

LANDSCAPE MASTER PLAN

ROBERT TREAT PAINE ESTATE

Waltham, Massachusetts

Prepared By:

Past Designs
53 High Street
Kennebunk, ME 04043
May 1, 1992

Revised, June 1, 1992

TABLE OF CONTENTS

	Page #
I. General Site Description & Context	1
II. Site Opportunities and Constraints	6
III. Master Plan Program	9
A. General Objectives	9
B. Renovation & Rehabilitation Objectives	10
C. Development Objectives	12
D. Approach	13
IV. The Master Plan	14
A. Historic Core	16
\ 1. Entrance Driveway	17
\ 2. Houseyard - East	24
3. Houseyard - West	28
4. Caretaker's Yard	32
\ 5. House Terrace	35
\ 6. South Lawn	39
7. West Field	42
B. Conservation/Utilitarian Zone	45
8. Woods	45
9. Storer Parking Lot	49
10. Carriage House/Greenhouse Parking Lot	52
V. Proposed Implementation of Master Plan	55
A. Phase I	57
B. Phase II	62
C. Phase III	67

I. General Site Description and Context

The Paine Estate, Stonehurst, represents an important example of the Country Place era in Waltham. Its building architecture represents a significant example of the work of Henry Hobson Richardson. Its landscape reflects the combined abilities of Frederick Law Olmsted, Robert Treat Paine, and Robert Treat Paine, Jr. As one of the only estates of this era in Waltham, and the only property of the period open to the public, the Paine Estate offers a unique opportunity for the public to understand and enjoy the architecture and landscape architectural trends of the Country Place Era within immediate access of the greater Boston metropolis. Coupled with the accessibility of the Lyman Estate (The Vale) and nearby Gore Place, the public has the opportunity to experience almost two hundred years of design tradition, from 1790 to 1950.

Since the City of Waltham assumed ownership of the estate in 1974, its primary concerns have been with the preservation of the building, and its conversion to a rental facility to finance property upkeep. The City now wishes to take advantage of the potential for use of the grounds at the Estate for both public recreational and private rental uses. The City recognizes the potential for greater use of the grounds at the estate within the restrictions of the property deed. This use, however, requires a program for preserving the historic integrity of the grounds and their association with the nationally-landmarked house in conjunction with an improved passive-recreational program for those areas outside the historic core.

The estate now consists of approximately 134 acres in the Town of Waltham, Massachusetts. The site is bordered on the north by the Waltham High School, on the east by platted, single-family residential neighborhoods, on the south by Beaver Street and a small group of single family houses, and on the west by residential condominiums, undeveloped privately-held land scheduled for development, private educational facility grounds, and single family housing.

The house and historic core of the grounds are located in the south-central portion of the property, buffered extensively on the west, east and north by the

descending slopes of the site's topography and secondary forest cover. The only view of bordering property use during any season can be obtained by walking the immediate boundary line. Because the revegetative growth in the wooded portions of the property are oak, maple and ash, the neighboring houses are more visible in the winter months than during the spring, summer and fall seasons. On the south, portions of the housing development known as "Gentleman's Way" can be viewed from the south terrace of the house, over the sloping, south lawn. This view, though not significantly detrimental to the appreciation of the house, could be screened with the introduction of border plantings along the edge of the south lawn and south boundary of the property.

Prior to the revegetation of the sloping hillsides of the estate, distant views south and west of the house overlooked the valley-like floodplains of greater Waltham, and its surrounding hillsides. Restoration of these viewsheds is not recommended at the present time, as the woodland serves as an important buffer between the estate and the developing twentieth century residential and commercial development nearby. In addition, the woodlands offer important noise buffers from the bustling nearby streets.

Approximately six acres of land surrounding the house define the historic core of the designed landscape. This historic core area can be subdivided into seven smaller zones, each with its own historic landscape design character. Historically, these areas included open, sloping lawns, scattered flower beds, naturalized tree and shrub plantings, tennis court, service yard, and driveway entrance. Due to recent minimal maintenance practices, the period plantings have been overtaken with seedling volunteers of poplar, poison ivy, briars, sumac, tall grass, and encroaching border growth. The small houseyards and the south terrace have received the most maintenance attention.

The main entrance to the estate by car is via a long, winding driveway which enters the property near the Beaver Street rotary. This driveway meanders up the hillside through secondary-growth woodlands and naturalized, late nineteenth century roadside

plantings. The house does not come into full view until the driveway turns the last curve, although glimpses of the house can be caught through the roadside vegetation, especially in the winter months when the deciduous trees are bare.

Near the house, the entrance drive splits into a broad, planted turn-around and two access roads to nearby parking areas on the site of former house and outbuilding lots.

Pedestrian paths, formerly the ca. 1925 bridle trail system on the estate, provide access to the property from the Waltham High School and the neighboring residential properties. Pedestrian access via these paths is to be encouraged in the future, though in some areas these paths are wide enough to encourage adventurous vehicles to try to access the property.

Use of the majority of the site is minimal. Private rental functions are scheduled for the house on an increasing basis. These functions are currently limited to use of the house, the house terrace, and the small open lawns east and west of the house. A small caretaker's yard northwest of the oldest section of the house, has been reserved for private use of the caretaker. Parking areas have been located away from the main house, but within easy walking distance. One parking lot is paved but unmarked; the other is an open, dirt area.

Casual use of the rest of the site by the general public is minimal. Some dumping of construction materials, leaves and other debris has been a problem due to this minimal use. A recent city-sponsored clean-up of the site was very successful and trails which had been accessible to vehicles have been blocked with large stones to prevent further dumping. Regular users of the site consist primarily of local, neighborhood residents. Some trail-bikes have been using the bridle paths for cross-country runs. Though noisy, their use has been minimal and not excessively destructive to the trail beds. Bird-watchers, dog-walkers, cross-country skiers and casual pedestrians can be seen on the trails, but usually no more than 1-2 per visit.

The house is oriented almost directly North-South, East-West, with the majority of the house and pleasure grounds facing south and west. The landform on the site is generally rolling hillside, with steeper slopes located along the edge of the west field and in portions of the wooded areas east and north of the house. The elevations on the property vary from 60 feet along Beaver Street to 220 feet on the knoll northeast of the main house. The house is located on a broad plateau which runs west of the knoll at an elevation of 170 feet.

Most of the site includes scattered areas of exposed ledge and bedrock, indicating shallow soils in these areas. Historically, the site supported limited orchards, rocky pastures, and woodlots, indicating a tendency toward untillable agricultural use. Open running streams or exposed water on the site is limited to small rivulets draining off of the highest point to the northwest and northeast. A small seasonal stream runs north of the house off to the northwest corner of the property where a spring-house is located. A patch of wet, boggy soil along the eastern border of the property may be the remains of a former cow pond or water-collecting site. Soils in this area continue to remain boggy and damp.


Wildlife on the Paine Estate exists primarily where habitat conditions are most amenable - at the edges of the open fields and in the woodlands. The primary wildlife population includes woodland birds and small animals such as squirrels, racoons, and rabbits.

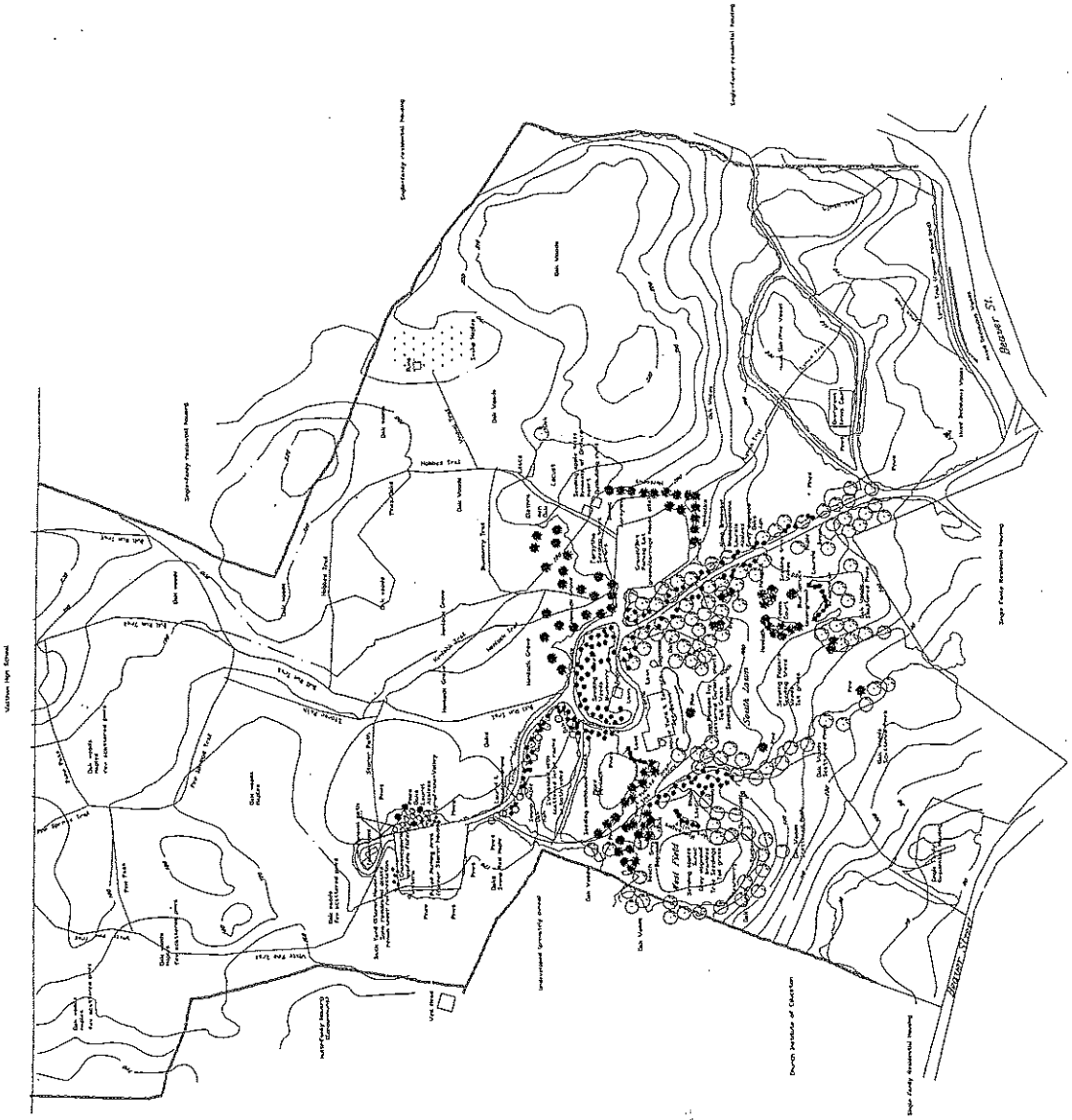
As a late nineteenth century Olmsted-influenced landscape, the Paine Estate was carefully laid out in a naturalistic composition of landform, structure and vegetation. A combination meant to be informal and highly visual. Distinct vistas, views, prospects, and perspectives were planned in the layout to intrigue the visitor and resident alike. In the twentieth century, the broad-brush painting effects of colorful flower gardens were overlaid on this naturalistic base to create sweeping views of color from the main house. These concepts are still evident, though increasingly

overgrown, at the estate today. Though the growth of wooded portions of the site has successfully buffered twentieth century intrusions, it has succeeded in masking some of the internal views and vistas which were important to the nineteenth and twentieth century design compositions of the property.

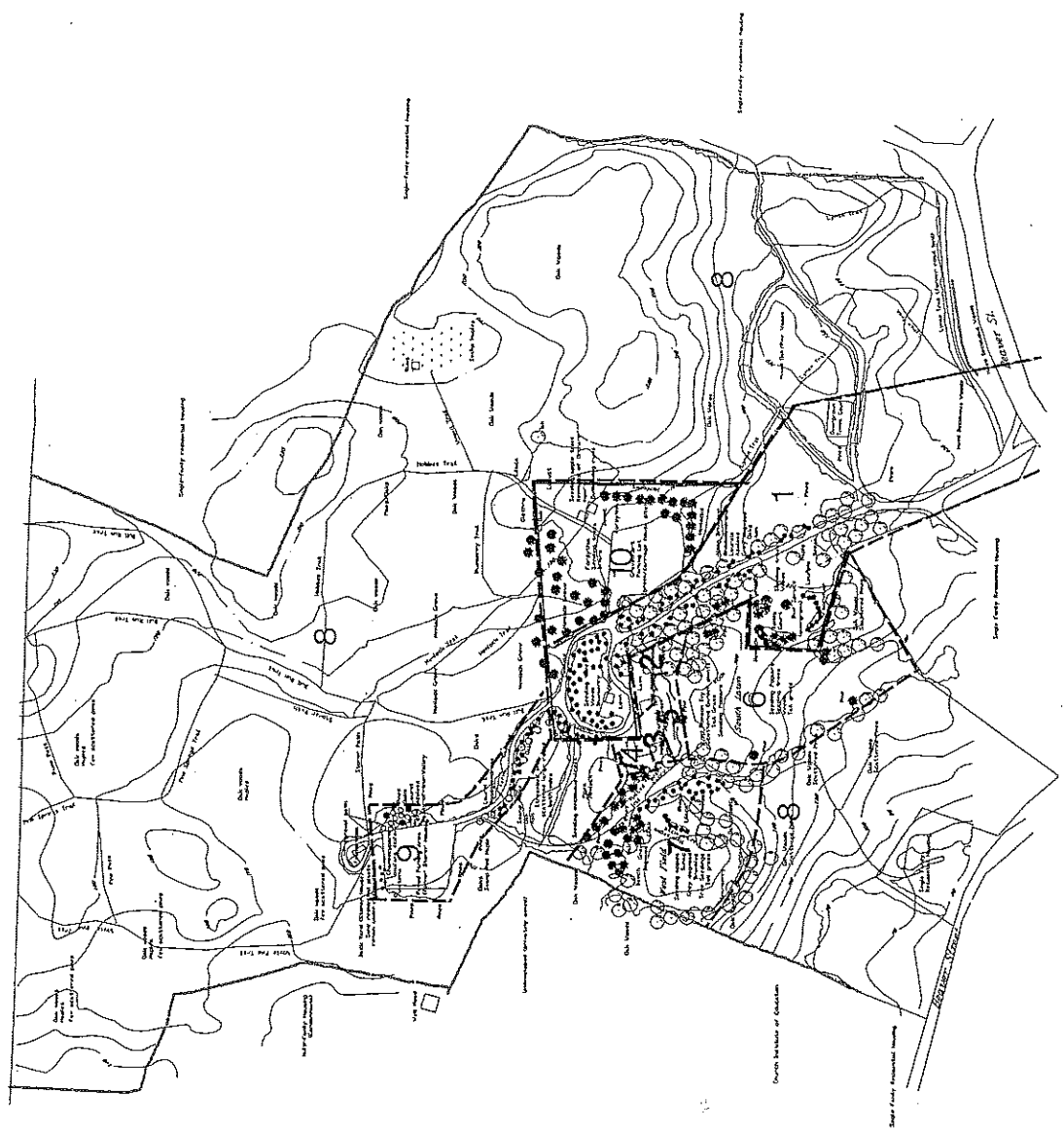
Name: Robert T. Paine Estate
 Existing Site Conditions
 Feb. 1981

By: FAST DESIGNS
 57 19th Street, Amherst, MA 01003
 (407) 825-2226


Scale: 
 Date: January 15, 1982



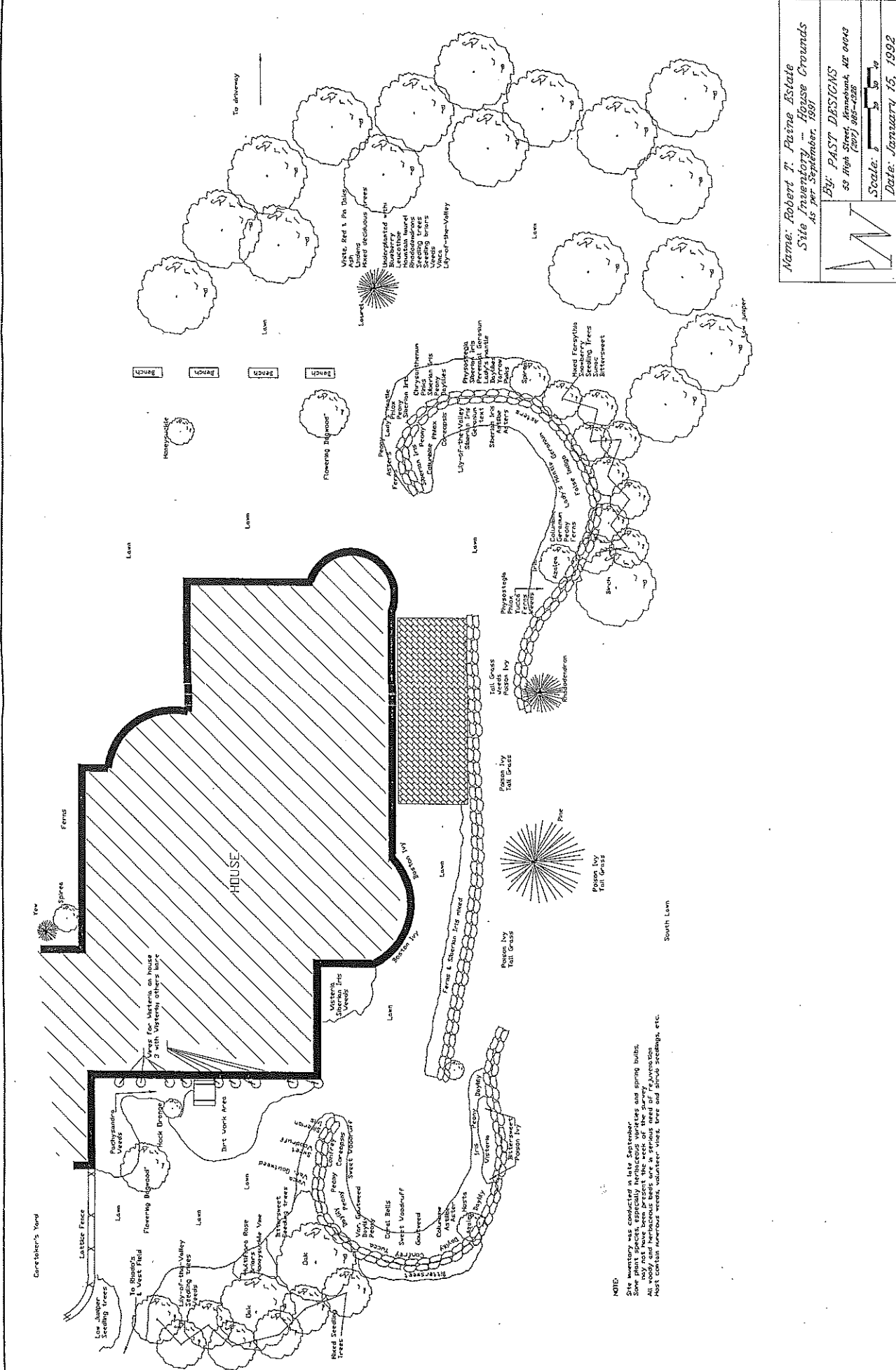
[For the purpose of this scan, full-size fold-outs have been moved to the document end as an appendix.]



ZONE KEY

Author: Robert T. Aime Etzle Existing Site Conditions Fall, 1991	
Proj: PAST DESTIGMS 47 1/2th Street, Minneapolis, MN 55404 (612) 995-4286	
	Scale: 1" = 100' Date: January 15, 1992

[For the purpose of this scan, full-size fold-outs have been moved to the document end as an appendix.]



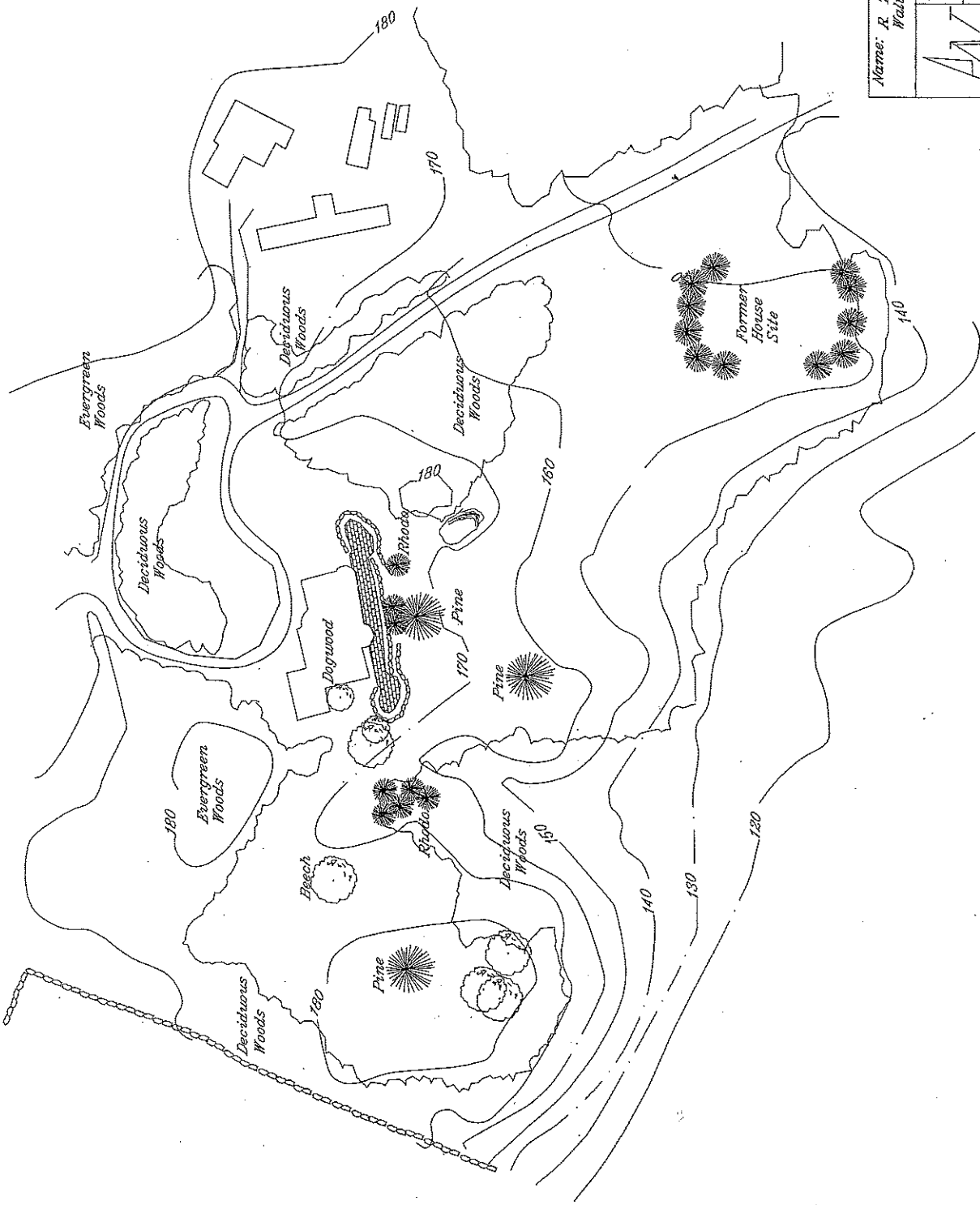
Name: Robert T. Pastine Estate
 Site Inventory - House Grounds
 As per September, 1991

By: PAST DESIGNS
 33 High Street, Annapolis, MD 07643
 (301) 985-1228

Scale: 1" = 10'
 Date: January 15, 1992

NOTE
 Site inventory was conducted in late September.
 Some plants are in bloom and some are dormant.
 Not every plant has been identified. Some are in serious need of pruning, etc.

[For the purpose of this scan, full-size fold-outs have been moved to the document end as an appendix.]



Name: R. T. Faine Estate, 1886-1910
 Waltham, Massachusetts

By: FAST DESIGNS
 60 High Street, Amherst, MA 01003
 (407) 688-4208

Scale: 5" = 100' 200'

Date: November 20, 1991



[For the purpose of this scan, full-size fold-outs have been moved to the document end as an appendix.]

II. Site Opportunities and Constraints

As a historic site, rental facility and public open space, the Paine estate offers a unique combination of opportunities for proposed use. A significant effort will be continued to safeguard and preserve the historic and conservation-related elements, vegetation, and site systems on the estate. Proposed new uses must fit into this effort, avoiding detrimental impact to site integrity.

The Historic Landscape Report which accompanies this master plan outlines the historic evolution of the landscape at the Paine Estate. The report outlines the overall history of the site and its specific landscape features, breaking its evolution into four significant periods of development. This report, combined with specific deed restrictions for use of the site, and two public hearings held with the Waltham Historic Commission and the Waltham Conservation Commission will shape the goals, assumptions and objectives for this master plan.

The deed for the property incorporated a series of significant restrictions for use of the site when it was accepted by the City of Waltham in 1974. These restrictions are enforceable by the Conservation Commission of the City of Waltham, and include the following:

1. No building, outdoor advertising display, mobile home, permanent utility pole in greater number than one or other temporary or permanent structure (other than a fence of a design acceptable to the Conservation Commission of the City of Waltham) shall be constructed, placed, or permitted to remain on the restricted parcel, provided that the City of Waltham may permit use of the parcel for any outdoor recreational activities including but not limited to the construction and maintenance of tennis courts and similar outdoor recreational facilities; provided further, however, that nothing herein shall be deemed to permit the construction of an arena, stadium or similar facility on the parcel.

2. Except as herein provided:

(a) No soil, loam, peat, gravel, sand, rock, or other mineral substance, and no ash, refuse, trash, vehicle bodies or parts, rubbish, debris, building rubble, junk, waste or other non-earth material shall be placed, parked, stored, or dumped on the restricted parcel.

(b) No loam, peat, gravel, sand, rock or other natural deposit shall be excavated or removed from said parcel.

(c) No trees, grasses, or other vegetation shall be cut or removed or otherwise destroyed.

(d) No water shall be permitted to run off from paved areas in, near, or bordering the restricted area in such manner as would cause erosion and gullying.

3. The foregoing restrictions are authorized by General Laws Chapter 184, Section 31-33, for the purpose of maintaining said parcel predominantly in a naturally scenic, green, and open condition forever in order to protect the natural and watershed resources of said City. The restriction shall be administered by the Conservation Commission of said City, established under General Laws, Chapter 40, Section 8C.

4. The conservation restriction hereby conveyed grants any right to enter and use said parcel which is deemed by the Conservation Commission to be consistent with the purpose of maintaining a natural area of woodland within the City of Waltham and other permitted uses.

5. Notwithstanding the foregoing, the City of Waltham by its Conservation Commission or the designees of such Commission shall have the right to plant, selectively cut or prune trees, brush or other vegetation; to implement disease prevention measures; and to maintain in perpetuity a substantial belt of tree, vine and shrub vegetation within and along the whole length and width of the area restricted.

The combination of these deed restrictions and the interest in preserving the features within the historic core of the property will shape the master plan program for the Paine Estate to enhance its future use and enjoyment by the citizens of Waltham.

Public meetings with the Waltham Historic Commission and the Waltham Conservation Commission showed a strong desire to stop deterioration of the site's integrity and to develop a gradual program of restoration or rehabilitation which could be achieved with minimal expense, using primarily volunteer labor augmented by limited, city services. As the rental uses of the property increase, funds may become available to hire a grounds superintendent for the site. Both Commissions hope for increased public use of the house and grounds, but hoped to guide this use to enhance and not damage the property's integrity.

The need for a qualified grounds superintendent cannot be over-emphasized. Little, effective, long-term programming for the grounds at the Paine Estate can hope to be accomplished without a qualified staff member overseeing site improvements and seeking funding for larger projects. All volunteer efforts need to be coordinated by an employee with a long term commitment to the property. Grant writing, seeking in-kind and monetary donations to the grounds, and other funding methods need to be explored if the grounds are ever to realize their full potential. This cannot occur under the current staffing situation.

