

**A Landscape Preservation Plan
for the Laundry Yard and Courtyard
at the**

Caleb Cushing House

Newburyport, Massachusetts

November 2017

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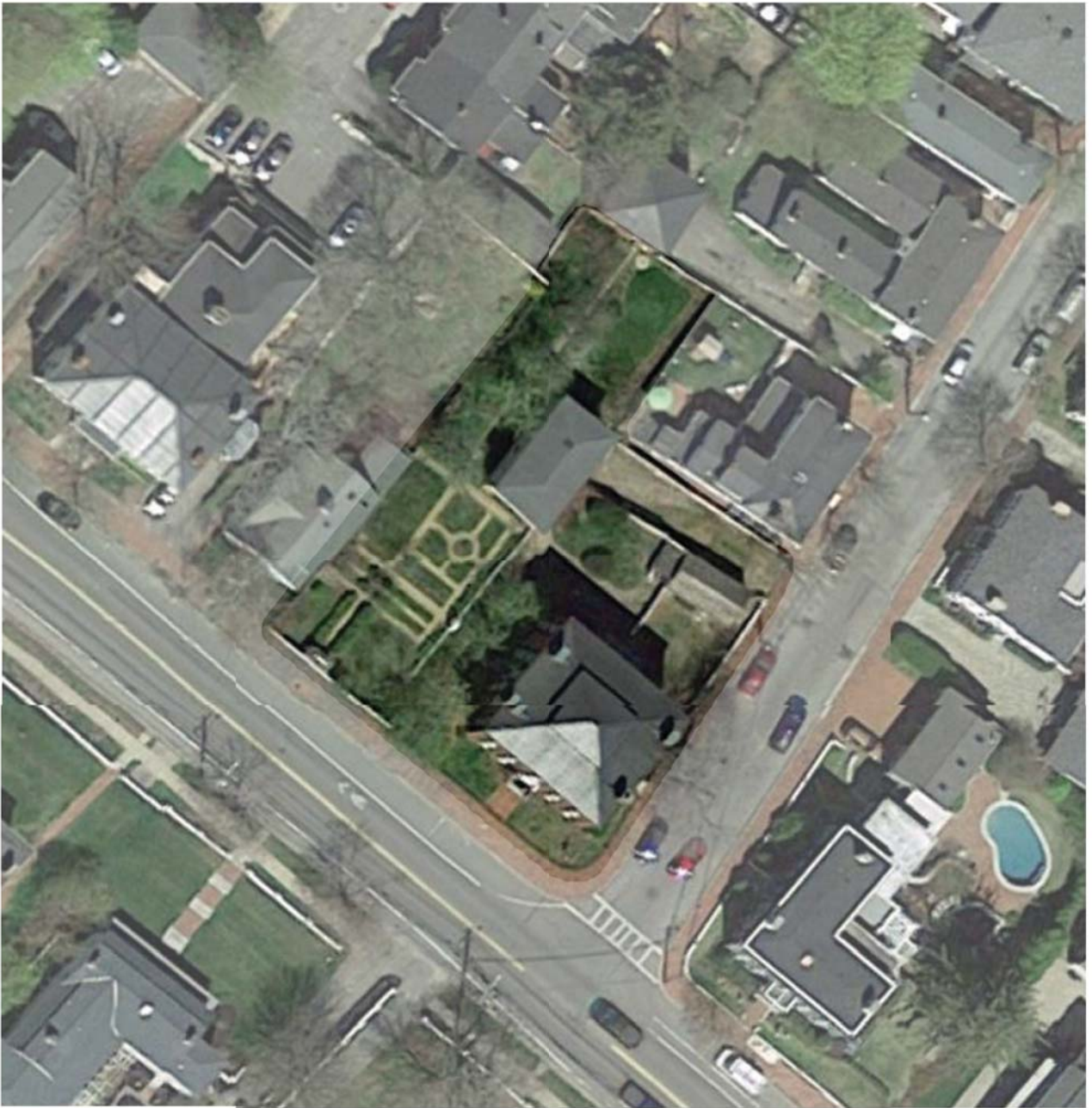
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APPENDIX A (Separate Volume) - DRAWINGS

Existing Conditions Plans - latest set dated November 2017	
Treatment Plans - latest set dated November 2017	

