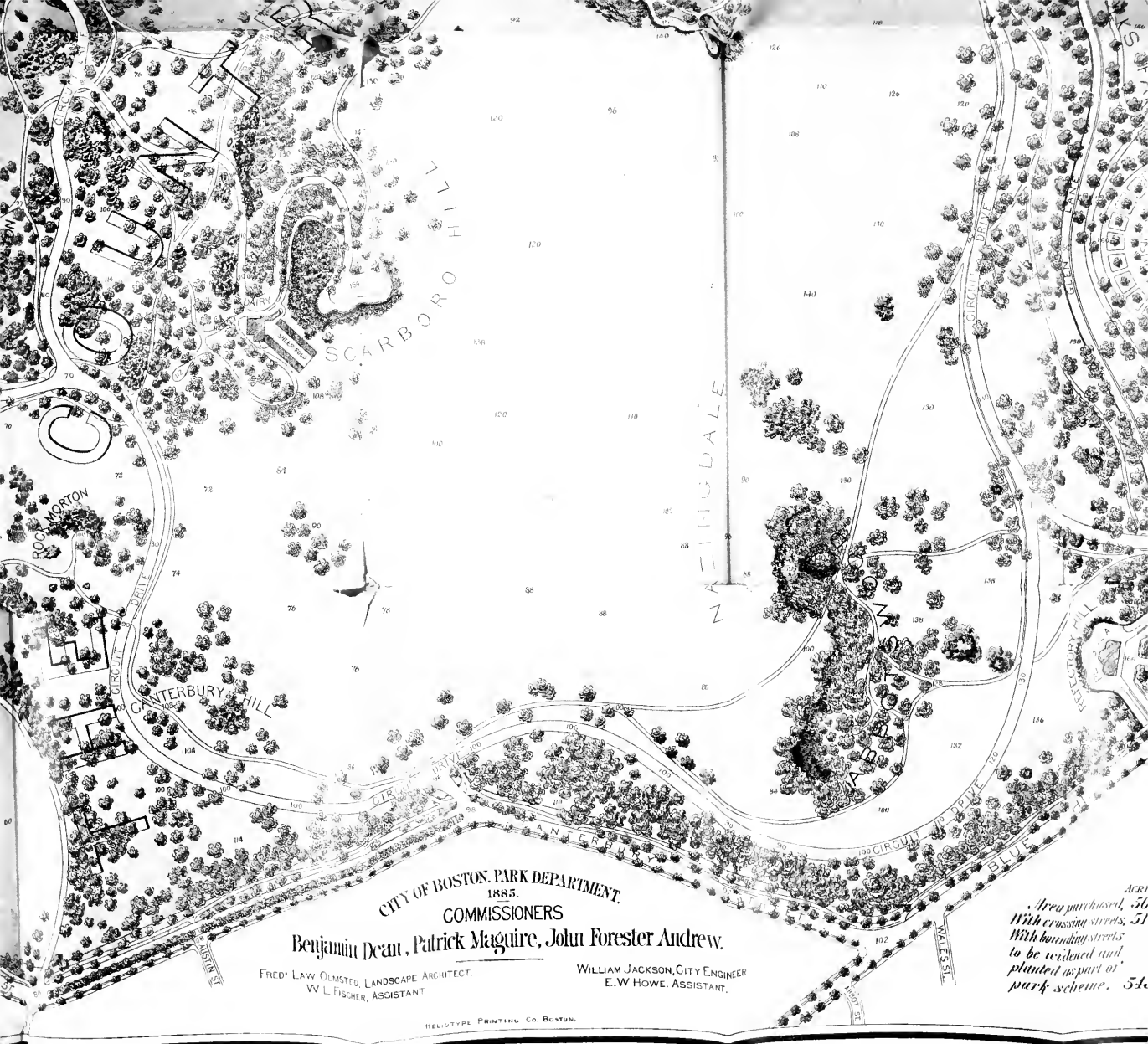
I LONG CROWN WOODS. A Rambling Ground, with sheltered southern slopes, to be held subject to lease to a suitable organization, for a Zoological Garden.

J THE STREADING. A rocky, sterile knoll reserved for the Commissioners' offices.

K THE GREENS. Depressed ground, to be used, when adequate drainage outlets for this part of the city shall have been provided, for a service garden.

BOULEVARD GREENS. Boundary streets are generally laid down on this plan as moderately enlarged from the present thoroughfares, (which at various points are but narrow lanes) and with a sidewalk on the Park side, at such varying distances from the wheelway as may be necessary to avoid, in forming them, the destruction of fine trees and excessive grading. This arrangement is made practicable by setting back Park fences and other obstructions fifty to eighty feet from the wheelways. Thus, also, a much larger widening of the wheelways than is suggested by the drawing can be made where never public convenience will be served by it, without inordinate cost. In a few cases for short distances, streets are shown as they may be improved by a slight taking of private land. This is to avoid heavy outlay for grubbing and the destruction of fine natural features on the Park side of the present roads. Forest Mills Street, at one point, is thrown wholly into the Park for greater directness. To avoid interruption of pleasure travel by funeral processions, and to improve passage around the Park, a short cross road is planned opposite Forest Mills Cemetery, tunneling under the Park drive (A. L. in the inset map). A short new street in extension of 'Signorney Street' is suggested, to facilitate passage around the Park. A small piece of land is proposed to be taken into the Park, at the corner of 'Signorney Street, to avoid unpropitious complications. The land proposed to be thrown out of the Park property for all these purposes of street improvement is much larger than that to be taken in. Other roads within the Park being intended only for pleasure travel and Park work, one road is carried across it for the passage, day and night, of common street travel. It follows the line between the Country Park and the adjoining districts on the east, which is nearly the line of the present Glen Road.





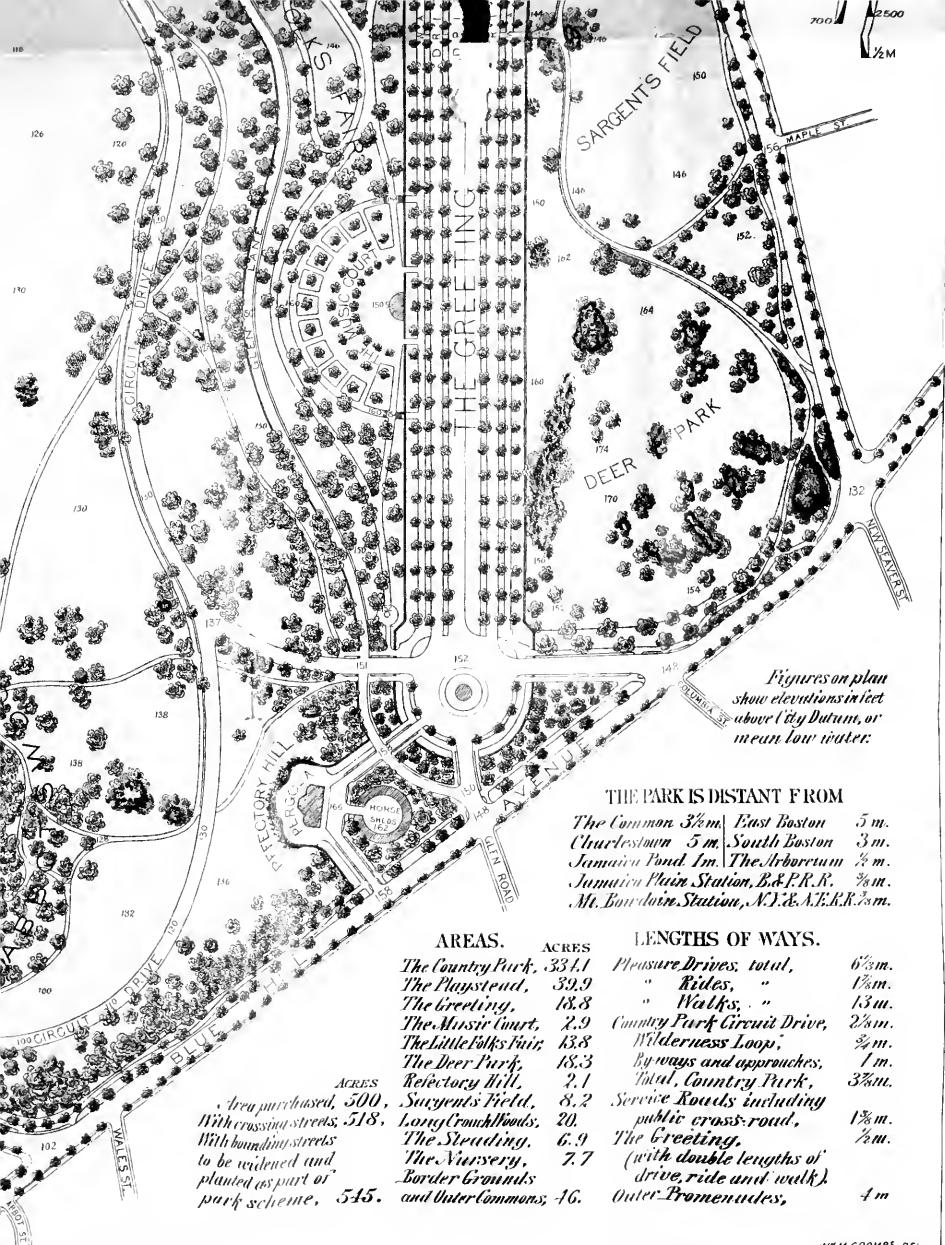
CITY OF BOSTON. PARK DEPARTMENT.
 1885.
 COMMISSIONERS
 Benjamin Dean, Patrick Maguire, John Forester Andrew.

FRED. LAW OLMSTED, LANDSCAPE ARCHITECT.
 W. L. FISHER, ASSISTANT

WILLIAM JACKSON, CITY ENGINEER.
 E. W. HOWE, ASSISTANT.

Area purchased, 56
 With crossing streets, 51
 With boundary streets
 to be widened and
 planted as part of
 park scheme, 54

HELIOTYPE PRINTING CO. BOSTON.



Figures on plan show elevations in feet above City Datum, or mean low water.

THE PARK IS DISTANT FROM

- The Common* 3/4 m.
- East Boston* 5 m.
- Charlestown* 5 m.
- South Boston* 3 m.
- Jamaica Pond* 1 m.
- The Arboretum* 3/4 m.
- Jamaica Plain Station, B. & F. R. R.* 7/8 m.
- Mt. Vernon Station, N. Y. & N. E. R. R.* 7/8 m.

AREAS.

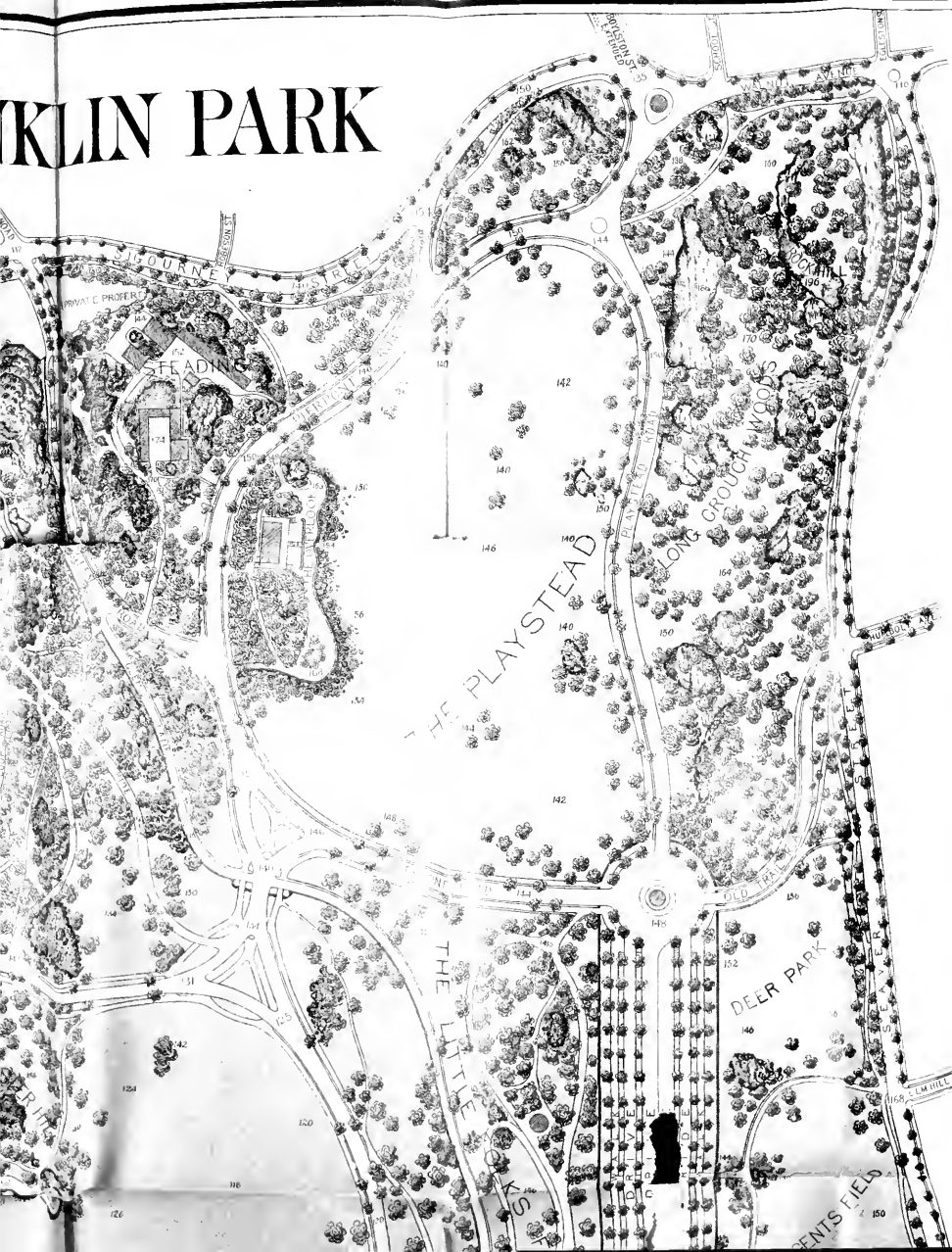
	ACRES
<i>The Country Park,</i>	331.1
<i>The Playground,</i>	39.9
<i>The Greeting,</i>	18.8
<i>The Musier Court,</i>	2.9
<i>The Little Folks Fair,</i>	13.8
<i>The Deer Park,</i>	18.3
<i>Refectory Hill,</i>	2.1
<i>Sargent's Field,</i>	8.2
<i>Long Crouch Woods,</i>	20.
<i>The Steading,</i>	6.9
<i>The Nursery,</i>	7.7
<i>Border Grounds and Outer Commons,</i>	16.

ACRES	
Area purchased,	500.
With crosscut streets,	518.
With boundary streets to be widened and planted as part of park scheme,	545.

LENGTHS OF WAYS.

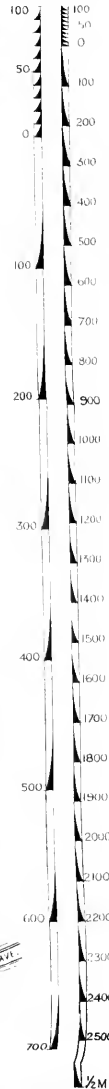
<i>Measure Drives, total,</i>	6 1/2 m.
<i>" Rides, "</i>	1 1/2 m.
<i>" Walks, "</i>	13 m.
<i>Country Park Circuit Drive,</i>	2 1/2 m.
<i>Wilderness Loop,</i>	2 m.
<i>By ways and approaches,</i>	1 m.
<i>Total, Country Park,</i>	3 3/4 m.
<i>Service Roads including public cross-road,</i>	1 1/2 m.
<i>The Greeting,</i>	7/8 m.
<i>(with double lengths of drive, ride and walk)</i>	
<i>Outer Promenades,</i>	4 m.

WIKLIN PARK



SCALES

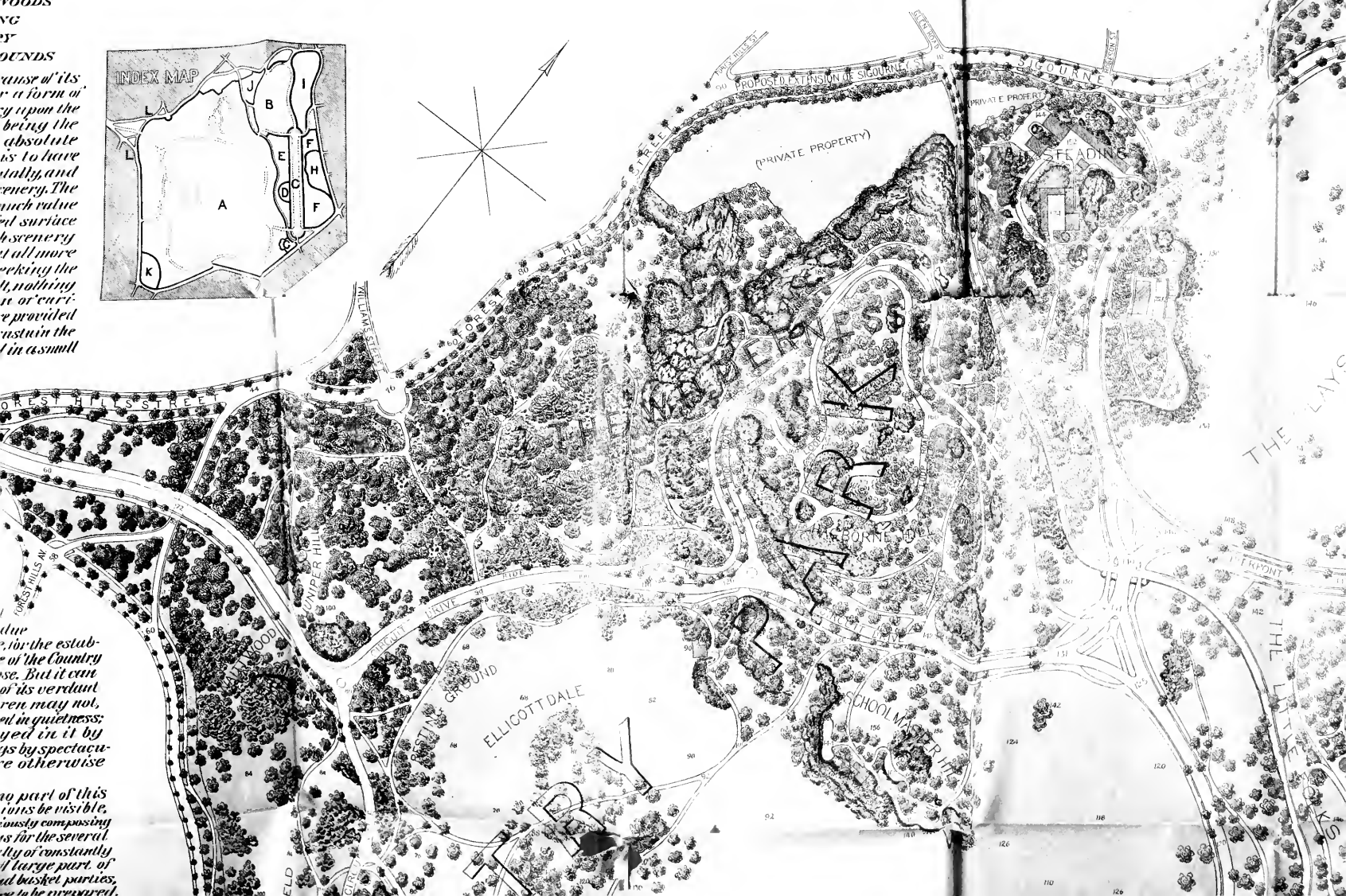
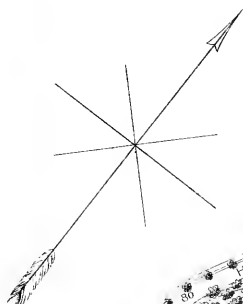
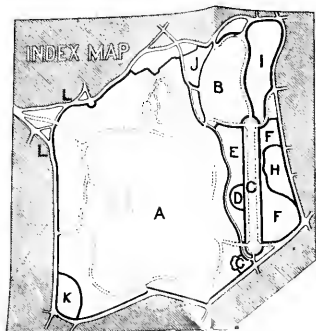
METERS. FEET.



GENERAL PLAN OF FRANKLIN PARK

Diagram,
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GENERAL PLAN

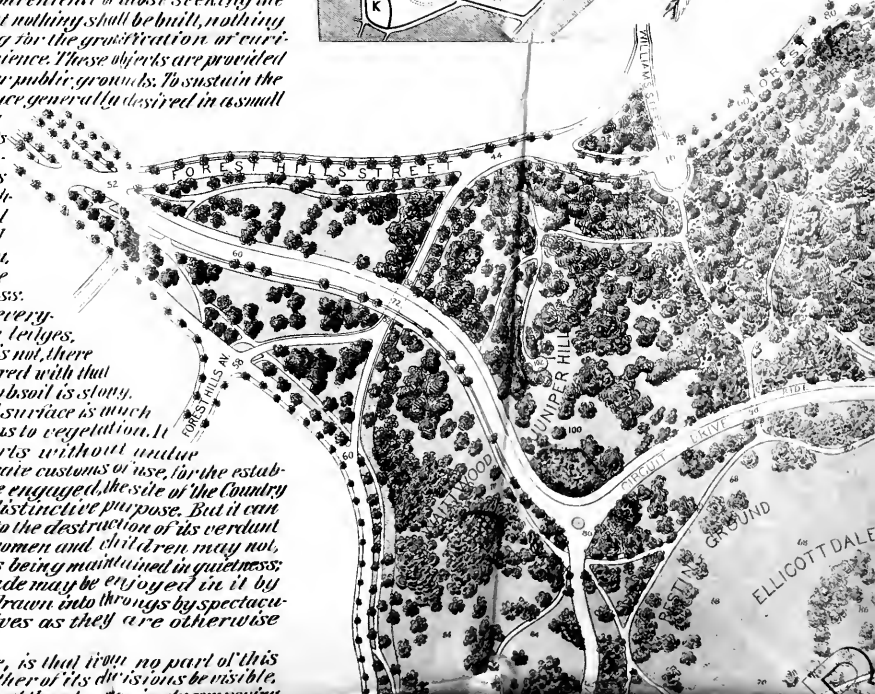
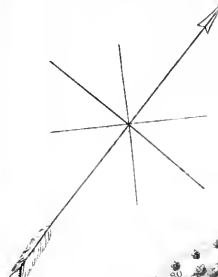
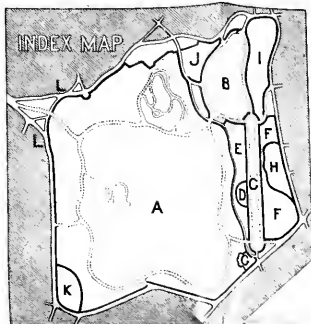
OBSERVATIONS. Divisions of the plan are outlined in the adjoining diagram, which for convenience of discussion are named as follows:

- | | | |
|--------------------|--------------------------|---------------------|
| A THE COUNTRY PARK | E THE LITTLE FOLK'S FAIR | I LONG CROUCH WOODS |
| B THE PLAYSTEAD | F THE DEER PARK | J THE STEADING |
| C THE GREETING | G REFECTORY HILL | K THE NURSERY |
| D THE MUSIC COURT | H SARGENT'S FIELD | BORDER GROUNDS |

A THE COUNTRY PARK. The entire property has been bought by the city because of its special advantages for one purpose. That purpose is to provide opportunity for a form of recreation to be obtained only through the influence of pleasing natural scenery upon the sensibilities of those quietly contemplating it. The larger part of the property, being the division designated, 'The Country Park,' is proposed to be set apart with absolute exclusiveness, for this purpose. That is to say, if this part of the Park is to have value for any other purpose, it is designed that it shall occur but incidentally, and at no appreciable sacrifice of advantages for the quiet enjoyment of natural scenery. The division is a mile long and three quarters of a mile wide. Natural scenery of much value for the purpose stated cannot be permanently secured on a tract of land with diversified surface of these kinds, with a great city growing about it, if the essential elements of such scenery are to be divided, belittled, diluted, or put out of countenance by artificial objects of all more than is necessary to its protection and to the reasonable convenience of those seeking the special benefits offered. The plan proposes, therefore, that nothing shall be built, nothing set up, nothing planted as a decorative feature; nothing for the gratification of curiosity; nothing for the enhancement or popularization of science. These objects are provided for suitably in the Public Garden, the Arboretum, and other public grounds. To sustain the designed character of the Country Park, the urban elegance generally desired in a small public or private pleasure ground, is to be methodically guarded against. First, for example, is to be in most parts preferred as kept short by sheep, rather than by lawnmowers; well known and long tried trees and bushes to rare ones; notices to entries; humble field flowers to high-bred marvels; plain green leaves, to blotched, spotted and fretted leaves... Above all, cheap, tawdry, cockneyified garden toys are to be eschewed. But a poor, shabby, worn, patchy, or in any way untidy ruralia is equally to be avoided with urban and suburban finery and fussiness.