A potential grounds superintendent might be attracted to the property if offered a combined package of salary, benefits, and living quarters. The use of the house ell for housing a grounds supervisor/caretaker should be encouraged. Since the need for a caretaker is already accepted, it is suggested that this individual have the appropriate grounds experience required to manage the rehabilitation of the Paine Estate landscape.

Few, if any, of the enclosed recommendations can be achieved without the employment of this individual.

III. Master Plan Program

A. General Objectives

The main purpose of the Master Plan for the Paine Estate is the long-term guidance for improvement of the estate landscape, including its adaptation for better public use, improved income generation, and expanded use by the City of Waltham. The long-term goals of the City and its Conservation and Historic Commissions can best be achieved through a comprehensive, well-organized approach. Balancing the many requirements and constraints uniquely identified with this Estate will lead ultimately to solutions best suited to the property.

The character of the estate, both historic, environmental, and functional, have been identified in the preceding pages of this plan and in the Historic Landscape Report which accompanies this document. The main objectives for this master plan have been developed in conjunction with the Waltham Historic Commission and the Waltham Conservation Commission. These requirements are:

1. Stabilization of the historic core landscape features, preservation and interpretation of these features for both educational and aesthetic enhancement of the site experience.
2. A program for the landscape which incorporates and protects those elements which remain from the Robert Treat Paine and Robert Treat Paine Jr. periods while accommodating use of the site as a public facility in accordance with the deed restrictions.
3. Encouraged public use of the grounds for passive recreation such as strolling, picnicing, cross country skiing, horseback riding, hiking.
4. Encouraged use of the house and immediate house yards for rental functions including the enhanced appearance of the historic core grounds as a setting for the house and its potential functions.

E. Renovation and Rehabilitation Objectives

One primary goal of the Master Plan is to identify the tasks required to renovate the historic Estate landscape. This renovation includes stopping further deterioration of site features, including plant materials, views, vistas, structural landscape elements, circulation systems, spatial and experiential aspects of the landscape.

It was agreed with the Historic Commission that any proposed renovation and rehabilitation program which is developed will first aim to stabilize the existing site features and historic plantings at the site, stopping further deterioration of the Estate landscape. Second, this program will allow for the potential restoration of site features and plantings which were present during the Robert Treat Paine or Robert Treat Paine Jr. periods. In areas, such as the south terrace, which had potentially different design elements during each of these periods, this proposed plan restores those elements which have the best documentation for one of these periods. Other areas can be renovated to incorporate the layered design philosophy of the two family eras with little conflict.

The main objectives for this aspect of the master plan are as follows:

1. Phased schedule for the renovation and improvement of all landscape planting in the historic core areas of the estate, including special garden plantings and borders which have deteriorated over time.
2. Renovation and improvement of visual attributes within the designed landscape, including vistas, prospects and forced perspectives.
3. Renovation, improvement or introduction of buffer and screening plantings to eliminate the contextual presence of off-site uses which impact the estate.

4. Renovation of existing site circulation systems to enhance the opportunity for the visitor to more easily interact with the landscape, both visually and physically.
5. Identify restoration requirements for historic site landscape structures such as the terrace walls, bird houses, garden shelters, etc.
6. Identify and investigate those archaeologically sensitive areas identified in the consultants report (see appendix). Develop a program for protection of these resources during landscape rehabilitation and development.
7. Accommodate outdoor function, parking and catering needs within the historic core based on those options most compatible with the historic design and plantings.

Details for each of these main categories are contained in the solutions sections of Chapter IV. Priority should be given to the hiring of a qualified grounds superintendent to oversee this program. Once this has been accomplished, then the renovation of the landscape should be undertaken according to the following priorities:

- A. Restore the spatial organization to the site by opening views and vistas within the historic core. This includes the restoration of the south lawn and west field.
- B. Protect the existing historic plantings from further deterioration by cutting all seedling trees and other weeds from planted borders and beds. Prune all trees and shrubs as required to improve vigor.
- C. Work on those areas most visible from the house and entrance driveway in concentric circles toward the property boundaries. This ensures that early efforts are visible and quickly recognized, providing momentum for the less visible but equally important portions of the site.

C. Development Objectives

The second primary goal of the Master Plan is to identify the requirements for future new use and development at the estate, encouraging increased use of both the rental facilities and general grounds.

The main objectives for this aspect of the Master Plan have been identified as follows:

1. Improvement of existing parking facilities to accommodate both the casual visitor and the function attendee.
2. Improvement of trail systems for fire safety, pedestrian use, horseback and carriage access.
3. Increased protection of all areas from vandalism, including dumping of debris.
4. A signage program for parking, interpretation, trail use, function facility demands, and instructions/rules.
5. Handicapped access and service area improvements to the house, historic core grounds, and woodland trails.
6. Installation of proposed fire pond, irrigation system, or other water features to improve fire protection in all areas of the landscape.
7. Install a picnic area, suggested trail routes, renovated tennis courts and other potential passive and active recreational usage needs as allowed by the deed restrictions.

D. Approach

This master plan analyzes and integrates the goals outlined for the historic renovation and new use of the site. Wherever possible, this plan seeks to provide for future demands on the site in a manner which is compatible with the historic uses, designs, and planting philosophies of the Paine family, and the floral and faunal conservation concerns of the deed and the Waltham Conservation Commission.

The Historic Landscape Report documents the known historic use and design of the Paine estate landscape. A Massachusetts Historic Commission consultant's report identifies those areas of the site most archaeologically sensitive (see appendix). Plans for future use of the estate were defined in public meetings held with the Waltham Historic Commission and the Waltham Conservation Commission in March, 1992. This master plan combines the past and future concerns of these exercises into a proposed plan which is sensitive to the historic integrity, the deed restrictions, and the physical fabric of the site.

Developed according to the directions provided by the two Waltham Commissions, this master plan is primarily a plan for rejuvenation and rehabilitation of the grounds rather than a master plan for period restoration. It was the strong desire of the Commissions that the master plan present a means of halting deterioration to the grounds. This plan, therefore, addresses the needs of rejuvenating existing historic plantings, eliminating volunteer trees, shrub and herbaceous weeds, and stabilizing the landscape as a cumulative evolution of change. Within each identified zone, priorities have been established for implementation of this plan. Those areas most visible from the house and the entrance driveway should receive top priority, working to the less-visible portions of the site as funding permits.

This master plan suggests improvements to the site which would encourage safe, pleasurable experiences on the grounds for the general public as well as the function attendee. It defines areas in which landscape clean-up can make a significant contribution to this effort. The plan offers a means for work to be undertaken in an effective, but low-cost manner. However, the City of Waltham must realize that for any significant long-term changes to take place on the Paine estate landscape, some budgetary and staffing commitments will be required. Without these commitments, the maintenance of the site will ebb and flow with the desires and demands of each Commission and volunteer organization involved at the site.

IV. The Master Plan

The overall master plan for the Paine Estate shows the potential for restoration and new development within the estate. This plan seeks to preserve the essential character of the estate while providing for upgrading of the site and its facilities.

The plan identifies a historic core area, within which the proposed landscape treatments seek to renovate or restore lost landscape vistas, plantings and features. Within this historic core, use of the house as a function facility has placed demands on the landscape such as handicapped accessibility, catering needs, outdoor function spaces, etc. which create new demand on the historic fabric of the landscape.

Outside this historic core area, the plan seeks to accommodate increased public use of the site for passive and limited active recreation. The areas which fall outside the historic core are recognized as being historically significant. However, these areas in general represent primarily the culturally-developed landscape rather than the intentionally-designed landscape of the estate. As these areas gradually made the transition from agricultural use to secondary growth forest, the use and design of these woodlands were less intentionally designed than the planned views, vistas, plantings and effects created with the historic core areas.

The stone walls, overgrown fields, trail systems, archaeological sites, etc represent a significant historic landscape contribution to the overall character of the Paine estate. Therefore, the design of new uses outside the historic core area have been created in a manner sensitive to the historic and conservation concerns of the City of Waltham. In all cases, an effort has been made to incorporate proposed uses into the historic integrity of the site, including its existing trail system, tennis facilities, woodlands, and parking areas.

The plan seeks to define and separate rental function use of the landscape from the casual public visitor without giving more importance to one category of use over another, and without creating physical barriers to distinctly separate one use from the other. This plan does recognize, however, that the wedding guest has a separate demand for the landscape from that of the family hiker and picnic-er.

Through the accompanying maps, this master plan seeks to define renovations and improvements at the Paine estate which address the goals and objectives outlined in Chapter III.

In defining the level of priorities which must be addressed on the site at the start, it is suggested that the each zone be addressed in the following order:

1. The Entrance Driveway
6. The South Lawn
7. The West Field
5. The Terraces
9. Storer Parking Lot
10. Carriage House/Greenhouse Parking Lot
2. Houseyard-East
3. Houseyard-West
8. Woods
4. Caretaker's Yard

Though some work may be done on different areas simultaneously this list has been developed based on extent of deterioration, visibility/use by all visitors to the site, and potential for greatest return (monetarily or in-kind).

A. The Historic Core

The historic core, or intentionally-designed landscape at the Paine Estate is defined as the approximately 6 acres which surround the house and driveway approach. This area represents the acreage whose plantings, spatial arrangements, utilitarian and circulation systems were designed under the direction of Frederick Law Olmsted, Robert Treat Paine, and Robert Treat Paine Jr. It is the area most directly associated with the house, including its approach, glimpsed views, foreground, and views into the landscape from key house locations.

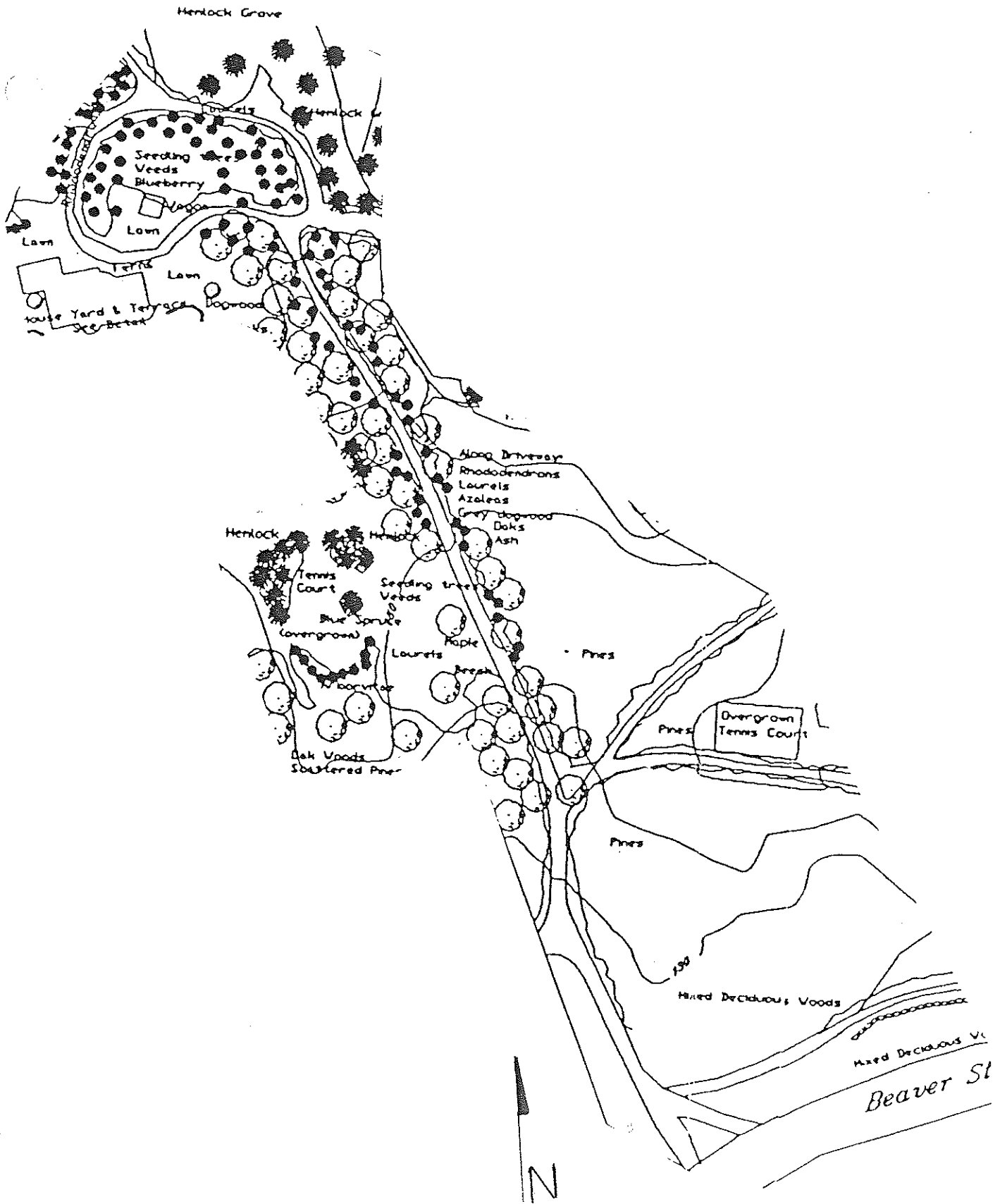
This area can be broken down further into seven individual areas, spatially defined yet unified to create the entire house setting. These areas are labelled in the Historic Landscape Report as:

1. The Entrance Driveway
2. Houseyard-East
3. Houseyard-West
4. Caretaker's Yard
5. Terraces
6. South Lawn
7. West Field

Each of these areas, individually defined, creates its own set of unique renovation needs, historic use and design criteria, and potential future use and design demands. Therefore, the master plan for the historic core has been broken into each of these categories.

Beyond the historic core, the majority of the property consists of secondary-growth woodlands, wildlife habitats, an extensive trail system, and two parking areas. This area, though closely developed and related to the historic core, has evolved primarily as a cultural landscape rather than a heavily designed landscape. As such, this area represents both the utilitarian and conservation aspects of the estate. This area has been broken into three distinct individual areas, based primarily on their current use:

8. Woods
9. Storer Parking Lot
10. Carriage House/Greenhouse Parking Lot



ZONE 1: EXISTING

1. The Entrance Driveway

A. Current Conditions

This area incorporates the paved vehicular entrance driveway leading from Beaver Street to the Paine house, the driveway turnaround northeast of the house, and the naturalized tree, shrub and fern plantings which frame each side of the driveway at irregular widths along its entirety.

The driveway up to the former house site and carriage house/greenhouse lot probably existed as part of the design for the first Paine house. Its required extension and unifying planting design, developed at the time the house was moved, could be attributed to Frederick Law Olmsted Sr. The selection of plant materials used and the meandering curvilinear styling of the approach is very typical of Olmsted's design abilities. The intrigue created by catching only small glimpses of the main house prior to turning the last corner are typical of his design philosophy.

The few photographs which exist from the Robert Treat Paine Jr. period, and an analysis of the plantings which currently exist along the driveway would indicate that the design and planting plan for this feature did not change significantly in the twentieth century, with the possible exception of re-surfacing the driveway with asphalt.

B. Analysis

The driveway as it exists is not wide enough for two cars to easily pass. Small paved turn-offs have been designed along the length of the driveway to allow one car to pass another. The deciduous trees, rhododendrons, azaleas, ferns, leucothoe, and other historic plantings along the borders of the driveway are plagued in areas with seedling volunteer trees, briars, poison ivy, and other herbaceous and woody weeds.

At the top of the driveway approach the road branches into three directions: the one-way entrance and exit to the house turnaround and the access to the Carriage house/greenhouse parking lot. Better signage is needed in this area to better direct traffic. It is also at this location that the combined traffic for function and casual use can be split and separated.

The narrow qualities of the driveway enhance the residential qualities of the site. The integrity of the plantings on both sides of the driveway, though weed-ridden, remains excellent. Therefore it does not seem necessary at this time to recommend widening the driveway to accommodate two-way traffic until use of the site increases dramatically. When this occurs, it may be more desirable to create a one-way entrance road along this roadway and build a new one-way exit driveway in another portion of the property. This one-way system will continue the aesthetic appeal of the current driveway and its plantings, creating the feeling of coming to a private home. The development of a two-lane road along this roadbed will potentially create a public park/institutional appearance to the approach and will force the loss of a key intentional design effect of the historic landscape.

The narrow qualities of the existing driveway and its accompanying plantings do not accommodate the potential installation of a pedestrian walkway along the edge of the roadbed. Instead, when a pedestrian walkway is desired which leads up from Beaver Street, it should be removed from the driveway, perhaps through the edge of the woods, situated so as to not adversely affect the integrity of the historic plantings.

At present, Beaver Street is an extremely busy thoroughfare with no sidewalks to accommodate pedestrian access. Therefore, pedestrian access to the site should be encouraged through the woodlands via the existing trail system which leads most directly to the high school and the neighboring housing developments - those areas most likely to

require pedestrian access to the site. Future demands for a sidewalk along the present driveway route will only be required if 1) a bus stop is located at the base of the driveway or 2) an active collaborative program develops between the Paine Estate and the Lyman Estate across Beaver Street.

The remains of two early twentieth century tennis courts exist just off the lower driveway. The court used by the Paine family is located at the approximate location of the earlier house site; the other in the vicinity of the Arthur Lyman residence. Both of these courts had historically been clay courts, surrounded by tall wire fencing. The Paine family court was screened from view of the south lawn and the entrance driveway in the 1920's with evergreens. It may be desirable to reconstruct these two recreational features for public use. This practice would be in keeping with the historic integrity of the site, and could afford another recreational alternative for the citizens of Waltham.

To sensitively incorporate these facilities into the master plan however requires design considerations similar to those used during the court's active use period. That is, clay surfacing (or artificial surfacing which closely resembles clay), no lights for evening play, wire fencing and evergreen screening. Parking located near these courts specifically designated for court users may be desirable and could be located in the wooded area north of the Lyman court site without impacting the integrity of the driveway design.

C. Criteria for Future Use and Restoration

1. The entrance driveway is a critical visual setting for the estate and should be renovated to reflect the late 19th and 20th century character of the area.
2. The width of the driveway should be restricted to its current size. Increased use may necessitate the construction of an exit driveway through another portion of the estate which does not impact the design integrity of the historic core.
3. A pedestrian sidewalk, if required, should be located east of the existing driveway beyond the edge of the driveway boundary plantings. However, pedestrian access should first be encouraged along those trail beds which most closely connect with the neighborhoods and school - the source of most pedestrian users to the site.
4. Plantings along the edges of the driveway should be renovated to restore its historic character.
5. The two tennis courts should be rehabilitated for public use using historic materials and design considerations.

D. Proposed Treatment Plan:

The Master Plan calls for minimal treatment of this area, specifically:

- Remove diseased, dead or dying trees ✓
- Thin mature oak and ash trees to well-spaced healthy specimen trees (or clumps) ✓
- Thin young trees to avoid crowding; create spacing of approximately 8-12' between these trees ✓
- Eliminate roadside weed infestations (both woody and herbaceous) i.e. goldenrod, brambles, sumac, apple and poplar seedlings, etc. ✓
- Re-establish historic plantings in those areas which have experienced some loss of integrity with naturalized groupings of oak, ash, mountain laurel, azalea, rhododendron, grey dogwood, fern, leucothoe using similar planting patterns and practices as exist in other portions of the driveway ✓
- Maintain current plowing and roadbed maintenance practices ✓
- Restore two existing tennis courts by eliminating seedlings which have grown up in surface, reestablish historic clay surface using clay or synthetic material which closely resembles clay. x
- Reconstruct wire fence surrounding courts using size and materials standards of existing remnants x
- Restore evergreen plantings surrounding Paine family court on all sides by planting additional hemlock and arborvitae. x

- Provide small parking area for tennis court users in woods north of Lyman family court. Access this parking area via the former Lyman driveway roadbed. Situate parking area well off entrance driveway so as to fully screen from view. Surface lot and access driveway with gravel or asphalt. Provide signage at entrance road and at courts to direct visitors to parking and to courts.
- Provide directional signage at top of driveway to direct traffic i.e. "To House and Function Parking" and "To Recreational Parking"
- Define lawn area in turn-around as per historic photographs. Thatch, fertilize, lime and seed with sunny park mix.
- Rejuvenate all shrub and tree areas of turn-around as per instructions for driveway edge plantings.
- Post and mark handicapped parking spaces at house entrance. These spaces should be located at the northern end of the existing parking pull-off to accommodate passenger drop-off and pick-up next to door.
- Eliminate opportunity to pull off edge of driveway at west end of turn-around (by hydrant). Plant this space with rhododendrons, azaleas and mountain laurel to re-establish the edge as per the rest of the turn-around.
- Allow caterers to use pull-off area for loading/unloading of vehicles then enforce parking in larger parking areas. Eventually,

increased catering demands may require separate catering entrance and turn-off.

- Mark entrance to Storer lot for function parking. Consider possible valet parking for functions from front door drop-off to this lot.
- Establish planting bed along caretaker's yard to visually separate driveway entrance from private yard.

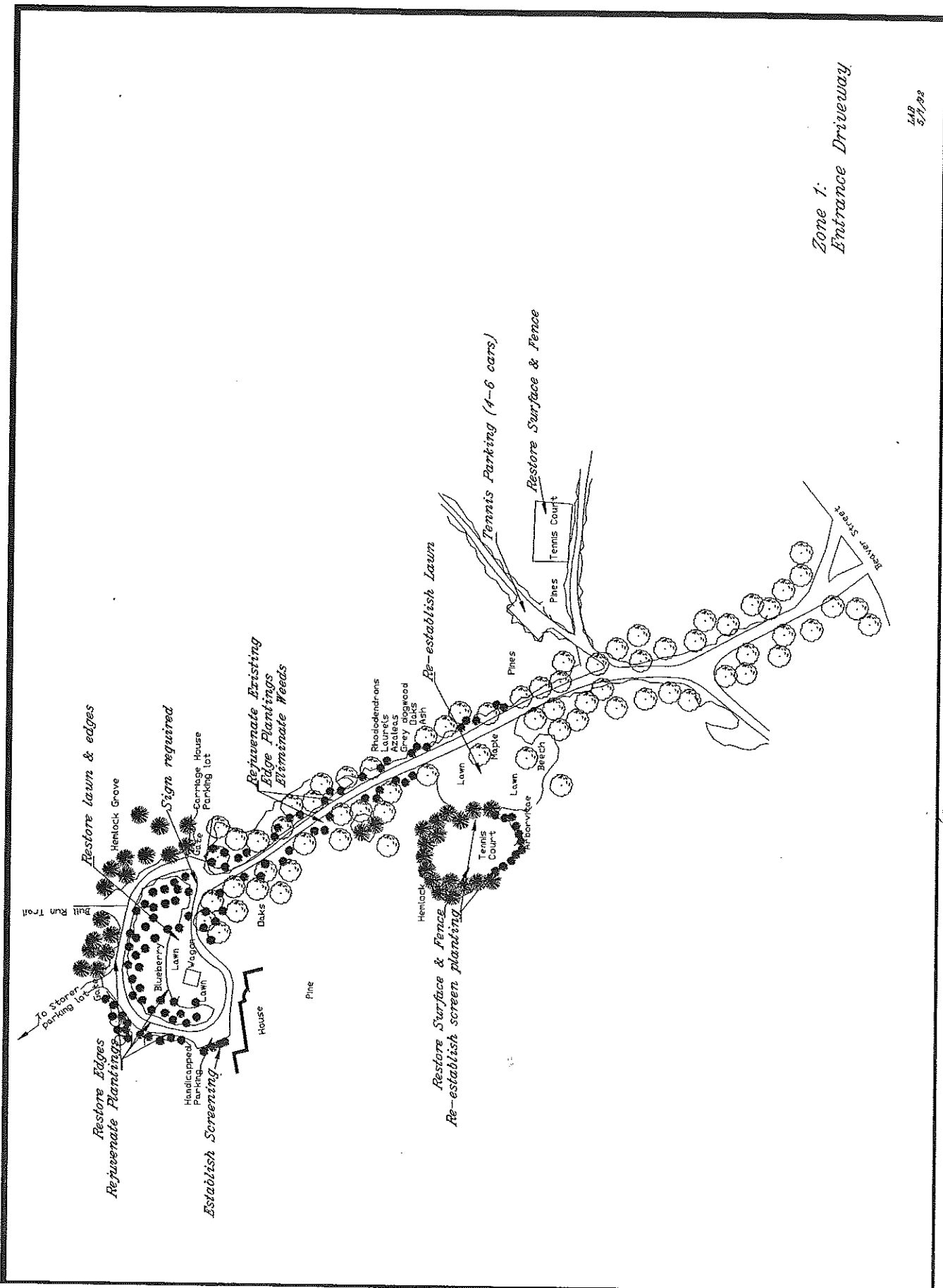
E. Archaeological Assessment - Zone 1

1. Archaeological Sensitivity

This zone contains two of the three groups of structural remains on the Paine Estate property. Structural remains of the earlier Paine house site may survive on the west side of the lower driveway, beneath now overgrown tennis courts. Structural remains also likely survive of the Arthur Lyman residence also located in the area of now overgrown tennis courts at the fork of a road which extends east off the lower driveway just below the original Paine house site. Archaeological features including soil stratigraphy may survive for the tennis courts which may indicate their methods and materials of construction. The remains of outbuildings may survive with the Arthur Lyman residence.

2. Recommendations

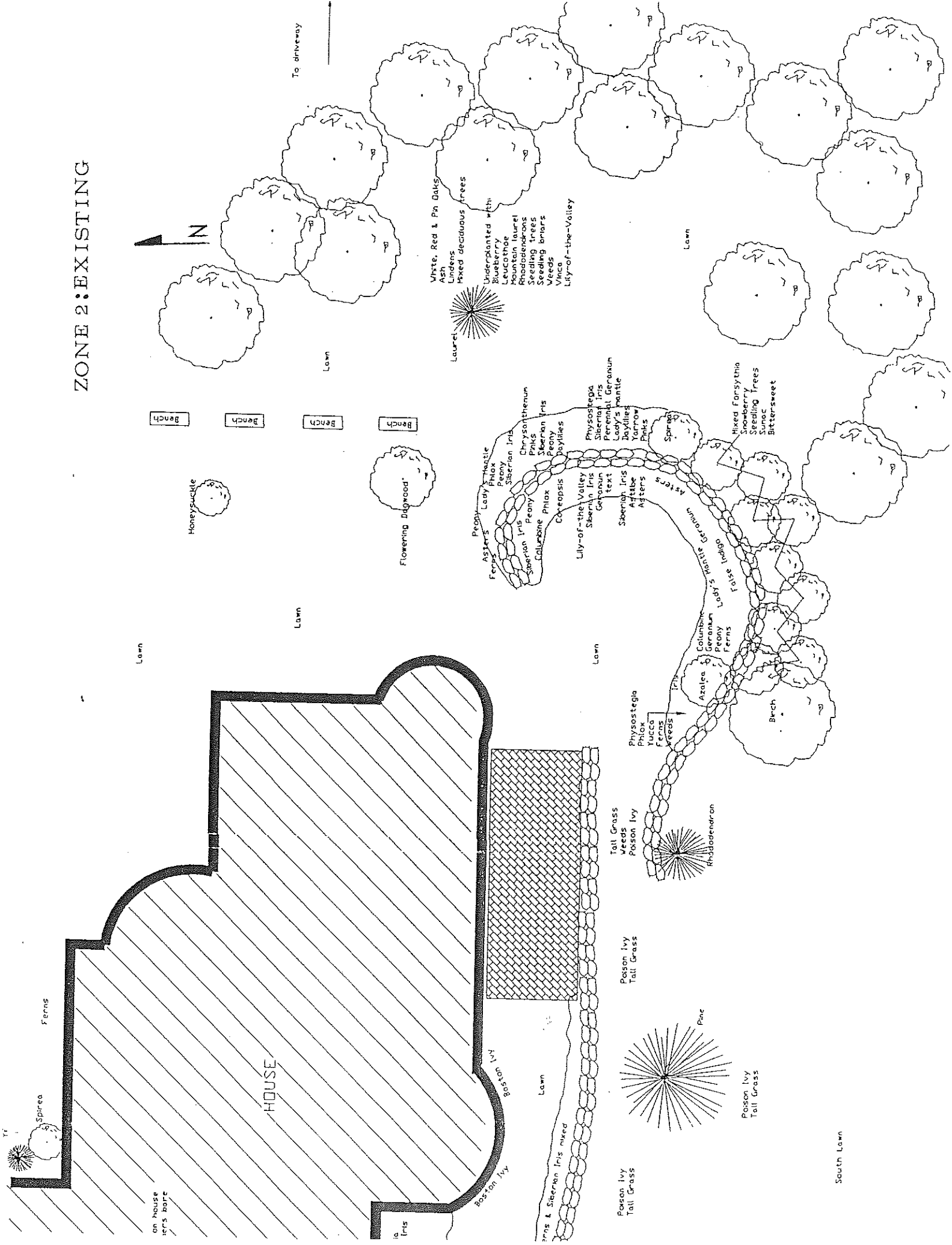
Both the earlier Paine house site and the Arthur Lyman residence site are potentially significant remains. In the event restorations or renovations of the tennis courts is planned, some level of archaeological testing should precede construction to ensure the house sites will not be impacted. Archaeological testing would also help to reconstruct accurately the tennis courts by detailing the methods and materials used in their construction.