APPENDIX B (Separate Volume) - ARCHAEOLOGICAL REPORTS

Archaeological Reconnaissance Survey - Technical Report - February 2017	
Intensive (Locational) Archaeological Survey - August 2017	



EXECUTIVE SUMMARY

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Project Background

The Caleb Cushing House property is located in the Newburyport Historic District on the corner of High Street and Fruit Street. The property consists of 4/10th of an acre on which sits a three-story Federal style brick house, a 19th century carriage barn and a small shed which served as a laundry shed and privy, and the a three-story 19th century brick building known as the Perkins Printing and Engraving Plant (“The Mint”). The landscaped spaces that frame these structures include an ornamental garden, a former nursery and orchard area, a Courtyard and a Laundry Yard. The focus of this report are the Courtyard, Laundry Yard and the former Nursery-Orchard area along with an alley leading from Fruit Street to the carriage barn.

The Cushing House was built in 1808, and from 1818 to 1955 was continuously occupied by members of the Cushing family. Margaret Cushing, the last family member to reside there, was adamant about retaining the historical integrity of the property so that almost no improvements or changes had been made to the property at the time of her death in 1955.

The Historical Society of Old Newbury (HSON) received ownership of the Caleb Cushing House and grounds in 1955 after the death of Margaret Cushing and in 2008 they received ownership of the Perkins Printing and Engraving Plant (“The Mint”). They have been working towards the rehabilitation of the house and grounds since taking ownership.

The HSON received a grant from the Massachusetts Historical Commission (MHC) to develop a preservation plan for the Courtyard and the Laundry Yard as well as the former Nursery-Orchard at the northwest corner of the Cushing House property. The HSON project objectives are to rehabilitate these areas of the project site so as to improve drainage issues, rehabilitate deteriorated structures and provide barrier-free access for museum visitors while maintaining the original materials and historic integrity of the property.

This report is presented as follows:

- Part 1 – Introduction: This section provides an overview of the property history and objectives and the Research Methodology.
- Part 2 – Site Analysis and Assessment: This section reviews the property’s landscape characteristics and provides the existing conditions survey, photographic documentation and site analysis.

- Part 3 – Findings and Recommendations: This section presents the preservation strategies and treatment plan options for rehabilitation of the site.
- Part 4 – Implementation of Work: This section presents an Estimate of Probable Construction costs based on the treatment plan options along with recommendations for phased implementation of work.
- Appendix A - This appendix includes full size sheets for the Existing Conditions Plans and the Treatment Plans.
- Appendix B - This appendix includes the Archaeological Reconnaissance Survey Technical Report and the Intensive (Locational) Archaeological Survey.

Research Methodology

The National Park Service's *Secretary of the Interior Standards* are being followed in the research and treatment recommendations for this project. Those standards provide four treatment approaches as appropriate for an historic property. In reviewing these four treatments approaches with the HSON and the MHC, the treatment approach of Rehabilitation was considered the most appropriate for this project as the HSON is looking to make the site more accessible to visitors with physical challenges, remedy issues of deteriorating materials and remove elements inconsistent with the property's historic character. Research and data collection follows recommended practices outlined by the National Park Service (NPS) Secretary of the Interior's Standards for the Treatment of Historic Properties, the NPS preservation Brief No. 36 which provides guidelines for the treatment, protection and management of historic landscapes with which the Massachusetts Historical Commission complies.

Site Analysis and Assessment Process

Archaeological Surveys

The Public Archaeology Lab, Inc. (PAL) completed reconnaissance and intensive (locational) archaeological surveys at the Cushing property as part of the landscape rehabilitation project. The reconnaissance survey consisted of a walkover survey and program of archival research designed to provide summary environmental, historical, and cultural contexts for the Cushing

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property. These data were combined to develop supportable statements regarding the pre-contact (prehistoric) and post-contact (historic) archaeological sensitivity of the property and provide recommendations for the management of known and potential archaeological resources.

Following the reconnaissance survey, PAL conducted an intensive (locational) archaeological survey in those areas slated for ground disturbance associated with the proposed landscape rehabilitation project. The survey consisted of the hand excavation of eight (8) test pits distributed at selected locations in the Courtyard, Laundry Yard and Nursery-Orchard space.