The site of the Country Park is in most parts rugged, everywhere undulating. Where there are no outcropping ledges, solid rock is often close under the surface, and where it is not, there is in many places almost a pavement of boulders. Compared with that of most public parks, the surface soil is poor, while the subsoil is stony, compact and hard. For these reasons, when the natural surface is much trampled and worn it becomes an inert dust, pernicious to vegetation. It cannot be prepared to resist the wear of athletic sports without undue expense. Under wise regulations and with considerate customs of use, for the establishment of which the good will of the people must be engaged, the site of the Country Park will be found happily adapted to its special distinctive purpose. But it can be wisely used for no recreations which would tend to the destruction of its verdant elements; for none, not of the class of those in which women and children may not, and do not, customarily, take part. The plan looks to its being maintained in quietness; quietness both to the eye and the ear. A grateful quietude may be enjoyed in it by many thousand people at a time if they are not drawn into throngs by spectacular attractions, but allowed to distribute themselves as they are otherwise likely to do.

The intention of the plan of the Park as a whole, is that if on no part of this Country Park division, it shall anything in any other of its divisions be visible, or at most, be noticeably, except rock, turf and trees, and these last judiciously composing the entire Country Park. The outline of other divisions for the



PROCEEDINGS.

THE taking of land having been completed, instructions were given for the preparation of a plan in general accordance with the views which had determined the locality and the limits of the proposed park. In December, 1884, a series of propositions in regard to the principal features of the plan were submitted and approved by the Board. In the spring of 1885 a preliminary drawing of the plan was submitted, and, to facilitate discussion, the lines of it were fully staked on the ground and followed out by the Commissioners. After debate this study, with some immaterial variations, was approved as the basis of the final plan. Later, a change in the membership and a re-organization of the Board having occurred, the preliminary plan was reviewed and found acceptable. Still later the Commissioners, to be satisfied as to various conditions of park economy, visited and made a comparative examination of several large parks in use.

January 30, 1886, at a meeting of the Commissioners held at the office of the Landscape Architect on the park site, the Mayor being present, the finished general plan was presented and considered.

February 10, the Commissioners voted as follows:—

- (1) That the plan prepared by the Landscape Architect, now before the Board, is adopted as the Plan of Franklin Park.
- (2) That the Landscape Architect is requested to prepare a statement for publication explanatory of the plan, and setting forth the views of the undertaking that he has presented to the Board.

GEORGE F. CLARKE,

Secretary.



CITY OF BOSTON.

PARK DEPARTMENT.

NOTES ON THE PLAN

OF

FRANKLIN PARK

AND

RELATED MATTERS.

WITH THE COMPLIMENTS OF

BENJAMIN DEAN.

PATRICK MAGUIRE.

JOHN F. ANDREW.

COMMISSIONERS OF PARKS.

PRINTED FOR THE DEPARTMENT.

1886.

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INTRODUCTION.

IN the course of the series of notes to follow, reasons will be given for thinking that what shall occur in the history of Franklin Park during the next few years, whether the undertaking be much advanced or little, will determine results of greater lasting consequence to the city than those of any other of its public works of the present time. Therefore, in connection with an exposition of the plan for the park, various facts and considerations are to be presented, bearing upon the policy of the city in dealing with it.

An addition to the numerous, extensive, and varied public grounds now available to the people of Boston, of a body of land in one block of the extent, situation, and topographical characteristics of that to be reviewed, would have been a proceeding of great extravagance and folly, unless made with regard to a purpose for which no provision existed or could be made upon those grounds.

It may be held also that to justify the undertaking, this distinctive purpose should have been one through success in which the city's rate of taxation might be expected to be reduced, and this in a manner to benefit all its people of whatever condition and in whatever parts of it domiciled.

It is believed that such a purpose may be defined, and that

the land taken for Franklin Park may be shown to be neither of greater extent than is needed, nor in any essential respect unsuitable to the pursuit of it. It is believed to be perfectly practicable, as the business now stands, to secure results more valuable and less costly than the most sanguine promoters of the scheme have heretofore been authorized to promise.

It must nevertheless be recognized that there has been much in the experience of other cities to justify fear that the work will grow to be a very costly one.

How is this danger to be met?

What is first of all necessary is that those who are alive to it should not be content to remain under a mere blind apprehension, moving to a distrustful, hesitating attitude, favoring a desultory, devious and intermittent advance of the work. They must seek to clearly understand, through a closer study than is often made of the history of the large park works of other cities, in what the danger of extravagance consists.

Reasons will be given for believing that such a study will result in a conviction that it consists mainly in the prevalence, during the earlier years of such undertakings, of vague, immature, conflicting, and muddled ideas of their purpose, and a consequent tendency to fritter away the advantages of the ground upon results that pass for collateral, but are really, for the most part, counteractive of their main design. These ideas lead to expectations, disappointments, customs, demands, that become important factors in determining the character of the park. If a notable number of the people, though a minority of all, come to suppose that it is not being prepared to meet expectations they may have happened, even though inconsiderately, to have formed, it is quite possible that their influence will compel the work to proceed upon a fluctuating plan to a degree that would be generally recognized to be

scandalously wasteful in any other important class of public works.

What has been done thus far in the undertaking of Franklin Park, encourages a belief that the danger is less in Boston than it has been found to be in other communities. But if any one doubts that it exists and is to-day the chief difficulty in the way of a successful prosecution of the enterprise, let him first consider that the proposition to form a large rural park for the people of Boston has already been before them at least twenty years, that it has been annually debated in the City Council seventeen years, and in the form of a distinct project has been ten years before an executive department of the government expressly formed to advance it; that from year to year it has been brought up freshly in the Mayors' messages, in reports of Commissioners and Committees, and in proceedings of public meetings reported and discussed by the press. A site for it has been obtained and preliminary work for its improvement has been two years in progress.

These circumstances borne in mind, let a judgment be formed of the standing which this park project has at the present moment in the minds of any considerable number of citizens to whom it is not in some way a matter of special personal interest, in comparison with the standing had in the minds of a similar body, of projects of other sorts of public works at corresponding periods.

Let those projects be taken, for example, by the successive carrying out of which the present complex system of water-works for the city has come to be what it is. Of the uses and consequently of the practical value of water, every one knows something experimentally. Every one knows that water may be held in a vessel or reservoir, and that through an outlet at its bottom it will run from this vessel downward wherever a

way is opened. With this knowledge, the conditions of efficiency of various proposed new works for supplying water have been easily comprehended, and the value of what has been aimed to be accomplished has been generally appreciated.

So it has been with all other important public works of the city. The benefits to be gained by the people, for example, through various important steps in the improvement of the sewer system have been matters of clear-headed popular discussion. Even the questions at issue between the engineers in this respect have been generally fairly well understood. It was the same as to the advantages to be gained by the substitution of steam for hand fire-engines, and of horse power for man power in moving them, and many other modern improvements. The same as to the Public Library and as to the Court House. By comparison it will be seen that such notions as prevail of the benefits to be realized through outlays to be made by the city on the body of land of five hundred acres bought for a purpose defined as that of "a park," are not only varied and conflicting between different men, but in each man's mind are apt to be wanting in practically serviceable clearness and definiteness.

That this is the case even with many who suppose themselves better informed than most, may appear a more reasonable assumption if the fact can be established that while the business of forming a large park and bringing it into suitable use is one in which the government and people of the city have no local experience, it is also one of which less is to be learned by casual observation than of most others in which cities commonly engage.

Let it be considered, then, that the persons who manifest the highest sense of the value to themselves individually of a park, in all large cities, are not those who in the aggregate

resort most to it, and, as a body, benefit most by it. They are those to whom time, because of the weight of affairs resting upon them, is most valuable, and to whom an alert working condition of mind and body is worth the most money. In Paris and London, New York and Chicago, many of this class may be found for a certain time daily in a park. It is almost as fixed a habit with them to go there at a certain hour, as at certain other hours to go to their meals or to repose. It is not a matter of fashion or social custom, for their manner of using the park varies: some of them walking, others driving, others riding; some pursue their course alone, others seek company, some keep to the main thoroughfares, others seek the secluded parts. With some men of much public importance now in New York, their present habit of using the park, began when the first section of it was opened to public use, seven-and-twenty years ago.

It will be obvious that the manner in which such men, making such use of a park, find it of value is not that in which a stranger or an occasional visitor finds it interesting; and, looking further, it may be recognized that the benefits of a park to the people of a city, of all classes and conditions, come chiefly in a gradual way, through a more or less habitual use of what it provides, and that such benefits are neither experienced nor are the conditions on which they depend apt to be dwelt upon by an occasional observer, to whom the interest of a visit unavoidably lies largely in the comparative novelty to him of what he sees. Neither do the gains in value of the park in this more important respect often engage the attention of the press. Columns will necessarily be given to the introduction of a statue, or a new piece of masonry, or a novelty in horticulture, for every line to the development of the essential constituents of the park, or the eradication of obstructive con-

ditions. The eyes of a frequenter of a park rarely rest for a moment on objects before which strangers generally halt. A park may affect a man at the first visit exhilaratingly, which, when he is accustomed to the use of it, will have a reverse, that is to say, a soothing and tranquillizing effect. Thus, that only is of much solid and permanent value to a city in a park which increases in value as it becomes less strikingly interesting, and of that which has value in this way, an occasional visitor is apt to be in a great degree oblivious. No guide book calls his attention to it. No friend can bring it home to him.

As an illustration of the wrong impressions that are naturally propagated in the manner thus suggested, it may be said that the costliness of certain parks is habitually assumed by many intelligent men to have been chiefly in outlays for what is called "decoration." This term is not thus applied to trees, plants, and turf; to the plain work, however good, of substantial structures, nor to gracefulness or picturesqueness of modelling in graded surfaces, but first to objects which are merely decorative, such as fountains, vases, artificial rock-work, pagodas, temples, kiosks, obelisks, or other independent structures; and, second, to works of decoration superadded to structures for use, such as crestings, carvings, mosaics, mouldings, flutings, panellings, and the like. The fact is that no large part of the cost of any great park has been for these purposes. Of upwards of ten millions of dollars paid by cities upon the certificate of the writer, it is believed that less than four per cent has been for such decorative work. On the Buffalo Park, than which none is more satisfactory to the people, the outlay for decorative work is reckoned not to have exceeded one half of one per cent. And it may be added, with respect to another form of this error, having its

origin probably in early impressions from superficial and incomprehensive observation, that the value of no rural park to the people who habitually use it would be seriously impaired if every scrap of ornament to be found upon it should fall to decay or be effaced, except as the spaces left unfurnished would appear shabby and incongruous with the general character of the place. Beyond question, the value of many large parks would be increased by the removal of a variety of objects which, when introduced, were thought to be desirable acquisitions.*

In one of the notes to follow it will be shown that the confusion of the popular mind in the early years of a large park work which has been described gradually passes off with an experience of the benefits resulting from an habitual use of the finished ground. The chief peril from it occurs during the period of constructive operations, and before any important results of growth have been attained. For this reason, it is important that those who may be able to aid in moulding a sound public opinion should see how the difficulty of working out of the confusion is increased by a common equivocal use of certain terms applicable to park work.

There is a space in Boston called Park Square, and in it there has lately been a sign with the inscription, "Park Square

* Consistently with this view is Hamerton's observation that "very much of the impressiveness of natural scenery depends on the degree in which mass predominates over details." The chief advantage of the "new" (of the last century) over the old gardening was found in the fact that while works of the latter might be striking and impressive as they were to be seen for a moment from particular points of view, and might have an endless number of interesting points of detail, these advantages were greatly outweighed by the more sustained, comprehensive, and pervading pleasantness of the simpler, unostentatious, and uneventful work of the "new gardening." This advantage is easily dissipated on a public park. Where it is to be largely so by the introduction of numerous objects of special admiration, it would be better to adopt thoroughly the old architectural motive.

Garden." There is neither a park nor a square nor a garden in the vicinity, nor has there been. The word park is applied in a similar loose way to various comparatively small public spaces which are otherwise more discriminatingly called Greens, Commons, Squares, Gardens, and Places. In most considerable cities there is now to be found a ground called a park to which none of these names are applied. It is a ground more or less well adapted to serve a purpose that cannot be served on the smaller class of grounds. Such a ground is therefore a park distinctively, — a park proper. But it thus occurs that when a large space of ground is taken by a city for the purpose of a park proper, there is a tendency to regard it simply as a larger provision for the same ends with those which Commons, Greens, Squares, and Gardens are adapted to serve, and the real park is looked forward to not a little as it might be if it were to be in effect an aggregation or a combination and improved form of various smaller public grounds.

Even though, when ground is taken for a park proper, it may be understood that a purpose distinct from any or all of the purposes of these smaller grounds is had in view, this tendency leads propositions to be urged as to the uses to which it shall be put, and the way in which it shall be fitted and furnished, that common sense would otherwise recognize as propositions to set aside the distinctive purpose of the park.

Such confusion as may naturally occur in the way that has been thus explained is apt to be aggravated by the additional circumstance that the word landscape is constantly used, is used even by eminent writers, confoundingly, with reference to two essentially distinct arts. One of these arts is inapplicable to the smaller grounds of a city, but fully applicable to a large ground; the other is a decorative art, applicable to all forms and conditions of ground in which vegetation is possible, avail-

able for the smallest city grounds, and often, as for years past in Boston, practised upon small grounds with results most gratifying to the public. With such results, that to be wisely had in view in the undertaking of a rural park is scarcely more to be brought in comparison than the results proper to a Public Library building with those proper to a Court House, those of a church with those of a theatre.

The object of these notes is to give reasons for the convictions that have been thus expressed, and, in a measure, to meet in advance the dangers that have been indicated. This object obliges an exposition of the subject, under various heads, from many points of view. It is not to be expected, with the present slight public interest in the scheme of the park, that such an exposition will have many readers; but should it have none, proper respect for the future interest of the public in the matter requires a somewhat detailed record of the groundwork of the plan, of the expectations with which the work is entered upon, and of the foreseen conditions of its successful prosecution.

For those who may wish to obtain in the briefest possible way a slight general knowledge of what is intended, the drawing illustrative of the plan hereto attached, with which a concise statement is printed explanatory of the design, will be independently distributed in the form of a broadsheet, and it is hoped that with such aid as the public journals may see fit to give the purpose, an understanding of what is to be reasonably expected of the park may become common before customs in the use of it, growing out of different expectations, can be established.

PART FIRST.

PART FIRST.

A CONSIDERATION OF PUBLIC PROPERTIES IN OR NEAR BOSTON AVAILABLE FOR OCCUPATION OTHERWISE THAN BY BUILD- INGS OR FOR THOROUGHFARES.

AMONG habits of thought that we have by inheritance there is one which is evinced in the custom of speaking of public grounds comprehensively and indiscriminatingly as "the lungs" of a city, "ventilating-places," "breathing-holes," and "airing-grounds."

This habit originated in walled towns, with extremely narrow, crooked streets, half built over, in which all the filth and garbage of dwellings was deposited, and often remained until flushed out by heavy rains. In such cities of fifty thousand inhabitants, the deaths due to foul air were larger than they now need be in cities of five hundred thousand.

With it has come down to us a subtile disposition, — the ghost of a serious, solid, and firm-footed ancestral conviction. — by which we are often influenced in dealing with questions of public grounds more than we are aware. It is a disposition to assume that the chief value of such grounds is that of outlets for foul air and inlets for pure air, and to regard whatever else our taxes are required to provide upon them in the character of a comparatively trifling luxury, adding something to the pleasure of life, no doubt, like sweet things after dinner, or buttons on the back of a man's coat, or the "gingerbread work" of a ship, but supplying almost nothing of solid sustenance and strength.

A wholly different understanding of the use of public grounds has long since begun to prevail; yet we are so much haunted by the old idea that we are rarely able to take clear, business-like views of the conditions of value in their equipment.

Even those who have been advocating the great addition lately made to the ground reserved from building within the city of Boston, have frequently made the sanitary requirement of airing-spaces in the midst of a city, and the need of providing them well in advance of the line of compact building, their main argument. Let it be supposed that the term "airing-place," as now used, means a little more than it once did; that it means a place to which people shall be drawn by various attractions, and having been drawn shall be induced to exercise in such a manner as to quicken their circulation and give their lungs a good cleansing of fresh air; it is yet an error fruitful of bad management and of waste to suppose that such an undertaking as this of Franklin Park is to be justified on that ground.

This will be better seen and several other considerations affecting the problem of the plan, will be made plainer if the advantages which the people of the city now hold with respect to airing-grounds are passed in review.

To aid a cursory examination of them the accompanying map has been prepared, showing the city and so much of its outskirts as can conveniently be brought within the limits of the sheet, and indicating one hundred and eighty-six localities, in each of which there is now a body of land, great or small, serving, or available to serve, at least a ventilating purpose. Of these, seventy-one have been already "improved," are now in process of improvement, or are held with a definite intention of improvement, with a view to recreative qualities, as for example, by being turfed and planted. Fifty-six of these are public squares, commons, or gardens, of the city of Boston proper, the number of these much exceeding that of the same class of grounds of the united cities of New York and Brooklyn. Thirty-nine are burial grounds, most of them small,

ancient, and disused. These are not likely to be built upon, and should the course now being pursued in London and other old cities be followed, as in time it probably will be, most of them will eventually be made public groves and gardens. At least they will be verdurous breathing-places. Forty-seven are lands which in various ways have come into the possession of the city, and may at any time be sold when the government thinks it wise to part with them. Their bearing on the present subject is this, that when it shall be thought that additional urban grounds are needed in any part of the city, it will not always be necessary to make a special purchase of land to supply sites for them. Many of these properties, for instance, are well situated for playgrounds for school children, and could be adapted to that use at moderate expense. Others, smaller, are available for open-air gymnasiums.

Within the city of Boston, or close upon its border, there are nearly two hundred public properties which are not held with a view to building over them, and most of which are secured by legal enactments from ever being built over. Omitting the larger spaces recently acquired and held by the Department of Parks, these grounds are on an average thirteen acres each in area. Omitting the islands, the burial grounds, the larger grounds of the Department, and all that would not ordinarily be classed with "city squares and gardens," the latter have an average area of about four acres each.

The area of the entire number of public properties numbered on the map, and of which a classified list follows showing the situation and area of each, is 3356.63 acres, or over five square miles. Of those likely to be permanent green oases among the buildings of the city, the area is about four square miles, or nearly as much as the entire building space within the walls of some cities that had great importance in the world when the building of Boston was began.

I.—*Properties now appropriated to the purpose of public refreshment as recreation grounds or "breathing-places."*

Name.	Location.	Area.	Remarks.
CITY PROPER.			
9. Common . . .	{ Park, Tremont, Boylston, Charles, and Beacon Sts.	48.25 acres.	{ Enclosed by an iron fence.
10. Public Garden . . .	{ Charles, Boylston, Arlington, and Beacon Sts.	24.25 "	{ " "
8. Fort-Hill Square . . .	{ Oliver and High Sts.	29,480 sq. ft.	{ " "
21. Franklin Square . . .	{ Washington, East Brookline, East Newton, and James Sts.	2.42 acres.	{ " "
20. Blackstone Sq.	{ Washington, West Brookline, West Newton Sts., and Shawmut Ave.	2.41 "	{ " "
34. East Chester Park . . .	{ Between Albany St. and Harrison Ave.	9,300 sq. ft.	{ Malls enclosed by an iron fence.
30. Chester Park	{ Between Harrison Ave. and Washington St.	13,050 "	{ " "
29. Chester Square	{ Between Washington and Tremont Sts.	1.70 acres.	{ " "
19. West Chester Park	{ Between Tremont St. and Columbus Ave.	10,150 sq. ft.	{ " "
13. Commonwealth Avenue	{ From Arlington St. to West Chester Park (malls)	9.86 acres.	{ " "
17. Union Park	{ Between Tremont St. and Shawmut Ave.	16,000 sq. ft.	{ " "
31. Worcester Square	{ Between Washington St. and Harrison Ave.	16,000 "	{ " "
3. Lowell Square	{ Cambridge and Lynde Sts.	5,772 "	{ " "
12. Square	{ Columbus Ave., Eliot and Pleasant Sts.	2,867 "	{ " "
16. Montgomery Sq.	{ Tremont, Clarendon, and Montgomery Sts.	550 "	{ " "
5. Pemberton Sq.	{ Between Tremont Row and Somerset St.	3,390 "	{ " "
14. Copley Square	{ Between Huntington Ave., Boylston and Dartmouth Sts.	28,399 "	{ Enclosed by a granite curb.
15. Trinity Triangle	{ Between Huntington Ave., Trinity Pl., and St. James Ave.	5,410 "	{ " "
2. Charles River Embankment	{ Between Canal and West Boston Bridges	10.00 acres.	Park Department
ROXBURY DISTRICT.			
42. Madison Square	{ Sterling, Marble, Warwick, and Westminster Sts.	2.81 acres.	{ " "
46. Orchard Park	{ Chadwick, Orchard-Park, and Yeoman Sts.	2.29 "	{ " "
56. Washington Park	{ Dale and Bainbridge Sts.	3.09 "	{ " "
37. Longwood Park	{ Park and Austin Sts.	21,000 sq. ft.	{ " "
58. Walnut Park	{ Between Washington St. and Walnut Ave.	5,736 "	{ " "
41. Lewis Park	{ Highland St. and Highland Ave.	5,600 "	{ " "
52. Bromley Park	{ From Albert to Bickford St.	20,975 "	{ Three enclosures.
57. Fountain Square	{ Walnut Ave., from Munroe to Townsend St.	2.66 acres.	{ " "
49. Cedar Square	{ Cedar St., between Juniper and Thornton Sts.	26,163 sq. ft.	{ " "
40. Linwood Park	{ Centre and Linwood	3,625 "	{ Enclosed by stone curb.
59. Public Ground	{ Centre and Perkins Sts.	3,200 "	{ " "
76. Riverdale and Back Bay	{ Between Beacon and Perkins Sts.	216.00 acres.	Park Department.

I. — *Properties, etc., continued.*

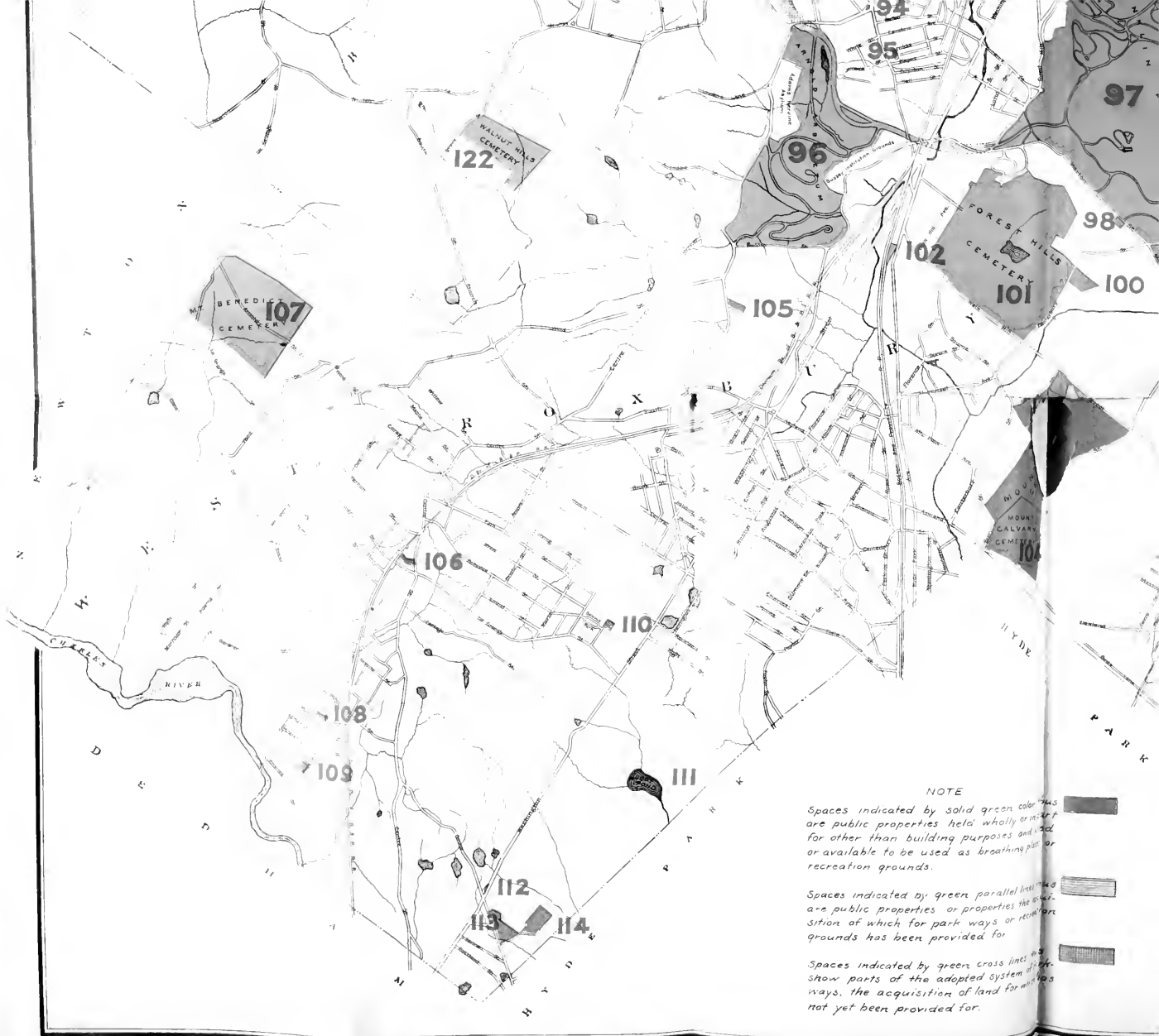
Name.	Location.	Area.	Remarks.
SOUTH BOSTON.			
71. Telegraph Hill . . .	Thomas Park	4.36 acres.	{ Enclosed by an iron fence. " " Park Department.
65. Independence Sq.	Broadway, Second, M. and N Sts.	6.50 "	
66. Lincoln Square . . .	Emerson, Fourth, and M Sts. . . .	9,510 sq. ft.	
67. Marine Park	City Point	about 40 ac.	
DORCHESTER DIST.			
77. Dorchester Square	Meeting House Hill	1.29 acres.	{ Soldiers' Monu- ment on this Sq. { Enclosed by stone curb.
78. Eaton Square . . .	Adams and Bowdoin Sts.	13,280 sq. ft.	
80. Mt. Bowdoin Green	Top of Mt. Bowdoin	25,170 "	
WEST ROXBURY DIST.			
93. Public Grounds . . .	Shore of Jamaica Pond	31,000 sq. ft.	{ " " Park Department. " " " "
94. Soldiers' Monu- ment Lot	South and Central Streets	5,870 "	
97. Franklin Park	Sever, Blue Hill Ave., and Morton Centre, South, and Bussey Sts. . .	518 acres.	
96. Arboretum	Top of Mount Bellevue	167 "	
110. Public Grounds . . .	Franklin Ave. and Hamilton St.	27,772 sq. ft.	
109. Franklin Park		30,000 "	
BROOKLINE.			
116. Play Grounds	Cypress Street	5.27 acres.	
115. Play Grounds	Brookline Avenue	3.83 "	
BRIGHTON DISTRICT.			
123. Public Grounds . . .	Pleasant and Franklin Streets . .	1,900 sq. ft.	{ Enclosed by stone curb.
128. Massachusetts Avenue	Brighton Avenue to Chestnut Hill Reservoir	47.13 acres.	
130. Jackson Square . . .	Chestnut-Hill Avenue, Union, and Winship Streets	4,300 sq. ft.	
129. Brighton Square . .	Between Chestnut-Hill Avenue and Rockland Street, and op- posite Branch of Public Li- brary	25,035 "	
CAMBRIDGE.			
141. Commons	North Avenue	10.29 acres.	Four enclosures.
140. Winthrop Square . .	Brighton and Mount Auburn Sts.	10,236 sq. ft.	
146. Broadway Park . . .	Broadway	2.46 acres.	
147. Dana Square	Magazine Street	33,531 sq. ft.	
149. Washington Sq. . . .	Grand Junction Railroad	42,123 "	
148. Hastings Square . . .	Brookline Street	29,999 "	
SOMERVILLE.			
143. Broadway Park	Broadway and Mystic Avenue . .	15.90 acres.	
144. Public Park	Highland Avenue, School and Walnut Streets	12.60 "	
CHARLESTOWN DIST.			
153. Sullivan Square . . .	Main and Sever Streets	1.30 acres.	{ Bunker Hill Mon- ument on this Sq
154. Public Grounds . . .	Essex and Lyndeboro' Streets . .	330 sq. ft.	
160. Monument Square . .	High, Concord, and Lexington Sts.	3.80 acres.	