*Zone 1:
Entrance Driveway*

LAP
5/1/98

ZONE 2: EXISTING

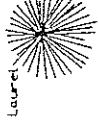


To driveway

Bench
Bench
Bench
Bench



White, Red & Pn Oaks
Alder
Lindens
Mixed deciduous trees
Underplanted with:
Blueberry
Leucothoe
Mountain laurel
Rhododendrons
Seeding trees
Vines
Lily-of-the-Valley



Peony
Asters
Phlox
Lady's Mantle
Siberian Iris
Chrysanthenum
Pinks
Siberian Iris
Columbine
Phlox
Coeopsis
Peony
Lily-of-the-Valley
Siberian Iris
Geranium
text
Siberian Iris
Lady's Mantle
Jaylites
Pinks
Spiraea
Physostegia
Siberian Iris
Perennial Geranium
Lady's Mantle
Jaylites
Pinks
Spiraea
Mixed Forsythia
Snowberry
Seeding Trees
Sunac
Bittersweet

Physostegia
Phlox
Yucca
Ferns
Weeds

Tall Grass
Weeds
Poison Ivy
Rhododendron

Poison Ivy
Tall Grass

Poison Ivy
Tall Grass

Pine

Poison Ivy
Tall Grass

South Lawn

Lawn

Lawn

Lawn

Lawn

Lawn

Lawn

on house
lawn bare

Ferns

Spirea

HOUSE

lily

Poison Ivy

Pinks & Siberian Iris mixed

Poison Ivy

Poison Ivy

Poison Ivy

Poison Ivy

Poison Ivy

Poison Ivy

Poison Ivy

Poison Ivy

Poison Ivy

Poison Ivy

Poison Ivy

Poison Ivy

Poison Ivy

Poison Ivy

Poison Ivy

2. Houseyard - East

A. Current Conditions

This area includes the lawn area bounded by the house entrance walk, the driveway, the western edge of the oak and rhododendron plantings and the terrace walls. There is little documentation for the appearance of this area during the late nineteenth or twentieth century. Today it is maintained as an open lawn for outdoor function use. A series of wooden benches break the lawn into two halves. A dogwood tree, planted after 1974 breaks the lawn area between the benches and the house. This tree is sometimes used to define and shelter an outdoor arbor or altar area for outdoor weddings.

In addition, this area creates a setting and foreground for the first view of the house seen from the driveway entrance. The arched stone opening treatment of the house's east facade is a major architectural feature of Richardson's new wing. As such, it is important that the design and use of this space compliment the architectural treatment of the house and its view from the entrance driveway.

B. Analysis

This area represents the most functional of the lawn areas surrounding the house for large outdoor parties, weddings, etc. The stands of oak, rhododendrons, azaleas and mountain laurels east of the lawn create an important buffer between this space, the entrance driveway, and the parking lot on the former site of the Carriage House and Greenhouse.

Though the space could be made more private with a planting buffer along the edge of the driveway by the turn-around, the importance of the view to the house from the driveway across this lawn make this option unviable. One option for creating some privacy while leaving the view from the driveway is to encourage use of the lawn area at the southern end of the yard, closer to the south terrace and the oak buffer. At present, this area has been recently re-opened from weeds and tree seedlings.

The placement of the benches and the dogwood tree visually and physically block an easy connection between the house, south terrace and this area. The relocation of the benches, and the placement of dogwoods or other shrub and ornamental specimens at the southern end of the lawn could create an attractive "altar" space and encourage more extensive use of this lawn.

The entrance plantings on the north side of the house consist of ferns, remnants of shade vines, spirea and yew. The shady conditions and the lack of space along this house facade necessitate that plantings used to emphasize the house entrance be simple and in keeping with the 1880's design philosophy of the house. Documentation for plantings in this area are minimal. The existing fern bed could be augmented with other varieties of popular Victorian ferns to extend their season of color (i.e. the addition of Christmas fern to these beds would add interest during the late fall, winter and early spring seasons). If possible, the vines which had existed on this side of the house should be re-established to better link the house with the landscape. The yew and spirea plantings west of the house entrance can remain for lack of better evidence for the historic plantings which had existed in this area.

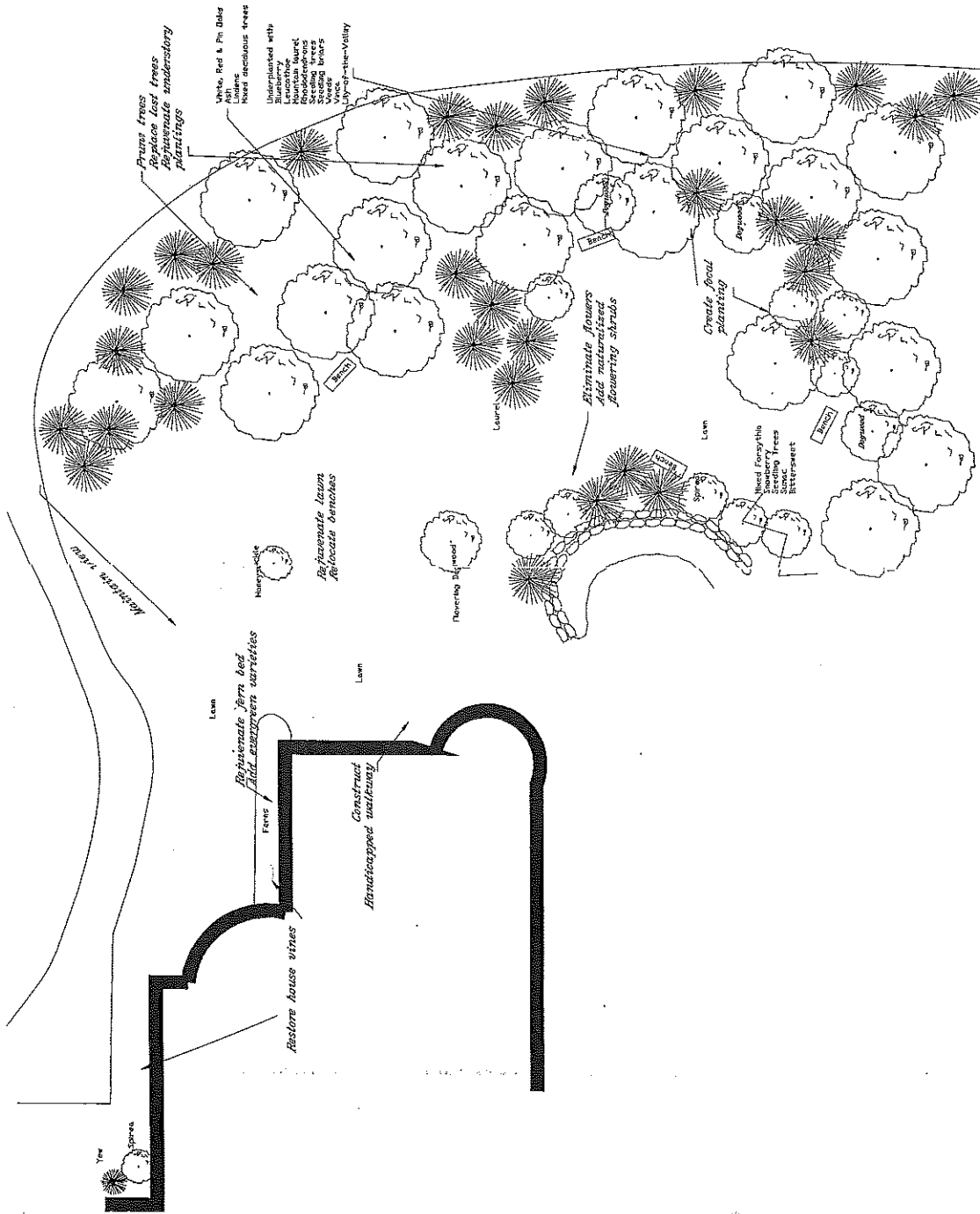
This space includes the only method for creating handicapped accessibility to the house and south terrace. Plans for the construction of this access, using Olmsted designs for walkways from the 1880's, are underway. The construction of this entrance is not detrimental to the integrity of the site and should be encouraged.

C. Criteria for Future Use and Restoration

1. This area is a critical lawn area for outdoor function use.
2. This area is critical as a foreground and setting for the first full view of the house from the driveway - a critical element in the historic design scheme.

*Zone 2:
Houseyard—East*

5/8/02



[For the purpose of this scan, full-size fold-outs have been moved to the document end as an appendix.]

3. Handicapped accessibility to this side of the house is excellent and includes the only appropriate method for creating handicapped accessibility to the house and south terrace. The proposed plan which has already been developed for handicapped accessibility should be installed.
4. Edge buffers to this area need improvement, including the rejuvenation of the existing tree and shrub plantings and the improvement of the understory planting scheme.
5. Use of the southern end of this space should be encouraged and enhanced for outdoor function use. This requires the relocation of existing benches and the addition of specimen tree or shrub plantings for focal definition.

D. Proposed Treatment Plan

- Relocate existing benches to informal placement along the east and southern edges of this area. Remove existing cement slab footings for these benches and reseed with park lawn mix.
- Prune existing oaks in buffer at edge of lawn. Remove dead or dying trees. Replace with pin and white oaks as per existing planting scheme.
- Rejuvenate tree and shrub plantings as per driveway specifications.
- Plant additional rhododendrons, azaleas and mountain laurels in naturalized manner along west edge of oak plantings to define edge of lawn area and enhance boundary of space.
- Plant three white dogwoods in informal grouping along southern end of lawn to create naturalized "altar". Add rhododendrons, azaleas, mountain laurel, leucothoe and ferns to enhance this boundary as per driveway plantings.

- Construct proposed handicapped walkway near house. ✓
- Enhance fern beds along north facade of house with other fern varieties such as ostrich fern, Christmas fern, maidenhair fern, etc. ✓
- Re-establish vines on house (north facade)
- Thatch, fertilize, lime and overseed lawn area with sun/shade park mix.

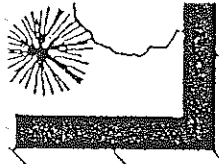
E. Archeological Assessment - Zone 2

1. Archaeological Sensitivity

Construction features may be present in this area which could help document methods of construction used for the Paine Estate house. Stratigraphic evidence may also be present in the yard which could help document elevations or grades in the yard during the period of significance.

2. Recommendations

Limited archaeological excavations might be useful in this area in an attempt to help document its appearance, since historic records do not exist describing the area. Similar excavations should also precede any work which abuts, the house area to identify any subsurface features associated with the house.



Lattice Fence

Low Juniper
Seedling trees

To Rhodo's
& Vest Field

Lily-of-the-Valley
Seedling trees
Weeds

Multiflora Rose
Briars
Honeysuckle Vine

Bittersweet
Seedling trees

Dak

Mixed Seedling
Trees

Pachysandra
Weeds

Flowering Dogwood

Mock Orange

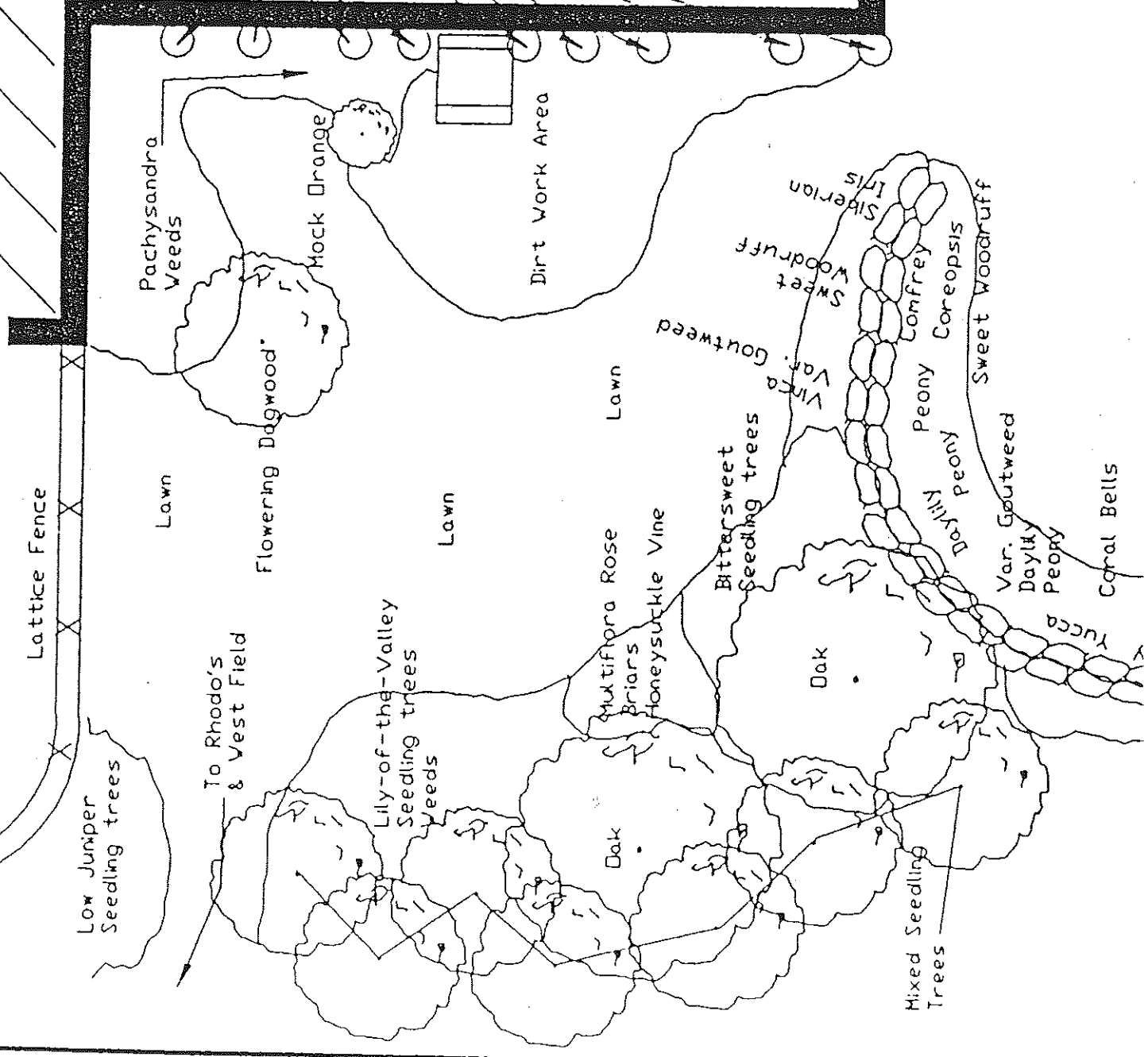
Dirt Work Area

Wires for Wisteria on house
3 with Wisteria) others bare

ZONE 3: EXISTING



Lawn



3. Houseyard-West

A. Current Conditions

More than any other space surrounding the house, this area has served as the "back yard" of the landscape. The yard is smaller than any other area defined in the historic core - bounded on the south by the terrace wall, on the east by the house, on the north by a lattice fence which borders the caretakers yard, and on the west by a low stone wall, the rhododendron ravine, and the west field beyond.

This space has been used most recently as an outdoor staging area for function caterers. Adjacent to the kitchen and the dining room, the space has been used for arranging flowers, storing supplies, dumping dishwater, and other function-related activities which required more space than was available inside.

A small wooden picnic table sits in the middle of the yard space and is used for informal meetings in good weather, for catering staff as a break area, and for casual use by the general public who may visit the site.

Historically, the yard served as a "stoop" for the west door of the house, and as a foreground for viewing the house facade from the west field. There are only glimpses of this space seen in the historic photographs. Some views of the gardens in the west field were taken from this location, though most were taken from the nearby terrace garden.

Many of the plantings which survive along the yard edges date from the house relocation. A large white dogwood dominates the north edge, screening the blank wall of the servant's wing from the south terrace. Wisteria, which had covered the west facade of the house, remains in poor condition along the stone foundation, though the wires and eye-bolt house connectors survive along the entire facade. Two large oaks informally soften the curve of the terrace wall in the southwest corner of the yard,

and provide framed views under their branches of the west field. The remaining edge plantings include weed-infested beds of brambles, seedling apples, perennials, and vines.

The use of the yard as a staging and work area has resulted in a significant compaction problem in the lawn area immediately outside the door. A large dirt area occupies the site of former lawn. Pachysandra, weeds and the wisteria vines grow closest to the house foundation.

B. Analysis

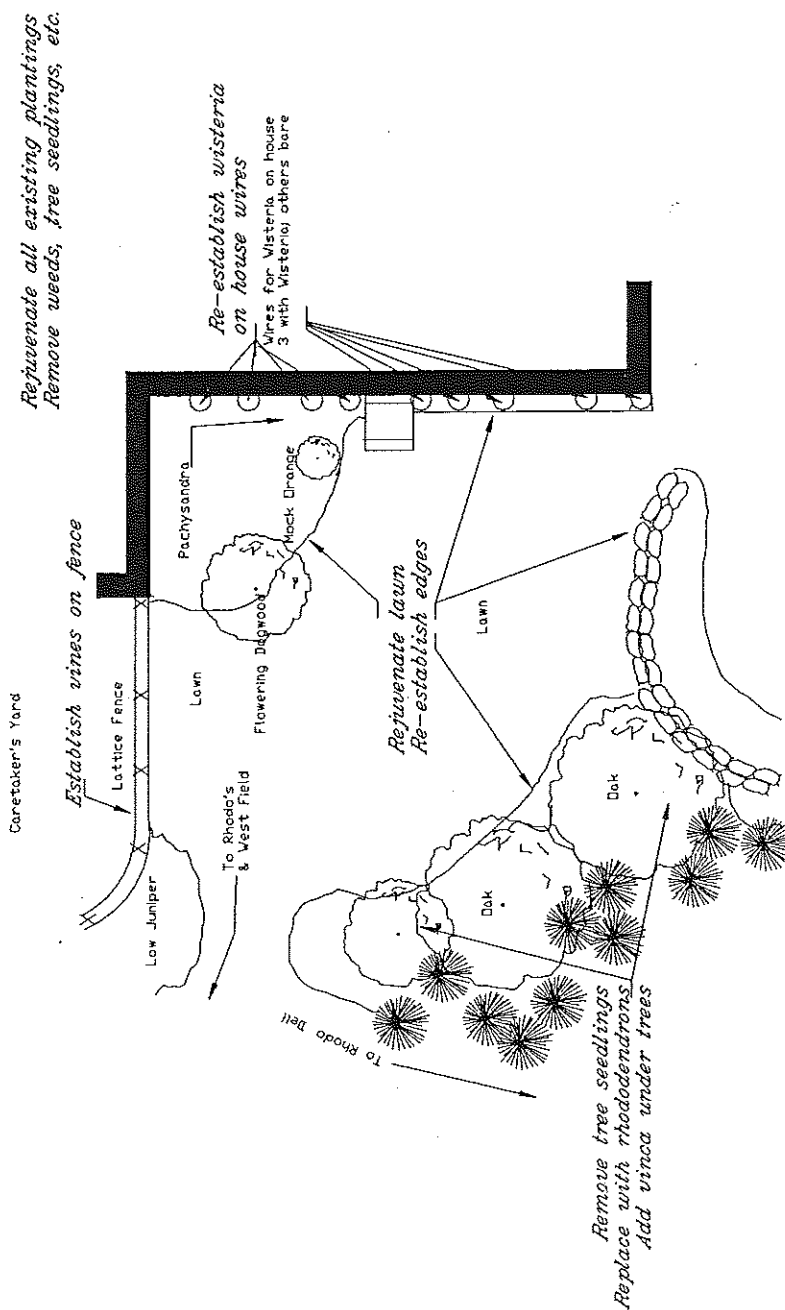
This space could play a more active role in the outdoor function space surrounding the house. It is an important area for tour visitors to stand as it is the one spot which best illustrates the front facade of the earliest portion of the house, and does provide the most central vantage point for viewing the west field. It could become an attractive outdoor function space for smaller, more intimate parties. Its proximity to the kitchen and the dining room afford great opportunity for food-related outdoor activities.

The west door of the house is not utilized during functions or house tours. However, when this door is opened, it offers the best visual and physical connection between the long central hall which connects the new and old wings of the house, to the outside terrace/yard, and to the west field and rhododendron ravine beyond. The landscape design of this side of the house was as important to the spatial and horticultural effects from the house as the view over the south lawn. As these areas are renovated, then the potential for use of the west houseyard increases significantly.

Renovation of the yard requires minimal effort - primarily the restoration of the lawn edges, pruning and fertilizing of desirable trees, shrubs, and groundcovers, and the removal of weeds, seedling trees, volunteer shrubs, etc. A break in the plantings at the west edge of the lawn currently leads into high grass and forms a walkable connection between the west houseyard and the rhododendron ravine, a woodland path, and the west field. Restoration of this pathway will prove an invaluable connection between the house and the plantings beyond the yard. Providing a caterer's yard as part of the present caretaker's yard will remove the detrimental impact from the west houseyard and allow the opportunity for use of the space as a pleasure yard or outdoor entertainment area.

C. Criteria for Future Use and Restoration

1. Remove catering and service activities to the caretaker's yard or indoors.
2. Renovate edge plantings and lawn to create well-maintained lawn space for viewing west field and for intimate entertaining.
3. Restore historic appearance of west house facade with wisteria and other plantings.
4. Develop function and educational programs which utilize the west door and connect the designed landscape west of the house with the house and its interior.
5. Offer west houseyard as possible outdoor entertainment or function space consisting of defined lawn area edged with larger specimen trees, vines and naturalized plantings.



*Zone 3:
Houseyard - West*

648
5/1/82

D. Proposed Treatment Plan

- Remove all dead, diseased or dying trees, shrubs, and herbaceous materials from borders. Remove seedling trees, weeds and shrubs from all borders.
- Prune and fertilize the two large oaks in the southwest corner, the dogwood, and other original trees and shrubs.
- Replant and re-wire wisteria to all wires on house facade.
- Define lawn edges, aerate, lime, fertilize and overseed lawn to re-establish vigor.
- Remove tree seedlings behind oaks to open view to rhododendron ravine and west field.
- Underplant oaks and lawn edges with vinca and pachysandra to create native groundcover bed which defines edges of lawn and edges of space.
- Move all perennials which have been planted along terrace wall to south side of terrace wall where perennials have historically been located.
- Cover lattice fence with honeysuckle, bittersweet, euonymus or wisteria to screen caretaker's yard from west houseyard.
- Remove seedling trees from juniper bed in northwest corner of yard.
- Define path opening, mow and maintain grass path access from west houseyard to rhododendron ravine walk and walk to woods northwest of this path opening. (see plans for west field)

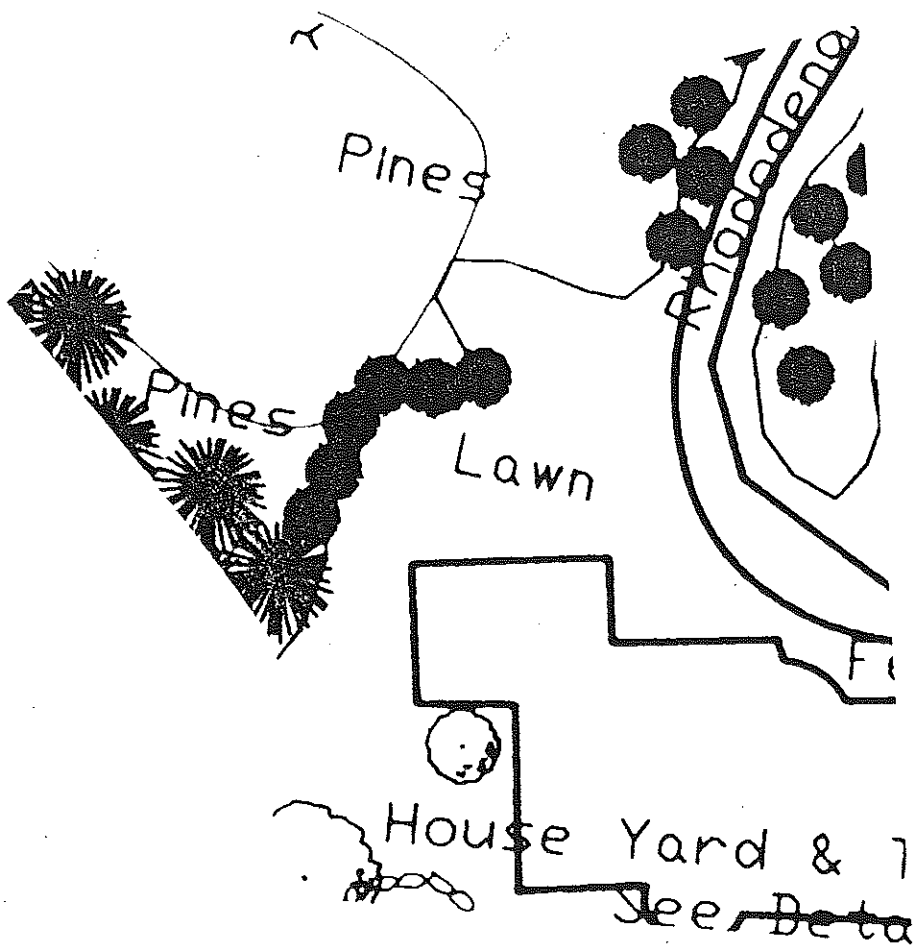
E. Archaeological Assessment - Zone 3

1. Archaeological Sensitivity

Archaeological sensitivities for this area are similar to those noted for Zone 2. Construction features associated with the house and stratigraphic evidence for earlier land surfaces in the lawn are the only survivals thusfar identified.

2. Recommendations

Archaeological testing should precede any potential construction impacts to the area immediately surrounding the house. Excavations and soil profiles might also help recreate land surfaces to enable an accurate reconstruction of viewpoints to the west field.



ZONE 4:
EXISTING

4. Caretaker's Yard

A. Current Conditions

This small yard is an L-shaped parcel which wraps around the north and west side of the house's service ell. It is defined by a lattice fence along the edge of the west houseyard, an arborvitae hedge which runs along the west and north sides of the yard, and by the driveway near the house entrance. Since 1974 it has been used as a private yard for the resident caretakers. They have had the ability to landscape the space and use the space as they desire.

Currently, the yard consists of open lawn, scattered small trees, and raised garden beds edged with railroad ties. A dog house and dog run is located near the apartment door, close to the pull-off parking area by the main house entrance. The maintenance of the yard is good, though the space is readily visible from the driveway turn-around, and a desire for more privacy for either a caretaker's yard or a work yard is an immediate need.