Topographic Survey and Photographic Documentation

Visual Inspection, mapping and photographing of all site features was completed along with a topographic survey of the property so that an accurate existing conditions record of all site conditions could be generated. In conjunction with the topographic survey of the project area, a cultural landscape assessment was made of all existing site features. The assessment was done in accordance with National Park Service guidelines and includes all relevant site features such as site surfaces, vegetation, site amenities, fences, gates, curbs, and site drainage features. Information from the topographic survey, visual inspection and photographic documentation is presented in Part 2 and on the Existing Conditions Plans.

Existing Conditions Documentation

The documentation of all existing conditions has been provided in both plan drawings and through a written narrative. The Existing Conditions Plan is based on the topographic survey of 2017 existing site conditions. The Photographic Documentation Plan includes a legend indicating the location of high resolution color digital Photographs (4" x6" size) that are included in the narrative on Photographic Documentation in Part 2 of this report. A Site Analysis Plan summarizes the landscape attributes of the property, noting challenges and issues relating to drainage, accessibility, and maintenance of the site and its historic features. These three drawings provide an up-to-date 2017 documentation of the site showing all ground surfaces, drainage, cisterns, fences, plantings, and other significant landscape features. These drawings are provided in full size and reduced size formats in Appendix A.

Findings and Recommendations

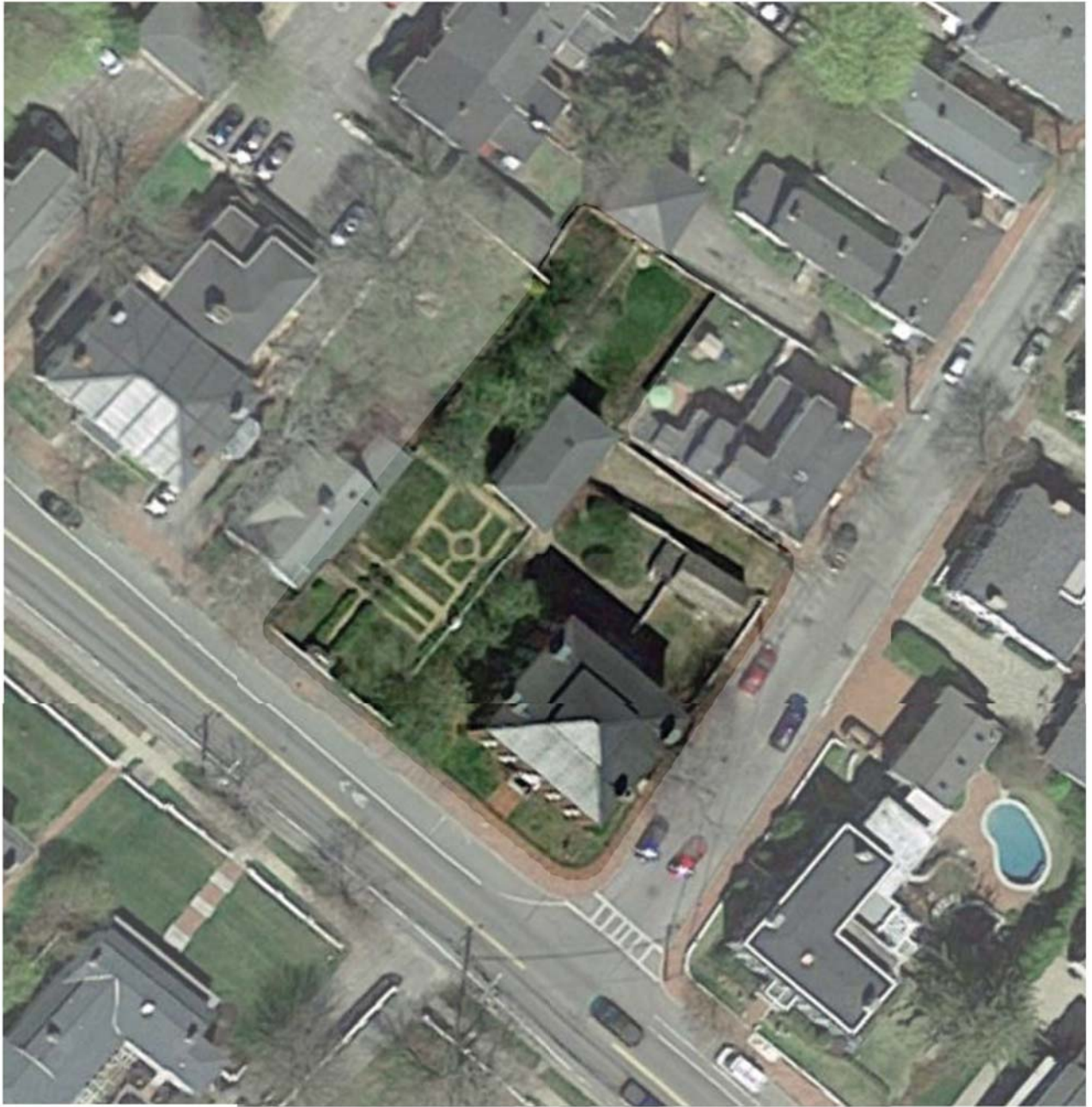
The project team assembled all documentation and research and presented findings as a comprehensive analysis of the history and the site's existing conditions. The archaeological reconnaissance survey assessed the Cushing property with moderate pre-contact archaeological sensitivity to contain low-density Late Archaic to Woodland period deposits in variably intact soils, and moderate and high post-contact archaeological sensitivity to contain landscape features (e.g. barn foundations, former cart paths and pathways, gardens, planting beds, and fences) associated with the post-1809 occupation by the Cushing Family. The intensive archaeological survey, however, identified no potentially National Register-eligible archaeological resources within the tested areas, and no additional survey work was recommended as part of the proposed landscape rehabilitation program. The combined results of the reconnaissance and intensive archaeological surveys were provided as a technical report to the MHC for review in August 2017 (Appendix B). MHC concurred with PAL's recommendations.