I. — *Properties, etc., continued.*

Name.	Location.	Area.	Remarks.
CHARLESTOWN DIST. CONTINUED.			
161. Winthrop Square	Winthrop, Common, and Adams .	38,450 sq. ft.	{ Enclosed by an iron fence. Sol- diers' Monument on this square. Enclosed by stone curb. " "
162. City Square . . .	Head of Bow and Main. . . .	8,739 "	
163. Public Grounds {	Water Street, Charles River and Warren Avenues }	3,055 "	
EAST BOSTON DIST.			
172. Maverick Square .	Sumner and Maverick	4,398 "	{ Enclosed by iron fence. " " " " " "
170. Central Square	Meridian and Border	32,310 "	
173. Belmont Square {	Webster, Sumner, Lamson, and Seaver }	30,000 "	
166. Putnam Square .	Putnam, White, and Trenton . .	11,628 "	
167. Prescott Square .	Trenton, Eagle, and Prescott . .	12,284 "	" "
174. Wood Island Park	Wood Island	81.3 acres.	Park Department.

II. — *Burial Grounds, etc.*

Name.	Location.	Area.	Remarks.
CITY PROPER.			
1. Copp's Hill	Charter and Hull Streets	2.04 acres.	Owned by the city. " " " " " " " "
6. King's Chapel . . .	Tremont and School Streets . . .	19,200 sq. ft.	
7. Granary	Tremont near Park Street	1.88 acres.	
11. Central	On the Common	1.38 "	
22. South	Washington, near East Newton } Street }	1.72 "	
ROXBURY DISTRICT.			
43. Eliot	Washington and Eustis Streets . .	34,700 sq. ft.	Owned by the city. " " " "
47. Warren	Kearsarge Avenue	1.25 acres.	
48. Catholic	Circuit Street	15,000 sq. ft.	
SOUTH BOSTON.			
68. Hawes and Union .	Fifth Street	16,800 sq. ft. 1.00 acre.	Owned by the city.
69. St. Augustine . . .	Sixth and Dorchester Streets . .		
DORCHESTER.			
72. Dorchester North .	Stoughton and Boston Streets . .	3.10 acres.	Owned by the city.
83. Old Catholic . . .	Norfolk Street	12.00 "	
84. Codman	Norfolk Street	3.76 "	Owned by the city. " " " "
90. Cedar Grove	Adams Street	42.01 "	
91. Dorchester South .	Dorchester Avenue	2.00 "	

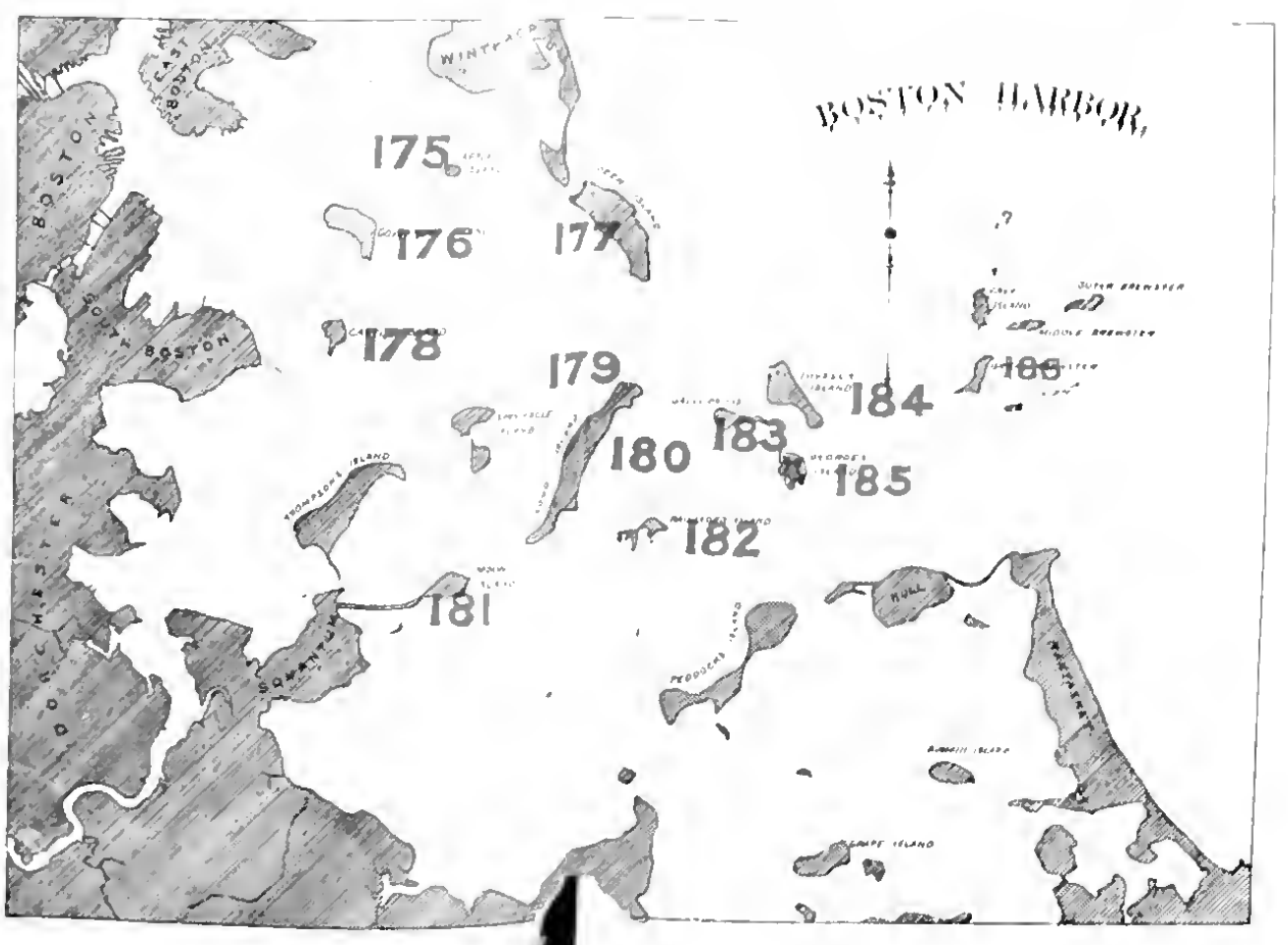


NOTE

Spaces indicated by solid green color are public properties held wholly or in part for other than building purposes and not available to be used as breathing places or recreation grounds.

Spaces indicated by green parallel lines are public properties or properties the acquisition of which for park ways or recreation grounds has been provided for.

Spaces indicated by green cross lines show parts of the adopted system of park ways, the acquisition of land for which has not yet been provided for.

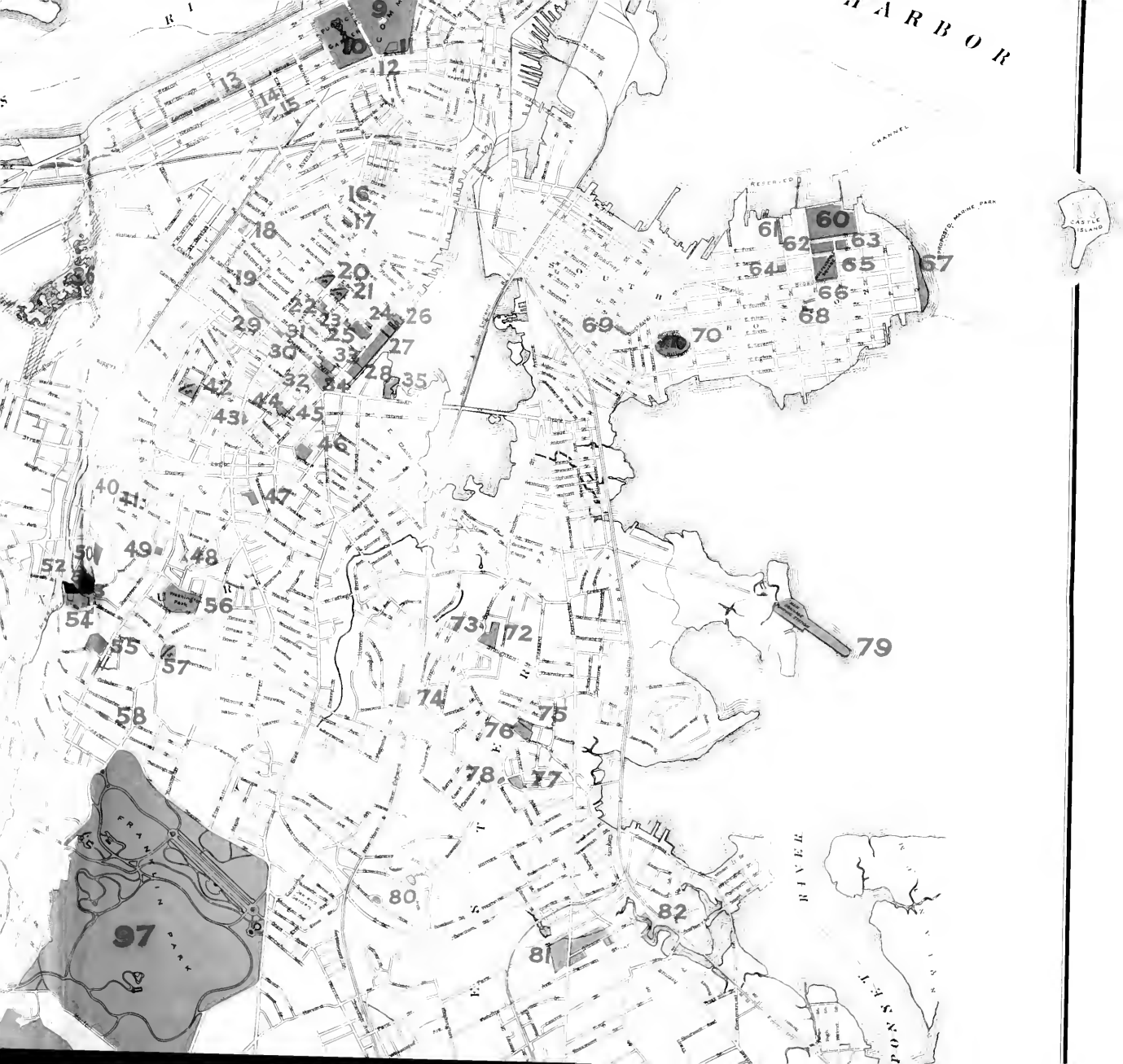


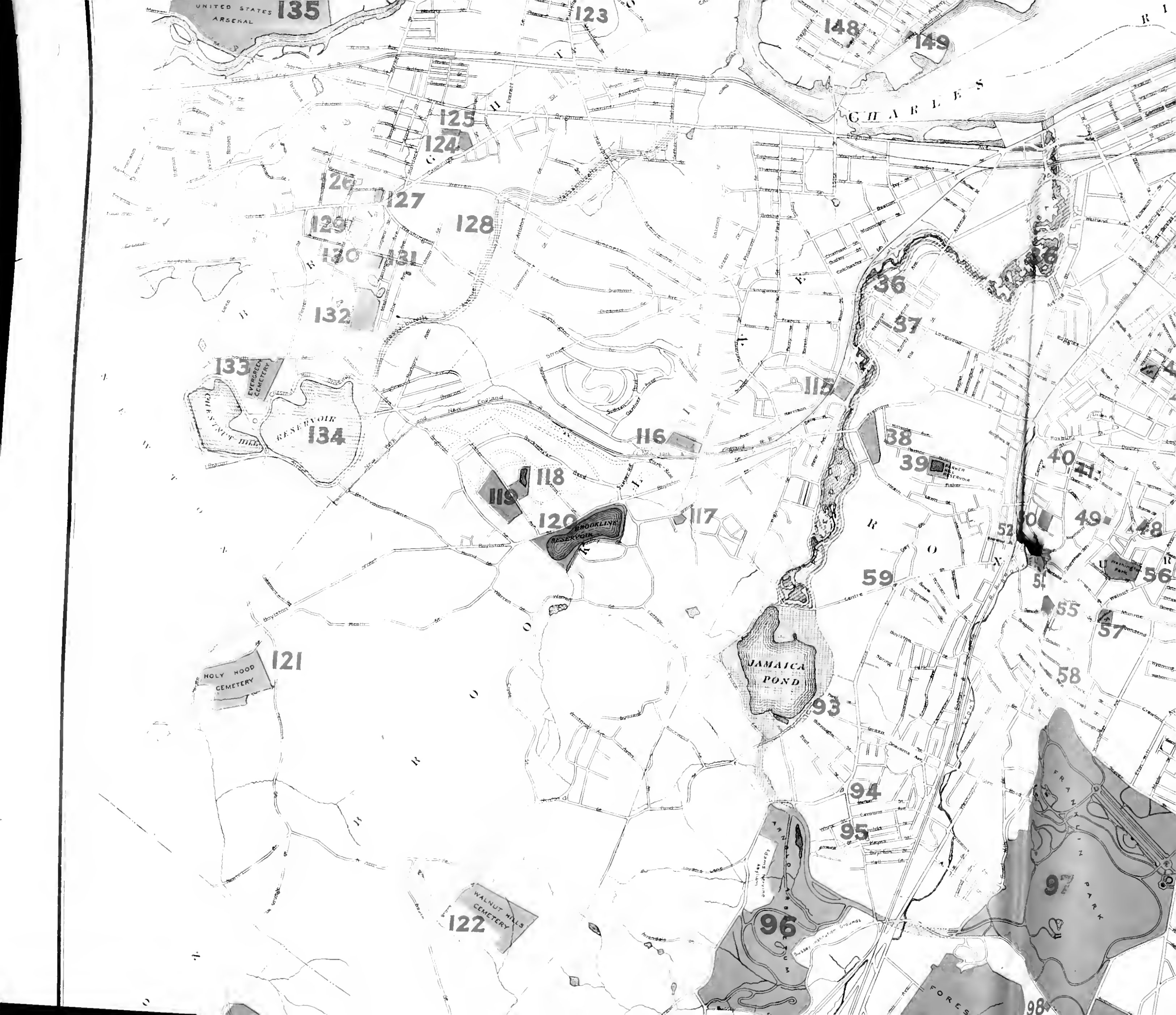
Red figures show location of public properties given in classified list.

Color thus
or in part
and used
places or

lines thus
the acqui-
recreation

es thus
of Park
which has





UNITED STATES ARSENAL 135

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148

149

CHARLES

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133

RESERVOIR 134

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HOLY HOOD CEMETERY 121

JAMAICA POND 93

51

55

57

58

WALNUT HILLS CEMETERY 122

96

94

95

97

98

FORES

CITY OF BOSTON—PARK DEPARTMENT.

MAP OF BOSTON

—AND—

of a part of its Suburbs

—SHOWING—

PUBLIC RECREATION GROUNDS, BURIAL GROUNDS

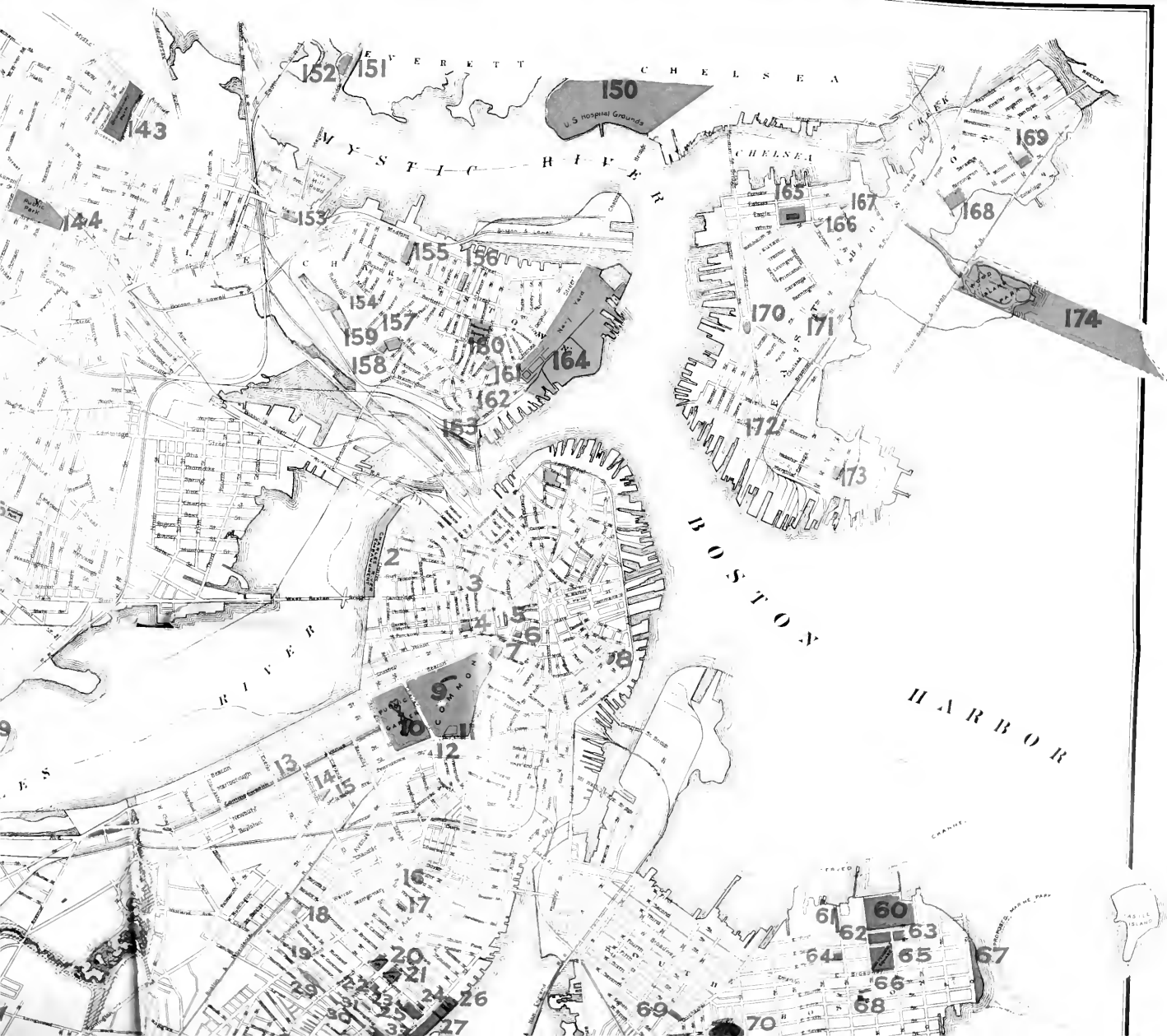
—AND—

CERTAIN OTHER PUBLIC PROPERTIES
generally free from Buildings.

1886.

SCALE.





II. — *Burial Grounds, etc., continued.*

Name.	Location.	Area.	Remarks.
WEST ROXBURY.			
101. Forest Hills . . .	Morton Street	176.83 acres.	
102. Old Catholic . . .	Hyde Park Avenue	1.25 "	
103. Mount Hope . . .	Walk Hill Street	106.75 "	Owned by the city.
104. Mount Calvary . . .	Canterbury Street	41.95 "	
105. Walter Street	29,216 sq. ft.	Owned by the city.
106. Centre Street	39,450 "	" " "
107. Mount Benedict . . .	Arnold Street	86.05 acres.	
113. Catholic	Grove Street	5.09 "	
114. Hand-in-Hand . . .	Grove Street	2.50 "	
BROOKLINE.			
117. Walnut Street . . .	Brookline	1.42 acres.	
121. Holyhood	Heath Street	about 30 acs.	
122. Walnut Hills . . .	Grove Street	" 30 "	
BRIGHTON DISTRICT.			
126. Market Street	18,000 sq. ft.	Owned by the city.
133. Evergreen	Chestnut-Hill Avenue	13.83 acres.	" "
CAMBRIDGE.			
139. Old Burying } Ground	North Avenue	2.04 acres.	
138. Cambridge Cem- } ctery	Coolidge Avenue	40.81 "	
137. Mt. Auburn " } "	Mt. Auburn Street	136.00 "	
136. Catholic " } "	Cottage Street	8.39 "	
SOMERVILLE.			
145. Cemetery	Somerville Avenue	30,500 sq. ft.	
CHARLESTOWN DIST.			
155. Catholic	Bunker Hill and Medford Sts.	1.33 acres.	
156. Bunker Hill St. . . .	Between Elm and Polk Streets	1.10 "	Owned by the city.
157. Old Burial } Grounds	Phipps Street	1.76 "	" "
EAST BOSTON.			
168. Bennington St. . . .	Swift and Bennington Streets	3.62 acres.	Owned by the city.
169. Ohabei Shalom . . .	Wordsworth and Homer Sts.	1.38 "	

III. — *Parcels of Land within which there are Reservoirs or other appurtenances of Public Water Works but which are partly available for and generally in use as Public Pleasure Grounds.*

Name.	Location.	Area.	Remarks.
BOSTON WATER WORKS.			
50. Highland Park Stand Pipe . . .	Fort Avenue, Roxbury	2.62 acres.	
39. Parker Hill Reservoir			
70. South Boston "			
120. Brookline "			
119. Fisher Hill "			
134. Chestnut Hill "			
165. East Boston "	Eagle Hill	4.96 "	
BROOKLINE WATER WORKS.			
118. Reservoir Lot . . .	Fisher Avenue, Brookline	4.86 acres.	