B. Analysis

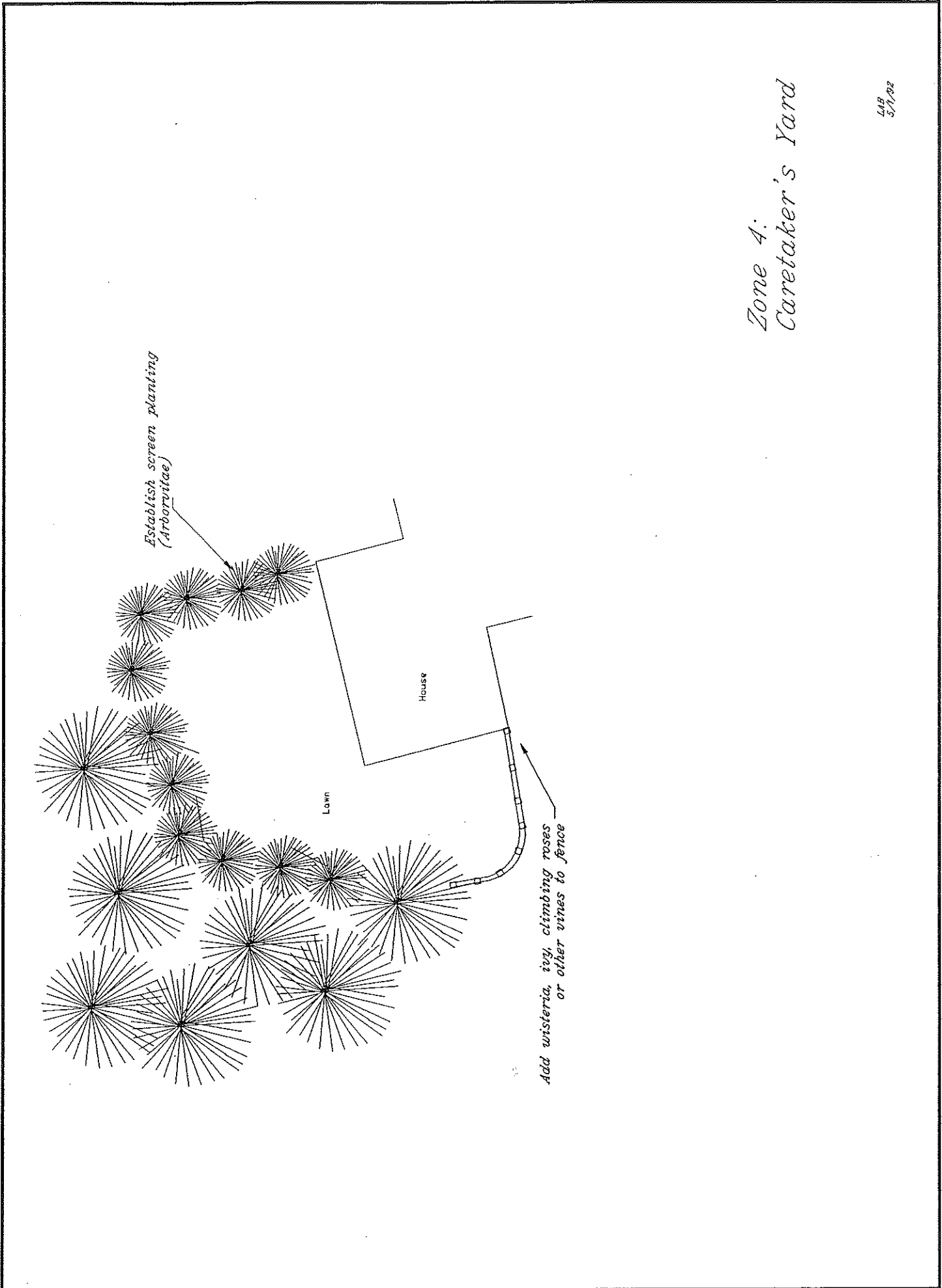
For security purposes, it is important to maintain a caretaker on the grounds of the site. The use of the house ell has been very suitable to this need, and the use of this yard for caretaker's purposes has had no impact on the appreciation of the historic landscape. As catering functions increase, however, it may be necessary to incorporate a caterer's access, work space and loading zone in the vicinity of the present caretaker's yard and residence. Discussion has been informal and there are no immediate plans for this to occur.

If this scenario is seriously considered, then the caretaker's yard should be re-landscaped to include the outdoor work space needs which currently take place in the west houseyard. A separate driveway loop can be designed off of the entrance driveway to allow catering trucks access to a parking and unloading zone hidden from view of the main entrance driveway by a planting screen. The rest of the yard can be landscaped as a utility space - needs which will have to be more closely defined in the future.

In the interim, however, there is a strong need for screen plantings to provide privacy for the caretaker's yard from the driveway turn-around and pull-off parking area located close to the main house entrance. The remainder of the yard is well-screened from the grounds on all other sides, though the addition of some vines over the lattice fence which separates this yard from the west houseyard would be desirable.

C. Criteria for Future Use and Restoration

1. Maintain use of the yard as a caretaker's yard until such time as it is required for functional space for catering purposes.
2. Develop a landscape plan for the space when and if use of the house ell is changed from its current use.
3. Allow caretaker's to landscape and use the yard as their needs demand, with the only requirement being continuous upkeep and maintenance.
4. Plant screen hedge or construct fence to hide caretaker's yard from driveway turn-around for both privacy and aesthetic reasons.



*Establish screen planting
(Arborvitae)*

Lawn

House

*Add wisteria, ivy, climbing roses
or other vines to fence*

*Zone 4:
Caretaker's Yard*

D. Proposed Treatment Plan

- Construct vine-covered lattice fence or screen planting as per master plan along edge of driveway pavement
- Establish wisteria, ivy, climbing roses or other vines already established on the property on the lattice fence next to the west houseyard.
- Allow caretaker's to maintain and use the remainder of the yard as they desire, providing they maintain the space in good condition.

E. Archaeological Assessment - Zone 4

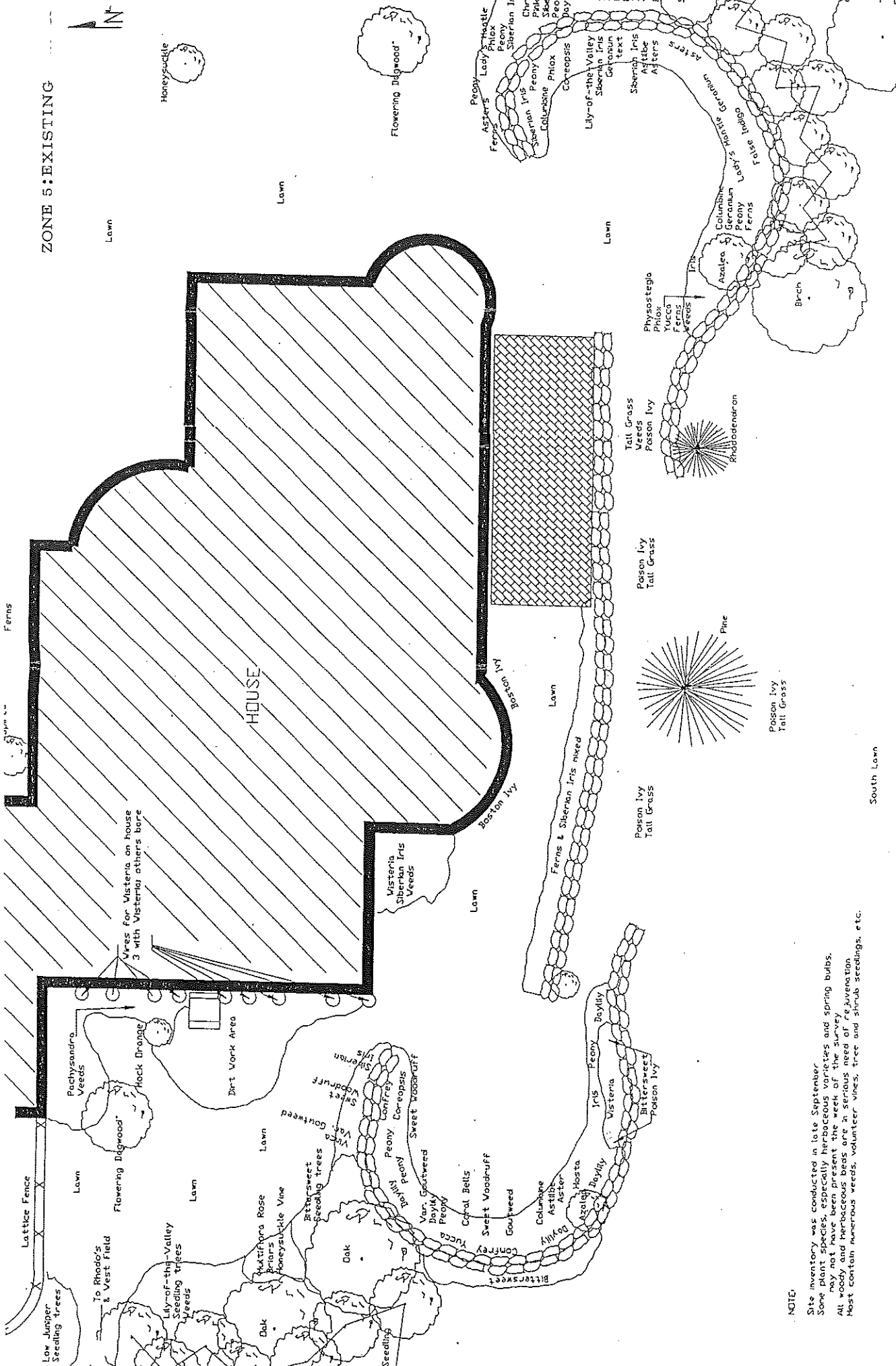
1. Archaeological Sensitivity

Archaeological sensitivities in this area are similar to zones 2 and 3. Construction features associated with the house and stratigraphic evidence of past elevations or land surfaces may survive.

2. Recommendations

Archaeological testing should precede any potential construction impacts to the area immediately surrounding the house. Similar testing and resulting soil profiles might also help recreate specific land surfaces in the yard area.

ZONE 5: EXISTING



NOTE:
 Site inventory was conducted in late September
 Some plant species, especially herbaceous varieties and spring bulbs,
 may not have been present at the time of the survey.
 All woody and herbaceous plants are in serious decline.
 Most contain numerous weeds, volunteer vines, tree and shrub seedlings, etc.

[For the purpose of this scan, full-size
 fold-outs have been moved to the
 document end as an appendix.]

5. Terrace

A. Current Conditions

The design and development of the south terrace is perhaps the oldest and best documented portion of the Paine estate landscape. The terrace, designed in close connection with the design of the house, is one portion of the Paine landscape which can be attributed to Frederick Law Olmsted Sr. From the south, the design of the terrace walls seem to embrace the old and new portions of the house, like arms wrapped around the architecture, settling the structure into the landscape.

These terraces have been used in close association with the house since their construction. As such, they have functioned as an outdoor "living room", providing an entertainment area from which to view the south lawn and west field. The existing brick patio was added sometime between 1905 and 1932. Two Chinese bays were added to the house loggia in 1932, providing sheltered seating areas from which to view the terrace plantings and the views beyond.

The flower beds which line the inside of the terrace walls were probably added by Robert Treat Paine Jr. The contents of these flower beds changed annually between 1911 and 1950 and are well documented through the family photograph collection. These beds were rejuvenated by the Waltham Garden Club according to a plan prepared by Peter Hornbeck in 1980.

Today the Chinese bays have been removed as part of the house restoration. The plantings done by the Waltham Garden Club, though extant, are mixed with overgrown vines, invasive weeds, and suffer from a minimal maintenance effort. The lawn and patio areas are used as outdoor entertainment spaces by groups using the house for functions. However, many of the bricks on the patio show signs of weathering, and are in need of replacement. The lawn areas, though not in bad condition, could be invigorated with thatching, lime and fertilizer. The lawn edges along the perennial beds should be re-defined.

B. Analysis

The terrace area presents the most difficult problem of the entire house grounds. Its close association with the house, which has been restored to its 1885-86 appearance, would indicate that it should be restored to this period. However, documentation for the treatment of the terrace surface and the presence or lack of flower beds along the stone walls is non-existent.

Letters between Robert Treat Paine and Frederick Law Olmsted discuss general planting philosophies for the grounds, but do not focus on the appearance of the house terrace. Though numerous plans developed by Olmsted illustrate the evolution of the terrace designs, there are no planting plans, or final "as built" plans which indicate the appearance or planting philosophy of the area. In fact, one plan shows the entire surface paved with cement or brick; another shows a large kidney-shaped planting bed in the middle of the terrace's east lobe. None of the plans indicate planting beds along the terrace walls.

The best documentation for the appearance of the terrace exists in the family photographic archives, which illustrate the planting design of the area between 1911 and 1950, under the ownership of Robert Treat Paine Jr. The addition of the Chinese bays to the terrace significantly affected its overall appearance and use. The flower beds, whose contents changed with new selections of bulbs, annuals and perennials, added a significant garden-room quality to the terrace. The splash of color presented by these beds interrupted the larger appreciation of the view across the south lawn, but did provide an ever-changing foreground to the view, and an intimate garden which could be enjoyed from the terrace as well as from inside the house.

The conflict between interpreting the grounds to the Robert Treat Paine Jr. period, the best documented period for the grounds, and interpreting the house to the Robert Treat Paine Sr. period, takes place on

the terrace. However, the house is being utilized for function purposes and not primarily as a museum site, allowing for some flexibility in the interpretation and use of the grounds.

Because the best available documentation for the appearance of the terrace dates to the Robert Treat Paine Jr. period, it is recommended that the planting philosophy reflect this interpretation. As with the rest of the grounds, the "foundation" laid by the naturalistic style of planting developed by Robert Treat Paine Sr. and Frederick Law Olmsted, can be interpreted with its overlaid gardenesque treatment developed by Robert Treat Paine Jr. This direction allows for the renovation of the existing perennial beds along the terrace walls - an addition which could prove a valuable rental asset for outdoor functions, wedding photographs, etc.

Accessing the house through the door in the house loggia has been determined to be the most practical method for handicapped access. A plan is in progress to add a footpath along the east facade of the house based on one of the Olmsted drawings and add a small ramp and main access through the loggia door. This plan precludes the possibility of restoring the Chinese Bays on the loggia, but will provide an important and easily accessible link between use of the house and the terrace for function purposes.

C. Criteria for Future Use and Restoration

1. Restore the appearance of the terraces to their 1911 - 1950 appearance, with planting plan emphasis given to the period prior to 1932 (the addition of the Chinese Bays). —
2. Restore brick patio surface and lawn areas for use by rental functions. ✓
3. Execute plan for handicapped access through house loggia. —

4. Restore vines to house facade, renovate planting beds along terrace walls to reflect 1911-50 photographs. Screen intrusions at end of south lawn from view of terraces.
5. Offer use of terrace for outdoor function purposes. Develop interpretive plan which uses the south terrace as a viewing platform for understanding the development of the landscape overall, including the south lawn, west field, driveway, tennis courts, and terraces.

D. Proposed Treatment Plan

- For early phases, rejuvenate plantings in all flower beds; eliminate weeds; maintain weekly
- Aerate, thatch, fertilize and lime lawn areas; restore edges at patio and flower beds.
- Repair brick patio. Add handicapped access according to prepared plans. ✓
- Re-establish vines on house (ivy and wisteria). ✓
- Re-establish vines on terrace walls
- Consider adding irrigation system to facilitate maintenance of gardens and lawn.
- Develop volunteer work schedule and/or agreement with organization to maintain terrace plantings. Develop planting plan based on 1911-1950 photographs
- As part of later phase: Under direction of paid staff or qualified volunteer, remove all plant material in flower borders. Save plants shown in 1911-50 photographs. Double-dig flower beds with cow manure and lime; replant; mulch with ground peat, leaf mulch or ground bark mulch; maintain weekly and divide perennials as required once/year.

4. Restore vines to house facade, renovate planting beds along terrace walls to reflect 1911-50 photographs. Screen intrusions at end of south lawn from view of terraces.
5. Offer use of terrace for outdoor function purposes. Develop interpretive plan which uses the south terrace as a viewing platform for understanding the development of the landscape overall, including the south lawn, west field, driveway, tennis courts, and terraces.

D. Proposed Treatment Plan

- For early phases, rejuvenate plantings in all flower beds; eliminate weeds; maintain weekly
- Aerate, thatch, fertilize and lime lawn areas; restore edges at patio and flower beds.
- Repair brick patio. Add handicapped access according to prepared plans. ✓
- Re-establish vines on house (ivy and wisteria). ✓
- Re-establish vines on terrace walls
- Consider adding irrigation system to facilitate maintenance of gardens and lawn.
- Develop volunteer work schedule and/or agreement with organization to maintain terrace plantings. Develop planting plan based on 1911-1950 photographs
- As part of later phase: Under direction of paid staff or qualified volunteer, remove all plant material in flower borders. Save plants shown in 1911-50 photographs. Double-dig flower beds with cow manure and lime; replant; mulch with ground peat, leaf mulch or ground bark mulch; maintain weekly and divide perennials as required once/year.

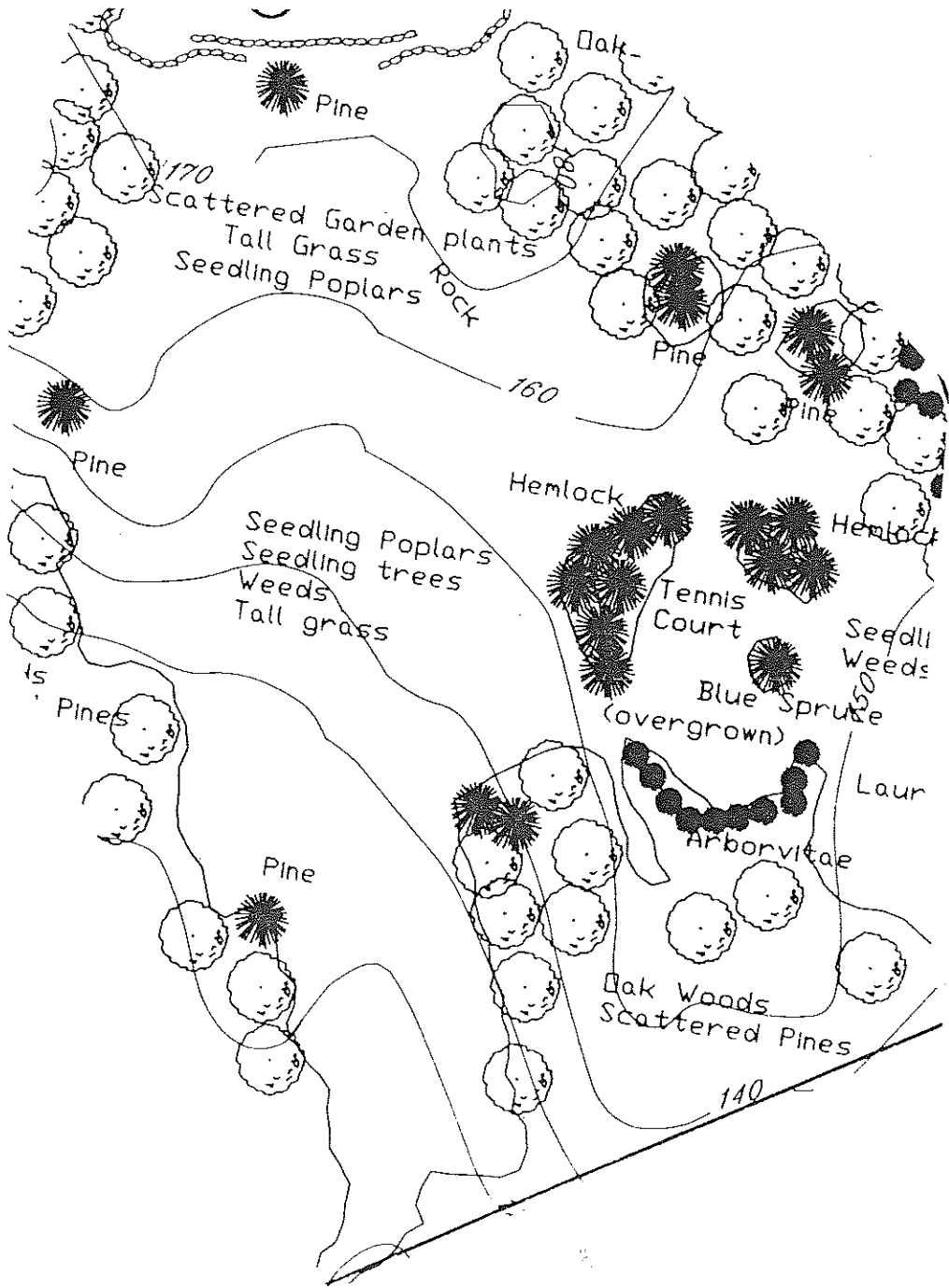
E. Archaeological Assessment - Zone 5

1. Archaeological Sensitivity

Archaeological sensitivities in this area include most of the details discussed for zones 2, 3 and 4, including construction features associated with the house and buried elevations or ground surfaces. Archaeological sensitivities in this area, however, also include several specific components of the terrace which no longer exist or are visible. Construction materials (ex. cement, brick) may exist, possibly in a stratigraphic content and horizontal distribution which could clarify the pattern and composition of the terrace surface. This information and soil distributions might also provide evidence for the location planting beds along the stone walls.

2. Recommendations

Since documentation for the historic treatment of the terrace surface and the presence or lack of flower beds along the stone walls is non-existent, archaeological excavations and/or coring offer the only possibilities of recovering data to accurately reconstruct this area to the period of significance. It is possible that a determination of the location of flower beds might result directly from the reconstruction the treatment of the terrace surface and its distribution.



ZONE 6: EXISTING



6. South Lawn

A. Current Conditions

The view to the house from the bottom of the south lawn, and the view from the house and terrace across the south lawn, are two of the most important views in the Paine Estate landscape. The careful shaping of the lawn topography, the placement of trees and shrubs along its edges, and the view accent provided by the proximity of the large pine tree to the terrace were undoubtedly helped by the expertise of Frederick Law Olmsted. The view from the house and terraces to the woodland plantings at the edge of the field, and beyond to the steeples and architectural elements of lower Waltham were important reasons for relocating the house to its new position in 1884.

The importance of this view has continued to enhance the appreciation of the Paine estate house and landscape up to the present. Robert Treat Paine added garden beds along the edges of the south lawn, but did not interfere with the overall effect of the expansive lawn. Careful, bonsai-like pruning of the pine trees enhanced the naturalized landscape views during the Robert Treat Paine Jr. period. The tennis court was carefully screened from view of the house by stands of evergreens so as to not interrupt the appearance of the south lawn.

Today, however, the rapid intrusion of seedling poplars, poison ivy, sumac, and other seedling trees are beginning to mask the appearance and appreciation of the south lawn. If allowed to grow, the lawn topography, boulder outcroppings, naturalized edge plantings, and remnants of flower beds will be obliterated.

B. Analysis

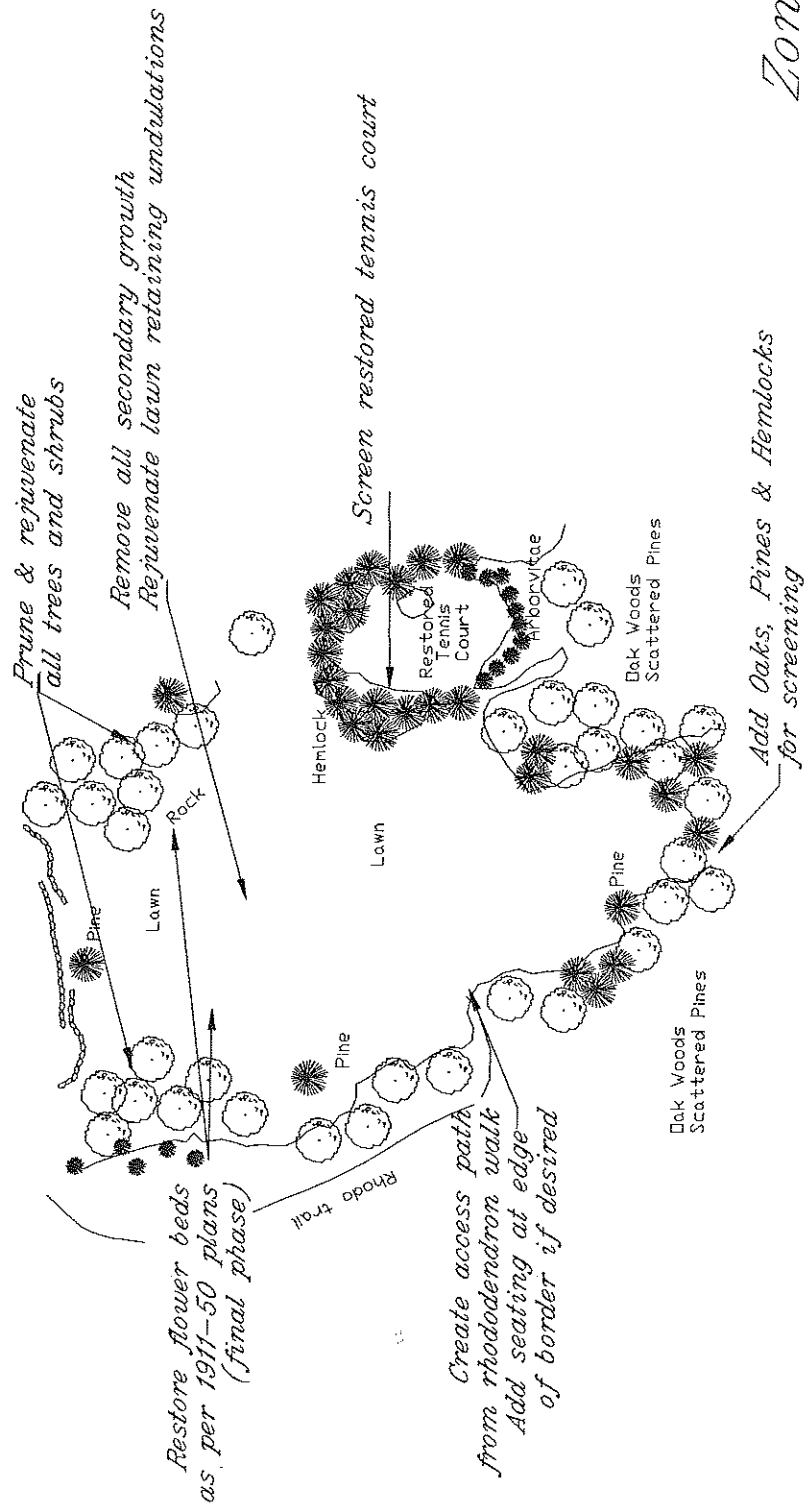
The carefully developed naturalistic appearance of this lawn area has continuously played an important role in the views from and to the house, and should not be lost. At a minimum, the naturalistic plantings and open lawn areas should be restored and maintained. Restoration of the flower beds which were added by Robert Treat Paine Jr. could be an optional addition to this area, to be executed only after all other portions of the master plan have been completed.

Visitors should be encouraged to walk down the lawn to look back at the house itself, as one of the nicest and best views of the house can be achieved from this vantage point. The genius of the incorporation of the house addition with the early building, and the design and execution of the south terrace walls which settle the structure into the landscape can only be appreciated from views up the south lawn.

The lawn contains intentional undulations which enhance the naturalistic qualities of the area. These undulations do not afford the potential for flat, outdoor function areas, instead, the lawn should be maintained for its aesthetic qualities.

C. Criteria for Future Use and Restoration

1. Capitalize on the use of the south lawn as an extended view from the house and terrace. All treatments and plantings should reflect the naturalistic, open field characteristics which have consistently defined this area.
2. Screen modern intrusions which appear at the bottom of the south lawn to maintain the retreat-like feeling of the space.
3. Revitalize all plantings, restore open lawn, restore undulating topography of lawn area as per historic photographs



*Zone 6:
South Lawn*

4. Renovate and restore screen plantings which separate tennis court from south lawn.
5. Encourage informal strolling onto south lawn to view house and terraces.