The Treatment Plans completed by Landscape Elements LLC provide recommendations for all needed rehabilitation. These plans present recommendations based on the providing the following HSON goals for the property.

- Provision of barrier free access to the site;
- Treatment of the ground surfaces of cobblestone, brick, and grass to provide a hazard-free surface re-using the existing materials.
- Treatment of extant cisterns and water pump/well.
- Treatment of drainage issues
- Reconstruction of board and lattice fences;
- Replacement of period plantings;
- Introduction of appropriate lighting to provide night-time safety.

Implementation of Work

The implementation recommendations in Part 4 of this report provide Estimates of Probable Construction Costs for all of the recommended treatment options along with recommendations for phased implementation of these proposed treatment enhancements. Also included in Part 4 is a template for the HSON to record the work as it is completed to ensure that historic preservation standards are followed and maintained.



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Project Objectives

The Caleb Cushing House property consists of approximately 4/10 acre at 98 High Street in Newburyport, Massachusetts. The property contains the 3-story, brick Federal-style Cushing House, a relocated nineteenth-century carriage house, a smaller shed that was formerly used as a privy, several ornamental gardens, a cobblestone/grass Courtyard and Laundry Yard. and the 3-story Perkins Printing and Engraving Plant. The landscape areas are defined by perimeter fences in a variety of heights and period styles. The Cushing House was built in 1808, and from 1818 to 1955 was continuously occupied by members of the Cushing family.

Margaret Cushing, the last family member to reside there, was adamant about retaining the historical integrity of the property. Thus, almost no improvements or changes had been made to it at the time of her death in 1955.

After Margaret Cushing's death, the Cushing heirs donated the house and grounds to the Historical Society of Old Newbury (HSON). The house now functions as the Museum of Old Newbury and the headquarters for the HSON. The Caleb Cushing House (NWB.23) is listed on the State and National Registers of Historic Places, and was designated a National Historic Landmark in 1973.

The HSON project objective is to rehabilitate the Courtyard, Laundry Yard and rear area known as the Orchard-Nursery to provide barrier-free access for museum visitors while maintaining the original materials and historic integrity of the site. These three areas consist of a combination of grassy lawns, brick paths, and river/cobble stone surfaces. Over time, the brick paths and river/cobblestones have become uneven and present hazardous conditions for foot traffic. Poor drainage further complicates use of these areas. In preparation for future rehabilitation work, this preservation plan and report provide a comprehensive assessment of these areas and present recommendations and treatments for their rehabilitation.