IV. — *Grounds in Connection with Public Institutions.*

Name.	Location.	Area.	Remarks.
53. Marella-Street Home	Roxbury District	6.98 acres.	{ In charge of Directors of Public Institutions.
99. Austin Farm	West Roxbury District	50.00 "	
60. House of Correction and Lunatic Hospital	South Boston	14.52 "	" "
152. Alms House	Alford Street, Charlestown	2.39 "	" "
109. Small Pox Hospital	Canterbury St., West Roxbury	4.18 "	{ In charge of Board of Health. Main Drainage Works.
79. Pumping Station	Old Harbor Point, Dorchester	22.50 "	
142. City Farm	Somerville	10.20 "	

V. — *Miscellaneous Properties in Land held, except in a few cases noted, with no permanent purpose, and generally unimproved.*

Location.	Area.	Remarks.
CITY PROPER.		
23. Harrison Ave., corner Stoughton St.	10,597 sq. ft.	Subject to sale.
24. East Newton St., north side	16,120 "	" "
25. Stoughton St. to East Newton St.	2.09 acres.	" "
28. Albany St. Wharf, opposite Hospital	1.60 "	" "
26. Albany St. Wharf, opp. East Canton St.	26,024 sq. ft.	" "
27. Albany St., City Stables, etc.	7.37 acres.	{ Used by Health, Paving, Sewer, and Water Departments.
33. Chester Park and Springfield St.	1.29 "	{ In care of Trustees of City Hospital.
32. Northampton and Chester Park	2.98 "	{ In care of Superintendent of Commons.
4. Reservoir Lot, Beacon Hill	37,488 sq. ft.	Subject to sale.
18. Rutland St., west of Tremont St.	30,600 "	Reserved for a school-house.
ROXBURY DISTRICT.		
35. Old Small-Pox Hospital Lot, Swett St.	2.56 acres.	Subject to sale.
44. Fellows St., northwest side	25,288 sq. ft.	" "
45. Fellows St., southeast side	8,429 "	" "
54. Greenwood St., opp. Marcella-St. Home,	20,500 "	" "
38. Tremont and Heath Sts.	7.36 acres.	" "
51. Highland St., Stable Lot	1.84 "	{ Used by Paving and Health Departments.
55. Ledge Lot, Washington St.	3.09 "	Used by Paving Department.
SOUTH BOSTON.		
61. East First and L Sts.	27,000 sq. ft.	Subject to sale.
64. East Third and L Sts.	33,250 "	" "
62. East First and M Sts.	2.89 acres.	" "
63. East Second and N Sts.	1.45 "	" "
DORCHESTER DISTRICT.		
73. Boston St., near Upham's Corners	5,300 sq. ft.	Subject to sale.
74. Ledge Lot, Magnolia St.	1.86 acres.	Used by Paving Department.
76. Almshouse Lot, Downer Ave.	2.00 "	" " "
75. Downer Ave.	35,300 sq. ft.	" " "
82. Marsh west of Exchange St.	21,844 "	" " "
85. Gravel Lot, Forest Hills Ave.	1.10 acres.	Used by Paving Department.
86. Codman St., east of railroad	9,800 sq. ft.	" "
87. Codman St., west of railroad	35,700 "	" "
88. Adams St., near Codman St.	1.02 acres.	" "
89. Ledge Lot, Codman St.	6.86 "	Used by Paving Department.
92. Marsh near Cedar Grove Cemetery	3.46 "	" "
81. Gibson School Fund Land, Dorchester } Ave., Gibson and Park Sts. }	10.26 "	Subject to sale.
WEST ROXBURY DISTRICT.		
95. Child St.	14,457 sq. ft.	Used by Paving Department.
98. Gravel Lot, Morton St.	14,520 "	" " "
108. Gravel Lot, Moreland St.	30,421 "	" " "
111. Muddy Pond	12.00 acres.	" "
112. Toll-House Lot, Grove St.	27,432 sq. ft.	Subject to sale.
BRIGHTON DISTRICT.		
124. City Ledge Lot, Cambridge St.	2.35 acres.	Subject to sale.
125. Old Gravel Lot, Cambridge St.	1.35 "	" "
127. Wilson's Hotel Lot, Washington St.	1.63 "	" "
131. Gravel Lot, Union St.	37,000 sq. ft.	Used by Paving Department.
132. Ledge Lot, Chestnut Hill Ave.	13.00 acres.	" "
CHARLESTOWN DISTRICT.		
151. Alford St., opposite Almshouse	1.67 acres.	Subject to sale.
158. Rutherford Ave., southwest side	20,000 sq. ft.	" "
159. Rutherford Ave., northeast side	31,000 "	" "
EAST BOSTON DISTRICT.		
171. Gravel Lot, Marion, Paris, and Chelsea } Streets }	1.00 acre.	Used by Paving Department.

VI. — *Public Property upon Islands in the Harbor.*

Name.	Area.	Remarks.
180. Long Island	182.0 acres.	City of Boston owner.
175. Apple Island	9.5 "	" " "
186. Great Brewster's Island	16.0 "	" " "
177. Deer Island	134.0 "	" " "
182. Rainsford Island	11.0 "	" " "
183. Gallop's Island	16.0 "	" " "
181. Moon Island	37.5 "	" " "
178. Castle Island	21.6 "	United States owner.
176. Governor's Island	35.0 "	" " "
184. Lovell's Island	55.0 "	" " "
185. George's Island	28.0 "	" " "
179. Long Island Head	33.0 "	" " "

VII. — *Properties of the United States on the Main Land, in part open and planted.*

Name.	Location.	Area.
164. Navy Yard	Charlestown District	87.5 acres.
150. Hospital Grounds	Chelsea	90.0 acres (about).
135. Arsenal Grounds	Watertown	79.0 " "

The numbers prefixed to the names of localities in the preceding tables refer to their corresponding positions on the map accompanying these Notes.

SUMMARY.

Area under Class I:—

Within limits of City of Boston	1204.15 acres.
“ “ “ “ Somerville	28.50 “
“ “ “ “ Cambridge	15.41 “
“ “ “ Town of Brookline	9.10 “
Total	<u><u>1257.16 acres.</u></u>

Area under Class II:—

Within limits of City of Boston	520.12 acres.
“ “ “ “ Somerville	0.70 “
“ “ “ “ Cambridge	187.24 “
“ “ “ Town of Brookline	61.42 “
Total	<u><u>769.48 acres.</u></u>

Area under Class III:—

Boston Water Works	278.31 acres.
Brookline “ “	4.86 “
Total	<u><u>278.17 acres.</u></u>

Area under Class IV:—

Boston	100.57 acres.
Somerville	10.20 “
Total	<u><u>110.77 acres.</u></u>

Area under Class V. (all within limits of Boston) 105.95 acres.

Area under Class VI. : —

Owned by City of Boston	406.00 acres.
“ “ the United States	172.60 “
Total	<u>578.60 acres.</u>

Area under Class VII. : —

Within limits of City of Boston	87.50 acres.
Outside “ “ “ “	169.00 “
Total	<u>256.50 acres.</u>

The total area shown on the map, of all the classes, is 3356.63 acres. Of this, 659 acres are either outside the limits of, or are not owned by, the City of Boston.

Before taking up the question of the proposed large park, it may be desirable to form some idea of the present standard for the equipment of cities in respect to public grounds other than large parks, and consider how Boston's possessions, as they have been set out, may be rated by it. Of course this can be done but loosely, but the purpose may be carried far enough to answer with assurance the question, How are the people of Boston faring and likely to fare in this particular in comparison with civilized townspeople generally?

For this purpose it must be kept in mind that the public grounds of most cities have come to be what they are and where they are by various detached and desultory proceedings, of which the result, as a whole, illustrates penny-wise-pound-foolish wisdom quite as much as the result of laying out streets with reference to immediate local and personal interests, regardless of burdens loading up to be carried by an entire city ever after.

Of late, however, ideas of systematization, with a view to comprehensive and long-sighted public economy, have taken root, and in a few instances are growing to profitable results.

These ideas move in two directions; and as confusion between them can only lead to blunders, it is well to see where the parting occurs.

If a large town were about to be built on a previously determined plan, a series of public grounds might be contemplated, to be situated at regular distances apart, all of the same extent, and all looking to a similarity and an equality of provisions for the use of those who would resort to them, the aim being to distribute the value of whatever should be done for the purpose of public recreation, as nearly as possible equitably among the several corresponding districts of the city. A type of grounds would result, an inclination to approach which is here and there evident.

Certain advantages follow, but they are obtained at a cost that would be unreasonable in any city, the site of which was not generally flat, rockless, and treeless, or in any the natural growth, expansion on all sides and prosperity of which

were not singularly assured. Nor are the advantages aimed at in such a system, so far as attainable, of controlling importance.

As cities grow in a manner not to be accurately foreseen, as centres of business and centres of residence sometimes shift, and in the course of years become interchanged, and *as some parts of the site or the neighborhood of a city will nearly always be specially favorable to provisions of recreation of one class, other parts to provisions of another class*, it is generally better to have in view the development of some peculiar excellence in each of several grounds. And this may be considered the central idea of the alternative system, only that in proceeding with reference to it, it is to be remembered that cities are built compactly because of the economy of placing many varied facilities of exchange of service in close and direct intercommunication. Any large area within a city, not occupied by buildings, and not available as a means of communication between them, lessens this advantage, compelling circuitous routes to be taken and increasing the cost of the exchanges of service, upon the facilities offered for which the prosperity of the city depends.

It follows that so far as any purpose of public grounds can be well provided for on a small ground, it is better to so provide for it, rather than to multiply and complicate the purposes to be provided for on a larger ground. In a system determined with unqualified regard to this principle no ground would be used for any purpose of recreation which purpose could as well be served by itself elsewhere, on a small ground.

It follows, also, that the larger the ground needed for any special purpose, the more desirable it is (other things being equal) that that ground should be at a distance from the centres of exchange, which will be the denser parts of the city, and out of the main lines of the compact outward growth of the city.

The smaller grounds of the class designed for general use (being such as are commonly called squares and places) may with advantage, as far as practicable, be evenly distributed, with a view to local convenience, throughout a city. Yet, with regard to these, there are at least three circumstances which

should make numerous deviations from such equalizing distribution: First, topographical circumstances may compel spaces unsuitable for building to be left between streets, which it will be economical to use for such grounds; many such are found in and about Boston. Second, spaces should be left about public buildings, in order to give them better light, remove them from the noise of the streets, protect them from conflagrations, and make the value of their architecture available. Such spaces will economically become small public grounds.

Lastly, it is most desirable to make use of any local circumstance of the slightest dignity of character to supply a centre of interest for such grounds. Such a circumstance may be found, for instance, in a natural feature, as a notable rock, or in a historical feature, as the site of an old fort, or in the birth-place of a great man, or simply in a point of vantage for a view, as a prospect down the harbor. There is no better example of a very small public ground than one in Paris, where a beautiful church tower, decorated by centuries of superficial decay and mossy incrustations, has been taken as the centre of the work, the body of the church being removed and its place occupied by seats and gardenry.

Usually, however, there is nothing better for the purpose of this class of grounds than a simple open grove, or, on the smaller spaces, a group of forest trees (selected with regard for probable vigor and permanent health under the circumstances) with a walk through or around it, proper provisions against injury and unseemly use, a drinking fountain, and convenient seats out of the lines of passage, of which type there are good illustrations in Boston.

Playgrounds for children need not be so large as to interfere with direct, short communication, and should be evenly distributed in the residential part of the town, except as special localities are to be preferred on account of unusual topographical fitness.

If it is thought desirable to make any special provision for carriage and saddle exercise without going far from the central parts of the town, the most convenient and economical plan is

that of a passage having the character of a street of extraordinary width, strung with verdant features and other objects of interest, so laid out as not to seriously interfere with the primary business of the city; that is to say, with convenience of exchange. Such passages are found between the principal palaces and better-built parts and the more frequented parks in Paris, Berlin, Brussels, Dijon, and other European cities, and are there more commonly classed as boulevards; in America they are to be found notably in Buffalo and Chicago, and are there called parkways.

To further develop a system of public grounds, areas will be selected as far as practicable in parts of the city where they will least interrupt desirable general communication, the topographical conditions of each of which adapt it to a special purpose, and each of these will be fitted for public use upon a plan intended to make the most of its special advantages for its special purposes.

These observations may be considered to suggest the present standard of civilization in respect to the urban grounds of a city situated as Boston is. Looking with reference to this standard to Boston possessions and Boston's opportunities held in reserve to be used as her borders extend, hardly another city will be found in an equally satisfactory condition.

In the Boston provisions for urban public grounds there are:

(1) Two extensive parkway systems, one formed by Massachusetts Avenue, expanding into the broad, shady drives and walks that pass around and divide Chestnut Hill Reservoir; the other formed by the Muddy River (Riverdale) roads, spreading into the Promenade now forming about the Back Bay Drainage Basins, and with Commonwealth Avenue connecting the Common and Public Garden with Jamaica Pond, the Arboretum, and the site of Franklin Park.

(2) There are numerous local grounds so small in extent as not to interfere with desirable lines of street communication.

(3) There are a few grounds adapted to serve a similar purpose of a brief recreation for the people of their several neighborhoods, which are larger than the first, but so situated that

they will interrupt street communication only where natural obstacles occur (such as the deep slough of Back Bay).

(4) There is one ground which, though centrally situated, is fully large enough for the purpose, wherein the enjoyment of floral beauty and plant beauty of a specific character is liberally provided for.

(5) In another, much larger and of strikingly diversified surface, on the outskirts of the city, provision is made for the greatest possible variety of hardy trees in a manner to show their specific qualities, and to combine opportunity for scientific research and popular instruction with the enjoyment of the forms of individual sylvan beauty to be thus presented.

(6) In another, marine landscapes are offered and special provisions made for various aquatic recreations under particularly favorable natural conditions for their enjoyment.

(7) In another, a natural lake with beautifully wooded borders is to be availed of, which, besides its value in other respects, has this, that it will serve as a general skating-place and a safe still-water boating-place.

Looking for deficiencies in this system of non-rural grounds, the chief will be found to be the want of sufficient local and suitable general grounds for active exercises. It would be a good thing for the city to have a large, plain, flat, undecorated ground, not far away, easily accessible, if practicable, both by rail and boat, adapted to military and athletic exercises.

Considering the advantage which pertains to the subdivision of the city by bays and rivers, and the constant movement through and around it of strong tidal currents, and the advantages thus offered for boating and bathing, as well as for obtaining unstagnant air, it is believed that this exhibit of Boston's Breathing-Places will be found gratifying. Few cities have a larger number of small urban grounds proportionately to their population; and, while some of Boston's grounds are of a non-

descript character, serving no particular purpose very well, others are models of their class, and in no Northern city is the average usefulness of such grounds greater. As to reservations for the future, in respect to this class of grounds, no city is more forehanded.

Finally, it will be plain that with such advantages as Boston has been shown to have within reach for a great variety of purposes to be served upon public grounds, it would have been a wholly irrational thing for the city to have purchased five hundred acres more of land, all in one body, except for a purpose to which so large a space was more essential than it is to the purpose of making a place attractive and suitable for those needing air and exercise.

As to the idea that the main object of making a park beautiful is to make it attractive, argument is hardly needed by any one giving the slightest reflection to the question. Much more efficient means than can be found in any public ground could be easily and cheaply adopted for the purpose.

“Tell them, dear, that if eyes were made for seeing,
Then beauty is its own excuse for being.”

PART SECOND.

PART SECOND.

THE PLAN OF FRANKLIN PARK.

I.

OF CERTAIN CONDITIONS OF THE SITE OF FRANKLIN PARK.

THAT the site for Franklin Park could have been rationally bought only with a view to a purpose previously not all provided for, and that no use of the ground should now be permitted likely to lessen its value for this distinctive purpose, will yet more clearly appear if the topography of the ground and the manner of its selection are considered.

The scheme of Franklin Park, as it now stands, is a contraction of a much larger scheme outlined to the city government in 1869. This larger scheme included bodies of comparatively rich, humid, flat land, much better adapted to provide many forms of public ground than any within the field of the present scheme; a parade ground, for instance, and ball grounds: much better adapted, also, to the beauty to be obtained through refined horticulture, floral displays, and other decorations. It included streams of water and areas in which lakes with provisions for boating, skating, and bathing, as well as water-side beauty, could have been readily provided. All such ground has, long since, upon mature consideration by the city government, been thrown out of the scheme.

The ground finally selected has in its larger part the usual characteristics of the stony upland pasture, and the rocky

divides between streams commonly found in New England, covered by what are called "second growth" woods, the trees slow growing from the stumps of previous woods, crowded, somewhat stunted, spindling; not beautiful individually, but, in combination forming impressive masses of foliage. It not only contains no lake, permanent pool or stream of water, but it commands no distant water view. It includes no single natural feature of distinguished beauty or popular interest. It is in all parts underlaid by ledges which break out at some points in a bold and picturesque way, at others in such a manner only as to make barren patches, with scanty vegetation that wilts and becomes shabby in dry, hot weather. It is thickly strewn with boulders; even in parts where the surface appears smooth and clear, their presence just below it generally becomes obvious in dry weather, and they are turned out by the plough in great numbers. Any fine cultivation of the ground will be comparatively costly. It is not generally adaptable at moderate expense for lawn-like treatment, nor to the development of what are commonly, though perhaps not accurately, regarded as the beauties of landscape gardening. As a whole, it is rugged, intractable, and as little suitable to be worked to conditions harmonious with urban elegance as the site of the Back Bay Drainage Basins, Mount Royal Park at Montreal, East Rock Park at New Haven, or Arthur's Seat at Edinburgh.

It is on the borders of the city, remote from its more populous quarters, remote, also, from any of its excellent water highways, and out of the line of its leading land thoroughfares.

What can be said for the property as a whole is this: That there is not within or near the city any other equal extent of ground of as simple, and pleasingly simple, rural aspect. It has been at various points harshly gashed by rudely engineered roads, scarred by quarries and gravel-pits, and disruralized by artificially disposed trees and pseudo-rustic structures, but, considering its proximity to the compact town, it has remarkably escaped disturbances of this character.

II.

THE PURPOSE OF THE PLAN.

UNDER this head a distinction is to be made which is of critical importance. It is a distinction so rarely regarded in gardening works, or in engineering or architectural works nominally subsidiary to gardening works, that a strong prejudice of mental habit will be found to be working against a complete entertainment of it. It will be necessary, therefore, to set it forth painstakingly and to justify insistence upon it. An indolent indisposition to be bothered with it has added greatly to the taxes of several cities.

What is the special purpose of a large park in distinction from the various purposes that may be served by such smaller grounds as Boston is provided with?

In the first division of these pages reference has been made to the manner in which various evils of town life, by the introduction of one special expedient after another, have been gradually so well contended with, that in cities that at present have several times the population they had in the last century, much less time is now lost than then to productive industry; the average length of life much advanced, and the value of life augmented. The evils in question have been for the most part intangible, and to those who were not close students of them have been considered inscrutable; not to be measured and reckoned up like the evils of fire and flood, famine, war, and lawlessness. Consequently plans for overcoming them have always been regarded for a time as fanciful, and those urging them as theorists and enthusiasts. For a time, no city outlays have been so grudgingly made or given so much dissatisfaction to taxpayers as those required to advance measures of this class. Looking back upon their results, after a few years, it is admitted that no other money has been so profitably expended. No one thinks that they were untimely or were advanced too rapidly.

Of this class of evils there is one rapidly growing in Boston, in contention with which nothing has yet been accomplished. It is an evil dependent on a condition involved in the purpose of placing many stacks of artificial conveniences for the interchange of services closely together. It may be suggested if not explained (for evils of this class are seldom fully explainable) in this way.

A man's eyes cannot be as much occupied as they are in large cities by artificial things, or by natural things seen under obviously artificial conditions, without a harmful effect, first on his mental and nervous system and ultimately on his entire constitutional organization.

That relief from this evil is to be obtained through recreation is often said, without sufficient discrimination as to the nature of the recreation required. The several varieties of recreation to be obtained in churches, newspapers, theatres, picture galleries, billiard rooms, base ball grounds, trotting courses, and flower gardens, may each serve to supply a mitigating influence. An influence is desirable, however, that, acting through the eye, shall be more than mitigative, that shall be antithetical, reversive, and antidotal. Such an influence is found in what, in notes to follow, will be called the enjoyment of pleasing rural scenery.

But to understand what will be meant by this term as here to be used, two ideas must not be allowed to run together, that few minds are trained to keep apart. To separate them let it be reflected, first, that the word beauty is commonly used with respect to two quite distinct aspects of the things that enter visibly into the composition of parks and gardens. A little violet or a great magnolia blossom, the frond of a fern, a carpet of fine turf of the form and size of a prayer rug, a block of carved and polished marble, a vase or a jet of water, —in the beauty of all these things unalloyed pleasure may be taken in the heart of a city. And pleasure in their beauty may be enhanced by aggregations and combinations of them, as it is in

arrangement of bouquets and head-dresses, the decoration of the dinner-tables, window-sills and dooryards, or, in a more complex and largely effective way, in such elaborate exhibitions of high horticultural art as the city maintains in the Public Garden.

But there is a pleasure-bringing beauty in the same class of objects — foliage, flowers, verdure, rocks, and water — not to be enjoyed under the same circumstances or under similar combinations; a beauty which appeals to a *different class of human sensibilities*, a beauty the art of securing which is hardly more akin with the art of securing beauty on a dinner-table, a window-sill, a dooryard, or an urban garden, than the work of the sculptor is akin with the work of the painter.

Let beauty of the first kind be called here urban beauty, not because it cannot be had elsewhere than in a city, but because the distinction may thus, for the sake of argument in this particular case, be kept in mind between it and that beauty of the same things which can only be had clear of the confinement of a city, and which it is convenient therefore to refer to as the beauty of rural scenery.

Now as to this term scenery, it is to be borne in mind that we do not speak of what may be observed in the flower and foliage decorations of a dinner-table, window-sill, or dooryard, scarcely of what may be seen in even a large urban garden, as scenery. Scenery is more than an object or a series of objects; more than a spectacle, more than a scene or a series of scenes, more than a landscape, and other than a series of landscapes. Moreover, there may be beautiful scenery in which not a beautiful blossom or leaf or rock, bush or tree, not a gleam of water or of turf shall be visible. But there is no beautiful scenery that does not give the mind an emotional impulse different from that resulting from whatever beauty may be found in a room, courtyard, or garden, within which vision is obviously confined by walls or other surrounding artificial constructions.

It is necessary to be thus and even more particular in defining the term used to denote the paramount purpose

embodied in the plan of Franklin Park, because many men, having a keen enjoyment of certain forms of beauty in vegetation, and even of things found only in the country, habitually class much as rural that is not only not rural, but is even the reverse of rural as that term is to be here used.

For example: in a region of undulating surface with a meandering stream and winding valleys, with much naturally disposed wood, there is a house with outbuildings and enclosures, roads, walks, trees, bushes, and flowering plants. If the constructions are of the natural materials of the locality and not fashioned expressly to manifest the wealth or art of the builders, if they are of the texture and the grain and the hues that such materials will naturally become if no effort to hide or disguise them is made, if the lines of the roads and walks are adapted to curves of the natural surface, and if the trees and plants are of a natural character naturally disposed, the result will be congruous with the general natural rural scenery of the locality, its rural quality being, perhaps, enhanced by these unobtrusive artificial elements. But in such a situation it oftener than otherwise occurs that customs will be followed which had their origin in a desire to obtain results that should be pleasing, not through congruity with pleasing natural rural circumstances, but through incongruity with them. Why? Simply because those designing them had been oppressed by a monotony of rural scenery, and desired to find relief from it, and because also they desired to manifest the triumph of civilized forces over nature. And on account of the general association with rural scenery of things determined by fashions originating in these desires, they are carelessly thought of as rural things, and the pleasure to be derived from them is esteemed a part of the pleasure taken in rural scenery.

It thus happens that things come to be regarded as elements of rural scenery which are simply cheap and fragmentary efforts to realize something of the pleasingness which the countryman finds in the artificialness of the city. This is why, to cite a few examples familiar to every one, wooden houses

are fashioned in forms and with decorations copied from houses of masonry, and why the wood of them is not left of its natural color, or given a tint harmonious with natural objects, but for distinction's sake smeared over with glistening white lead. This is the reason why trees are transplanted from natural to unnatural situations about houses so treated, why they are formally disposed, why forms are preferred for them to be obtained only by artificial processes, as grafting, pruning, and shearing; why shrubs are worked into fantastic shapes that cannot possibly be mistaken for natural growths; why groups are made studiously formal, why the trunks of trees are sometimes whitewashed; why rocks too heavy to be put out of sight are cleared of their natural beauty, and even sometimes also whitewashed; why flowering plants are often arranged as artificially as the stones of a mosaic pavement; why pools are furnished with clean and rigid stone margins and jets of water thrown from them; why specimens of rustic work and of rock work are displayed conspicuously that have been plainly designed to signalize, not to subordinate or soften, the artificialness of artificial conveniences.

Defining the purpose of the plan of Franklin Park to be that of placing within the easy reach of the people of the city the enjoyment of such a measure as is practicable of rural scenery, all such misunderstanding of the term as has thus been explained must be guarded against.

That rural scenery has the effect alleged, of counteracting a certain oppression of town life, is too well established to need argument, but as the manner of its action will have a practical bearing on the purpose of the plan, the circumstance may be recalled that the evil to be met is most apt to appear in excessive nervous tension, over-anxiety, hasty disposition, impatience, irritability, and that the grateful effect of a contemplation of pleasing rural scenery is proverbially regarded as the reverse of this. It is, for example, of the enjoyment of this pleasure, and not simply of air and exercise, that Emerson says, "It soothes and sympathizes," that Lowell says, "It pours

oil and wine on the smarts of the mind," and which Ruskin describes as "absolute peace."