D. Proposed Treatment Plan

- Remove all seedling trees, poison ivy and weeds from lawn area.
- Wait one season before completely reseeding lawn to see if any former garden plantings return (i.e. bulbs).
- Restore lawn, being careful to maintain historic topographic undulations.
- Prune and fertilize all tree and shrub plantings along edges of lawn.
- Carefully monitor health of large pine trees by terrace and along west edges of lawn. When signs of health deterioration begin to occur, plant new white pine at base of older tree which can replace tree when it is lost.
- Consider addition of lightning rods to large white pines for their preservation.
- Screen modern intrusions at bottom of lawn as per master plan.
- Restore flower beds as per 1911-1950 photographs when and if desired (after all other portions of site have been restored).
- Maintain open grass lawn, mow at least once per week. Monitor health of all edge plantings and take corrective actions as required.

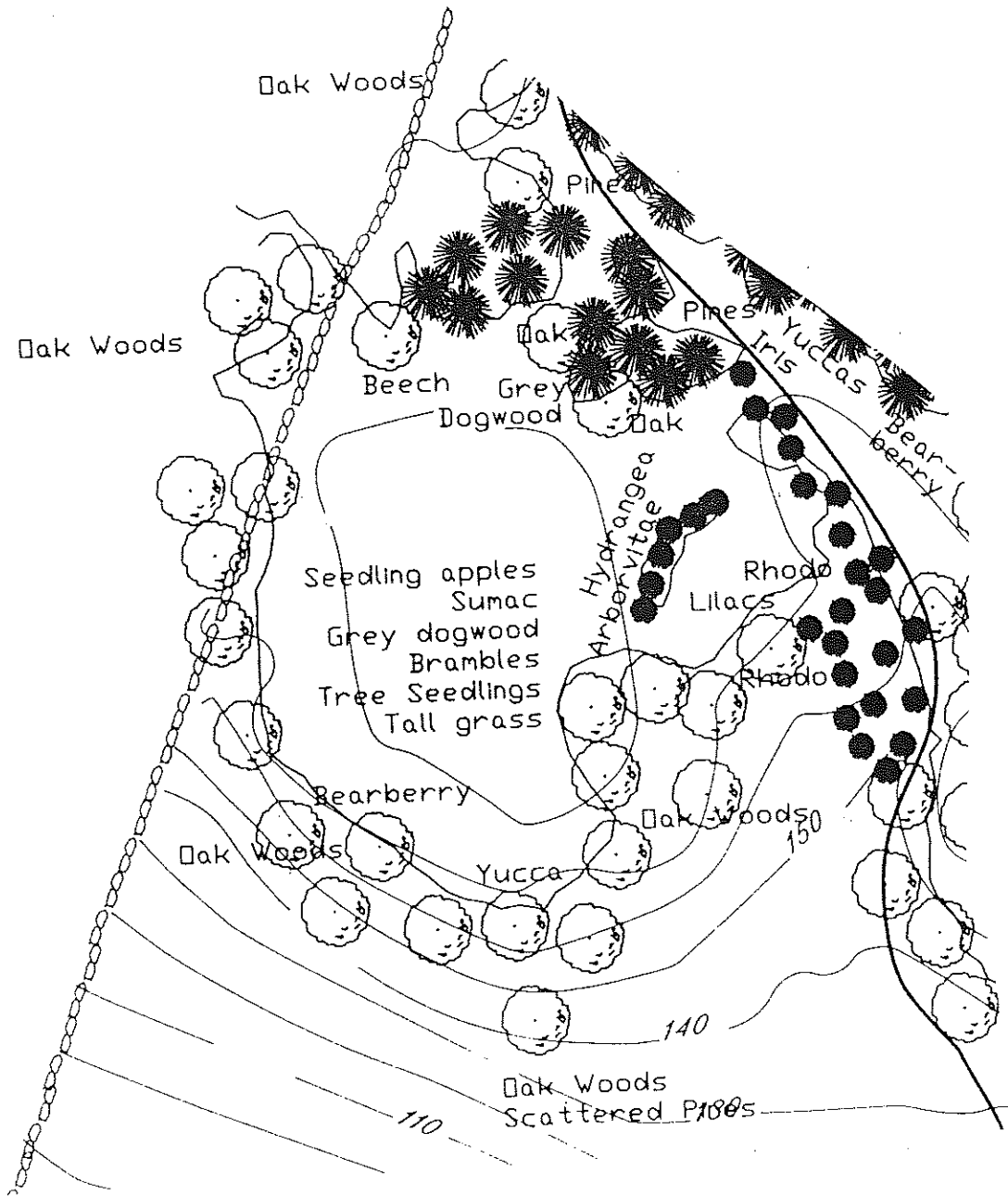
E. Archaeological Assessment - Zone 6

1. Archaeological Sensistivity

Archaeological sensitivities in this area are probably limited to stratigraphic changes in lawn soils as the result of landscaping and planting.

2. Recommendations

Archaeological testing should precede landscaping or other potential impacts to the lawn area. Soil profiles recovered in excavation units in the lawn area have the potential to verify changes in land surface and soils from their natural state to modifications during the Paine Estate period of significance and their current state.



ZONE 7: EXISTING



7. West Field

A. Current Conditions

It is unclear exactly what the configuration, use or appearance of this field was during the Robert Treat Paine Sr. period. After 1911, this field became an important vista from the house, the west houseyard, and the terrace. Robert Treat Paine Jr. developed a planting plan which resembled a landscape painting when viewed from the house - long curving beds of perennials and shrubs banked with the curving line of arborvitae led your eye over splashes of color. The family photographic archives document the design and planting scheme of this field between 1911 and 1949. Some remnants of the planting plan - especially the beds of shrubbery, remain today amidst the volunteer tree seedlings, tall grass and beds of weeds, briars and sumac. Water spigots and other details mark the location of some of the flower beds.

This field is used little for either viewing or strolling today. The tangle of weeds and secondary growth make it almost inaccessible from the house or the nearby woodland trails. However, judicious pruning and removal of these volunteer species could restore the use and overall design of this field.

B. Analysis

This field has much potential for both its design, view from the house, and possible use as a large open space set in close proximity to the house. Grass access paths had existed between this field and the west houseyard. Restoration of these footpaths combined with the clearing of the field area and the rejuvenation of historic plantings could create both an admirable view from the house and a potential activity space for outdoor functions.

The view along the west edge of the field had undoubtedly been spectacular at the turn of the century. The successful regeneration of secondary

forest growth along the steep hillsides which fall away from the west field to the south and the west mask some of this view, but they also successfully buffer the house and landscaped areas from visual intrusions and the noise of the busy street below.

From the house, two large beeches stand at the end of the west field and form important accent plantings beyond the garden portion of the field. Large stands of pine, and a small naturalized bed of perennials and groundcover define the northern edge of the field - important visual treatments which shape the proportions and treatment of the space.

Between the house and the field, the topography begins to fall away. A path leads through this "dell" banked by extensive plantings of rhododendrons. This path had connected the main house to the gardener's cottage at the base of the hill, and had served as an interior service road and possibly a farm road prior to the construction of the house. The path and rhododendron dell provide an opportunity for guiding strolling visitors to the edge of the south lawn in addition to forming an important landscape accent between the house and the west field. Connecting this path to the west houseyard and the woodland trail north of the west field can create an important link to the various landscaped spaces surrounding the house.

C. Criteria for Future Use and Restoration

1. Gradually restore the open field portions of the area for both aesthetic improvement of the view from the house and for potential use as function open space. Develop annual maintenance program for these features.
2. Rejuvenate all tree, shrub and historic plantings within the west field and develop annual maintenance program for these features.

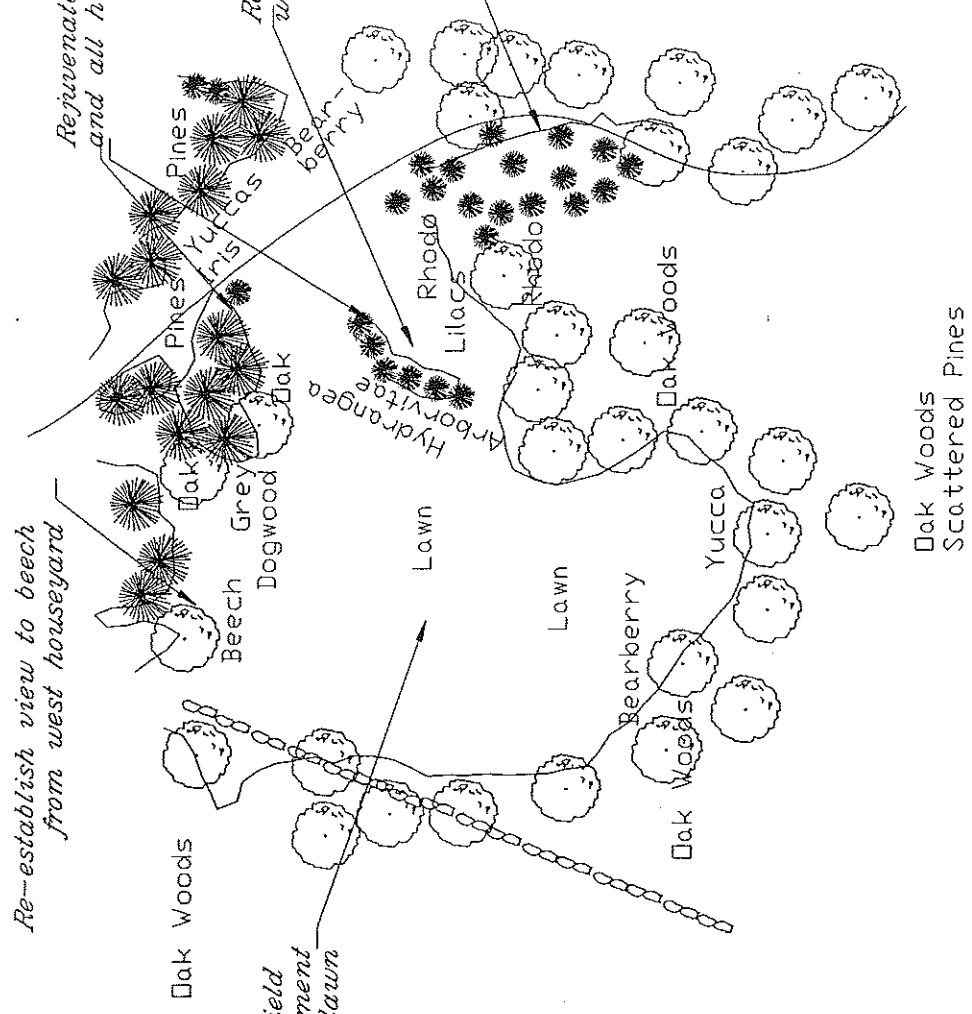
*Re-establish view to beech
from west houseyard*

*Rejuvenate all border plantings
and all historic garden plantings*

*Restore open field
Maintain with farm equipment
Eventually restore as lawn*

*Re-establish garden beds
when funding/staffing permits*

*Rejuvenate plantings in dell
Re-establish trail bed*



Zone 7: West Field

LAB
5/1/92

3. Replace lost historic garden plantings if and when desired to restore appearance to 1911-49 photographs. This effort shall be undertaken only as funding and staffing allows.
4. Rejuvenate plantings in rhododendron dell, restore walkway through this dell and connect to house yard and woodland trail to provide interior footpath system to lead visitors through the historic core.

D. Proposed Treatment Plan

- Eliminate all volunteer weeds and seedling trees from open field area and from stands of historic tree and shrub plantings.
- Rejuvenate all historic plantings, including rejuvenative pruning of all shrub species, limbing of dead or diseased tree limbs, etc.
- At a minimum, maintain field with farm equipment to retain open space and discourage seedling trees and shrubs. As time, money and labor permits, restore lawn qualities to this field.
- Remove all volunteer tree and shrub seedlings. Wait one year after clearing to see if any historic herbaceous plant material comes back, then cultivate and reseed lawn area. Define edges of shrub beds, border plantings, and herbaceous beds where historic plant material remains.
- Restore view through field to edge plantings, especially in vicinity of beech trees.
- Rejuvenate all rhododendron shrubs in dell; eliminate all seedling volunteers and weeds.
- Redefine path through rhododendron dell; potentially connect this path to edge of plantings along south lawn. Connect path to grass path from west houseyard and to end of woodland path north of west field.

E. Archaeological Assessment - Zone 7

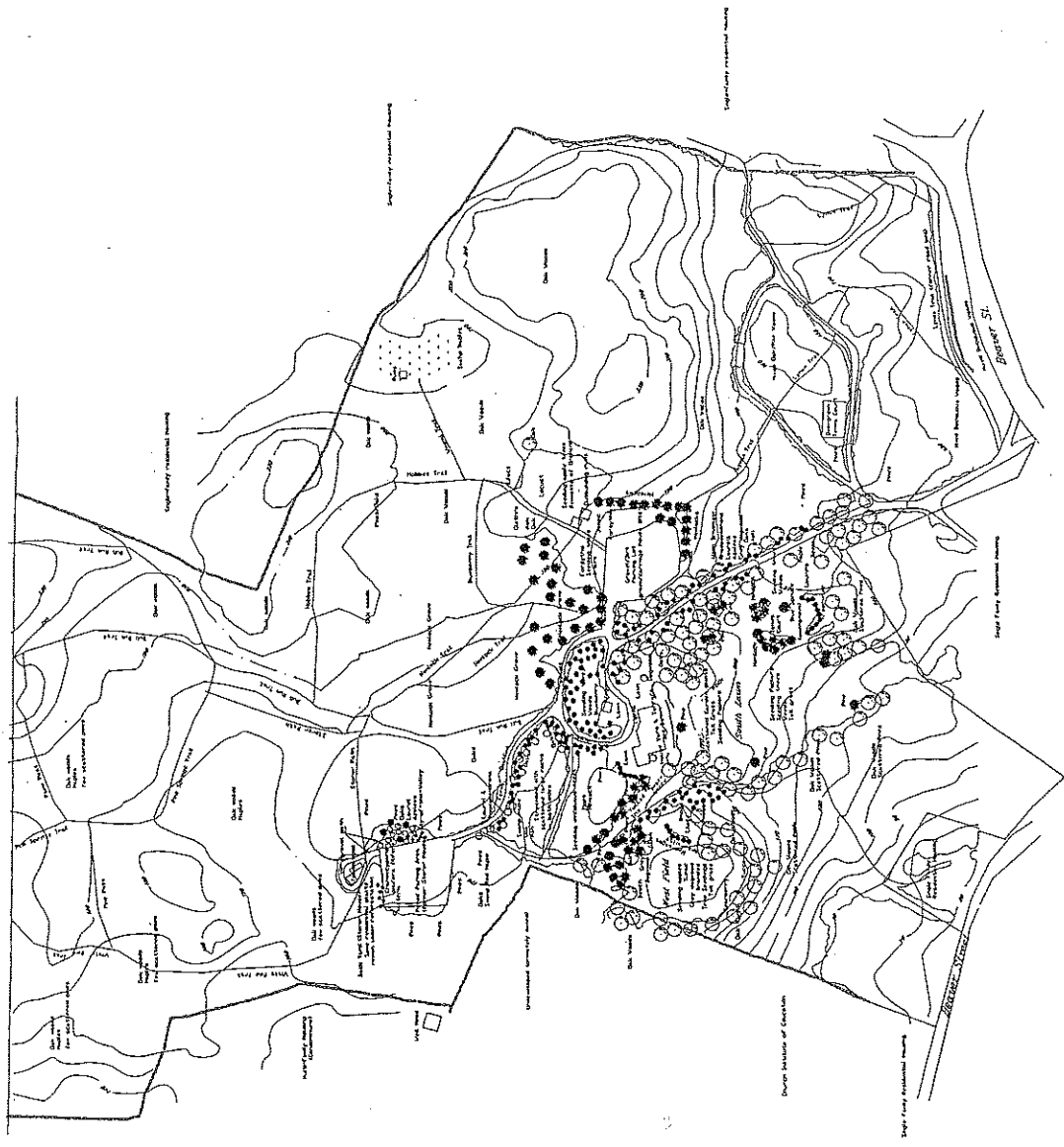
1. Archaeological Sensitivity

Archaeological sensitivities in this area may include evidence which indicates what the configuration, use and appearance of this field was during the period of significance. Soil profiles and soil distributions can verify land surface elevations and possibly the locations of flower beds. The locations of existing and no longer extant water spigots as well as the distribution of their piping can also help locate garden area.

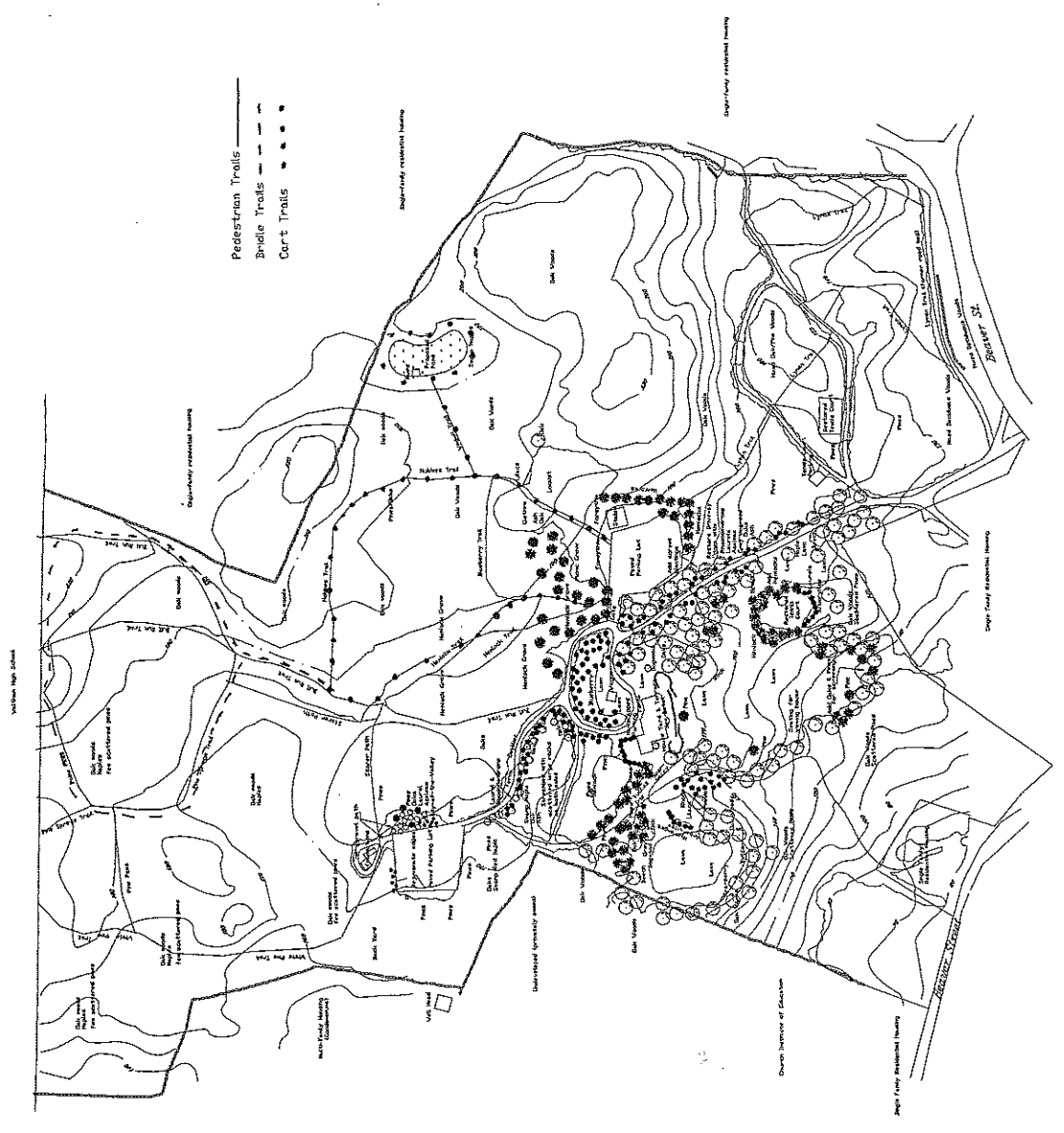
2. Recommendations

Archaeological testing should precede landscaping and other potential impacts to the west field area. Soil distributions and their stratigraphic profiles recovered in excavation units have the potential to verify original land surfaces during the period of significance and subsequent changes. Some type of remote sensing using magnetometers and/or metal detectors can also help by locating the route of piping and water spigots in garden areas.

ZONE 8: EXISTING



[For the purpose of this scan, full-size fold-outs have been moved to the document end as an appendix.]



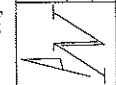
Pedestrian Trails —————
 Bicycle Trails - - - - -
 Cart Trails

ZONE 8: WOODS

Name: Robert T. Peizer Estate
 Proposed Master Plan

By: **FAST DESIGNS**
 59 High Street
 Portland, ME 04103

Scale: 1" = 200'
 Date: April 30, 1992



[For the purpose of this scan, full-size fold-outs have been moved to the document end as an appendix.]

B. Conservation and Utilitarian Zone

8. Woods

A. Current Conditions

The wooded portions of the site are currently a combination of farm woodlot and areas of regenerated secondary forest growth over open farm fields. Comprising the majority of the site's acreage, these wooded areas form important wildlife habitat, opportunities for woodland walks, and important buffer plantings which isolate the historic core of the Paine estate from perimeter visual and noise intrusions.

Most of the woodlands consist of stands of oak, maple and ash with scattered stands of pine and hemlock. An extensive trail system, which was developed through the woodlands in 1925 for use as bridle trails, has recently been marked as part of an eagle scout project. These trails, which had consisted primarily of wide dirt-surfaced cuts through the woodlands, are currently being used by pedestrians, trail bikes, and the wildlife inhabitants. Some of the wider trails which were accessible from the surrounding town streets have seen use by vehicles, primarily those seeking to dump debris in the woods. Most of these wider openings have been blocked by large boulders, and the debris has been cleaned from almost all areas.

Some trails have experienced some erosion and some edge infilling due to their minimal use. There is a strong desire on the part of the town to restore the trail systems for use by pedestrians, horse-drawn carts and horseback riders.

Along the eastern property boundary sits the remains of a wetland and possible former windmill site and farm pond. Excavation of the wetland and development of a small woodland pond could provide both an important wildlife habitat not currently existing on the property, and an important water

source for woodland fire safety. This effort should be coordinated with an evaluation of the site by a qualified archaeologist to determine the potential for damage to historic archaeological resources.

Throughout the property, small streams run from the highest elevations down the hillsides to the north, east and west. These streams are small and could be dry during the hottest summer months. However, they provide important visual scenery and important wildlife habitats for the property.

B. Analysis

The wooded portions of the site provide the most recreational opportunity for the citizens of Waltham. Restoration of the trail beds and a well-marked trail system would encourage use of the site by a large number of individuals. The trail system should be developed in such a manner as to encourage the separation of the different types of trail users. Planning for pedestrian trails, cart paths, bridle paths and other activities can facilitate the use of the trail system in the safest and most efficient manner possible.

Development of the wetland area into a pond site could prove to be both an important aesthetic and protective improvement to the site. Careful study and engineering would have to be developed prior to any work in this area to ensure constant water flow into and out of the pond area, address public safety issues, and define the manner in which the pond is developed with the least impact on the surrounding woodlands.

Understory and wildflower plantings could be planned to augment the existing vegetation. The potential for a wildflower trail through one portion of the site is very good. In the immediate future, restoration of the trail beds and a good signage program will promote increased use of the woodlands by the general public. This increased use of the trails is desirable to the town committees as many feel uneasy being alone in the wooded portions of the site because of its current minimal use.

C. Criteria for Future Use and Restoration

1. Improve existing trail system. Define use of certain trails by user type i.e. pedestrians, horse-drawn carts, riders on horseback, etc. Restore path surfaces and widths based on user requirements.
2. Improve signage and describe length of trail, level of difficulty, etc.
3. Promote and encourage use of trail system by general public, including the handicapped.
4. Use woodland areas and trail system for both recreational and educational opportunities.
5. Consider development of fire pond for conservation and safety purposes.
6. Develop educational and directional signage program for all path entrances (from parking areas and from property boundaries). Develop educational signage program for important features along trails.
7. Establish seating areas and rest areas along pedestrian trails.
8. Diversify understory vegetation to encourage additional wildlife species, provide educational opportunities (i.e. wildflower walk/conservation walk), and improve natural aesthetics of woodlands.

D. Proposed Treatment Plan

- Restore trail beds with ground bark mulch and/or bank run gravel. Define users and path width/surface requirements according to master plan.
- Gradually improve existing trail system as per master plan as budget and user demands allow.
- Develop signage program and install signs as use of trail system and its restoration construction proceeds. This program to include educational, directional and instructional signs.
- Encourage conservation groups to develop volunteer educational programs along trail system and to help maintain trail beds, widths, etc.
- Monitor trail entrances to encourage appropriate users but to discourage unwanted vehicular access.
- Work with town Fire Department to establish program for fire safety within woodland areas, potentially this program could include the development of a fire pond in the wetland area and/or trail beds which accommodate fire vehicles.
- Promote and encourage use of the trails by the general public. Provide attractive entrances from parking areas and from property boundaries.
- Establish seating and rest areas along pedestrian trails.
- Diversify understory plantings throughout woodlands to encourage wildlife and to provide educational and aesthetic improvements.

E. Archaeological Assessment - Zone 8

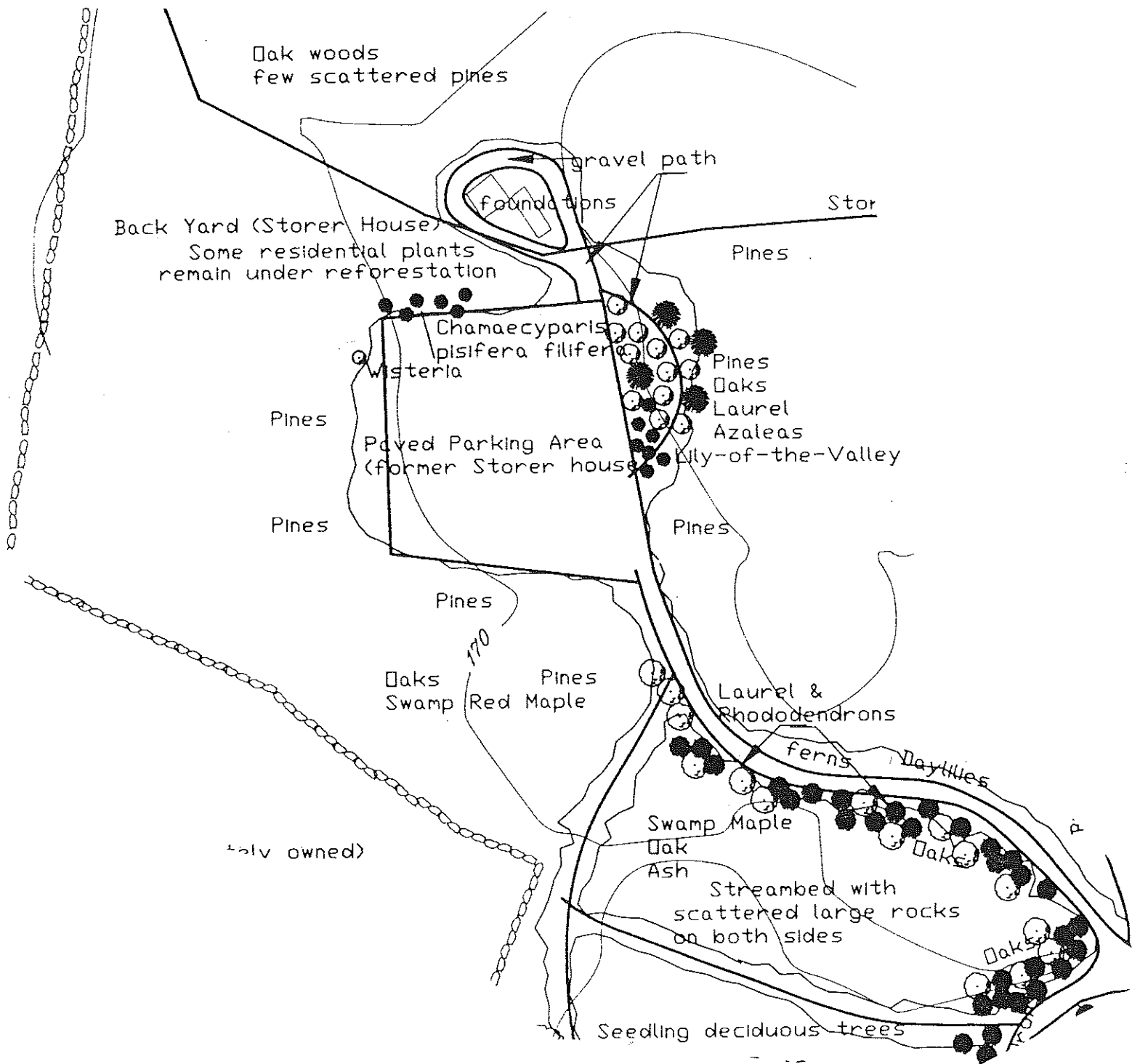
1. Archaeological Sensitivity

There is a potential for locating prehistoric resources in this area. The presence of well-drained soils and low-to-moderate sloping locales near numerous small streams, wetlands and a farm pond indicate locational criteria which are favorable for prehistoric settlement and subsistence activities. Based on current information available for the Charles River drainage and an archaeological survey of the Lyman Estate, "The Vale", nearby small low density type sites, probably seasonal, are expected for the area. Sites of this type probably focus on hunting, gathering or resource procurement in general, possibly during the Woodland Period.