The recommendations and treatment plans provide a guide for future rehabilitation work as well as a basis for the implementation of the recommended rehabilitation projects.

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Historical Overview

The Cushing House property is located within the Newburyport National Register District in the City of Newburyport, Massachusetts. The site is also within the Newburyport Historic District. The site was declared a National Historic Landmark and listed on the National Register of Historic Places in 1973. It received Historic District designation in 1984. It was included in the Fruit Street Local Historic District in October 2017.



Photo of Cushing House,
courtesy of Museum of Old
Newburyport

The house is deemed nationally significant for its association with Caleb Cushing, a 19th-century diplomat whose defining achievement was the Treaty of Wanghia which was negotiated in 1849 with the Qing dynasty of China. This treaty was the first of its kind in which the United States secured equivalent rights to those of traditional colonial powers. The Newburyport Historic District includes most of the historic downtown area of Newburyport, Massachusetts. The Historic District is bounded by the Merrimack River, Water Street, State Street and High Streets. The district covers approximately 750 acres of land and has more than 2,500 contributing buildings. The buildings include architectural styles dating from the 17th century to the early 20th century. The district was added to the National Register of Historic Places in 1984.

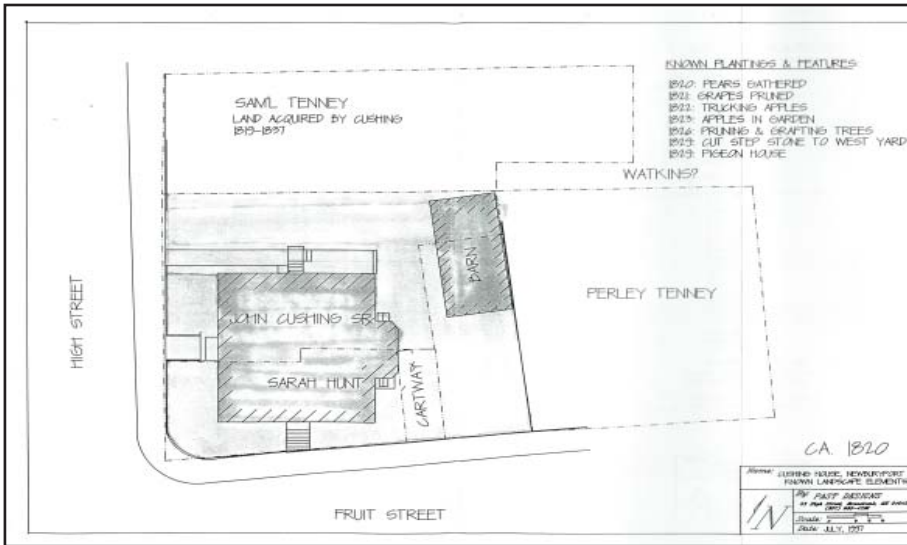


Photo of William Cushing;
courtesy of Newburyport
Daily News

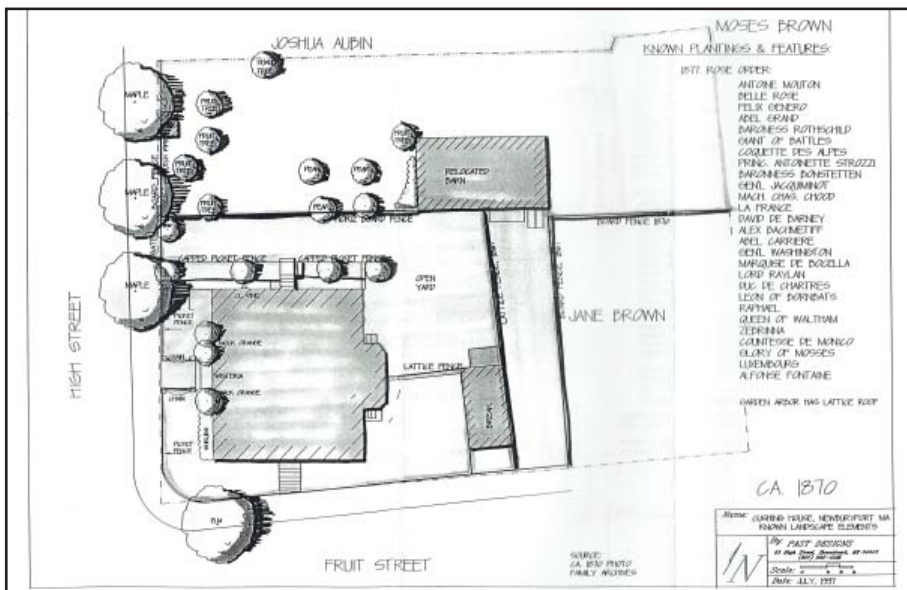
The property at 98 High Street was originally subdivided in 1808 when William Hunt and his wife Sarah purchased a 32.72 rod lot at the corner of High Street and Fruit Street. William Hunt constructed the brick house which stands at the site to this day. In 1818 the western half of the lot was sold by widow Sarah Hunt to John Cushing, Sr. This property transfer also included the rights to a 12-foot right of way across Sarah Hunt's property, providing access to Fruit Street. Cushing, his second wife and four children occupied the house until his death in 1849. John Cushing, Sr. purchased the entire eastern half of the lot from Sarah Hunt in 1822, thus reuniting the property into the original 32.72 rod lot. Between 1820 and 1837, land that is presently the formal garden on the eastern side of the lot was added to the Cushing property.