It is not an easy matter, in the immediate outskirts of a great city, to make a provision of scenery which shall be so far rural in character and pleasing in effect as to have a high degree of the influence desired.

Some wise men are accustomed to ridicule the earlier result of efforts to that end by comparing it with scenery remote from cities the rurality of which owes nothing to human care. But these higher examples not being available for the frequent use of the mass of the people of a city, it is only a question whether a result is to be gained under such conditions as are offered in the site of Franklin Park which shall be of so much value in this respect that it will be worth more than it will cost. And, in considering this question, it is to be borne in mind that the purpose requires no elements of scenery of a class that would induce sensational effects. It will be answered in a measure — it is a question whether it may not even be better answered — by scenery that may be comparatively characterized as tame and homely. It is almost certainly better that the aim in overcoming the difficulties of securing such scenery should be modest, provided a modest aim can be sustained, and the temptation to put it out of countenance by bits of irrelevant finery resisted.

Given sufficient space, scenery of much simpler elements than are found in the site of Franklin Park may possess the soothing charm which lies in the qualities of breadth, distance, depth, intricacy, atmospheric perspective, and mystery. It may have picturesque passages (that is to say, more than picturesque objects or picturesque "bits"). It may have passages, indeed, of an aspect approaching grandeur and sublimity.

It is to be feared that there are some who may be inclined to question if a considerable degree of refined culture, such as is common only to the more worldly fortunate, is not necessary to enable one to enjoy the charm of rural scenery sympathetically

with Wordsworth, Emerson, Ruskin, and Lowell. To enjoy it intellectually, yes; to be affected by it, made healthier, better, happier by it, no. The men who have done the most to draw the world to the poetic enjoyment of nature have, in large part, come from lowly homes, and been educated in inexpensive schools. Burns, the ploughboy, was one such, known to all. Millet, whose works are honored in the stateliest houses, was a peasant in habit, manner, and associations all his life long. Léon Bonvin, whose pathetic love of the most modest natural scenery was illustrated in Harper's Magazine of last December, was by vocation the bar-keeper of a wayside tavern. And in thinking of this question, especially with reference to a majority of the people of Boston, it is well to remember a phrase used by Dr. Shairp in his treatise on the Poetic Interpretation of Nature. Speaking of Wordsworth and his sister, he says that the woman was the greater poet of the two, "only not a literary poet." Poetic sensibility is one thing; inclination and capacity to give coherent form to poetic sentiment another.

The following is an account by Mrs. Gaskell of the poorer sort of the humblest work-people of Manchester, England, and is drawn from life, as any one chancing to be in that town on a fine summer holiday may test. Abating something from the grandeur of the trees, similar scenes have been witnessed during the past summer in the new Brooklyn, Buffalo, and Philadelphia parks, and in the yet hardly begun Beardsley Park of Bridgeport. It is a question of time and of a wholesomely restrained ambition when they shall be seen in Franklin Park.

"He was on the verge of a green area, shut in by magnificent trees in all the glory of their early foliage, before the summer heat had deepened their verdure into one rich monotonous tint. And hither came party after party—old men and maidens, young men and children. Whole families trooped along after the guiding fathers, who bore the youngest in their arms or astride upon their backs, while they turned round occasionally to the wives, with whom they shared some fond local remembrance. For years has Dunham Park been the favorite resort of the Manchester work-people. Its scenery presents such a

complete contrast to the whirl and turmoil of Manchester. . . . Depend upon it, this sylvan repose, this *accessible quiet*, this lapping the soul in green images of the country, forms the most complete contrast to a town's person, and consequently has *over such the greatest power of charm*. . . . Far away in the distance, now sinking, now falling, now swelling and clear came a ringing peal of children's voices, blended together in one of those psalm tunes which we are all of us familiar with, and which bring to mind the old, old days when we, as wondering children, were first led to worship 'Our Father' by those beloved ones who have since gone to the more perfect worship.

"Holy was that distant choral praise, even to the most thoughtless; and when it, in fact, was ended, in the instant's pause during which the ear awaits the repetition of the air, they caught the noontide hum and buzz of the myriads of insects who danced away their lives in the glorious day; they heard the swaying of the mighty woods in the soft but resistless breeze, and then again once more burst forth the merry jests and the shouts of childhood, and again the elder ones resumed their happy talk as they lay or sat 'under the greenwood tree.'

"But the day drew to an end; the heat declined, the birds once more began their warblings, the fresh scents hung about plant and tree and grass, betokening the fragrant presence of the reviving dew. . . . As they trod the meadow path once more, they were joined by many a party they had encountered during the day, all abounding in happiness, all full of the day's adventures.

"Long cherished quarrels had been forgotten, new friendships formed. Fresh tastes and higher delights had been imparted that day. We have all of us our look now and then, called up by some noble or loving thought (our highest on earth) which will be our likeness in heaven. I can catch the glance on many a face, the glancing light of the cloud of glory from heaven, which is our home. That look was present on many a hard-worked, wrinkled countenance as they turned backwards to catch a longing, lingering look at Dunham Woods, fast deepening into blackness of night, but whose memory was to haunt in greenness and freshness many a loom and workshop and factory with images of peace and beauty."

III.

A REVIEW OF THE PLAN BY DIVISIONS.

As to Local Names to be used in the following Review.—For convenience of reference, names have been given on the drawing to various localities. Some of these have been found in use, as ABBOTSWOOD, GLEN ROAD, and ROCK HILL. In most of the others, old homestead names of the neighborhood are recalled, a choice from among them having been made of such as would couple not too roughly with appropriate terminals. SCARBORO HILL, HAGBORNE HILL, WAITTWOOD, ROCK MORTON, and ELLICOTTDALE are examples. Some of this class were suggested by the late Francis D. Drake, author of a History of Roxbury, shortly before his lamented death; others have been obtained from Colonial records of the park property, found at the Registrar's office of Norfolk County. NAZINGDALE is from the birthplace of the first settlers. LONG CROUCH was the Colonial name of the road now known as Seaver Street, adjoining the woods to which it is given in the drawing. OLD TRAIL ROAD is nearly on the line of the Indian footpath used in the earlier communications between Boston and Plymouth. The name RESTING PLACE marks a shady knoll upon which the first military company formed in the Colonies with the purpose of armed resistance to British authority rested on its march home after the fight at Lexington. The captain and lieutenant of the company were both of families that at one time had homes on the park lands, and from them the names HEATHFIELD and PIERREPONT ROAD are taken.

The region named THE WILDERNESS is referred to in records of the early part of the last century as "the Rocky Wilderness Land." PLAYSTEAD is an old designation of a rural playground, STEADING of the offices of a rural estate. GREETING refers to the purpose of a promenade. COUNTRY PARK is a term used to mark the intended distinction of character between Franklin Park and other public grounds of the city in a report made by Alderman, now Mayor, O'Brien in 1877. SCHOOLMASTER HILL is so named in allusion to the circumstance that William Emerson and his brother, Ralph Waldo, while keeping school in Roxbury, lived in a house on the east

side of this hill. Private letters of Emerson are preserved in which he refers fondly to the wildness and rurality of the neighborhood.

As to the map.—The broad sheet that has been spoken of in the Introduction can be folded and carried in the pocket, and it is intended that copies of it shall be exhibited at different favorable points on the park site, with indices to the position on the ground of the more salient features of the plan. The drawing will best meet the intention with which it is prepared if it is examined on the ground with some exercise of the imagination, being considered as a map of what may be expected should the plan be carried out, the usual limitations of a map being had in mind.

In the review of the plan by divisions presently to be made, the verbal observations upon the broad sheet will be repeated, but in a slightly extended form, with a statement of some additional particulars, and with special reference to readers intending to look over the ground as just suggested.

The "limitations of a map" advised to be had in mind will be understood if it is reflected that a map of Boston would give a stranger but little idea of what he would see if he were walking the streets of the city; still less of that more important part that exists under its roofs.

Seen from above, the trees of even a half-grown park would hide the outlines of the principal part of its roads, walks, and other surface constructions. Hence in a map designed to exhibit the general plan of a park, the woods, which will be the most important element of its scenery, can be but vaguely and incompletely represented; and bushes beneath trees, not at all.

Again, if it were attempted to show by the ordinary method of map-makers those variations of the surface which, next to the woods, are the most important features of the design, the drawing would be too complicated to fairly exhibit the plan of the work to be done. To avoid the obscurity which would thus occur, figures are given on the drawing, by which the relative elevation of the ground at various points may be determined. The more important swellings and depressions are also indicated by names ending in "hill" or "dale."

If the drawing is taken on the ground where the existing hills and valleys can be seen, and if these and the principal existing masses of foliage are regarded as fixed features, the

observer may with little personal trouble readily form a good general idea of what is projected. The conventional signs for foliage show, according as they are closely clustered, scattered, or wanting, the intended division into wooded, semi-wooded, and open turf-land; the positions of the principal outcrops of rock are indicated; the various routes for opening the scenery of the park to exhibition, in carriage, saddle, horse, and foot travel, are conspicuously lined out, and sites for the few structures necessary to public convenience are plainly shown.

It is to be considered in observing the position of these structures on the ground, that they are designed, as are all the artificial objects of the park, to be kept as low as will be consistent with their several purposes of utility, that their walls are to be of the stones of the locality, with weather stained and lichen mottled faces, and that they are to be so set in among rocks and foliage that, with a single not very marked exception, they will be seen only on near approach by those wishing to use them, and not at all by visitors following the walks, drives, and rides of the main circuit. The bolder ledges, on the other hand, will be rather more open to view than they now are. The woods, again, as they generally occupy the more elevated ground, will be relatively more prominent than they appear in the drawing.

It has been considered necessary to public convenience that the park should be divided by a road crossing it from Blue Hill Avenue to Forest Hill Street, and that this should be open night and day for all ordinary street uses as the park roads will not be. Also that a considerable space of ground should be open for pleasure use after daylight; that this space should be lightable in such a manner that no part of it will be in dark shadow, and to this end that it should be free from underwood, low-headed trees or other conditions offering facilities for concealment. (To keep all of the park open at night, making it a safe and decorous place of resort, would greatly augment its running expenses without securing an adequate return.)

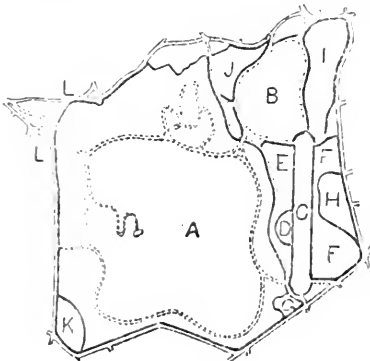
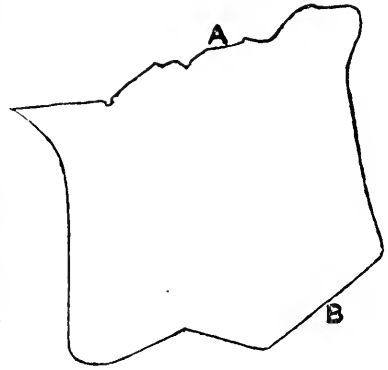
The only favorable line for the cross-road is one corresponding nearly with the present Glen Road. (The following diagram represents the outline of the park property. Glen Road passes from A to B.) Such a road will divide the park

into two parts, as Charles Street divides the Common from the Public Garden. The division on the side furthest from the compact part of the city will contain two-thirds of the ground, and this being enclosed by itself may be considered as the main park.

The ground on the other side is designed to answer purposes relatively to the main park analogous to those of a fore-court, portico, and reception room, with minor apartments opening from them for various special uses, and to

which it is desirable access should be had at all times without entering the main park. It may be called the ante-park. From the ante-park there are to be two general entrances to the main park and an additional entrance for foot visitors.

For convenience in explaining the plan, the park must be considered as further subdivided as indicated by the black lines of the diagram below, but it must not be imagined that these lines will be obvious in looking over the ground. They are in part imaginary, and where not so will have the effect of barring the view or creating disunity of scenery less than an ordinary country road would do. Corresponding to letters on the diagram, names will be used to designate the several divisions as follows :



- A The Country Park.*
- B The Playstead.*
- C The Greeting.*
- D The Music Court.*
- E The Little Folks' Fair.*
- F The Deer Park.*
- G Refectory Hill.*
- H Sargent's Field.*
- I Long Crouch Woods.*
- J The Steading.*
- K The Nursery.*

The distinctive purpose to which each of these divisions is to be fitted will now be stated, the more comprehensive landscape design which includes them all being afterwards described.

A. *The Country Park* (before referred to as the main park) is designed to be prepared and taken care of exclusively with reference to the enjoyment of rural scenery, that is to say, if it is to be used for any other purpose, it is meant that its advantages for that other purpose shall have accrued at no appreciable sacrifice of advantages for this primary and dominating purpose.

The division will be a mile long and three quarters of a mile wide. Natural scenery of much value for the purpose in view cannot be permanently secured in a tract of land of diversified surface of these limits with a great city growing about it, if the essential elements of such scenery are to be divided, adulterated, or put out of countenance by artificial objects, at all more than is necessary to its protection and to the reasonable convenience of those seeking the special benefits offered. The plan proposes, therefore, that in the Country Park nothing shall be built, nothing set up, nothing planted, as a decorative feature; nothing for the gratification of curiosity, nothing for the advancement or popularization of science. These objects are provided for suitably in the Public Garden, the Arboretum, and other grounds of the city. No other city in America has as good arrangements for them.

To sustain the designed character of the Country Park, the urban elegance generally desired in a small public or private pleasure ground is to be methodically guarded against. Turf, for example, is to be in most parts preferred as kept short by sheep, rather than by lawn mowers; well known and long tried trees and bushes to rare ones; natives to exotics; humble field flowers to high-bred marvels; plain green leaves to the blotched, spotted and fretted leaves, for which, in decorative gardening, there is now a passing fashion. Above all, cheap, tawdry, cockneyfied garden toys, such as are sometimes placed in parks incongruously with all their rural character, are to be eschewed.

But a poor, shabby, worn, patchy, or in any way untidy rural-ity is equally to be avoided with fragments of urban and suburban finery. In this respect the park is designed to be an example of thoroughly nice, though modest and somewhat homespun housekeeping.

The site of the Country Park is in most parts rugged, everywhere undulating. Where there are no overhanging ledges, solid rock is often close under the surface, and where it is not, there is in many places almost a pavement of boulders. Compared with that of most public parks, the surface soil is poor, while the subsoil is stony and hard. For these reasons, when the natural surface is much trampled and worn it becomes an inert dust, pernicious to vegetation. It cannot, therefore, be prepared to resist the wear of athletic sports without undue expense.

Under wise regulations and with considerate customs of use, for the establishment of which the good will of the people must be engaged, the site of the Country Park will be found happily adapted to its special distinctive purpose. But it can be wisely used for no recreations which would tend to the destruction of its verdant elements; for none not of the class of those in which women and children may not and do not customarily take part. The plan looks to its being maintained in quietness; quietness both to the eye and the ear. A grateful serenity may be enjoyed in it by many thousand people at a time, if they are not drawn into throngs by spectacular attractions, but allowed to distribute themselves as they are otherwise likely to do.

As will soon be shown, the intention of the plan of the park, as a whole, is that from no part of this Country Park division of it shall anything in any other of its divisions be visible, or, at most, be noticeable, except rock, turf, and trees, and these only in harmonious composition with the natural scenery of the Country Park. A large part of the Country Park is to be wooded, and adapted to the use of picnic and basket parties, especially small family parties. Various conveniences for these are to be prepared. Tennis courts, croquet

grounds, archery ranges, and small lawns for children's festivities, are provided for in connection with suitable picnic grounds in the several districts which are named on the Commissioners' map — *The Wilderness, Juniper Hill, Waittwood, Heathfield, Rock Milton, Rock Morton*; on the western slopes of *Scarboro Hill* and in *Abbotswood*.

Near the picturesque declivity and hanging wood of Schoolmaster's Hill, several small level places are designed to be formed by rough terracing on the hillside. Each of these is to be covered by vines on trellises, and furnished with tables and seats. Most of the arbors so formed look, at considerable elevation and advantageously, upon the broadest and quietest purely pastoral scene that the park can offer. These arbors are intended especially for the use of family basket parties. A small house is placed among them, to contain an office for the superintendence of the district, a parcel room and closets, and at which hot water for making tea can be had without charge. The house is to be placed and the other conveniences are to be so sheltered by existing trees and vines to be grown upon the trellises that they will be invisible except to those seeking them.

At a point central to all the picnic and basket party grounds that have been named, *Abbotswood* excepted, the map shows a space of unbroken turf, about eight acres in extent, named *Ellicottdale*, with a winding margin, which is generally rocky and shady. This ground is now for the most part boggy, and its surface strewn with boulders. The design is to convert it into a meadow adapted to be used (in the manner of the *Long Meadow* of the *Brooklyn Park*) for lawn games, such as tennis and croquet. On the north side of it another small house is provided, at which parties wishing to play will obtain assignments of ground, and can leave outer garments and store or hire needed implements. The position of this house is in a recess of the margin, near a great knuckle of rock and a large oak tree on the east side.*

* In *Brooklyn* nearly every religious organization of the city. Catholic and Protestant, has an annual picnic in the Park. During the last year permits

The district last described and the circumjacent picnic groves may be approached by a walk coming from William Street. The entrance at this point is arranged with a view to a terminus and turning place of a street railroad; and to avoid compelling women and children to pass through a throng of carriages, the walk from it to Ellicottdale passes the circuit drive of the Park by a subway.

South of the Meadow last described a walk and a narrow branch of the main drive will be seen on the map winding up the steep and rocky woodside of Searboro Hill to a resting-place upon the summit, where a temporary shelter for visitors now stands. Half-way up the hill, where a level shelf may be found under a steep ledge, buildings are shown marked "DAIRY." The Refectory, on the opposite side of the Park, being intended to supply more substantial refreshments, and to accommodate considerable numbers, the Dairy is designed, first, to provide the necessities of picnic parties in this part of the Park; second, to supply to all a few simple refreshments, such as are to be recommended for children and invalids, more especially fresh dairy products of the best quality. Cows are to be kept in an apartment separated from the main room by a

were given to seven hundred and fifty parties to occupy ground for the purpose. Of these parties, three hundred numbered above one hundred and fifty persons each, and one twenty-five hundred persons. On the 24th of May last, twelve thousand children paraded on the Meadow under the observation of forty thousand spectators. Seven hundred small parties of children applied for and obtained the use of swings under special superintendence. The Commissioners in their Annual Report say that the custom of taking children to a distance for picnics has been generally given up in Brooklyn, the use of the Park being found more convenient, cheaper, and safer. The Park keepers, during the last year, returned to their parents fifty little children who had strayed away while playing in the Park. Permits were given to more than four hundred lawn tennis clubs, with an average membership of ten persons each, half of whom were young women, to occupy courts on the Park, and to many others for archery and croquet. These items show to some extent what an excellent, popular, innocent, and wholesome use is made of the Park during the hot months.

glass partition, as in the famous exquisite dairies of Holland and Belgium; and those who desire it are to be furnished with milk warm from the cow, as in St. James's Park, London. Fowls are also to be kept and new-laid eggs supplied. Immediately east of the grove in which this house will stand lies the principal expanse of turf of the Country Park. This is intended to be cropped with sheep, and a court with sheds south of the dairy and connecting with its cow-house is for the folding of the flock at night. The district of which this establishment is the centre slopes toward the prevailing summer breeze; is sheltered on the north; is already agreeably wooded, and will be a place at which invalids and mothers with little children may be advised to pass the best part of the day.

B. *The Playstead.* This is a field of turf, thirty acres in extent (the most nearly flat ground on the property, little broken by rock), designed to be used for the athletic recreation and education of the city's schoolboys, for occasional civic ceremonies and exhibitions, and for any purpose likely to draw spectators in crowds. The ground about Ellicottdale not being adapted to accommodate many spectators, for example, and a crowd being undesirable at any point in the Country Park, if a parade of school children, such as occurs in the Brooklyn Park every year, were to be made, this would be the place for it. "The Overlook," on its left, is an elevated platform for spectators. It is eight hundred feet long, covering a barren ledge which would otherwise be disagreeably prominent. It is built of boulders obtained in clearing the Playstead, which are to be mainly overgrown with vegetation befitting the form and material of the structure, adapted to harmonize it with the natural scenery, and make it unobtrusive. The Overlook will be in the shade of existing trees during the afternoon, and spectators will look away from the sun. Among these trees, in a depression of the rocks, a rectangular block appears on the map. This stands for a structure which will supply a platform, to be covered by a roof, to serve as a retreat for visitors during summer showers, and in the basement a station for park keepers, with a lock-up, a woman's retiring-room, a coat-room, lavatory for players, and

closets. An arched passage through the wall of the Overlook gives admission to it from the Playstead.

C. *The Greeting*. This division is to be wholly occupied by a series of parallel and contiguous drives, rides and walks, a double length of each, under rows of trees forming a Promenade, or Meeting Ground, of the Alameda type, half a mile in length. Monumental, architectural, and various decorative adjuncts are here admissible, but not essential. There are suitable positions for statues, water-jets, "baskets" of flowers, bird-cages, etc. The Playstead and the Greeting are to be without underwood, and adapted with electric lighting for night as well as day use. Together they will form an unenclosed ground, reaching across the Park, nearly a mile in length.

D. *The Music Court*. A sylvan amphitheatre adapted to concerts.

E. *The Little Folks' Fair*. A division for childish entertainments, to be furnished with Swings, Scups, See-saws, Sand Courts, Flying Horses, Toy Booths, Marionettes, Goat Carriages, Donkey Courses, Bear Pits, and other amusing exercises and exhibitions, mostly to be provided by lessees and purveyors, to be licensed for the purpose.

F. *The Deer Park*. This will supply a range for a small herd to be seen from the Greeting. Most of the ground, owing to the thinness of the soil over a flattish ledge, cannot be adapted to occupation by the public, or to be planted, except at excessive expense.

G. *Refectory Hill*. A place for refreshments, to be principally served from the house shown, out of doors, under a large pergola, or vine-clad trellis, upon a terrace formed in the manner of the Playstead Overlook. From this terrace extensive sylvan prospects open, one of which will be later referred to. In the rear of the Refectory building, across a carriage-court, there is a circular range of horse-sheds for the use of visitors.

H. *Sargent's Field*. This ground being comparatively free from rock, and to be easily brought to a nearly level surface of good turf, tennis courts and a small ball ground may be pro-

vided in it; the object being to save players coming from the east from walking further to reach a playing ground, and to provide a place for players in general to go to, when on holidays the Playstead shall be reserved for other uses. Until found to be needed, it may with advantage be made a part of the Deer Park.

I. *Long Crouch Woods.* A rambling ground, with sheltered southwestern slopes, to be held subject to lease to a suitable organization for a Zoölogical Garden.

J. *The Steading.* A rocky, sterile knoll, reserved for the Commissioners' offices, within a screen of woods.

K. *The Nursery.* Depressed ground, to be used, when adequate drainage outlets for this part of the city shall have been provided, for a service garden.

Border Ground. The streets by which the property taken for the park is bounded, are generally laid down on this plan as if moderately enlarged from the present thoroughfares (which at various points are but narrow lanes) and with a sidewalk on the park side, at such varying distances from the wheelway as may be necessary to avoid, in forming them, the destruction of fine trees and the cost of excessive grading. This arrangement is made practicable by setting back park fences and other obstructions fifty to eighty feet from the wheelways. In this way, also, a much larger widening of the wheelways than is suggested by the drawing can be made whenever public convenience will be served by it, without inordinate cost. In a few cases, for short distances, streets are shown as they may be improved by a slight taking of private land. This is to avoid heavy outlay for grading and the destruction of fine natural features on the park side of the present roads—as where, for example, rocky eminences of the park have their bases in the street. It is suggested that Canterbury Street should be widened ten feet opposite the park in order to avoid injury to the fine trees now growing in the park close to the street.

It is suggested on the drawing, also, that at the Williams Street entrance to the park the course of Forest Hills Street should be made more direct, and the grade improved by throwing it

entirely into the park; and that some other variations from the present arrangements should be effected with a view to greater public convenience. To avoid interruption of pleasure travel by funeral processions, and to improve passage around the park, a short cross-road is planned opposite Forest Hills Cemetery, passing the park drive by a subway (LL in the index map). A short new street in extension of Sigourney Street is suggested to facilitate passage around the park. A small piece of land is proposed to be taken into the park at the corner of Sigourney Street to avoid awkward complications. The land proposed to be thrown out of the park property for all these purposes of street improvement is much larger than that to be taken in.

A direct approach to the park from Boylston Station of the Providence Railroad, is suggested by an extension of the present Boylston Street to the Playstead entrance. By this route a thousand men could, in half an hour, be transferred in a body from the Common to the Playstead.

IV.

A REVIEW OF THE GENERAL LANDSCAPE DESIGN.