There is a high potential for historic period resources in this area. Potential resources in this area include wells, the remains of a windmill in the eastern portion of the property near wetlands, and evidence for water distribution throughout the eastern and central portion of the property.

2. Recommendations

Archaeological survey and testing should precede all forms of development in the area, particularly the modification of wetlands. Both prehistoric and historic remains may be focused on wetlands, indicating the high archaeological sensitivity of these locales. Some type of remote sensing may also be helpful with historic archaeological survivals, particularly the tracing of water pipe routes from the windmill/wetland area to various fields, etc.



ZONE 9: EXISTING



9. Storer Parking Lot

A. Current Conditions

This parking area is currently the only paved parking site on the property. It sits on the former Storer house site, and some of the perimeter parking lot plantings, paths and building foundations remain from the Storer house period. The lot is somewhat removed from the house and the driveway turnaround, but provides the best site for function parking in the future as it can easily be accessed by vehicles after they have dropped their passengers at the house. In addition, the opportunity exists for a pedestrian path which connects this lot to the house without interfering with the driveway or access road. The lot could also serve as an excellent valet parking lot for house functions.

Illegal dumping of debris in this lot has been a problem in the past, and could be improved with the addition of a gate at the access road entrance which should be closed when the house is not being used for function purposes.

The lot is heavily wooded on all sides, and therefore is well screened from the historic core. Three of the woodland trails can be accessed from this lot. It is currently used by both function visitors and the general public.

B. Analysis

This parking area could be set aside for the exclusive use for function parking when use of the house and the grounds increases to such a point that the two user groups interfere with one another. An attractive pedestrian path can be developed from this lot to the main house to separate pedestrian and vehicular access to and from the parking area. The present access road is not wide enough to serve both pedestrian and vehicular needs safely.

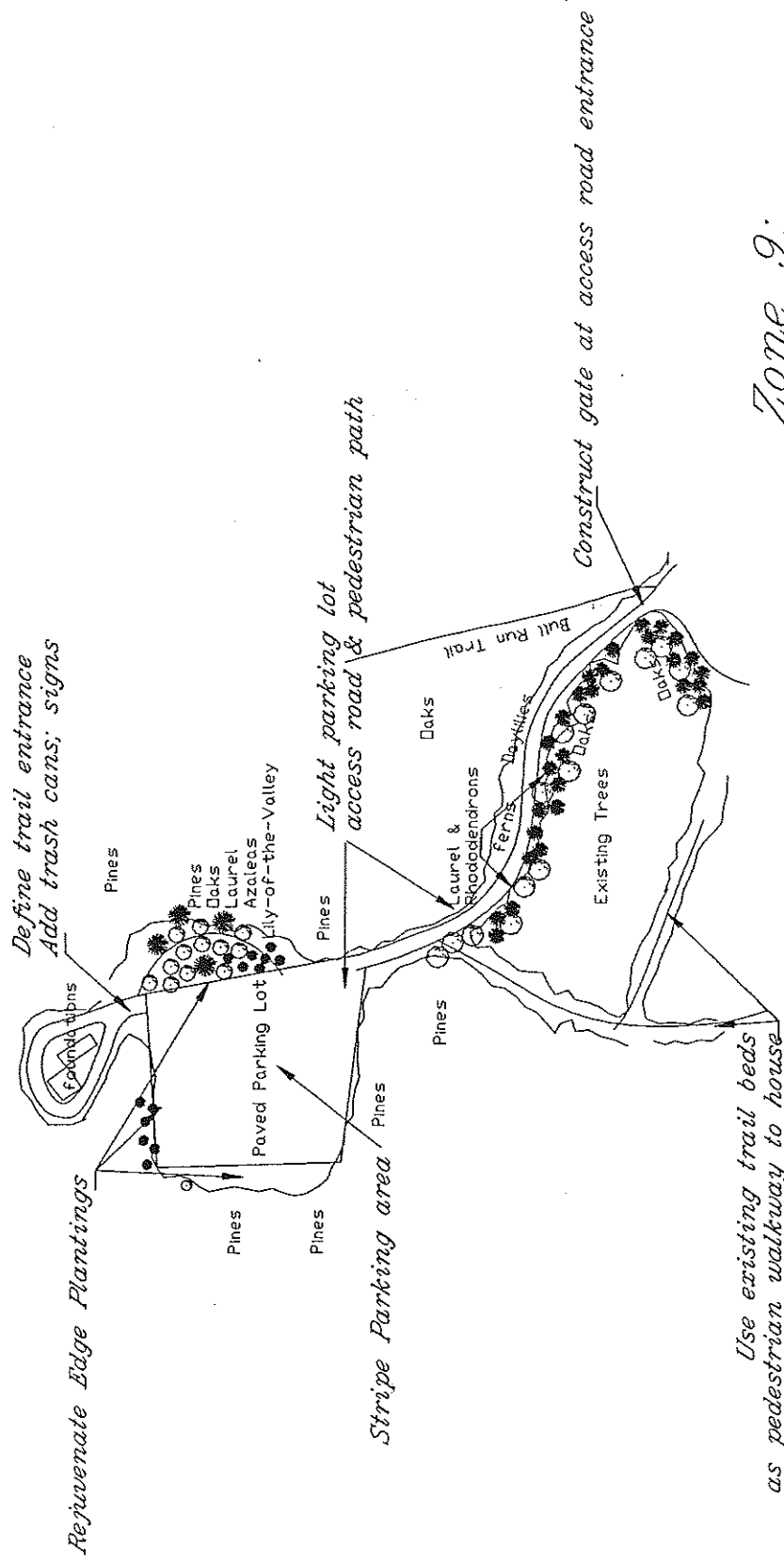
Until separate parking areas are required, the lot can serve as a parking area for both general and rental users. Striping the lot will help with controlling the parking system. The edge plantings

along the parking lot and the access road should be pruned, thinned and rejuvenated to establish an attractive, intentional edge to the space.

The entrances to woodland trails should be improved and clearly defined to encourage use of these trails by the public. Lighting of the access road and parking area will be a necessary requirement when the lot is used for evening functions. Remnants of the electrical lines and lighting fixtures remain embedded in some of the trees along the access road to this lot.

C. Criteria for Future Use and Restoration

1. Maintain combined use for general and function purposes until such time as both user groups are in each other's way.
2. Stripe lot to control parking system.
3. Improve appearance of parking lot border plantings and plantings along access road.
4. Delineate trail entrances.
5. Develop plan for future use of this lot as valet function parking. Consider plans for pedestrian path between house and lot.
6. Light parking lot and access road for evening functions.



*Zone 9:
Storer Parking Lot*

D. Proposed Treatment Plan

- Stripe parking lot.
- Prune and rejuvenate edge plantings of parking lot and access road.
- Create well-defined trail entrances off parking lot through signage, landscaping, and improvement of trail beds.
- Provide for trash collection at entrances to trails.
- Light parking lot and access road using historic fixtures.
- Construct gate at entrance to access road which can be closed at dusk or at times when the house is not being used.

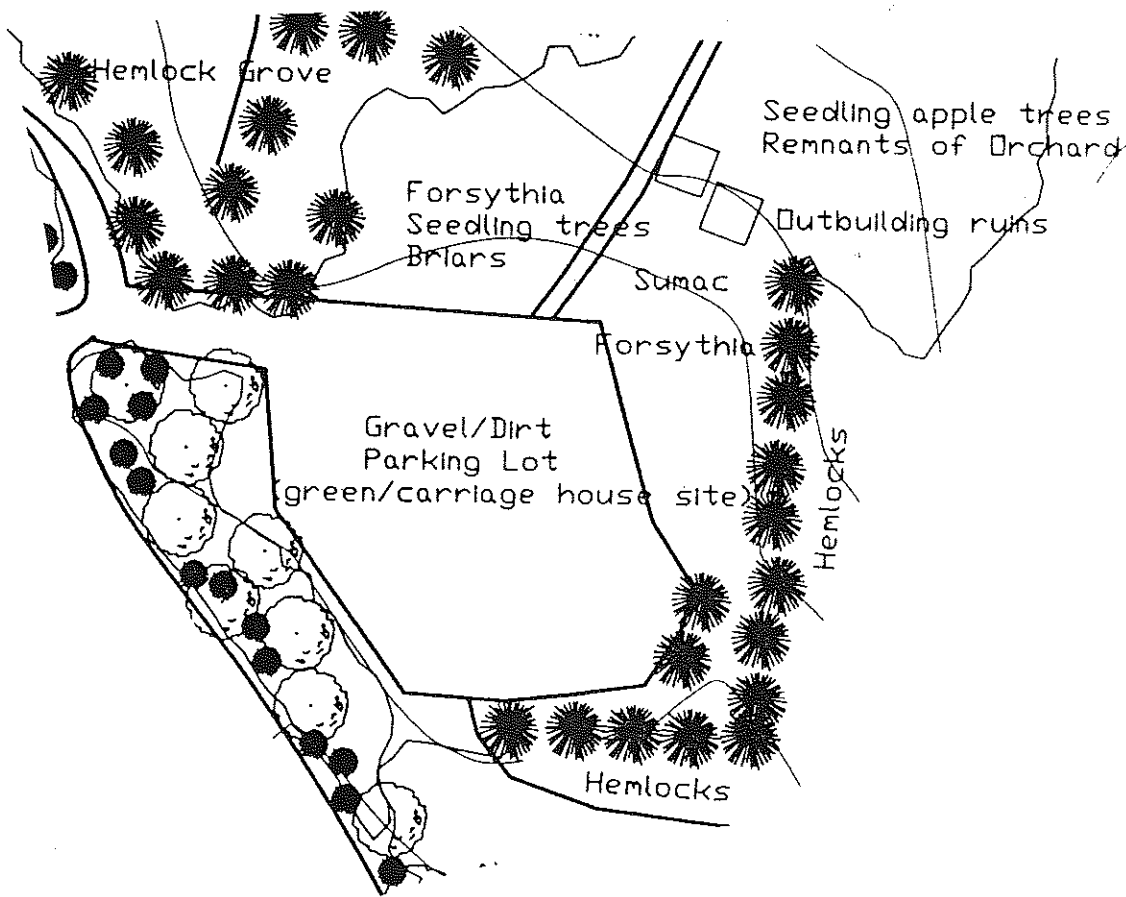
E. Archaeological Assessment - Zone 9

1. Archaeological Sensitivity

Major potential archaeological resources in this area include structural remains of the 19th century Storer house and associated outbuildings. These remains may exist under the currently paved parking lot. Some type of occupational related features (ex. trash pits) may also be present in the area.

2. Recommendations

Archaeological testing and/or monitoring should precede any grade changes to the current parking lot surface, its enlargement or excavations for utilities. Any existing evidence of the Storer House or outbuildings should also be mapped in detail.



ZONE 10: EXISTING



10. Carriage House/Greenhouse Parking Lot

A. Current Conditions

This large, unpaved open space is one of the primary parking lots used for rental functions as it is located closest to the house. Formerly the site of the service buildings, carriage house, greenhouse and vegetable and fruit gardens, there are remnants of building foundations, garden plantings, hedgerows and orchards scattered along the edges of the lot.

Though heavily used, this lot is the more unattractive of the two; being unpaved, it is dusty and unwelcoming to visitors. It does, however, provide the largest and most easily accessible parking area on the property.

Restoration of the buildings or gardens which used to occupy this site does not seem feasible or necessary to the current use and future plans of the Paine estate. It is therefore more useful as a parking area, though its appearance needs significant improvement.

B. Analysis

This lot has great potential for numerous utilitarian purposes. At present, it serves as a parking area for both function participants and the general public, though access from the lot to the house requires pedestrians to cross through traffic on the main entrance road. These pedestrians are currently using the road itself as a walking path. Opportunities to establish a separate pedestrian path from this parking area to the house are very limited; all options require the pedestrian to cross the main entrance road.

When separation of public and function traffic becomes necessary, then this lot is most conducive to use by the general public. General visitor traffic can be directed off of the main entrance road at the top of the hill without having to drive by the house or interfere with function parking/traffic.

Should a horse stable become desirable to service the horseback riding or cart trail programs, then the construction of this facility along the edge of this parking area seems the most feasible. Establishing such a facility in the vicinity of this parking lot continues the historic use of the site for a carriage house and service area. The flat space which is currently used as parking lot and edge plantings is large enough to accommodate both a horse barn and parking area.

The hemlock grove which sits north of the parking lot offers a suitable opportunity for picnic tables, future rest rooms and other utilitarian needs of the general public. Careful siting of these facilities can be accomplished in the valleys of the existing topography, invisible from the historic core area of the estate.

Three trails can be accessed from this parking lot. These trails connect to all areas of the wooded grounds. However, entrances to all of these trails needs better definition and treatment. The lot is partially visible through a break in the entrance driveway planting. To confine the impact of activities in this parking lot, this "hole" should be filled, screening the parked cars and other activities from the entrance road.

C. Criteria for Future Use and Restoration

1. Not feasible to restore the historic buildings and gardens in this location.
2. Use site as parking lot.
3. Consider construction of horse facility for trail program in this lot in addition to rest rooms, picnic areas, and other visitor-related service facilities.
4. Improve appearance of lot and edge plantings, including lighting and screening from entrance driveway.
5. When required, use this lot for general public use and funnel function traffic to Storer Lot.

Rejuvenate edge plantings

Establish picnic area

Hemlock Grove

*Define trail entrances
Add signs*

Forsythia

Forsythia

Add gate

Stable

Hemlocks

*Define, pave
& stripe
parking area
Light*

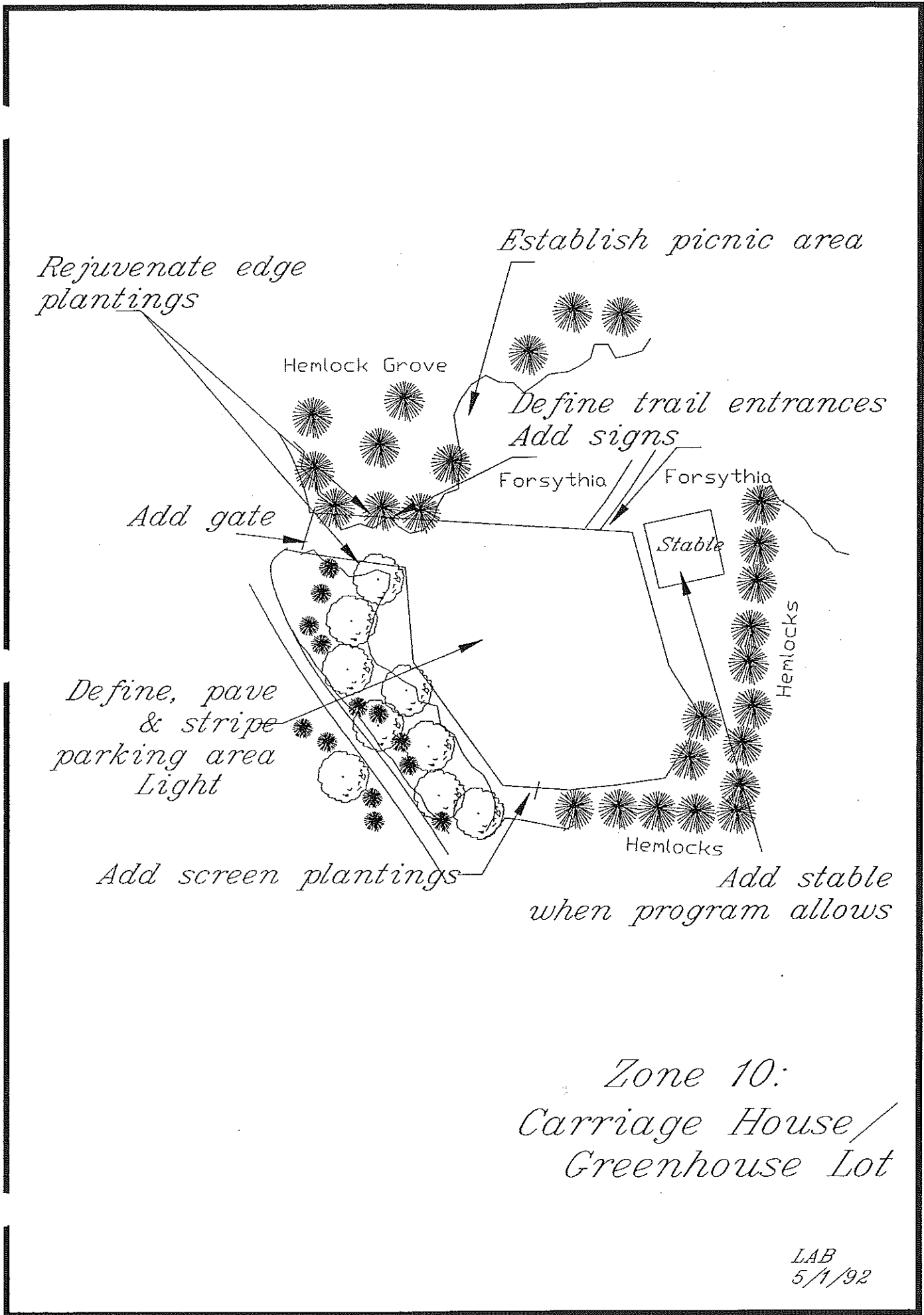
Hemlocks

Add screen plantings

*Add stable
when program allows*

*Zone 10:
Carriage House/
Greenhouse Lot*

*LAB
5/1/92*



D. Proposed Treatment Plan

- Define, pave and stripe parking area.
- Consider potential use of area for horse barn and trail center.
- Consider future needs for rest rooms, trash disposal, picnic area, and other public facilities.
- Prune and rejuvenate edge plantings. Maintain.
- Screen parking area from entrance driveway as per master plan.
- Define, landscape and provide directional and instructional signs at trail entrances.
- Light parking area and access road for evening function use.
- Construct gate at end of access road to be closed at dusk or at times when the house is not being used for function purposes.

Robert Treat Paine Estate - Historic Core
Landscape Features: Historical and Visual Assessment

Page Number: 1882

Area	Period of Construction	Date(s) of Alteration	Evaluation	Recommendations	Maintenance Requirements
Entrance Driveway	1866--lower portion	1884--upper portion	Retains most of its late 19th cent. character; Paved in 20th cent. Plantings along each side require rejuvenation & weeding	Roadside planting scheme critical to retain its 19th century character	Eliminate volunteer tree seedlings and herbaceous weeds; Rejuvenate historic plantings through pruning and fertilization program; Mulch with composted bark mulch and leaf dressing
House Yard - East	1884-86	Benches--post 1974 Dogwood--post 1974	Little historical record to document appearance; useful as outdoor reception area Landscape buffer for terrace area	Maintain open lawn and wooded edges; continue use as outdoor reception area	Rejuvenate wooded edges including understory; Move benches to more naturalistic arrangement; Fertilize and maintain lawn for public use
House Yard--West	1884-86	Unknown	Historically, used as foreground for view to west field; Now used as outdoor workyard for caterers Important buffer to terrace area	Currently underutilized; Supply other space for caterers; restore yard for small receptions and as buffer for terrace area and foreground for view west	Aerate and restore lawn using park mix; Re-establish wisteria on house wires; Rejuvenate groundcover beds, herbaceous borders and lawn edges through weeding and fertilization program; Eliminate tree seedlings to improve view over rhododendron dell and west field
Caretaker's Yard	1884-86	1974--pres.	Traditionally used as service area; potential site for catering yard	Maintain as caretaker's yard until required for function services Establish screen between this area and entrance driveway	Allow caretaker to maintain in good condition; establish screen planting and/or fence along entrance driveway and west houseyard
Terraces	1885-86	Brick patio: 1905-32 Flower beds - 1911-50; 1980	As significant as house Ties house to landscape Important views over south lawn "Outdoor living room"	Restore to ca. 1932 Add chinese bays?	Develop planting plan based on 1932-49 photographs Remove all plant material in flower borders Save plants appropriate to period; double dig beds with cow manure and lime; replant and mulch with ground peat, bark or leaf mulch Aerate and fertilize lawn; restore edges; repair brick patio; add bays?; re-establish vines on house and terrace walls; consider irrigation system
South Lawn	1866; 1884-86	Tennis court--c.1911 Flower beds-- 1911-1949	Critical view from terrace and house; intricate topographic shaping; stylized pruning of trees pre-1949; currently has lost integrity with overgrowth	Restore open lawn and naturalized edges; restoration of flower beds and tennis court optional	Remove all seedling trees, poison ivy and weeds; wait one season to see if any former garden plantings return (i.e. bulbs); Restore lawn; retain undulations of topography; Prune and fertilize pines and other large trees; Screen houses at bottom of hill; restore flower beds if desired
West Field	by 1910	Plantings, 1911-49	Became important vista, 1911-49 Good photographic documentation Vistas and plantings lost due to overgrowth	Important to restore as open view from house; restore garden plantings if possible replant garden beds if possible	Eliminate all tree seedlings from open field Field cut to retain view; Eliminate tree seedlings and weeds from remaining garden beds; Rejuvenate lilacs, arborvitae, hydrangea, rhododendrons, etc. through pruning and fertilization; Restore and replant garden beds if possible

Robert Treat Paine Estate - Conservation & Utilitarian Zone
Landscape Features: Historical and Visual Assessment (Continued)

Part Design, 1992

Area	Period of Construction	Date(s) of Alteration	Evaluation	Recommendations	Maintenance Requirements
Woods	pre-1866; 1886-1910	Trails c. 1925	Important aesthetic and buffer feature of property. Trails recently marked; critical conservation area	Maintain healthy woodland cover Use trails for walking and/or bridle paths; interpret conservation resources along trails	Remove accumulated debris and dangerous limbs Maintain healthy woodland canopy; restore trails Add wildflowers/understory plantings if desired
Storer Lot	1974	none	Site of Storer house until it burned in 1974; currently paved parking lot	Retain as parking area Rejuvenate border plantings through pruning and general maintenance Lighting may be helpful Mark entrances to trails	Rejuvenate border plantings through pruning and fertilization program; Create attractive, distinct edge to parking area
Carriage House/ Greenhouse Lot	Buildings ca. 1866 Parking Lot ca. 1974	none	Important propagation and production site from 1866-1950's; Useful as parking site but requires improvements in appearance	Restoration of built features and landscape does not seem appropriate to current programming; improve appearance for use as parking lot	Define size and orientation of parking Surface and strip; Eliminate volunteer seedlings from edges; rejuvenate hemlocks, forsythia and other original plantings; Augment these with additional period plantings; Augment these with and develop pedestrian access to house Lighting may be beneficial using period fixtures

E. Archaeological Assessment - Zone 10

1. Archaeological Sensitivity

There is a high potential for significant historic archaeological resources in this area. Structural remains of service buildings, the carriage house (barn) and greenhouse may survive, as well as evidence for garden areas. Some building foundations are currently visible in the area. Subsurface evidence of water supply systems for the area also likely exists, possibly connected to wetlands and the windmill identified for Zone 8 north of this location.

2. Recommendations

Archaeological survey and excavation are recommended for this area prior to plans to develop the locale for parking, horseback riding or picnic areas. Systematic archaeological testing of this locale is particularly important since it has been determined that it is not feasible to restore historic buildings and gardens at this location. Information pertaining to these resources should be retrieved prior to their potential destruction by planned development.

V. Proposed Implementation of Master Plan

Funding, staffing and management of the landscape at the Paine Estate is non-existent at present. The site has relied heavily on the efforts of volunteer organizations to undertake any maintenance activities which have been accomplished to date. City employees provide mowing and plowing services, and will help as time allows with fallen tree limbs and other site maintenance efforts. Clearing of debris, marking woodland paths, placing barrier boulders, and limited tree pruning has been conducted through volunteer and organization's donated efforts.

There are no plans for establishing a grounds crew at the Paine estate in the immediate future, and the work of the part-time site director is geared primarily to rental and restoration of the house. Direct supervision of work conducted on the grounds is the combined responsibilities of the Waltham Conservation Commission, the Waltham Historical Commission, and the site director. Therefore, the creation of a grounds supervisor position to oversee work of the grounds, phasing of the master plan, and long-term funding and management of the grounds is a critical first step.

Both committees which held public meetings recognized the need for stopping further deterioration of the site landscape. This, therefore, will become the primary objective of the first phase of landscape treatment and/or restoration. Secondly, small improvements which can be accomplished and maintained by individuals or volunteer organizations will guide the second phase of landscape treatment. Finally, the more complex and expensive improvements which require the supervision of a grounds director and which require a long-term maintenance program comprise the third phase of treatment.

The work required on all portions of the site during these three phases is outlined on the following pages. In all cases, no improvements which require

long-term, regular maintenance should be undertaken without funding or staffing available to continue this maintenance. Once a staff or core of volunteers has been identified to continuously work on the site, then an annual maintenance schedule can be produced. At a minimum, the City of Waltham should look to the future establishment of a Director of Grounds who can be responsible for year-round site improvements, maintenance and supervision of volunteer or paid work crews.

The implementation of the master plan should be undertaken based on the zone priorities established in section IV. These zones include those most visible to all site visitors, and those zones which have seen the most severe loss of integrity (i.e. the South Lawn and the West Field). All initial steps at plan implementation should consider those which are most cost-effective and maximize the use of paid, volunteer or donated labor.