Upon John Cushing Sr.'s death in 1849, his sons William and John Cushing, Jr., obtained joint ownership of the property. The deed transaction shows that the house was divided into a duplex and that there were specific use agreements between the brothers regarding living quarters and ancillary spaces in the house. John Cushing, Jr. and his wife and five children lived in the northern half of the house and had full use of the two story barn and the adjacent open land (now the formal garden). William Cushing

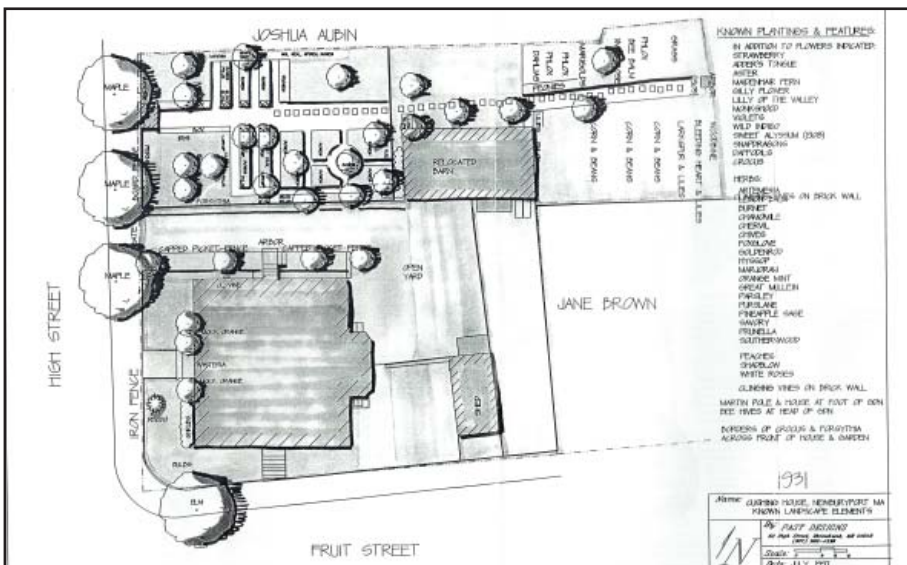
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Plan of Cushing House property during 1820 from Changes Over Times: Development of the Cushing House Landscape 1808-1997” report by Lucinda Brockway



Plan of Cushing House property during 1870 from Changes Over Times: Development of the Cushing House Landscape 1808-1997” report by Lucinda Brockway



Plan of Cushing House property during 1931 from Changes Over Times: Development of the Cushing House Landscape 1808-1997” report by Lucinda Brockway

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inherited the southern half of the house (Fruit Street side) and full use of the one-story shed/privy behind the house. He continued to live at 18 Fruit Street and his mother Elizabeth (John Sr.'s widow) lived in his half of the house.