SUITABLE provision has not commonly been made in the first laying out of a large city park for the purposes of the Greeting and the Music Court. Wherever it has not, ground that could only be poorly adapted to these purposes, and this at heavy cost, has generally come, in after years, to be used for them. It is best to avoid this danger. The best arrangements will be of a formal character, and these can be best provided on the site of Franklin Park, in the locality indicated, near the east corner. This not only has topographical advantages for the ends in view, but it is at such a distance from, and stands so related to, the Country Park, that great throngs upon it will in no wise disturb the desired serenity of the latter. The formal arrangement of trees within this division, and the small structures that will be required in the adjoining Little Folks'

Fair Ground, will not be observable except upon close approach, the rows of trees being so flanked by the outer, naturally disposed trees that, seen at a short distance in connection with the latter, they will have the effect of a forest growth.

Setting aside these two features, which stand to the rest of the park somewhat in the relation of the dwelling-house to a private park, except that care is taken to place them in landscape obscurity, the landscape design may be understood by considering that the intention is to make no change in any of the present leading features of the ground except with the purpose of giving a fuller development, aggrandizement, and emphasis to what are regarded as the more interesting and effective existing elements of their scenery, and of taking out or subordinating elements that neutralize or conflict with those chosen to be made more of. This first, and second, the sequestration, as far as possible, of the scenery of the park so that the outer scenery, to be formed by the gradual growing of the city about it, and which will necessarily be conflicting in expression, sentiment, and association with it, may be kept out of sight.

The latter purpose accounts more particularly for the woods which, it will be seen, are intended to be formed where no woods now are, along the borders of the Country Park; and the further to promote seclusion, these and other border trees are to be imagined as furnished with underwood.

The woods of the Wilderness, after having been much thinned and trimmed with a view to the growth of the best of them in sturdier and more umbrageous forms, and to some degree of grouping and more harmonious companionship, are also to be interspersed with scattered, irregular thickets of low, sturdy bushes, not only for picturesqueness, but to keep the ground, in the more arid parts, better shaded and moister, hide its barrenness, check rushing movements of visitors, and prevent the trampling of the drier ground to dust.

Trees in the Greeting and Playstead are to be all of large growth, and high stemmed (like those now growing spontane-

ously upon the Playstead), leaving room for light and vision to range under their branches.

The slope west of Glen Lane where, near the entrance to the Country Park, drives, rides, and walks come together, is designed to be closely planted with low bushes (shown on the Commissioners' map, but not on the reduced reproductions), the object being to obscure the artificial features without making a screen between the natural features of the Playstead and Nazingdale. Looking in this direction from nearly all of the Playstead quarter there will be an open prospect extending to the Blue Hills of Milton, five miles away, the first mile within the park. The proposed plantation along the line of Canterbury Street will hide ordinary buildings that may hereafter be erected between the Park and the Blue Hills, leaving this permanently a broad, extended, purely rural prospect. The outlook westwardly from the hillside ending at the Refectory terrace will also extend permanently to a distant wooded horizon formed in part by the tree tops of Forest Hills Cemetery and in part by those of the Arboretum, two miles away, both these properties, though out of the Park, being preserved from building by legal enactments, and the objects to which they are devoted requiring that they should be always overgrown with trees.

The centre lines of the two broad fields of extended vision that have been pointed out, cross nearly at right angles, the point of their crossing being where the Ellicott and Nazing dales run together, nearly midway between the two hanging woods of Schoolmaster Hill and Abbotswood crags. This locality, being at the centre of the property, may be considered the pivot of the general landscape design. Looking in the general direction of the lines that have been defined as crossing it from either of four quarters of the Park, a moderately broad, open view will be had between simple bodies of forest, the foliage growing upon ground higher than that on and near the centre lines. From wherever these larger prospects open the middle distances will be quiet, slightly hollowed surfaces of turf or baskets, bracken, sweet-fern, or mosses, the

backgrounds formed by woodsides of a soft, even, subdued tone, with long, graceful, undulating sky lines, which, according to the point of view of the observer on the Park, will be from one to five miles away. Causeways, trees, rocks, and knolls interrupting or disturbing the unity, breadth, quiet, and harmony of these broader open passages of the Park scenery are to come away. There are none of importance that are not of artificial origin and easily removable. Trees wanting to the results proposed are to be planted and suitably developed by timely thinning.

A contrast to the fair open part of the Park which has been thus described will be found in following the circuit road where it is carried between Scarboro Hill and Rock Morton, Rock Milton, Waittwood, and Juniper Hill, through a part of the Wilderness, and between Hagborne and Schoolmaster Hill, all of the localities named being rugged, rocky, and designed to be for the most part somewhat closely planted. A narrow road is thrown out from and brought back to the circuit drive, passing by winding courses among the rocks of the upper part of the Wilderness, by which a higher degree of this character of scenery (serving as a foil to that of the open dales) may be enjoyed than it would be practicable to offer in a broad and much used thoroughfare. The branch drive to the summit of Scarboro Hill, before described, will serve a similar episodic purpose.

Comparatively speaking, this western region is picturesque and romantic; and the design is to remove what is inconsistent with this character, and to add, develop, and expose elements favorable to it.

Drives and Walks.—The roads and walks of the park have been designed less with a purpose of bringing the visitor to points of view at which he will enjoy set scenes or landscapes than to provide for a constant mild enjoyment of simply pleasing rural scenery while in easy movement, and this by curves and grades avoiding unnecessary violence to nature. There is not a curve in the roads introduced simply for the sake of gracefulness. Every turn is suggested by natural circum-

stances. Notwithstanding the rugged surface of the larger part of the site, the circuit drive is at no point steeper than Bromfield Street between Washington and Tremont, its heaviest grade being one in twenty-five; nor are the branch drives at any point steeper than Brattle Street near Court, the steepest pitch being one in sixteen. The Greeting is an inclined plane with a fall from south to north of four feet in half a mile, which is about the same with that of State Street, or essentially level. These grades are obtained without much disturbance of natural features; the heaviest cutting is in continuance of an excavation already made for the quarrying of building stone, the heaviest filling through an adjoining rocky depression. As a general rule, the surface of the roads is to coincide closely with the natural surface, where the natural surface has been hitherto undisturbed. As far as practicable, it is designed to be slightly below it, so that the road may be less observable from a distance.

Riding Pad. — From Boylston Bridge, Back Bay Basin, there will be a shaded pad extending to the Park and through it from Forest Hills to the main entrance from the Playstead. It will be six miles long and from twenty-four to thirty feet wide. There is a double riding course in the Greeting, one division in the central alley, adjoining the carriage promenade, forty feet wide; the other in a side alley thirty feet wide.

Enclosures. — The Country Park is designed to be enclosed with a wall formed of the field stone drawn from its surface, the wall to be four feet high and similar to that first built for the New York Central Park. It is to be draped with vines, and, though not costly, will be perfectly suitable for a rural park. If, as the city is built about the park, a wall of more urban elegance is thought to be required, the stone of the original wall will be used for its foundation. The present enclosing wall of the Central Park, which is but a neat, unobtrusive piece of masonry four feet high on the street side, has probably cost half a million dollars, and is yet incomplete.

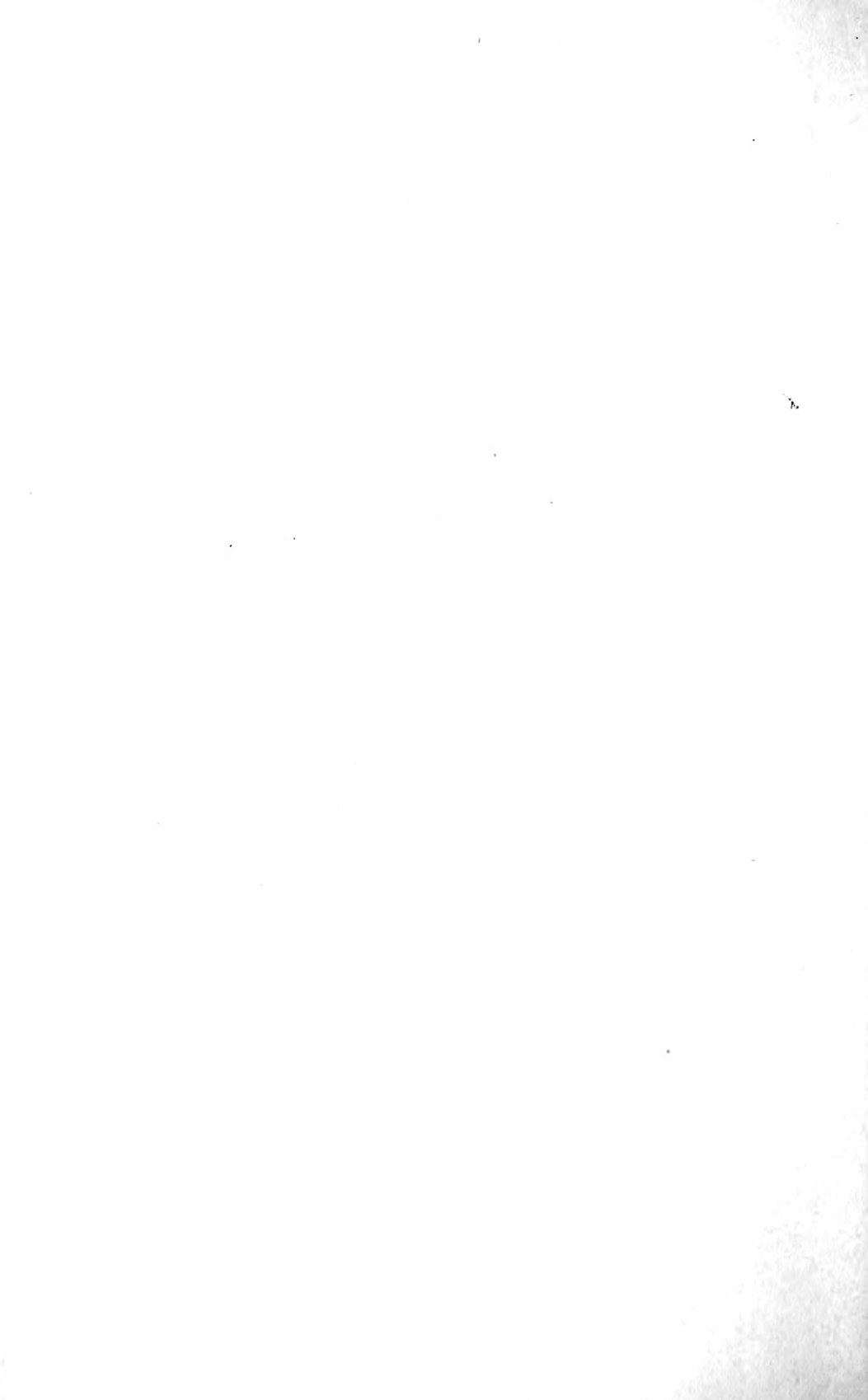
Entrances. — Much pressure is generally brought to bear on those controlling a park to establish entrances with a view to neighborhood convenience and favorably to local real estate

speculations. Every entrance is costly in various ways, and there should be none that can be avoided without incommoding the general public. The plan provides ten carriage and foot entrances and eight additional special foot entrances to the park as a whole, and five carriage entrances and two special foot entrances to the Country Park, all at points offering natural facilities of entrance and on easy grades. The average space between entrances is a little more than in the New York park, a little less than in most other large parks.

The drives within the park will be about 6 miles in length; bridle-roads, 2 miles; walks, 13 miles.

The Country Park will contain about 334 acres; Playstead, 40 (of playing ground about 30); Greeting, 19; Music Court, 3; Little Folks' Fair, 14; Deer Park, 18; Sargent's Field, 8; Long Crouch Woods, 20. (Boston Common is 48 acres in area; the Public Garden, 22. The "Green" of the New York Central Park is 16 acres in area; the "Ball Ground," 10; the "North Meadows," 19. The Central Park Mall is half the length of the Greeting.)

The area prepared for public récreation of Franklin Park will be 500 acres; (of the Central Park, 680; Brooklyn Park, 540. The drives of Central Park are 9 miles in length; riding pads, 5; walks, 28).



PART THIRD.

PART THIRD.

THE KEY OF A CONSERVATIVE PARK POLICY AND THE COST OF CARRYING OUT THE PLAN UNDER SUCH A POLICY.

THE project of a rural park for Boston has been more than twenty years under consideration. It has been advanced always deliberately and cautiously. The earlier leaders of the movement in its favor, most of whom have now retired from active interest in local public affairs, and many passed away, were, as a rule, no more anxious to press argument for a rural park than to press the importance of proceeding toward it by slow, frugal, and conservative methods. And this disposition has not only been constant, but has been growing in the community. There has hardly been a public utterance on the subject for several years past in which it has not been manifest. To carry out the scheme that was most prominently before the public fifteen years ago, would have cost more than double as much as to carry out that now in view. There is no party, faction, division, or class of citizens pressing the matter. There are no strong private interests engaged to force it.

The reasons why Boston should proceed in such an undertaking with exceptional caution are fully realized; yet, under the circumstances that have been stated, there can be little danger in pointing out the possibilities of an extravagant holding back.

Twenty years ago—even ten years ago—Boston was not conspicuously behind other cities in providing for the rural recreation of her citizens, but there was an apprehension that she might come to be, and a livelier conviction than at present

that it would be a calamity. In 1869, Mr. Wilder, addressing a meeting called by the City Council, pointed out that Boston to sustain her reputation must not only have a park, but the first park in the country; and seven years later Mr. Collins, at a meeting in Faneuil Hall, called to discuss the park question, asked, "Can Boston afford to be *less* comfortable to dwell in, *less* attractive, *less* healthy than her sister cities?"

If such a question was then at all timely, it is now a great deal more so. There were then but two well advanced rural parks in America. There are now more than twenty. Every city that was then at a parallel stage in the discussion of a park project with Boston, now has that project in a large degree realized, and is enjoying the profits of it. There is not one city of America or of Northern Europe distantly approaching to rank with Boston in population, wealth, and reputation for refinement which, before unprovided with a park, has not gone further and moved more positively than Boston to make good the deficiency. London and Paris, Brussels and Liverpool have each within a generation twice doubled the area of their rural recreation grounds. All the cities of the British Islands thirty years ago possessed but four parks adapted to rural recreation; they now hold thirty, as large, on an average, as Franklin Park is intended to be.

There is an impression with some that the civilized world has been swept by a ruinous rage for parks. Not an instance is known of a park adapted to provide rural recreation that is not regarded by those who are paying for it as well worth all it has cost. No city possessed of a rural park regrets its purchase. During the last year New York City, which has had the largest and costliest experience of park-making of any in the world, has been purchasing land for six additional parks averaging six hundred acres each in area. This after long and heated debate as to questions of extent and location, but upon the undisputed ground, so far as known, that the city's outlay for parks hitherto has had the effect of reducing rather than increasing taxation. Philadelphia has a park nearly six times as large as Franklin Park will be. Chicago has six rural parks, in each of which

large works of construction have been completed, and are found valuable beyond expectation. Even smaller cities than Boston (as New Haven, Bridgeport, Albany, Buffalo, Montreal) have provided themselves with rural parks.

It cannot be questioned that a rural park is rapidly coming to be ranked among the necessities of satisfactory city life, or that a city that offers simply promises or prospects in this respect stands at a certain commercial and financial disadvantage—a more decided disadvantage to-day, very much, than it did when Mr. Wilder or even when Mr. Collins advised attention to the danger.

At the present stage of the Franklin Park undertaking another consideration enforcing a like caution presents itself.

Land having been acquired, a plan for forming a park upon it adopted, operations of construction begun, and considerable resort being had to the ground, the affair is bound to grow in some fashion. And if the work is to be pursued in a desultory, intermittent, and unimpressive way, that fashion will not be altogether the fashion of a desirable rural park. The ground will be much disordered by the work, it will be streaked and scarred, dusty and muddy. There will be an increasing public use of it; the process of determining the customs of its use and the manner in which it is to be regarded by the people will be continuous, and every year something will be done toward an irretrievable settlement of its character.

In their examination of parks last summer, the Commissioners were struck with the different standard of keeping and of manners that had evidently become established on different parks. The keeping in one case was of a sort which in house-keeping might be described as squalid, and the manners largely loaferish. In another the keeping was comparatively neat and efficient, the manners decorous and civil. No matter what may be ultimately expended for a park, its value cannot fail to be largely determined by the expectations and usage of it into which the public is led in the early years of their resort to it.

Boston should continue to practice conservatism with respect to the park, but there cannot be a greater mistake than to sup-

pose that conservatism will be concerned only to keep down the current cost of the work, and to this end will be engaged to impose checks on its progress at every opportunity. Conservatism cannot be concerned to have a state of things under which the leading aim of those in direction of the work is forced to be that of enlisting public support from year to year, by producing results from year to year that shall be immediately pleasing to superficial observation. It cannot fail to be concerned that the work shall be directed with a wise regard to what experience may have taught as to conditions of lasting, growing, and substantial value in works elsewhere of the same leading purpose.

The cardinal requirement of economy in obtaining such conditions has never yet been realized by the public in the early stages of a park work, but it is perfectly plain to any one who has so closely followed the history of a number of parks as to be able to compare marked differences in methods of management and the respective results obtained. It would take too much space to present an extended comparative statement of this kind, but the lesson it would present may be indicated by reference to a few typical facts.

To realize the full bearing of those that will be cited, it must be kept freshly in mind, first, that the only justification of the cost of a large park near a growing city is the necessity of spaciousness to the production of rural scenery.

Second, it must be remembered that the choicest rural park scenery is that which, other things being equal, has been longest growing, and which has the least of the rawness and smartness of new constructions, and the weak puerilities of new plantations.

Third, it is to be kept in mind that the oldest part of the oldest rural park in the country is not yet half grown, and the primary construction of some of its parts is not even yet begun.

Take, then, this oldest park and see by what courses it has come to be what it is, and has been made to cost what it has.

Its site was determined almost by accident; no one, when it was first defined in the bill which became the act establishing it, giving the least thought to the question whether it was well adapted to the purpose of a large park; no one concerned having any clear notion what that purpose might be. In fact the idea in mind was simply this: "The great cities of the old world have large areas called parks, and they are popular. Let us have a great area to be called a park. To neutralize conflicting local jealousies let us have it as nearly as possible in the centre of the city's territory." That was thought to be the common sense of the matter. Not the slightest inquiry was made as to what sort of land there might be at this central point, and so thoughtlessly were the boundaries determined that upwards of a million dollars were judiciously spent after a few years, to secure an economical modification of them. Even since this modification a great sum has been expended in retaining walls and other adjustments between the park and its bounding streets. A few pages further on, official statistics will be quoted, further illustrating the costliness of this common sense proceeding, about which it may be as well to mention that there was nothing peculiarly American or democratic. The Emperor of France began the Bois de Boulogne in the same spirit, trusting to common sense in a matter which was not one for common sense but for careful study and foresighted regulation; fell into blunderings even more humiliating than those of New York, and was obliged to make an abrupt change of plan after his work had been put well under way.

There is no important general public purpose now served, or likely to be served in the future, by the New York Park, for which if ground had been well selected, and if every step in the subsequent operations had been well devised with reference to it, and pursued without unnecessary complexity or confusion, provisions of equal value might not have been made at half the cost of those now possessed by the city.

The degree of public unpreparedness at the outset to sustain such a course, however, may be inferred from the fact that one of the leading newspapers at that time treated the undertaking

as an affair for the benefit of rich men — an affair of fashionable luxury — while another thought that any park in New York would be so entirely taken possession of by the low, rowdy, and ruffianly element of the population, that respectable people would avoid it, and that a woman would not be able to enter it without compromising her reputation. Each of these views turns out to have been as wrong as possible. There is not a church in the city in which rich and poor come together as satisfactorily to both. And for years after it came into use there was not a public street of the city in which a woman or a girl was as secure from rudeness.

The next most instructive circumstance in its history, as far as it concerns Boston at this time, is the gradual advance of public opinion toward a correct understanding of the conditions of the park's value. Such an understanding has not yet, after twenty-nine years, been universally attained. The papers of the city are at this moment denouncing a proposition, made in good faith and urged with elaborate arguments, for introducing an important new feature into the plan of the park. An interview is publicly reported (in the *Sun*, January 15) with a prominent citizen, who urges in counter-argument not the waste that would be involved in the value of the park as a place prepared at great expense for the ready enjoyment of rural scenery, but what is assumed to be the more practical objection of the contraction of areas available for games, a use of the park in which with the present area available for it when the park is in largest use, but one in several hundred of its visitors takes part.*

* The New York *Tribune*, in a leading article of the 10th January, commenting on the proposition, classes it with a thousand others that one after another have been urged upon the Park Commissioners, some of which it recalls as follows: "Persons of quality who delight in steeple-chasing, and those who pursue the fleet anise-seed bag to its lair, have had an eye upon the rolling meadows and dense coppices of the Park as an inviting field for manly sport. Commissioners have been petitioned to throw open the Park as a parade ground for our citizen soldiery, and space has been asked for tents and enclosures for popular exhibitions, circuses, shooting-matches, and trials of strength and skill. Eminent educators have urged that the Park should be planned on the model of a map of our native land, with miniature states, lakes, and rivers, with every

Twice in the history of this park, after enormous expenditures had been made upon it with the stated purpose of excluding urban and securing rural scenery, this purpose has been distinctly and publicly repudiated; in one case, the Superintendent for the time being, explaining to a reporter of the press that his leading object was a display of architectural and urban elegance, and that he had removed certain trees because they prevented visitors passing through the park from seeing the stately buildings growing up outside of it.

But although these incidents may seem to argue otherwise, no one can have long been a reader of New York newspapers without knowing that the public opinion of the city has of late years been often aroused to prevent various proceedings upon the park, running counter to the purpose of rural recreation, that earlier would have been permitted to pass without objection. For example, when the trees of the park were yet saplings, and its designed rural scenery wholly undeveloped, the suggestion that the most central and important position upon it should be given to a public building was received with no apparent disfavor, and one of the Commissioners of the park declared that any ground the promoters of the undertaking

physical and geological feature complete, so that the children of the public schools could be turned loose thereon to study geography in its most attractive form. It has been proposed that each religious sect should be invited to build places of worship there; that one section should be set apart for a World's Fair, and another section as a den for wild beasts, and again that a vast building should be erected there as a sample-room and advertisement for all the wares the merchants of the city have to sell; that the lakes should be enlarged so as to float a full-rigged ship where the great maritime city of the continent could train sailors for our merchant marine; that it should be transmuted into a burial-place for the country's distinguished dead, an experimental farm in the interest of scientific agriculture, and a permanent Metropolitan Fair Ground.

“Now, if the Park is only a big scope of unimproved ground, it is natural that people of different tastes should desire to pre-empt a quarter section here and there for the particular business or pleasure in which they are chiefly interested. For this reason, the people who drive their own carriages, or are able to hire one occasionally, have clamored for widening the wheelways, to give them ample space to roll around and be seen. Other citizens, in less fortunate circumstances have asked that a street railroad be run up through the centre of the Park, so that they might view it from the economical and democratic horse-car.”

might desire would be gladly assigned to it. Fortunately, because of hard times, the scheme fell through. Ten years later, a monumental building was actually given a site upon the park, but it was one in which the structure would not interfere with any extended view, or be seen from a distance, and even this concession did not pass without much remonstrance. When the next scheme of the class was disclosed, though coupled with many most attractive incidental propositions, skilfully presented, and supported by eminent citizens, so much popular indignation was soon manifested that in response to petitions a bill was rapidly advanced in the legislature to make it illegal for the Commissioners to entertain the proposition, and would have passed had not the head of the movement publicly and apologetically announced the abandonment of the idea. At the present time, a proposition similar to that once accepted in the case of the Museum of Art, no matter how highly its objects were valued, and no matter how worthy a body of public-spirited citizens were backing it, would be less agreeable to the public opinion of New York than would a proposition to build a public hospital in the middle of the Common to that of Boston.

In the early days of one American park a proposed ordinance to establish a Small-Pox Hospital in its midst was gravely debated in the City Council, being advocated on the ground that there was plenty of unoccupied room there, that no private interest would suffer from it, and that nobody wanted it anywhere else. Many occurrences showing similar public indifference, in the early work of a park, to the essential conditions of its ultimate value, might be cited. At least four times in the history of one park obstructive disturbances of natural scenery have been established, and afterwards, in respect to a rising public sentiment, have been removed. Twice these have been works of alleged art presented to the city and received and set up with acclamation.

Is Boston quite safe from falling into similar costly courses? Has she been so in the past? Let the history of the little but important ground called the Public Garden be considered.

The design first made public for this ground, prepared by an eminent and popular architect, had in view a highly decorative garden, with many beds of flowers and ornamental foliage, architectural basins of water, jets, fountains, and other richly artificial embellishments. The weight of influence in the matter, however, tended toward a parklet in the natural style, simple, quiet, and in a degree sequestered. The plan at length adopted was devised mainly with reference to such a ground, with a slight compromise manifested in a few scattered features which would have been more congruous with a decorative garden. But the work had not gone far before objections were urged to its more important naturalistic features, and several of these, one after another, were modified or radically changed. Large mounds of earth at first formed in accordance with the design were afterwards removed. What was intended to be a rural lakelet with natural borders was changed to a basin with formally curving outlines and a rigid edging of stone. After many years and large outlays made with a plan thus fluctuating in the spirit of its details, the purpose, originally rejected, of a splendid urban garden, with all practicable display of art, was fully revived, and has been gradually carried out as far as it could be without a complete structural transformation of the site, but necessarily under great disadvantages from the necessity of working upon the timbers of a wreck originally modelled with a wholly different ideal. It cannot be doubted that, had all the work from the beginning been undeviatingly directed with reference to the essence of the present leading motives in the management of the ground, more valuable results would have been attained, at much less cost.