IMPLEMENTATION:

PHASE I

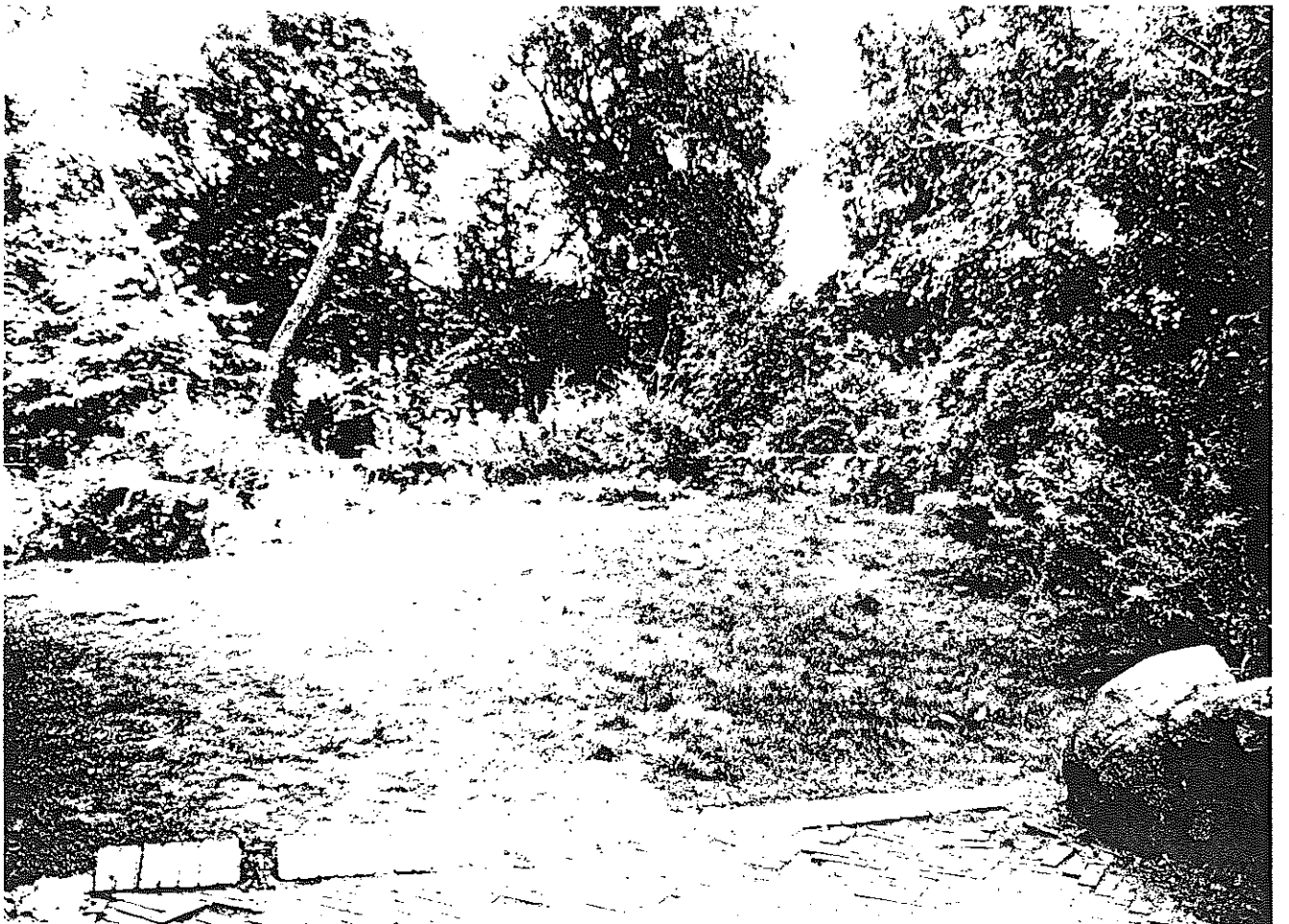
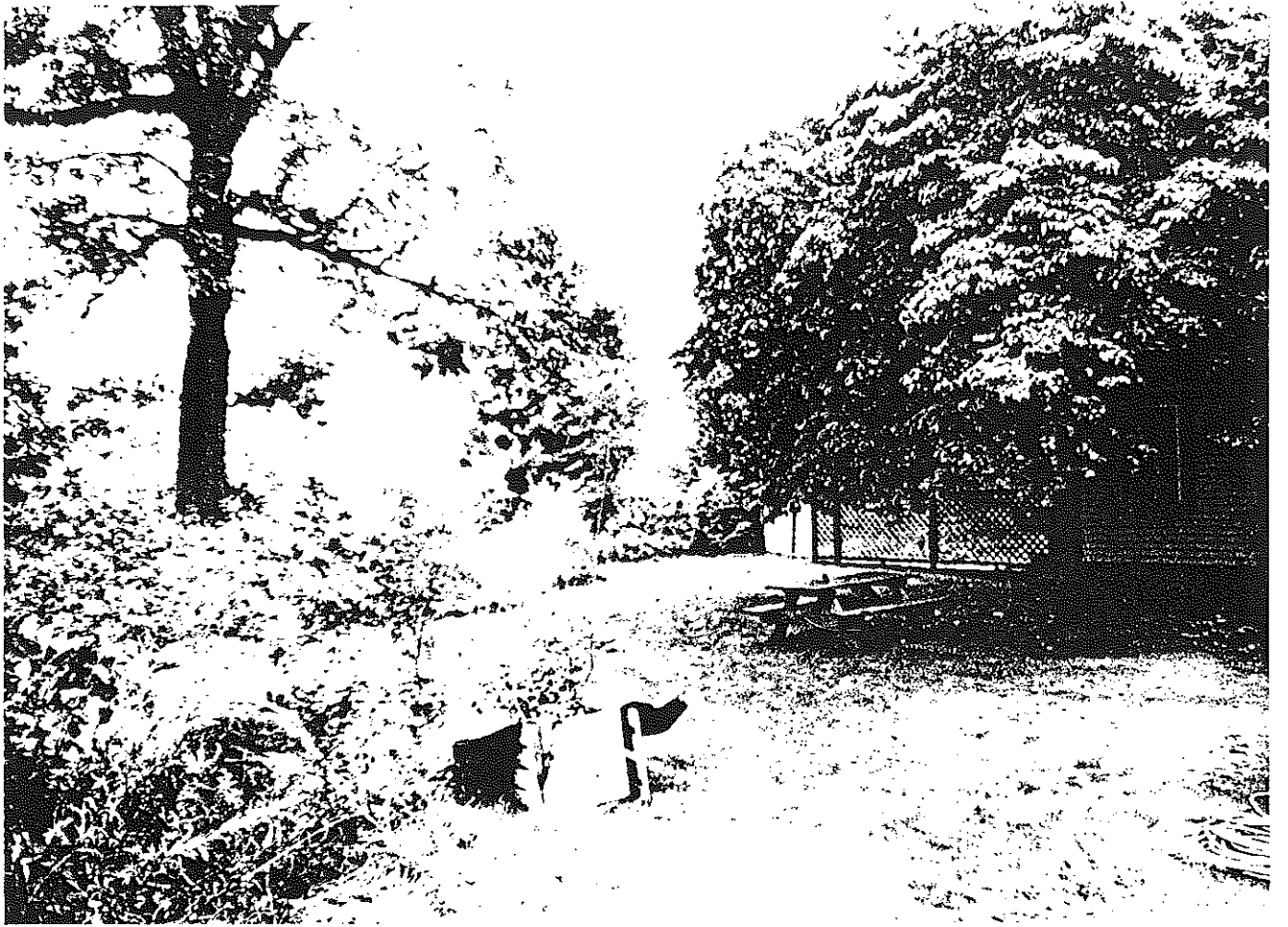


Zone 1: Entrance Driveway

- Remove diseased, dead or dying trees
- Thin mature oak and ash trees to well-spaced healthy specimen trees (or clumps)
- Thin young trees to avoid crowding; create spacing of approximately 8-12' between these trees
- Eliminate roadside weed infestations (both woody and herbaceous) i.e. goldenrod, brambles, sumac, apple and poplar seedlings, etc.
- Maintain current plowing and roadbed maintenance practices
- Define lawn area in turn-around as per historic photographs. Thatch, fertilize, lime and seed with sunny park mix.
- Rejuvenate all shrub and tree areas of turn-around as per instructions for driveway edge plantings.

Zone 2: Houseyard - East

- Prune existing oaks in buffer at edge of lawn. Remove dead or dying trees. Replace with pin and white oaks as per existing planting scheme.
- Rejuvenate tree and shrub plantings as per driveway specifications.
- Thatch, fertilize, lime and overseed lawn area with sun/shade park mix.



(Phase I - continued)

Zone 3: Houseyard - West

- Remove all dead, diseased or dying trees, shrubs, and herbaceous materials from borders. Remove seedling trees, weeds and shrubs from all borders.
- Prune and fertilize the two large oaks in the southwest corner, the dogwood, and other original trees and shrubs.
- Remove tree seedlings behind oaks to open view to rhododendron ravine and west field.
- Remove seedling trees from juniper bed in northwest corner of yard.

Zone 4: Caretaker's Yard

- Allow caretaker's to maintain and use the remainder of the yard as they desire, providing they maintain the space in good condition.

Zone 5: House Terrace

- Rejuvenate plantings in all flower beds; eliminate weeds; maintain weekly
- Aerate, thatch, fertilize and lime lawn areas; restore edges at patio and flower beds.



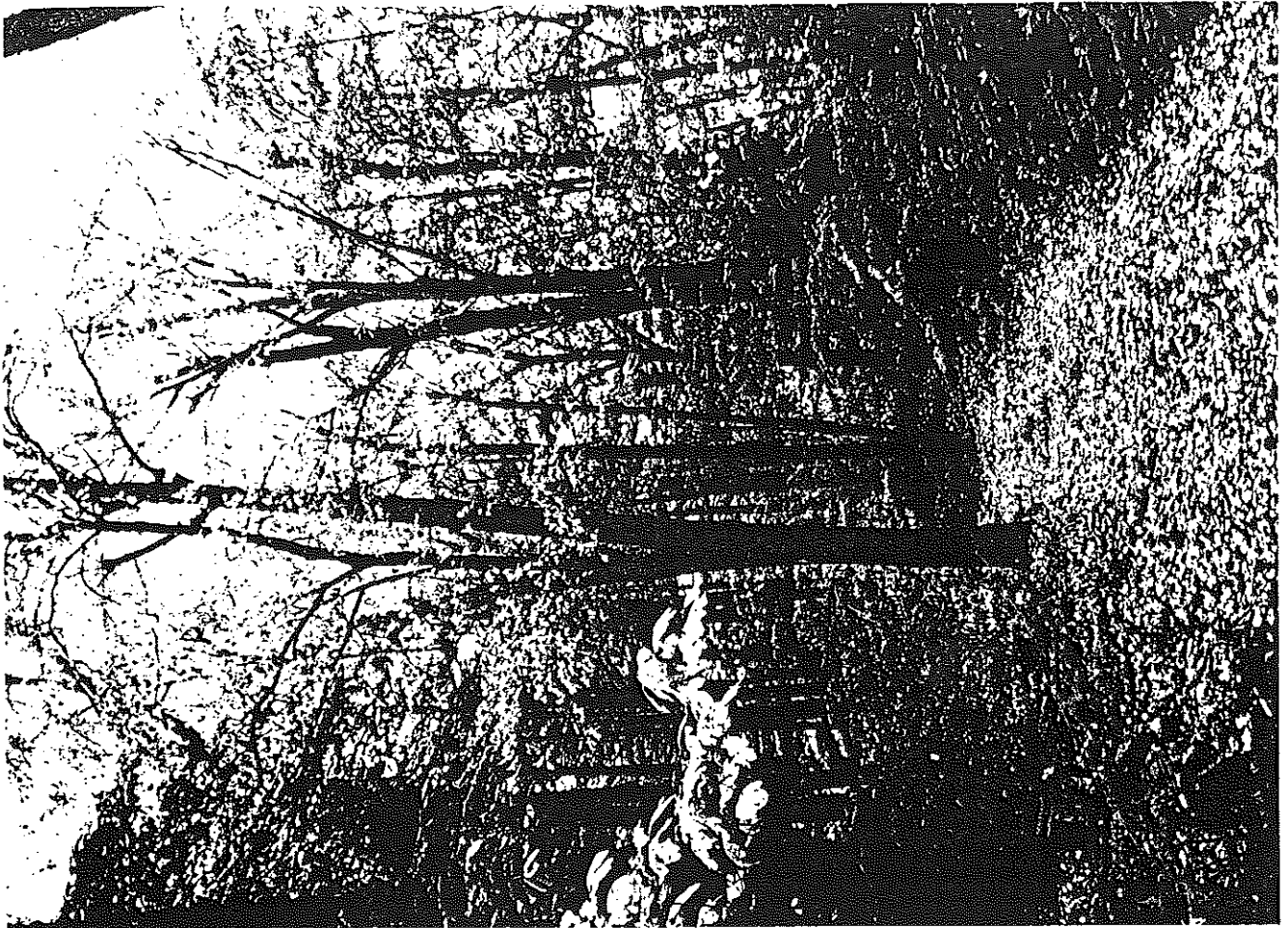
(Phase I - continued)

Zone 6: South Lawn

- Remove all seedling trees, poison ivy and weeds from lawn area.
- Wait one season before completely reseeding lawn to see if any former garden plantings return (i.e. bulbs).
- Prune and fertilize all tree and shrub plantings along edges of lawn.

Zone 7: West Field

- Eliminate all volunteer weeds and seedling trees from open field area and from stands of historic tree and shrub plantings.
- Remove all volunteer tree and shrub seedlings. Wait one year after clearing to see if any historic herbaceous plant material comes back, then cultivate and reseed lawn area.
- Rejuvenate all rhododendron shrubs in dell; eliminate all seedling volunteers and weeds.





(Phase I - continued)

Zone 8: Woods

- Encourage conservation groups to develop volunteer educational programs along trail system and to help maintain trail beds, widths, etc.
- Monitor trail entrances to encourage appropriate users but to discourage unwanted vehicular access.
- Promote and encourage use of the trails by the general public. Provide attractive entrances from parking areas and from property boundaries.

Zone 9: Storer Parking Lot

- Stripe parking lot.
- Prune and rejuvenate edge plantings of parking lot and access road.

Zone 10: Carriage House/Greenhouses Parking Lot

- Define, pave and stripe parking area.
- Prune and rejuvenate edge plantings. Maintain.

IMPLEMENTATION:

PHASE II

Zone 1: Entrance Driveway

- Re-establish historic plantings in those areas which have experienced some loss of integrity with naturalized groupings of oak, ash, mountain laurel, azalea, rhododendron, grey dogwood, fern, leucothoe using similar planting patterns and practices as exist in other portions of the driveway
- Provide directional signage at top of driveway to direct traffic i.e. "To House and Function Parking" and "To Recreational Parking"
- Post and mark handicapped parking spaces at house entrance. These spaces should be located at the northern end of the existing parking pull-off to accommodate passenger drop-off and pick-up next to door.
- Eliminate opportunity to pull off edge of driveway at west end of turn-around (by hydrant). Plant this space with rhododendrons, azaleas and mountain laurel to re-establish the edge as per the rest of the turn-around.
- Allow caterers to use pull-off area for loading/unloading of vehicles then enforce parking in larger parking areas. Eventually, increased catering demands may require separate catering entrance and turn-off.

(Phase II - continued)

Zone 2: Houseyard - East

- Plant additional rhododendrons, azaleas and mountain laurels in naturalized manner along west edge of oak plantings to define edge of lawn area and enhance boundary of space.
- Construct proposed handicapped walkway near house.
- Re-establish vines on house (north facade)

Zone 3: Houseyard - West

- Replant and re-wire wisteria to all wires on house facade.
- Define lawn edges, aerate, lime, fertilize and overseed lawn to re-establish vigor.
- Move all perennials which have been planted along terrace wall to south side of terrace wall where perennials have historically been located.

Zone 4: Caretaker's Yard

- Construct vine-covered lattice fence or screen planting along edge of driveway pavement

(Phase II - continued)

Zone 5: House Terrace

- Repair brick patio. Add handicapped access according to prepared plans.
- Re-establish vines on house (ivy and wisteria).
- Re-establish vines on terrace walls
- Develop volunteer work schedule and/or agreement with organization to maintain terrace plantings. Develop planting plan based on 1911-1950 photographs

Zone 6: South Lawn

- Restore lawn, being careful to maintain historic topographic undulations.
- Carefully monitor health of large pine trees by terrace and along west edges of lawn. When signs of health deterioration begin to occur, plant new white pine at base of older tree which can replace tree when it is lost.
- Consider addition of lightning rods to large white pines for their preservation.

Zone 7: West Field

- Rejuvenate all historic plantings, including rejuvenative pruning of all shrub species, limbing of dead or diseased tree limbs, etc.
- At a minimum, maintain field with farm equipment to retain open space and discourage seedling trees and shrubs. As time, money and labor permits, restore lawn qualities to this field.

(Phase II - continued)

Zone 8: Woods

- Gradually improve existing trail system as per master plan as budget and user demands allow.
- Develop signage program and install signs as use of trail system and its restoration construction proceeds. This program to include educational, directional and instructional signs.
- Work with town Fire Department to establish program for fire safety within woodland areas, potentially this program could include the development of a fire pond in the wetland area if archaeology permits and/or trail beds which accommodate fire vehicles.

Zone 9: Storer Parking Lot

- Provide for trash collection at entrances to trails.
- Construct gate at entrance to access road which can be closed at dusk or at times when the house is not being used.

Zone 10: Carriage House/Greenhouse Parking Lot

- Screen parking area from entrance driveway as per master plan.
- Construct gate at end of access road to be closed at dusk or at times when the house is not being used for function purposes.
- Light parking area and access road for evening function use.

IMPLEMENTATION:

PHASE III

Zone 1: Entrance Driveway

- Restore two existing tennis courts by eliminating seedlings which have grown up in surface, reestablish historic clay surface using clay or synthetic material which closely resembles clay.
- Reconstruct wire fence surrounding courts using size and materials standards of existing remnants
- Restore evergreen plantings surrounding Paine family court on all sides by planting additional hemlock and arborvitae.
- Provide small parking area for tennis court users in woods north of Lyman family court. Access this parking area via the former Lyman driveway roadbed. Situate parking area well off entrance driveway so as to fully screen from view. Surface lot and access driveway with gravel or asphalt. Provide signage at entrance road and at courts to direct visitors to parking and to courts.
- Mark entrance to Storer lot for function parking. Consider possible valet parking for functions from front door drop-off to this lot.
- Establish planting bed along caretaker's yard to visually separate driveway entrance from private yard.

(Phase III - continued)

Zone 2: Houseyard - East

- Plant three white dogwoods in informal grouping along southern end of lawn to create naturalized "altar". Add rhododendrons, azaleas, mountain laurel, leucothoe and ferns to enhance this boundary as per driveway plantings.
- Relocate existing benches to informal placement along the east and southern edges of this area. Remove existing cement slab footings for these benches and reseed with park lawn mix.
- Enhance fern beds along north facade of house with other fern varieties such as ostrich fern, Christmas fern, maidenhair fern, etc.

Zone 3: Houseyard - West

- Underplant oaks and lawn edges with vinca and pachysandra to create native groundcover bed which defines edges of lawn and edges of space.
- Cover lattice fence with honeysuckle, bittersweet, euonymus or wisteria to screen caretaker's yard from west houseyard.
- Define path opening, mow and maintain grass path access from west houseyard to rhododendron ravine walk and walk to woods northwest of this path opening. (see plans for west field)

(Phase III - continued)

Zone 4: Caretaker's Yard

- Establish wisteria, ivy, climbing roses or other vines already established on the property on the lattice fence next to the west houseyard.
- Develop a landscape plan for use of this space as a caterer's yard when and if use of the house ell is changed from its current use.
- Implement caterer's yard plan including loading zone, outdoor work area, etc.

Zone 5: House Terrace

- Add irrigation system to facilitate maintenance of gardens and lawn.
- Under direction of paid staff or qualified volunteer, remove all plant material in flower borders. Save plants shown in 1911-50 photographs.
- Double-dig flower beds with cow manure and lime; replant; mulch with ground peat, leaf mulch or ground bark mulch.
- Maintain weekly and divide perennials as required once/year.

(Phase III - continued)

Zone 6: South Lawn

- Screen modern intrusions at bottom of lawn as per master plan.
- Restore flower beds as per 1911-1950 photographs when and if desired.
- Maintain open grass lawn, mow at least once per week. Monitor health of all edge plantings and take corrective actions as required.

Zone 7: West Field

- Define edges of shrub beds, border plantings, and herbaceous beds where historic plant material remains. Replant as per historic photographs (1911-1950)
- Restore view through field to edge plantings, especially in vicinity of beech trees.
- Redefine path through rhododendron dell; potentially connect this path to edge of plantings along south lawn. Connect path to grass path from west houseyard and to end of woodland path north of west field.

(Phase III - continued)

Zone 8: Woods

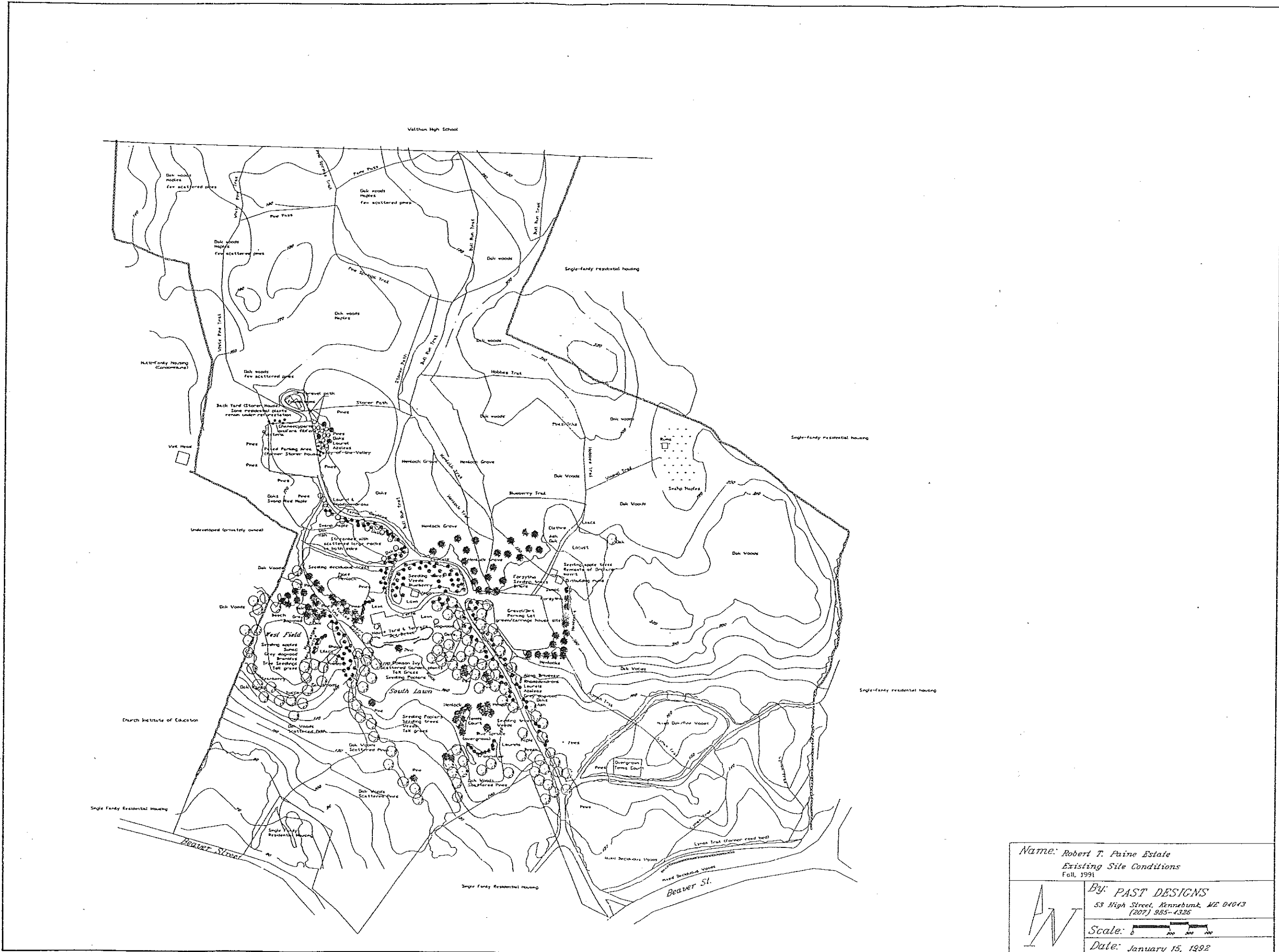
- Restore trail beds with ground bark mulch and/or bank run gravel. Define users and path width/surface requirements according to master plan.
- Establish horseback riding program which includes horses for carts as well as for individual riders.
- Establish seating and rest areas along pedestrian trails.
- Build fire pond if determined appropriate in Phase II.
- Diversify understory plantings throughout woodlands to encourage wildlife and to provide educational and aesthetic improvements.

Zone 9: Storer Parking Lot

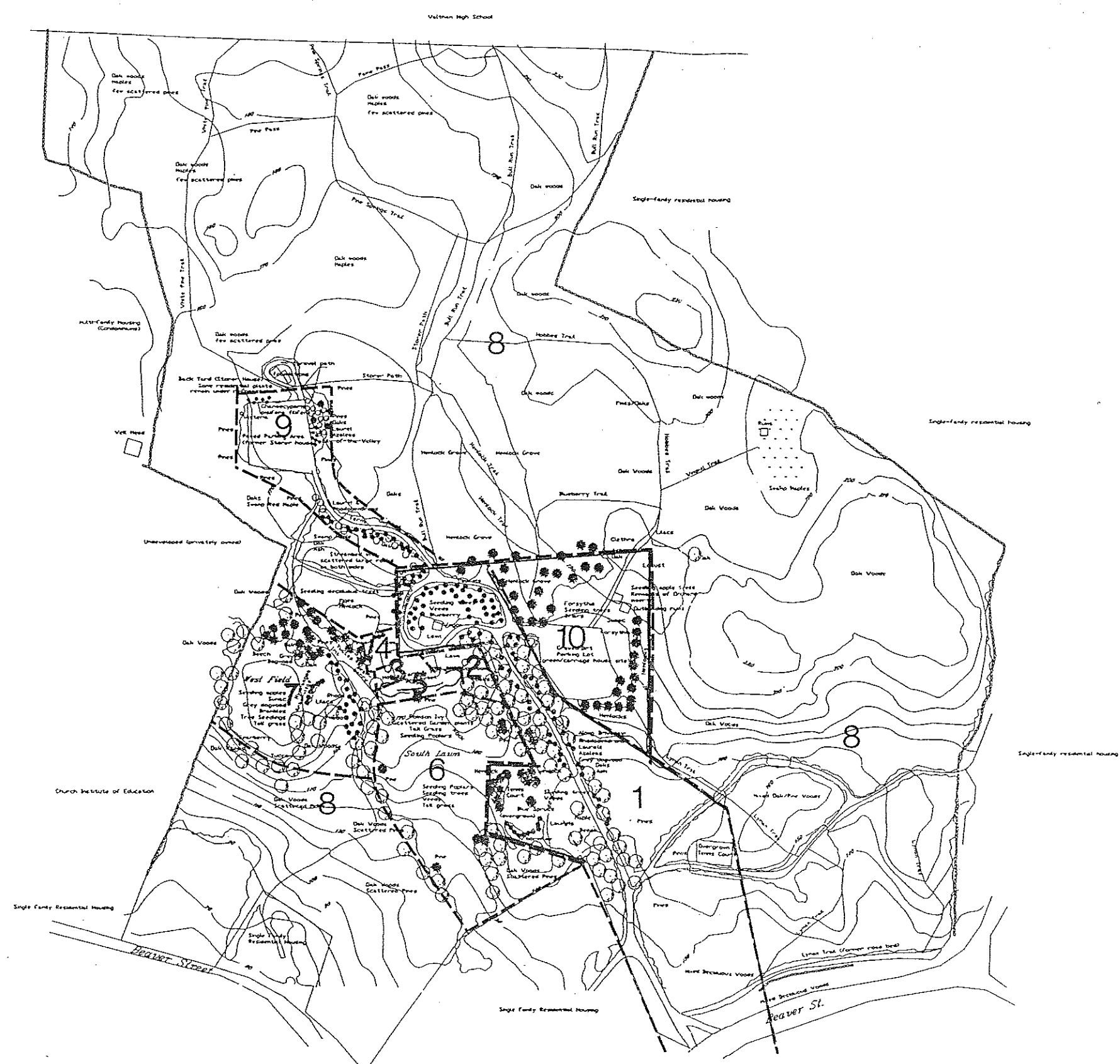
- Create well-defined trail entrances off parking lot through signage, landscaping, and improvement of trail beds.
- Light parking lot and access road using historic fixtures.