Whatever the difficulties may be of avoiding another experience of the same kind, but on a much larger scale, it is best to look them fairly in the face. It is best to beat them, and beat them now, at the start. That it is practicable to do so, and at moderate cost, may be established, if a single instance can be shown in which a city has been able to secure a steady, straightforward, business-like pursuit of the proper purpose of such a park.

Testimony of such an instance that cannot be gainsaid has been furnished the Commissioners from Buffalo, a city that has not earned a reputation for honesty and efficiency of administration exceeding that of Boston.

It is believed that the difficulties of securing a sound public opinion were at the outset much greater in Buffalo than they are in Boston. There was a more general and a more heated apprehension among the tax-payers that the undertaking of a "big park" would be excessively costly. More ignorance and confusion of mind prevailed as to its proper purposes. The history of what has since occurred is summarized in the statement below. Of the gentlemen signing this statement, five have been Mayors of Buffalo during the period in which the park work has been in progress, three Judges of its Courts, three presidents of the Board of Aldermen, five members of Congress, several members of the State Legislature, Commissioners of the Park, leading editors, bankers, and merchants, and heads of the working organization of each party, and of each faction of party of any importance in local politics, a fact in itself evincing the remarkable popularity earned by the management to be described.

A BRIEF HISTORY OF THE RURAL PARK OF BUFFALO, WITH REFERENCE TO ITS MANAGEMENT, COST, AND VALUE.

"There were at the outset many grounds of objection to the site selected for the main Park of Buffalo. Parts of it were rocky and bare of vegetation; other parts swampy and most unattractive. It was at the opposite end of the city from its populous quarter, and more than three miles from its centre. Hence the project had to encounter a strong sectional jealousy, and for this and other reasons met with determined opposition, which succeeded in reducing the area originally intended to be taken—a misfortune since deeply regretted even by those to whom it was due. After the work of construction was entered upon, repeated efforts were made to arrest it; to alter the plans; to introduce new features, and to compel the adoption of different methods of operation.

"In full view of the acknowledged objections to the site, it

was selected as, on the whole, the best that could be found for the purpose exclusively had in view. This was to provide recreation for the people of the city through the enjoyment of simple, rural, park-like scenery. The ground was laid out upon a plan that made everything subordinate to this purpose.

“The work was organized with exclusive reference to the steady and methodical carrying out of the plan. The heads of the organization were drawn from a similar work in another city, and were at once familiar with their duties, disciplined and co-operative. No change in the staff of the superintendence has since been made, except as the work has advanced to points where permanent reduction could be afforded. The present General Superintendent has been Superintendent from the start. In the city reform movement that first brought Grover Cleveland as mayor of the city prominently before the public, no occasion for reform or improvement was found in the park work. No change of men or methods was made or suggested to be desirable. The work has been pursued steadily and without the slightest deviation from the plan upon which it was started. As it advanced and the intentions of the plan approached realization, the park grew in favor. Opposition to it gradually died out. It is now universally popular, and with no class more so than the frugal, small house owning taxpayers, who constitute an unusual proportion of the population of the city.

“The cost of the work has been much less than was predicted by the opponents of the undertaking, and even less than its promoters expected it to be. It is regarded as moderate relatively to the return already realized. It is believed that through the increased attractiveness of the city as a place of residence, the rise in the value of property adjacent to the park and its approaches, and the additional taxable capital invested in land and buildings in the vicinity of these improvements, the outlay for the park has lightened the burden of the taxpayers. The city has recently obtained an act of the legislature authorizing a portion of the land originally thrown out to be purchased and added to the park. Its market value is now estimated to be from four to five times as much as when thrown out. Broad avenues from different directions have been opened, and a street railroad constructed expressly for the use of visitors to the park. Its value is largely increasing every year. The city is now proud of it and grateful for it.

“But its promoters had ultimate results in view, which cannot be fully realized during the lifetime of the present genera-

tion or of the next. As the growth of its plantations develops, as the city extends to its borders and becomes densely settled at the centre, the attractions, the accessibility, and the benefits to the community to be derived from the park, will correspondingly increase. Its chief value lies in its ever-growing capabilities of usefulness in the future, as the city grows in wealth and population.

(Signed)

"PASCAL P. PRATT.	S. S. JEWETT.
SOLOMON SCHEW.	EDWARD BENNETT.
J. MOTHAN SCOVILLE.	JOHN M. FARQUHAR.
JAS. SHELDON.	EDGAR B. JEWETT.
W. S. BISSELL.	FRANCIS H. ROOT.
ALEX. BRUSH.	GIBSON I. WILLIAMS.
JAMES D. WARREN.	R. R. HEFFORD.
HENRY A. RICHMOND.	CHAS. BECKWITH.
SHERMAN S. ROGERS.	WM. F. ROGERS.
PHILIP BECKER.	JOHN B. SACKETT.
DANIEL N. LOCKWOOD.	L. P. DAYTON.
JAMES M. SMITH.	JAMES MOONEY.
JNO. B. WEBER.	WM. FRANKLIN."*

The estimate to be presented of the cost of preparing Franklin Park for public use, will be so much less than has been generally anticipated by those familiar with the cost of parks elsewhere, that it will be received with incredulity. Something, therefore, should be said in explanation of it.

First, it may be observed that more than two-thirds of the cost is calculated to be for the construction of roads, walks,

* Since the above paper was signed, a change has occurred in the city government of Buffalo, and the new Mayor, addressing the new Council, has said: "We have a park system of which we may be justly proud, and there will be very little complaint of the cost so long as the parks are kept in order and made accessible." In a later document, signed by the Mayor and the Park Commissioners, the following congratulatory statement appears: "In looking back over the period since the establishment of the park scheme, the retrospect cannot fail to be exceedingly gratifying. The cost of the parks has been in a large measure compensated by taxes receivable from increased valuation of adjacent property, to say nothing of the health-giving recreation and pleasure the parks afford to thousands who visit them during the summer months. With the rapid increase of our city in wealth and in density of population, have grown up both the need for such recreation *and the taste to enjoy it.*"

concourses and other structures, for the estimates of which the City Engineer is responsible, and that the entire estimate is made in the same manner as that, of about the same amount, prepared for the Department with respect to the work of the Back Bay Basins, which work after a progress of seven years is likely to be completed within the estimate.

That it is possible to meet Mr. Wilder's demand that the Boston park should be the first park in the country, meaning the first in respect to adaptation to provide city people with rural recreation, is largely to be accounted for by the fact that the site was selected discriminately for that purpose.

The advantage gained by this circumstance has already been partly suggested in the statement that the cost of piecing out the New York park has been considerably more than a million dollars. It may be added that the annexations to the primary scheme in the case of the Brooklyn and the Philadelphia parks, made in each case with a view to rural advantages, have been much larger though less costly. In Brooklyn the original site was greatly modified by a process of exchange.

But a more important part of Boston's economical advantage may be inferred from the statement made in the Third Annual Report of the New York Department of Parks that the modifications of the surface of the site of the Central Park had involved the lifting and re-adjustment of its entire surface to an average depth of nearly four feet, and of the material moved that nearly half a million cubic yards had been originally in the form of solid ledge rock, twenty thousand barrels of gunpowder having been used for breaking it out. More than two hundred thousand cubic yards of first-class solid mason work have been laid on the Central Park, a large part under ground and most of it in retaining walls that would have been unnecessary to the proper purposes of a park in a situation as well adapted to those purposes as is that of Franklin Park.

A considerable part of the outlay for most parks has been made for materials which the site for Franklin Park supplies. The stone and gravel of the Chicago parks, for example, is brought to them from distant quarries and pits, and the cost of

transportation is not a small matter. The same is the case at Detroit. The gravel used in the New York and Brooklyn parks has cost twice as much per yard as that to be used in Franklin Park. (It must be said that it is a better sort of gravel.) In Franklin Park there are no difficulties of drainage to be overcome by costly expedients (there are thirty-three miles of sewers in the Central Park). No costly works of damming and puddling or concreting will be required as has been the case elsewhere. And as an illustration of the advantages of its site in these particulars (the plan being adjusted to it) it may be said that the conditions in question of the five hundred acres of Franklin Park are directly the reverse of those which the city has for seven years past been gradually and slowly and at great cost overcoming in the one hundred acres of the Back Bay Basin.

The work required to carry out the plan of Franklin Park can nearly all be done, after practicable training, by a force recruited from the class of working-men who command but the lowest wages, and who are most liable to fall into a condition requiring charitable assistance from the city. More than nine-tenths of the needed outlay would be in wages to citizens. The few manufactured articles necessary would nearly all be manufactured in the city. Not one per cent. of the entire expenditure contemplated would be required for what are commonly called park and garden decorations. The larger part would be for substantial matters, to endure, and generally to gain, in value, for centuries.

Estimates of cost, to have any value, must be based on some definite understanding as to the manner in which the work is to be conducted, the adequacy and what in military operations is called the solidity of the organization, the thoroughness of the discipline, the time within which the work is to be completed, and, above all, the degree in which steady, orderly progress, smoothly interlocking in all parts, can be calculated on.

The work will proceed much more economically with a moderately large force, if kept "well in hand," than with a small one. The reason can easily be seen. It is to be mainly a

transfer of material, — stone, sand, gravel, earth, soil, peat. To proceed with the work at one point certain materials are to be sent away that are wanted for the work at another point, and certain materials are required that are to be taken out at yet another. Unless a force large enough to keep a considerable system of exchanges in operation is employed, the same materials will need to be rehandled, perhaps repeatedly.

It is to be assumed that the work of construction will be completed within a period of six years; that it will be carried on with as large a force as may be best; that advantage may be taken of favorable seasons and favorable markets, and that it will be placed and maintained from the start in all respects upon a soundly economical basis.

The work to be done during the period stated is not to include the public roads and their borders outside the park, as this would extend it beyond the territory under the Commissioners' control. It does not include fountains, sculptural or other purely decorative works that may be thought desirable later, upon the Greeting, or in connection with the gateways, nor does it include movable furniture. But it includes all that is necessary to the making of the park in substantial accordance with its general plan as it has been set forth.

As thus proposed, the work may be expected to cost not exceeding fifteen hundred thousand dollars.*

Maintenance Cost.—The question of the economy of what is proposed in the plan for a park is less a question of what the work of construction will cost than of what ever afterwards will be required for reconstructions, repairs, and for pursuing a system of maintenance adapted to secure its intended qualities of

* The following is a comparative approximate statement of the cost of preparing several large public grounds:—

Central Park	per acre, \$14,000
Brooklyn Park	“ “ 9,000
Buffalo Park	“ “ 1,400
Back Bay Basin and Promenade, as estimated, and in large part realized	“ “ 14,000
Franklin Park, estimated	“ “ 2,000

beauty, and keep it in suitable order for its intended uses. An explanation of the character of the plan in this respect will therefore be offered.

Rural parks may be excessively costly of maintenance, either by setting the standard so low that visitors gain but little rural refreshment from them, or by setting it so high that it cannot be lived up to, and they become forlorn through shabby gentility. In some parks both errors are illustrated, high keeping being apparently attempted at some points as a compensation for general gracelessness and dowdiness, with a result like that from putting a few bits of bravery upon a meanly dressed and dirty person. Nearly all American Park Commissioners apologize for the condition of some parts of their work, stating that they are not allowed funds enough to keep them in good order throughout.

In a considerable part of one park examined by the Boston Commissioners last summer, they found roads in very rough condition and dusty gravel walks in such bad repair that they had actually gone out of use, and visitors were trying to walk in lines parallel with them, some making a crooked way among trees and bushes, or over what had once been turfed ground, some turning out upon the wheelway. A family party was seen moving along the ruts of the dusty road, the father dragging a baby wagon, the mother in trepidation lest they should be run over, and the entire party evincing anything but the quieting and restful pleasure that they would have had in a park suitably fitted and kept. Elsewhere they saw lawns from which the turf had wholly disappeared, dry brooks and fountains, green stagnant waters, dilapidated and rotting rustic structures, trees with dead branches, flower-beds gray with dust, set in coarse seedy grass half trodden out, opposite a sign, "Keep off the Grass." They saw a large and substantially fine house, of which the details and furniture were so out of repair that the public had been for some time excluded from it, and its windows appeared to be targets for ambushed boys. The explanation in every case was that the city was unwilling to suitably carry out and sustain what had been undertaken.

It is difficult to make comparative statements of the cost of maintenance of different classes of public grounds. In most cases it is found to vary widely from year to year, and this capriciously, accordingly as successive city councils are disposed. The appropriation for one year has in several cases been but half that for others. Accounts are kept upon different bases.

But omitting police, museum and menagerie expenses it may be roughly reckoned that the annual running expenses of a park of the extent of Franklin Park, if laid out, stocked, and maintained in the manner of the Public Garden of Boston, or of any much decorated, garden-like ground, would be about \$500,000; of the Central Park, New York, \$160,000; Brooklyn Park, \$80,000; Buffalo Park, \$40,000.

The plan adopted by the Commissioners for Franklin Park is one that, when the designed plantings have been well established, will require comparatively little fine garden work, no exotic or fine decorative gardening, no glass, no structures of an unsubstantial class, and few of any kind subject to fall into serious disrepair, except roads and walks. All walls and roofs are to be of stone, tile, or slate; all guard rails and seat supports of stone or wrought iron. The economy of substantial work in all such matters may be seen in the fact that of upwards of forty arches and bridges on the Central Park built more than twenty years ago, all but three were structures of stone, brick, or iron. As a matter of alleged economy, three were built with timber superstructures. Each one of these three has been at times closed for use because of disrepair, each has been entirely rebuilt, and one twice rebuilt; each has already cost more than a substantial structure would have cost, and no one of them is now in a satisfactory condition. The others remain perfectly sound, and with but one important exception have been in continuous service. The exception is an iron bridge with a wood flooring. This has been several times closed for painting and the relaying of the wood-work. A similar story could be told of other structures: and the moral could be enforced by reference to every class of work done on the

park. Its entire history is an indication of the economy of using as sterling masonry and thorough, exacting professional superintendence in park work, as in water-works, sewers, and monumental buildings. If the Commissioners could have taken a different view of their duty, which for the moment would possibly be a more popular view, the estimate they have presented might have been reduced.

To restate briefly the lesson in conservatism most important for Boston to learn from the experience of other cities in park-making, it is this:—

That those in charge of a park work may proceed economically and with profit they must be able to proceed with confidence, method and system, steadily, step after step, to carry to completion a well-matured design. Until the point of completion is reached the work of each year must be the carrying out of work prepared for in the previous year, and the preparation of work to be done the following year. Plans laid with an economical purpose in this respect must not be held subject at any moment to be nullified, or hastily and radically modified, even under worthy impulses of economy.

PART FOURTH.

PART FOURTH.

OF THE DIFFICULTIES OF PURSUING A SOUND POLICY, AND THE MEANS BY WHICH THEY ARE TO BE OVERCOME.

THE difficulties in question are difficulties of securing a sound controlling public opinion and of avoiding a costly accommodation to demands based on mistaken or inadequate impressions of what is desirable in the business of a rural park.

As the notes to follow will be somewhat discursive, and the facts to be stated will have bearings other than those indicated by the headings under which they will be arranged, several master difficulties may be here mentioned to which it is believed that all will relate.

First, the difficulty of realizing the importance of a park work, from which follows the danger that details of serious consequence to the community may be settled too lightly.

Second, the difficulty of understanding the essential economics of so intangible a commodity as that of rural scenery.

Third, the difficulty of realizing how largely the interest of the community as a whole lies in parts and elements of a park that are of little direct personal interest to those who make the largest figure in it, and who have the most direct influence upon the conduct of the work.

Fourth, the difficulty, no matter how important the results of the work to be soon obtained may be, of realizing how immeasurably more important are those to come later.

Fifth, the difficulty to most men of realizing how greatly the cost of suitably preparing a park is to be increased by frequent shifts of responsibility, unsteady courses, breaks of system and of routine methods.

I.

OF THE SUPREME IMPORTANCE THAT A LARGE PARK MAY
COME TO HAVE IN THE HISTORY OF A CITY.

IT is contrary to habitual modes of thought to take due account of the comparative economico-political importance of what is at stake in a large park undertaking—to recognize how costly a park may be, otherwise than through the taxation which it directly calls for; how useful it may be in wholly different ways from those most readily and customarily thought about. How it has come to be so will be partly explained later. The purpose of what is immediately to follow is to give a single reason for soliciting a more thorough consideration of various aspects of the subject than the occasion will be generally thought to require.

It is to be considered, to begin with, how much less likely than we are apt to suppose, the larger fortune of a city is, in these days, to turn controllingly and lastingly upon the local legislation that from year to year is led up to and brought about through an activity of local public opinion favorable to its object: how much more the historic course of the city is commonly determined by a discovery or an invention, for example, made by some one having no personal interest or direct part in it, as of a cotton-gin, a steel process, or of gold in a river-bed.

When currents of such exterior sources have once been established, the local defects of a city, with reference to them, are apt sooner or later, at more or less cost, to be remedied. The methods by which needed means for this purpose shall ultimately be reached, may vary radically, as, with reference to the currents of modern oceanic commerce, in the landing and loading facilities of the ports, respectively, of Liverpool, New York, and New Orleans. But the tendency to come nearer to a common standard of utility in essential results is so strong that if at one time a mistake of dealing inadequately with a

problem is made, while the blunder will be costly, it is but a question of time when a sufficiently courageous and well-considered effort is to follow and sweep it away and build anew on firmer ground.

It may be considered, also, how much more cities gain on an average in all that makes them converging points of the growth of nations in population, wealth, and refinement, from general currents of scientific progress by which all the world benefits, than from political proceedings of local origin and special local application.

It is, for instance, through falling into such a current that the ancient city of Cairo has come to be so relieved from its former annual devastations by the Plague, that the life of its people has come to be twice as long as it was in the first half of the century, and the value of life in it has been more than doubled through avoidance of pain, anxiety, and sadness, and the steadier profits of all industry. It is by falling into such a current that most of our southern cities have come to keep at home and in active employment during the entire summer a large part of the population, that would otherwise go out from them at the cost of a general suspension of many profitable branches of their trade, and nearly all important productive industry.

Through the tendency thus illustrated, to work up to standards mainly provided by agencies acting on public opinion from without, and established no one quite knows how, it occurs, notwithstanding the great differences of origin and historical development, of early social circumstances, of climate, of back-country conditions, and of resources of wealth and products to be dealt with, that schools, churches, hospitals, courts, police, jails, methods of fire protection, methods in politics, in benevolence and almsgiving, in journalism, in banking and exchange, are rapidly growing to be closely alike in San Francisco and in Boston.

The change by which this similitude comes about, goes on about as rapidly in the older as in the younger city. In many small ways Boston is taking up customs originating on the

Pacific. In dealing with its sewerage problem, Boston availed itself of Mr. Chesbrough's experience in Chicago, as well as of Mr. Bazalgette's in London; and the Boston Police Commissioners are this winter seeking to engraft on their system, which is of direct descent from Peel's system for London, a scion grown in Chicago. In Europe there is quite as evident a gravitation to American methods as in America to European methods. Paris is just now looking to gain something from observation of the Boston Fire Department, and something from the experience of Memphis in sewerage. One European government has within five years sent expeditions of experts in three different branches of science applicable to the administration of cities, to see by what, in the recent experience of Boston, its people might profit. At least two other European governments have sent skilled agencies here for the same purpose.

Looking for important advantages which one city may possess permanently over another in respect to the constant value of life of those who are to dwell in it, in scarcely anything, perhaps in nothing, will the estate of cities, as it may be affected by local wisdom, effort, and timely legislation, be found to vary more and more lastingly than in the matter of public grounds. In scarcely anything is the general drift of civilized progress to be less depended on to set right the results of crude and short-sighted measures. In scarcely anything, therefore, to be determined by local public opinion acting influentially upon local legislation and administration, is a city as likely to be so much made or marred for all its future as in proceedings in prosecution of a park project.

To many who have not been closely following the history of park enterprises, and tracing cause and effect in connection with them, this will seem to be the assertion of a man with a hobby. But let what has been occurring at the port of New York, in a large degree under the direct observation of thousands of the more active-minded business men of Boston, be thoroughly reviewed, and it will not be found unreasonable.

First, let it be reflected how little of permanent consequence

in the history of New York has come about through the spontaneous movements of local public opinion as reflected in legislation during the last thirty years, of which the broad, essential results were not almost a matter of course. It has been little more than a question of time, for instance, when and how the port should be provided with docks, basins, elevators, and better general water-side facilities for commerce; when certain streets should be widened; when rapid transit for long, and street cars for short, transportation, a civilized cab system, telegraphs, telephones, and electric lights should be introduced, better conveyances across the rivers gained, better accommodations for courts provided, the aqueduct enlarged, public schools multiplied, graded, and made more educational, industrial and night schools started, public museums of art and natural history founded, the militia made more serviceable, the volunteer fire department superseded, and a strong police force organized.

There is nothing of general and permanent consequence in all that has been gained in these particulars that could have been more than delayed and made foolishly costly by careless, capricious, or perverse local public opinion and corresponding legislation. The same general currents of civilization that have brought what has been gained to New York in these respects have brought results answering the same general purposes to Philadelphia and to Boston, to Cincinnati and to Montreal. Or, if not fully so in each case, every live man in those cities looks to see like results reached in a few years, — makes his business plans, builds his house, orders his investments, educates his children, with reference to them. The general plan of the combined city of New York harbor, the position severally, for example, of its domestic, its manufacturing, and its trade quarters, has been very little determined as the result of local legislation or of a settled purpose of public opinion. Such changes of domestic and social habits as have occurred are much less to be attributed to any of these improvements than to circumstances governing the general increase and distribution of wealth throughout the world, to the general advances of science, and to fashions originating in Europe.

But now let it be considered how it has been with regard to what has occurred through the park enterprises. Each of the two large parks that during the same period have been set a-growing through local agitation and the careless legislation it has obtained, has had more such effect than all the other measures of that class together. The Central Park blocks fifty streets that, had it not been formed, would now be direct channels of commerce and of domestic movement from river to river. It takes out of the heart of the city two square miles of building-space, as completely and as permanently as a gulf formed by an earthquake could do, and for several square miles about this place it determines an occupation of land and a use of real estate very different from what would have been otherwise possible. Its effect on social customs may be illustrated by the statement that to enjoy the use of the park, within a few years after it became available, the dinner hour of thousands of families was permanently changed, the number of private carriages kept in the city was increased tenfold, the number of saddle horses a hundredfold, the business of livery stables more than doubled, the investment of many millions of private capital in public conveyances made profitable.

It is often asked, How could New York have got on without the park? Twelve million visits are made to it every year. The poor and the rich come together in it in larger numbers than anywhere else, and enjoy what they find in it in more complete sympathy than they enjoy anything else together. The movement to and from it is enormous. If there were no park, with what different results in habit and fashions, customs and manners, would the time spent in it be occupied. It is often said that the park has made New York a different city. If it has not done so already, it surely will soon have made New York a city differing more from what it would have been but for the park than Boston differs either from San Francisco or from Liverpool.

And the park of Brooklyn, while it has not as yet equally changed the destiny of this branch of the town, is sure, as the city grows, to be a matter of the most important moulding

consequence, — more so than the great bridge ; more so than any single affair with which the local government has had to do in the entire history of the city.

Similar results may be seen, or surely foreseen, from the new parks in each case of Philadelphia, of Chicago, of Buffalo, of St. Louis, of San Francisco.

Not less significant illustrations of the general fact may be found abroad, in Paris and in Liverpool, for instance, and in Melbourne, Australia.

But, it may be asked, if the Central Park had not been formed as it was, would not another park have been formed before this time ? No doubt ; but if so, the results of a different park would have been more importantly different from those that have followed the Central Park than the results of any determination of the city's fortune equally open to be made thirty years ago, through the action of its local government, in any matter of architecture, of engineering, of jurisprudence, or of popular education.

But before the comparative importance of what is to be determined by a park work in the history of a city can be at all realized, a very different view must be taken from that which is common of the irretrievableness of any blundering in its direction.

II.

THE ELEMENT OF LASTINGNESS AS AFFECTING THE IMPORTANCE OF WHAT IS TO BE DETERMINED IN THE EARLY WORK OF A PARK.

It needs to be emphatically urged (for a reverse impression is often apparent) that the plans of no other class of the public works of a city are to be rightly devised with reference to as prolonged and unchanging methods of usefulness as those of parks.

That the fact of the matter in this respect may be understood, let it be first reflected that the value of a large park does not lie, as is apt to be thoughtlessly taken for granted, in those

elements which cost and manifest the most labor and the largest absorption of taxes; that is to say, in the roads, walks, bridges, buildings, and other obviously constructed features. These have value as conveniences for making the larger elements of a park available for the enjoyment of the public. If these larger elements are destroyed, the value of the artificial elements is lost. In the degree that they are ill-treated the value of the artificial elements depreciates. A park road is pleasant by reason of that which adjoins it, or is open to contemplation from it, not because it favors speed. Mainly the value of a park depends on the disposition and the quality of its woods, and the relation of its woods to other natural features; ledges, boulders, declivities, swells, dimples, and to qualities of surface, as verdure and tuftiness. Under good management these things do not, like roads and walks, wear out or in any way lose value with age. Individual trees must from time to time be removed to avoid crowding, or because of decay; but, as a rule, the older the wood, and the less of newness and rawness there is to be seen in all the elements of a park, the better it serves its purpose. This rule holds for centuries — without limit.

It is very different with nearly every other material thing — material in distinction from moral or educational — to which a city may direct outlay from its treasury. The highest value, for example, of civic buildings, of pavements, aqueducts, sewers, bridges, is realized while they are yet new; afterwards a continual deterioration must be expected. As to a park, when the principal outlay has been made, the result may, and under good management must, for many years afterwards, be *increasing in value at a constantly advancing rate of increase, and never cease to increase as long as the city endures.*

This (with an explanation presently to be made in a footnote) will be obviously true as to the principal element of a park — its plantations. But whatever value a park may reach simply through the age of its well ordered plantations, something of that value will be lost wherever repairs, additions, or restorations are made by which the dignity of age in its gen-

eral aspect (or what the ancients called the local genius) is impaired. Looking at the artificial elements of parks in Europe — the seats, bridges, terraces, staircases, or any substantial furniture of them, supposing that they are not ruinous — it cannot be questioned that they are pleasing in the degree that they are old and bear evidence of long action of natural influences upon them — the most pleasing being those which nature seems to have adopted for her own, so that only by critical inspection is human workmanship to be recognized. Hence, not only should park things be built for permanence, but ingeniously with a view to a ready adoption and adornment of them by nature, so that they may come rapidly and without weakness to gain the charm characteristic of old things. For every thousand dollars judiciously invested in a park the dividends to the second generation of the citizens possessing it will be much larger than to the first; the dividends to the third generation much larger than to the second.

The better to bring this class of considerations home, it may be suggested that had five hundred acres of land been set apart as a park for Boston, and trees planted, natural plantations thinned, opened, preserved, renewed, and other natural features protected and judiciously treated for two centuries past, instead of deteriorating as most other public works would have done, the park would have been all the time advancing with a constantly accelerating rate of advance in value. But had the artificial features been originally made *in adaptation solely to the wants of the people of the day* or their immediate successors, an enlargement and re-adjustment of them suitably to a convenient use of the park by the present population of Boston could only be effected by much destruction of the natural features; by the rooting out of great and venerable trees, the blasting of ledges rich in picturesque, time-worn crannies and weather stains, the breaking up of graceful slopes, and the interpolation of much that would be comparatively crude, raw, incongruous, and forlorn. Rather than make radical changes with these results, much inconvenience would long be endured. For two hundred years, conditions of public inconvenience and

of peril and of uncouthness, have rightly been submitted to, for this reason, in Hyde Park, which would not be endured for a year in any new work.

In no other public work of a city, then, is it of as much importance as in a park to determine courses to be pursued with regard to growing results, and in a great degree distant ends rather than ends close at hand and soon to be fully realizable.*

* It is the consideration that the value of a *rural park* grows with its age, and that the value of the immediate result of principal expenditures for construction must be slight compared with those to accrue in after years, added to the consideration that it is a political impracticability to steadily pursue any fixed, definite and limited purposes in park work while those conducting it are dependent for the means of carrying it on upon their ability to immediately satisfy tax-payers of the value of what they are doing, that has elsewhere than in Boston been generally thought to require that the cost of the primary work of a park should be provided for by long loans, even exceptionally to a general administrative policy. Where this course has not been taken, the results have been such as to establish beyond question the extreme importance — the vital necessity to anything like economy — of securing a sound and controlling public opinion at the outset. The park of Detroit (seven hundred acres in extent) is a case of this kind. During all of last summer, work upon it was wholly suspended because a majority of the City Council, and a majority of the Park Commissioners whom a previous City Council had appointed, were not quite of one mind on a question of police regulations, which might have been decided either way without the slightest effect upon any permanent interest of the city in the park. The Council refused to make any appropriation without a pledge from the Commissioners that they would take action contrary to the judgment of a majority of their Board. Consequently the plant of the work lies idle for an entire year, the organization and discipline of the force is lost, the constructions that were in progress are wasting, and the ground is used by the public in a way sure to breed customs and expectations much to be regretted. That a similar catastrophe is not impossible in Boston is fairly to be inferred from an occurrence of the last summer. The Park Commissioners prepared a drawing and numerous cross-sections showing the necessity before any other work could be proceeded with at all economically upon the site for Wood Island Park, of building a bridge by which it would be made accessible, and of doing a large amount of rough grading. For this preliminary work they advised that an outlay should be authorized, to be made during the present fiscal year, of \$25,000. The result was an appropriation of \$5,000, with the condition that it should all be applied to planting. As no planting was practicable without an abandonment of the plan, the appropriation was unavailable.

A liability to such occurrences is oppressively costly in its effects on the management of the work, even when it does not actually result, as it sometimes does,

III.

THE EARNINGS OF A PARK TO A CITY ACCRUE LARGELY THROUGH THE LESS CONSPICUOUS USE OF IT, AND, IF IT IS SUITABLY PLANNED AND MANAGED, THROUGH THE USE OF THE LESS CONSPICUOUS PARTS OF IT.

THERE are two ways of estimating the earnings of a park. There is no doubt that the sixteen millions of dollars which Central Park has cost New York have been returned through the profit that has accrued from the attractiveness of the city as a place of residence for men of means. All classes of the people benefit by the wealth thus brought to and held in the city, and it is generally considered by its financiers that simply through the increased value of real estate which has thus occurred, taxes are lighter than they would have been but for the park.

This is one way in which the value of the park is seen. The other is that which has been already indicated in pointing out the use of it that the leading capitalists of the city have been taught by experience to make, as a means of preserving

in compelling purposes to be adopted of weak, narrow, trivial, short-sighted, and time-serving character for those of more important lasting consequence.

F. L. O.

As the value of everything else to be contemplated in the plan of a park must be forever dependent on the condition of its trees, and as, while every tree of a park may go on improving for a certain period, it must also in time fall into decay and eventually disappear, it may be questioned if a limit is not thus fixed to the alleged advancing value of a well-directed park work.

The answer is that the trees of a park must be expected to decay and disappear one by one, and never, under decently economical management, in such numbers at any time as to materially affect the general aspect of the park, a main condition of good management being that it shall secure the little care necessary to provide a sufficient succession of nurslings (generally through a selection of those self-sown) and thinnings for the purpose. The plan of many parks in Europe, originally private, has remained unchanged for centuries, and they have never hitherto been more finely timbered, never as useful as they are now.

F. L. O.

their faculties in high working condition, — the value in health, vigor, and earning capacity, and in capacity to enjoy results of earnings, which is gained through the use of it. This value is not traceable in such form that it can be entered on the ledger and totalled up in annual statements. In estimating it, every man is, almost irresistibly, overmuch affected by his personal experiences. In ordinary social conference about what is desirable in a park, such a personal point of view sometimes becomes ludicrously apparent.

A gentleman much before the public, and who had taken an active part in urging publicly and privately certain measures of alleged improvement in a park, but who probably had never entered it on foot or seen any part of it not visible from the drives and rides, once asked in passing through it, "What is this pleasant odor?" "It is from the bloom of the locust; we are passing between two groups of it." "I see. Beautiful bloom! beautiful foliage! Why should not that tree be planted more? Why not everywhere? Why should not the park roads be lined with it? Then this delightful scent would be constant, and the beauty also. Why not have the best everywhere?" The answer was, "The tree is not long in bloom, and after midsummer droughts we have few trees less beautiful; where its foliage predominates, as in some parts of New Jersey, it makes the landscape really sad." "That's of no consequence," was the rejoinder, "for nobody wants to see the park in midsummer."

This, while said thoughtlessly, manifested an habitual mode of thought. The man was neither thoughtless nor heartless. Yet the truth is, that the most important purpose of a park, and that through its adaptation to which its largest earnings should be expected, is at the season of the year when the fewest visitors come to it in carriages, when all citizens who can, have gone to the country, and that it lies in conditions, qualities, appliances, and modes of superintendence of which many citizens and most strangers know hardly anything.

To understand this, let the imagination be gradually brought from the consideration of the general, mixed body of park

visitors to the particular point of view of a distinct type. For this purpose let that part of the people be thought of, first, who are able to save enough from daily wages to be distinctly removed from penury, but whose accumulation is too small to relieve them from an anxious and narrowly dogged habit of mind and a strong incitement to persistent toilsome industry. Let it be considered that, setting aside the more floating and transient, and the useless and harmful sections, men of this class, and those who are dependent upon them, form much the larger part in numbers of a city's population. For every storekeeper or head of a shop there are several clerks and workmen. Let it be considered also that those who shortly in the future are to lead in the affairs of the city, are to-day of this class, and are acquiring the aptitudes which are chiefly to determine the strength and character of the city in the early future. Then let it be further considered that more than half the battle for the city's future prosperity lies, in fact, with the matronly element—the housekeeping women—of this class. Let the plan of the park then be regarded, for a moment, from the point of view of this subdivision of those who are to be its owners.

As a rule such women are compelled to live closely, in confined spaces, with a more monotonous round of occupations and more subject to an unpleasant clatter than is wholesome for them or for those whom they are bringing into the world and training. Many are constrained to give themselves up so to live even more confinedly than is necessary, from having a morbid sense of housekeeping necessities, bred by their confined life. In the nervous fatigue that comes upon them, it is easier to go with the current of habit than to make the exertion necessary to find and secure opportunities of relief and refreshment. The misfortune of the housekeeper in this respect, tells day by day, as long as she lives, upon every member of the family, from the master to the infant; its most important result being, perhaps, that of a disliberal educative tendency, a narrowing, stinting, materialistic, and over-prosaic educative tendency, affecting so many of the city's heirs as may be subject to it.

Suppose that women of this condition could be largely induced to so far break out of their confining habits as, during the season when the schools are closed, to frequently spend part of a day with their children in a place secluded from all the ordinary conditions of the town; a place of simple, tranquillizing, rural scenery, taking their needle-work, and the principal means of a simple out-of-doors repast. Suppose that after work-hours the master of the family and the older daughters, who have been all day in a shop, should join the party, and all should have their supper in the open air, under a canopy of foliage. Suppose that once a week, during the hot weather, a half-holiday should be taken, to provide for which in the regulation of shops is a rapidly growing custom; that parties of friends should be made up to visit and picnic together in the park; what is likely to be the value in the long run of provisions adapted to encourage such practices? The possibility of a general custom of this sort, and the value of it, is a question of how the park is laid out, how it is nursed to grow, and of how it is superintended, and by suitable service made convenient and attractive to such use. The character and habits, then, of these women may with profit be a little further considered.

Not uncommonly those the confinement and monotony and clatter and petty detailed worry of whose lives it would be most profitable for the city to have somewhat broken up are modest, retiring, often shy, of timid disposition, and of nervous temperament, a little thing leading them to painful and wearing excitement and loss of presence of mind.

The idea which many would thoughtlessly be satisfied to see realized in a public park would make it a place to which, coming by street-cars with a number of children, some of them marriageable girls, the mother's day would be one of greater toil, anxiety, irritation, and worry than she would have had at home.

It is an important test of the value of a park that it should be found of such a character, so finished and provided with such service, that a woman under these circumstances would

always find a visit to it economical, restful, tranquillizing, and refreshing for herself and her household.

Such a preparation and management of a park as will make it tolerably satisfactory with reference to this standard will only make it more than tolerably satisfactory to the more robust and less burdened part of the population.

But even a little greater refinement than is thus called for may profitably be aimed at, as will now be shown.

IV.

THE ADAPTATION OF THE PARK TO THE USE OF INVALIDS.

A HIGHLY important part of the business of a park is that of arresting the progress of disease, hastening recovery, and conservating the strength of the weak and the infirm of a city.

It is a common practice with physicians to order patients to be sent to the country. The necessity for doing so is commonly called a necessity for change of air and scene. The importance of the practice is indicated by the fact that the Massachusetts General Hospital Corporation maintains an establishment in the midst of rural scenery, near the Waverly Oaks, expressly for the purpose of hastening and confirming the convalescence of patients first cared for at its general city establishment. It is economical to do so. But it is impracticable to send the vast majority of those who in private practice come under the care of physicians, to be domiciled out of town; nor, in the majority of cases, were it practicable, would it be best to remove them wholly from the comforts of home and the attentions of friends.

There are two conditions on which a visit under favorable circumstances to a suitably equipped park may be very useful. One is where it is a question whether a person is going to be able to throw off a little depression, or must let it be the beginning of a serious illness; the other, at a stage of convalescence when a brief change from the air and scene of a sick-room, a little easy exercise and a little variation from home diet may

greatly hasten a return to a healthy working condition. To make such use of the park as is desirable in either of these cases, a visit to it should not be costly or troublesome or attended with needless worry or apprehension of rude encounters. In several cities what is thus desirable is now in a good degree realized. A weary woman, broken down by watching and anxiety, with a weakly child recovering from the debilitation of summer complaint, may be put by friends on a street-car in a distant part of the city, and be taken to the gate of the park for five cents; may then be assisted by a person appointed for the duty into a low-hung, topped carriage and be driven two or three miles through rural scenery at a cost of ten cents; may be set down to rest and saunter at a pleasant rambling place with seats and drinking fountains scattered along its walks; may find, near by, a house with a woman whose business it is to meet the common necessities of an invalid, without charge, and at which a glass of milk, a cup of tea, or of hot beef broth, or a boiled egg may be had at a cost of five cents, the wholesome quality of these things being assured. She may then return by the carriage and street-car, at a further cost of fifteen cents. The entire outlay of the day thirty-five cents. The city supplies the buildings and the roads and walks and rural scenery, and bargains with contractors for the rest, the contractors finding a profit on the whole transaction.

Let not this statement pass for a romantic fancy. Just that thing has been done many thousand times, and year after year, and in several cities. Charitable societies make contracts under which carriages take poor invalids from and return them to their own doors without charge, but this is another matter. What has been described is no more a matter of charity than the bringing of water and the carrying away of garbage by the city for the same people. Every man whose wife or mother or daughter benefits by it, has the satisfaction of knowing that he is one of the owners of the park, and that he pays from his earnings the full commercial value for the service of the street-car, the carriage, the gardener, the keeper, and the purveyor.

A park on a suitable site, discreetly prepared, and arranged

with reference to the class of considerations that have been suggested, will, simply through the increased savings and increased earning capacity of the industrial masses of a city, make a profitable return for its cost. Yet, in the progress of every large park undertaking, much public discussion occurs with reference to it, in which this element of value and that of the domestic use of it by people of small means are entirely overlooked.

V.

THE VALUE OF A RURAL PARK TO THE PARTS OF A CITY MORE DISTANT FROM IT.

THAT a well prepared and arranged rural park adds greatly to the value of real estate in its neighborhood is well known. It may be questioned if the gain at one point is not balanced by loss at another. But in all growing towns which have a rural park evidence appears that, on the whole, it is not. With a good route of approach, such as was provided by the Champs Elysées and the Avenue du Bois de Boulogne in Paris, Unter den Linden in Berlin, the Parkways in Chicago, and such as will be supplied by Columbia Street, Humboldt Avenue, and the Riverdale Parkway from Back Bay, in Boston, people who ride or drive do not object to a lengthened passage between their residences and a park. As to others, the mass, even of habitual users, do not use a rural park daily, but at intervals, mostly on holidays and Saturdays, birthdays, and other special occasions. How much less than is apt to be considered, in the early stages of a park undertaking, such use of a park is affected by its being at the far side of a town, has been shown in Brooklyn.

When the rural park of Brooklyn was determined on, the people of a part of that city, the most remote from the site taken, pleading their distance from it and the difficulties of communication with it, were able to obtain a special exemption from the taxation that it would enforce. They had local advantages for recreation, and would never, it was thought, want to

cross the town to be better provided in that respect at its opposite side. Nevertheless, long before the plan of the park had been fully carried out, the people of this very district began to resort to it in such numbers that two lines of street cars were established, and on holidays these are now found insufficient, to meet their demand.

There is no doubt that the health, strength, and earning capacity of these people is increased by the park; that the value of life in their quarter of the town is increased; that the intrinsic value, as well as the market rating, of its real estate is increased.

The larger part of the people to whom the Brooklyn Park has thus proved unexpectedly helpful are the very best sort of frugal and thrifty working-men, their wives, and their children.

Every successful park (for there are rural parks so badly managed that they cannot be called successful) draws visitors from a distance much greater than its projectors had supposed that it would. It is common for people living out of New York, anywhere within a hundred miles, to visit its park in pleasure parties on all manner of festive occasions. In Paris, the celebration of weddings by the excursion of an invited party to a park and an entertainment in it, is so common with people of moderate means that the writer has seen ten companies of marriage guests in the Bois de Boulogne in a single day.

VI.

THE BEARING OF THE DIFFICULTIES THAT HAVE BEEN REVIEWED UPON THE MAIN END OF THESE NOTES.

FIRST, the chief end of a large park is an effect on the human organism by an action of what it presents to view, which action, like that of music, is of a kind that goes back of thought, and cannot be fully given the form of words.*

* "It gives an appetite, a feeling, and a love that have no need of a remoter charm by thought supplied." — Wordsworth, with reference to rural scenery. "It would be difficult to conceive a scene less dependent on any other interest than that of its own secluded and serious beauty. . . . *the first utterance of those mighty mountain symphonies.*" — RUSKIN.

Excellence in the elaboration and carrying out of a plan of work of this kind will be largely dependent on the degree in which those having to do with it are impressed with the importance of the intangible end of providing the refreshment of rural scenery, believe in it, and are sympathetic with the spirit of the design for attaining it. Now, it has happened that Mayors, Members of City Councils, Commissioners, Superintendents, Gardeners, Architects, and Engineers, having to do with a park work, have not only been wanting in this respect, but have been known to imagine that it would be pleasing to the public that they should hold up to ridicule any purpose in a park work not of a class to be popularly defined as strictly and definitely utilitarian and "practical," and should seek to eliminate from it all refinement of motive as childish, unbusiness-like, pottering, and wasteful. In the history of the park of New York, three gentlemen of wealth, education, and of eminent political position, two of them Commissioners of the park, have used the word landscape to define that which they desired should be avoided and overcome on the park. One of them, and a man of good social position, a patron of landscape arts for the walls of private houses, said in a debate in regard to the removal of certain trees: "The park is no place for art, no place for landscape effects; it is a place in which to get exercise, and take the air. Trees are wanted to shade the roads and walks, and turf is wanted because without it the ground would be glaring and fatiguing to the eye; nothing more, nothing else." He believed that in saying this he was expressing the public opinion of the city, and at the time it was not as certain as it has since come to be that he was not.

Second, spaciousness is of the essence of a park. Franklin Park is to take the best part of a mile square of land out of the space otherwise available for the further building of the city of Boston. There are countless things to be desired for the people of a city, an important element of the cost of providing which is ground space. It is the consequent crowded condition of a city that makes the sight of merely uncrowded ground in a park the relief and refreshment to the mind that

it is. The first condition of a good park, therefore, is that from the start a limited number of leading ends shall be fixed upon, to serve which as well as possible *will compel opportunity for serving others on the space allotted to it to be excluded*. The desirability of opportunity for using it for some of the ends thus set aside will be constant, and in a great city there will always be not only thousands in whose minds some one of them will be of more distinct and realizable importance than those that have been provided for in the plan of the ground, and who will be moved to undervalue, relatively to them, that which has been done and been reserved for the accepted purposes; but many thousands more who will fail to see that the introduction of appliances for promoting new purposes is going to lessen the value of the ground for its primary purposes. Where a strong and definite personal interest is taken, even by a few persons, in any purpose that is indirectly and furtively at issue with a purpose of comparatively indefinite general interest to a community, the only permanent security for the efficient sustenance of the larger purpose lies in a strong conviction of its importance pervading the community.

Such a conviction cannot be expected to develop intuitively or spontaneously, at an early period of a large park undertaking, because the work will as yet be supplying little of immediate and direct pleasing interest to the public. On the contrary, the earlier work on a park site is apt to destroy, for the time being, much of whatever rural beauty it may possess. Such is the first result of operations in drainage, in road-grading, and in tillage, for example:—such the result of all operations for the improvement of woodlands. Even a new plantation, if well designed for future beauty, is apt at first to make an unpleasant impression; and, while the heavy work of park construction is going on, with much blasting of rocks, loaded carts occupying the roads and crossing the ground in all directions, and squads of workmen everywhere, the experience of visitors can hardly fail to be adverse to a right understanding of the aims of the work.

In the management of a large park it is then of the first

importance that the people to whom its managers are responsible should be asked and aided to acquaint themselves, otherwise than by observation on the ground, with the general plan upon which it is to be formed, to understand the leading ends and motives of this plan, the dependence of one part upon another, the subordination of the minor to the major motives, and to take an intelligent and liberal interest, and a well-grounded satisfaction, in its development through growth, as well as through the advance of constructive operations the results of which are to be of value only as they are fitted to serve as implements by which to obtain enjoyment of the results of growth.

“And this the more, because it is one of the appointed conditions of the labor of men, that, in proportion to the time between the seed-sowing and the harvest is the fullness of the fruit.”

“Let it not be for present delight, nor for present use alone; let it be such work as our descendants will thank us for, and let us think . . . that a time is to come when . . . men will say ‘*See! this our fathers did for us.*’”—SEVEN LAMPS.



PART FIFTH.

PART FIFTH.

THE PARK AS A DEPARTMENT OF EDUCATION.

THERE is yet one aspect of the scheme too important to be left wholly unconsidered in a review of the design. As a seat of learning and an "Academy," Boston is yet the most metropolitan of American cities. Others are gaining at many points with gratifying rapidity; but, on the whole, Boston is moving in a more simply evolutional and democratic way, taking ground less by forced marches and at isolated points in advance of her main line, consequently with a firmer footing. Her advantage in this respect is a good form of civic wealth. Any sterling addition to it is worth more to the reputation and commercial "good-will" of the city than an addition of the same cost to its shops, banks, hotels, street railroads, or newspapers. The Arboretum, with the library, cabinets, laboratory, correspondence, and records, of which it will be the nucleus, will not simply bring a certain excellent accession to the population of Boston; it will extend her fame, and will make in a measure tributary to her every man on the continent who wishes to pursue certain lines of study, and lines rapidly coming to be known as of great economic national importance.

The Park, if designed, formed, and conducted discreetly to that end, will be an important addition to the advantages possessed by the city in the Athenæum, in the Museum of Art, in the examples of art presented in some recent structures and

their embellishments, and in the societies and clubs through which students are brought into community with men of knowledge, broad views, and sound sentiment in art.

To see something of its value in this respect, imagine a ground as near the centre of exchange of the city as the Agassiz Museum or the Cambridge Observatory, in which, for years, care has been taken to cherish broad passages of scenery, formed by hills, dales, rocks, woods, and humbler growths natural to the circumstances, without effort to obtain effects in the least of a "*bric-à-brac*," "Jappy," or in any way exotic or highly seasoned quality.

What would be the value of such a piece of property as an adjunct of a school of art? The words of a great literary artist may suggest the answer:—

"You will never love art till you love what she mirrors better."

If we would cultivate art we must begin by cultivating a love of nature, and of nature not as seen in "collections" or in mantel-piece and flower-garden ornaments.

As to the value that a park may have in this respect, the use may be recalled that is made by the art students of Paris, with the doors of the Louvre always open to them, of the out-of-door gallery of Fontainebleau, thirty miles away. There are no rocks at Fontainebleau more instructive than those to be had in Franklin Park. The woods of Fontainebleau that have been the models of a thousand painted landscapes, being mostly of artificially planted trees, grown stiffly for the timber market, and not for natural beauty, are no more art-educative than woods that may be had on Franklin Park. And though the region to which the name Fontainebleau is applied is so much larger, it offers the student no better examples of landscape distance, intricacy, obscurity, and mystery than may be had in Franklin Park.

But the art aspect of the scheme cannot be fairly seen from the point of view of the school of the artist. The value of an artist in the economy of a city, is as one of many agencies for the exchange of services. The artist dies when the love of art and of what art mirrors is dead.

Would you have an art-loving people? Take them to nature, and to nature not as it is to be enjoyed in glass cabinets, or in rows of specimens, or in barbered and millinered displays, or as wrought into mosaics, embroideries and garden ribbons. Let them enjoy nature, rather, with as much of the atmosphere of scenery and on as large a scale as the walls of your school will allow.

The main difficulty of gaining such an addition to the Boston Academy is that which lies in the momentary impatient misunderstanding of the public, or of those who speak for the public, of a policy that does not propose to make a great show from year to year for the public money from year to year expended, and that does not look to making a splendid show at any time.

Such misunderstanding and such impatience is not likely to have a permanently and gravely disturbing effect on such a work as that of Back Bay, where the justifying end is to be reached wholly by engineering skill, and into which art enters only as a process of dressing, but it may easily be absolutely disastrous where this condition is reversed, as to any success in its justifying purpose it must be, in the undertaking of Franklin Park.