Zone 10: Carriage House/Greenhouse Parking Lot

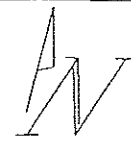
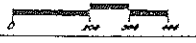
- Develop plan for use of area for horse barn and trail center; implement.
- Develop plan for rest rooms, trash disposal, picnic area, and other public facilities; implement.
- Define, landscape and provide directional and instructional signs at trail entrances.

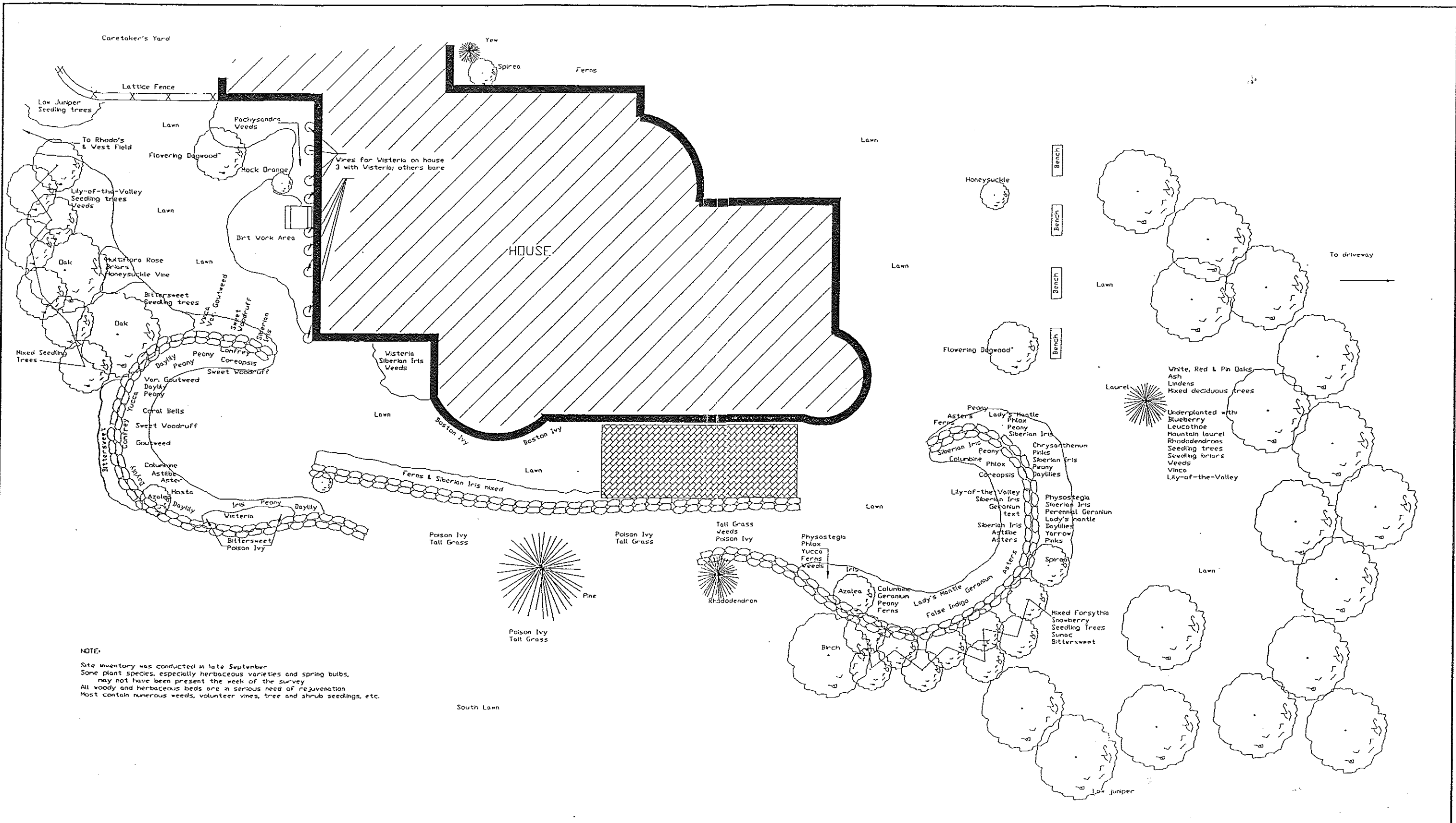


Name: Robert T. Paine Estate	
Existing Site Conditions	
Fall, 1991	
	By: PAST DESIGNS
	53 High Street, Kennebunk, ME 04043 (207) 985-4326
Scale: 0 100 200 300	
Date: January 15, 1992	



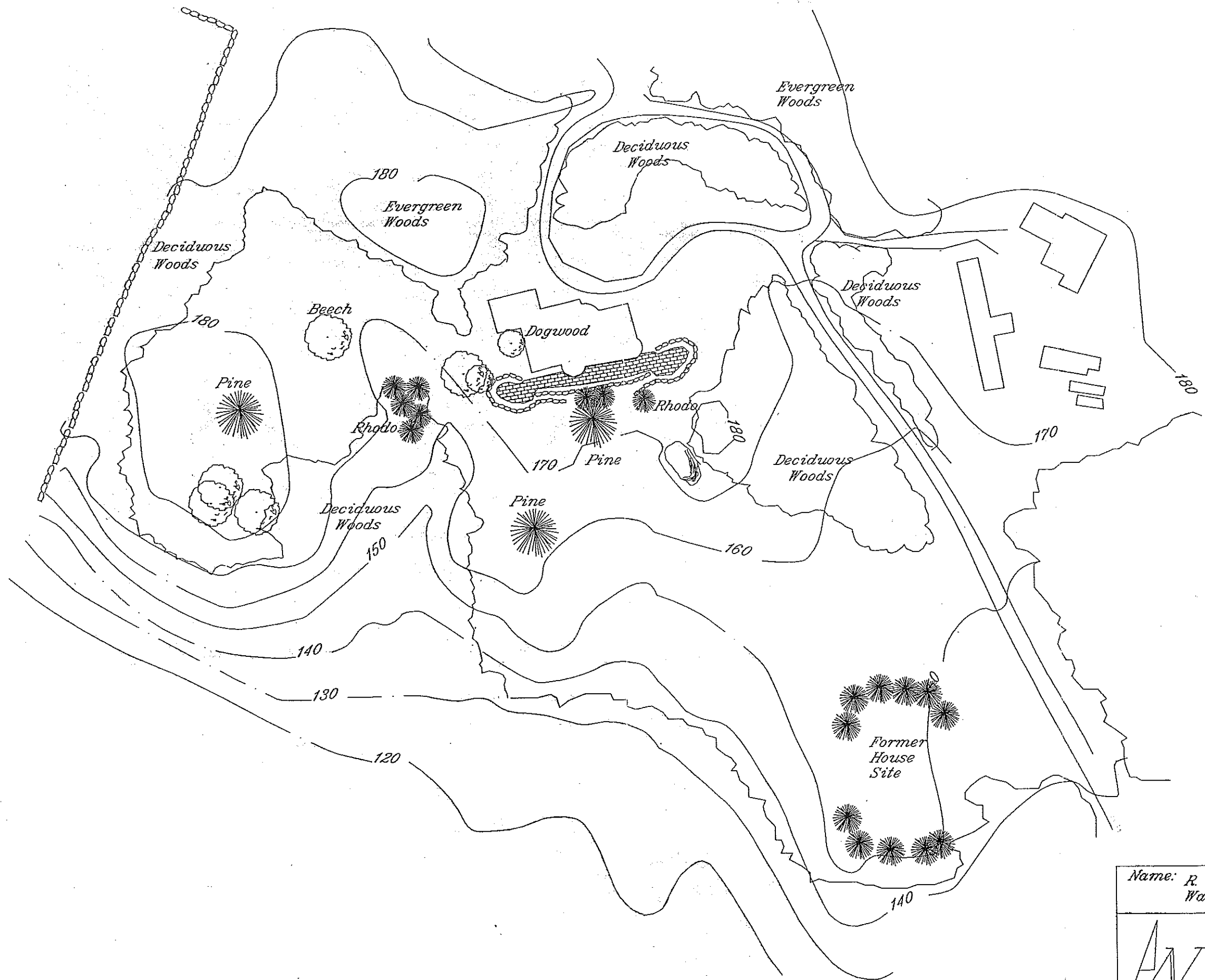
ZONE KEY

Name: <i>Robert F. Faive Estate</i> Existing Site Conditions Fall, 1991	
	By: <i>PAST DESIGNS</i> 53 High Street, Kennebunk, ME 04043 (207) 985-4326
	Scale: 
Date: <i>January 15, 1992</i>	



NOTE:
 Site inventory was conducted in late September.
 Some plant species, especially herbaceous varieties and spring bulbs,
 may not have been present the week of the survey.
 All woody and herbaceous beds are in serious need of rejuvenation.
 Most contain numerous weeds, volunteer vines, tree and shrub seedlings, etc.

Name: Robert T. Paine Estate Site Inventory - House Grounds As per September, 1991	
	By: PAST DESIGNS 53 High Street, Kennebunk, ME 04043 (207) 985-1326
	Scale: 0 20 30 40
	Date: January 15, 1992



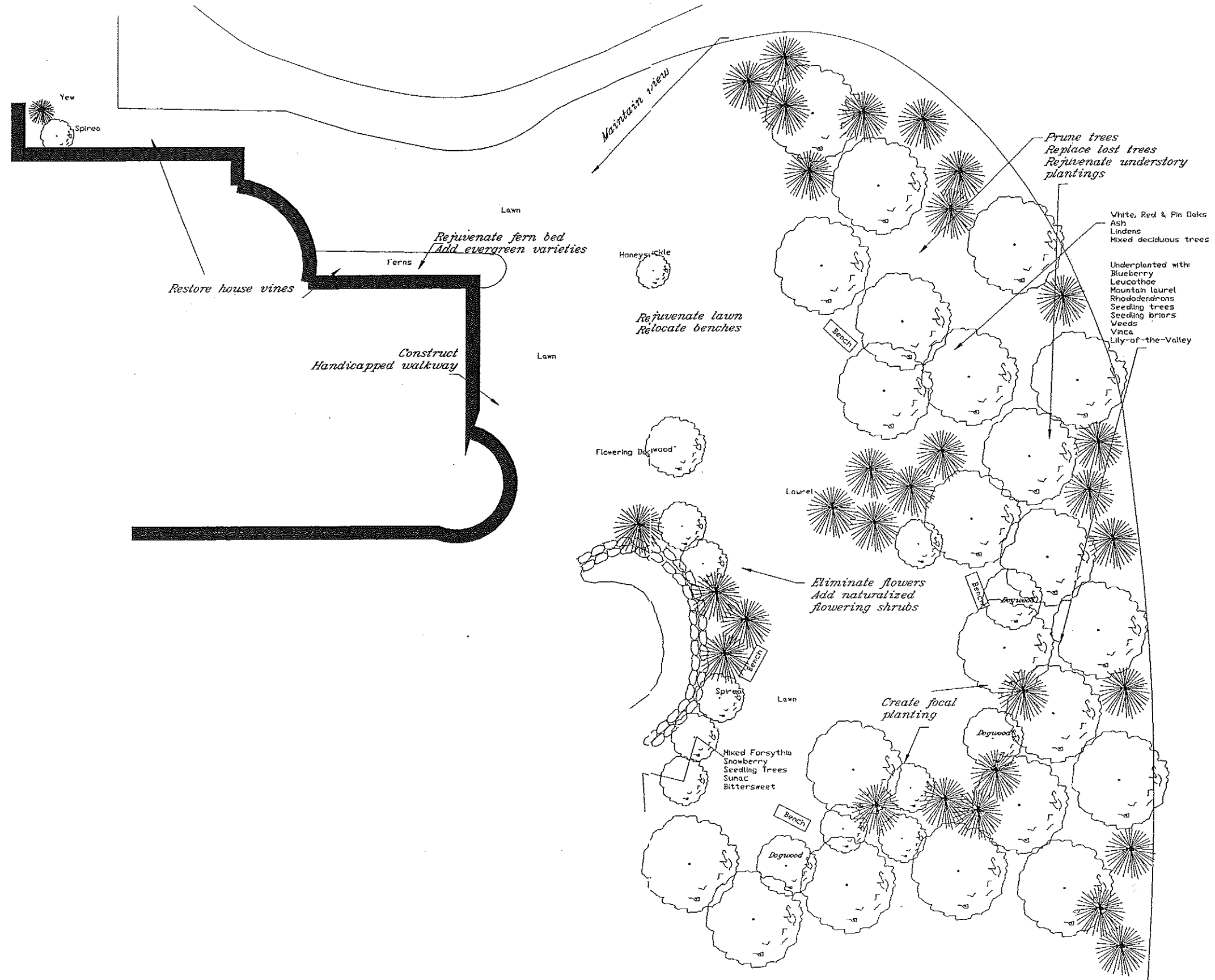
Name: *R. T. Paine Estate, 1886-1910*
Waltham, Massachusetts



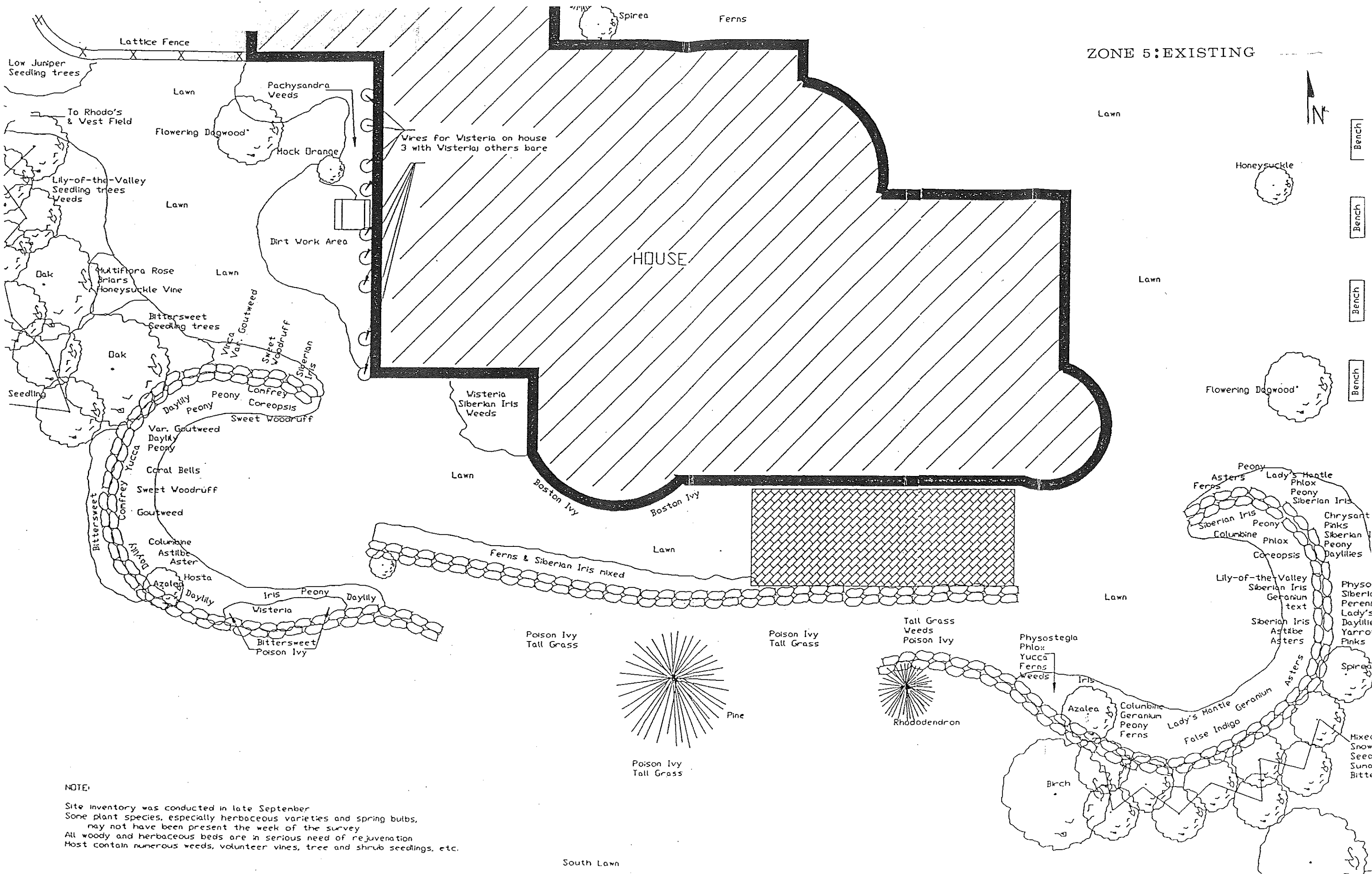
By: *PAST DESIGNS*
53 High Street, Kennebunk, ME 04043
(207) 985-4326

Scale: 0 100 150 200

Date: *November 20, 1991*



Zone 2:
Houseyard-East



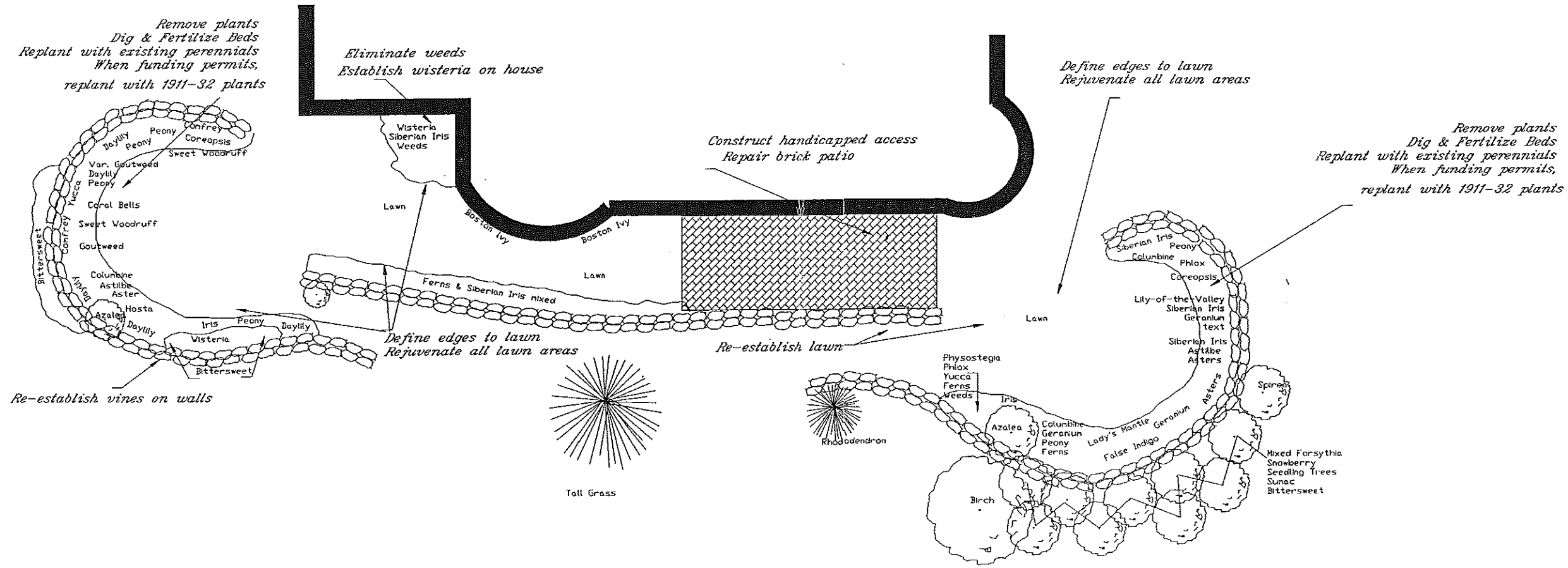
ZONE 5: EXISTING



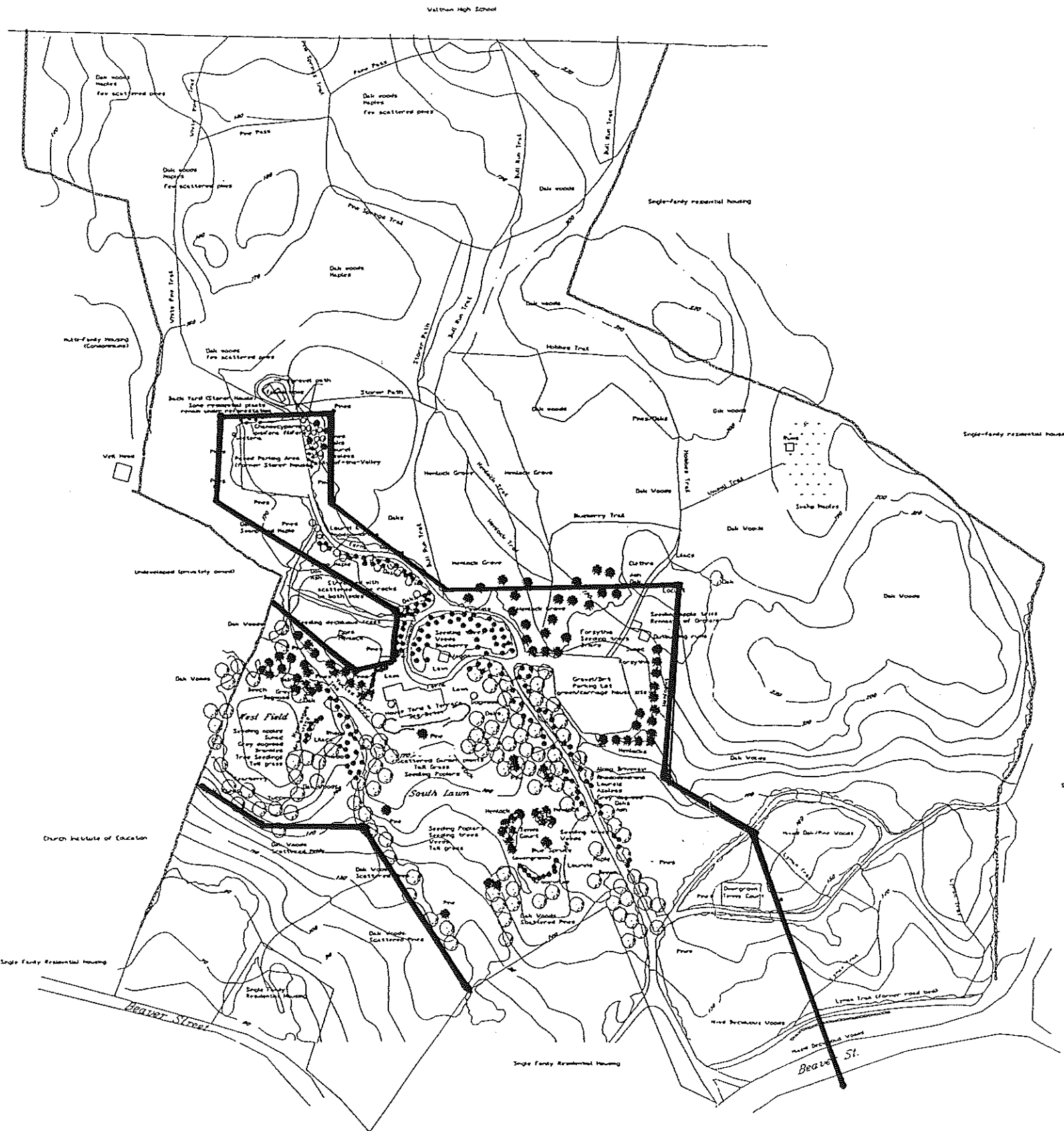
Bench
Bench
Bench
Bench

NOTE:
 Site inventory was conducted in late September
 Some plant species, especially herbaceous varieties and spring bulbs,
 may not have been present the week of the survey
 All woody and herbaceous beds are in serious need of rejuvenation
 Most contain numerous weeds, volunteer vines, tree and shrub seedlings, etc.

South Lawn

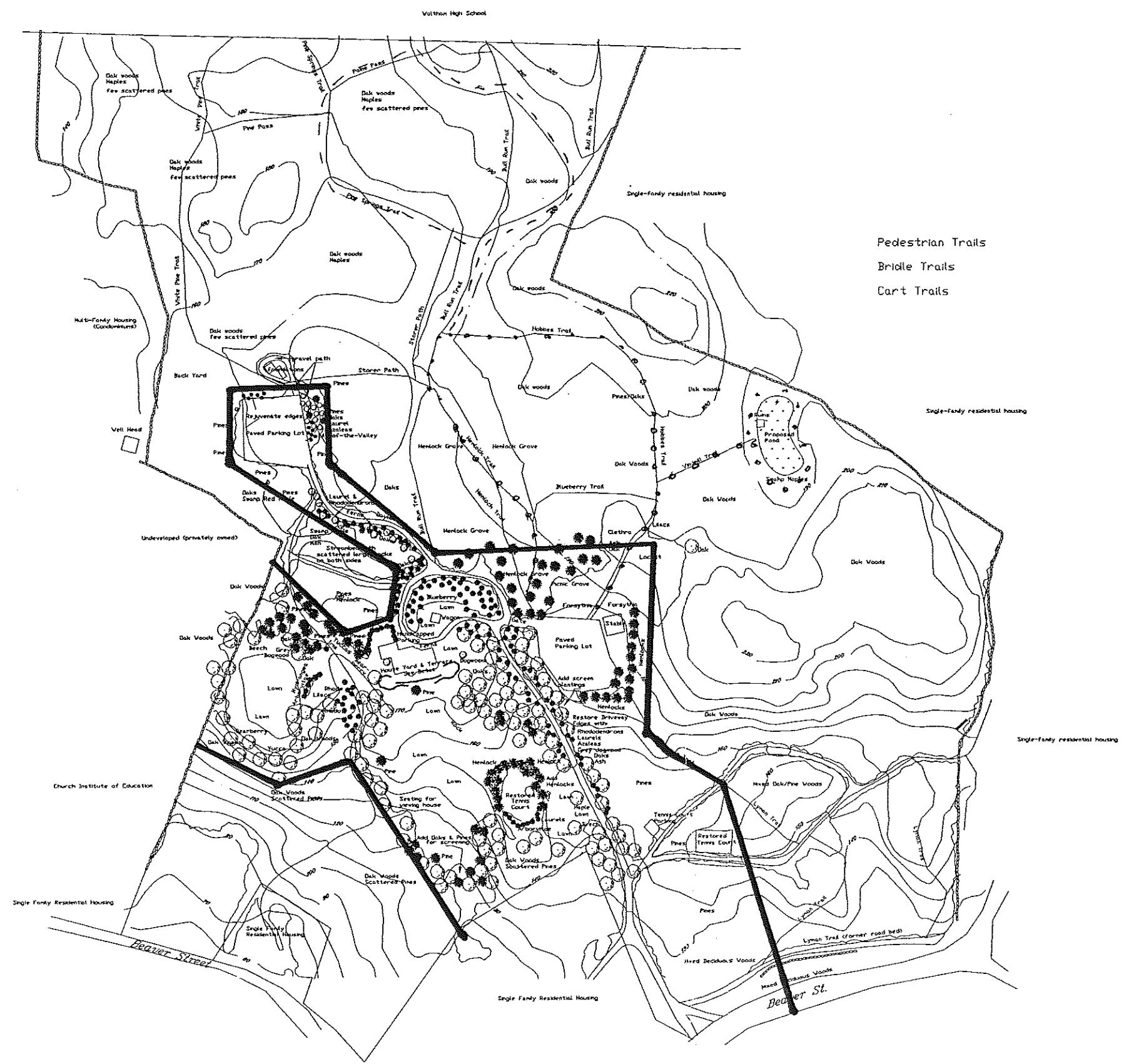


Zone 5:
House Terrace



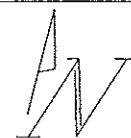

ZONE 8: EXISTING





Pedestrian Trails
 Bridle Trails
 Cart Trails

ZONE 8: WOODS

Name: Robert T. Paine Estate Proposed Master Plan	
	By: PAST DESIGNS 59 High Street, Kennebunk, ME 04043 (207) 985-4326
	Scale:  0 200 300 400
Date: April 30, 1992	