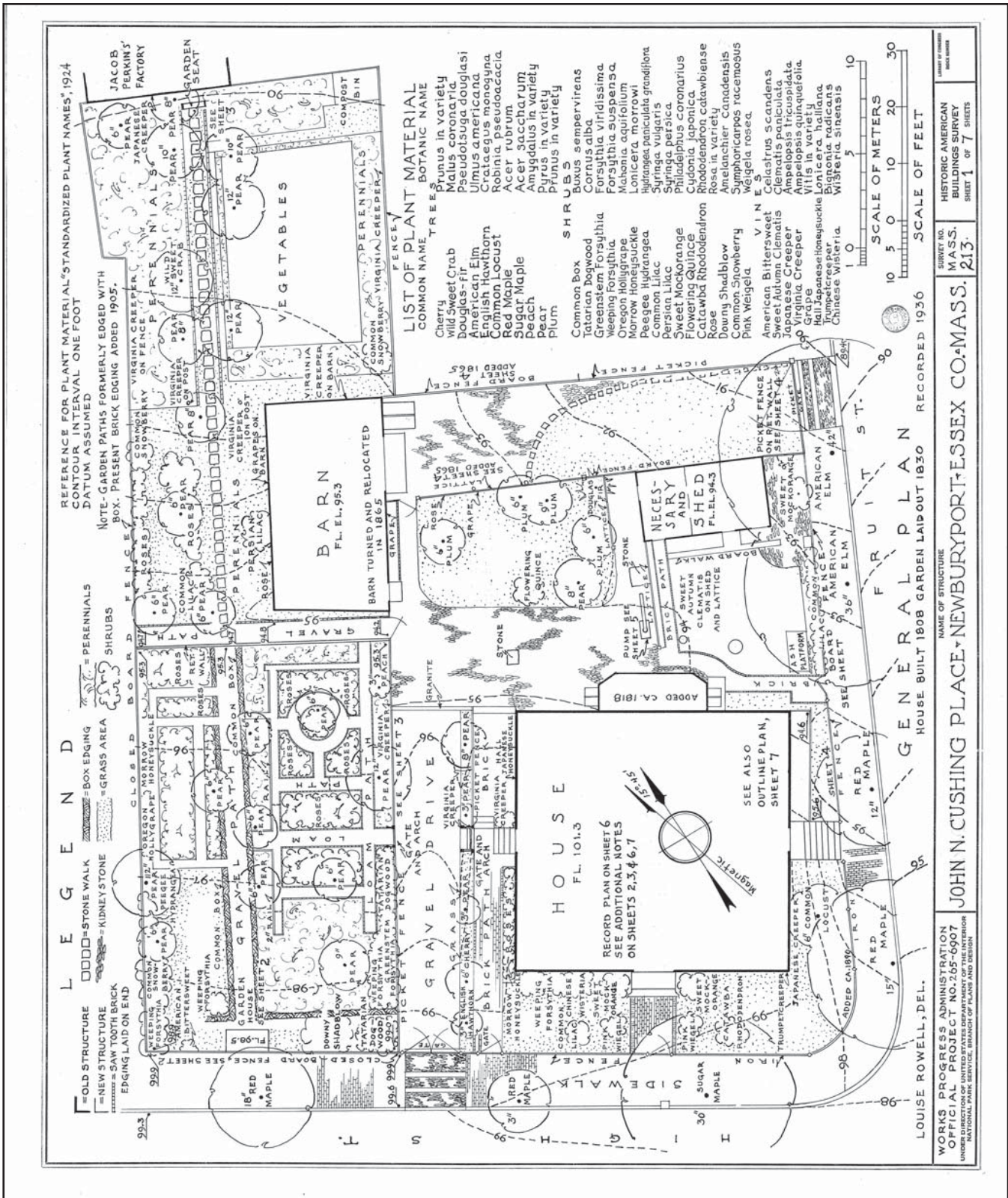
Elizabeth Cushing, widow of John Cushing, Sr., died in 1865 and in 1867 William sold his half interest to his brother John Cushing, Jr., who re-united the house as a single family dwelling. John Jr. also bought additional land from his neighbors to extend the property to the north and east. With the purchase of the Perley Tenney property adjacent to the east on Fruit Street, John was able to add an "alley" or lane to access the carriage barn and also add 14 feet of land to his rear garden.

The acquisition of this additional land allowed John Cushing, Jr. to relocate and rotate the barn, turning it perpendicular to High Street (its current position and location) and also to create the alley access to the barn from Fruit Street. Around the same time, John Jr. also acquired a small piece of land in the northeast corner of his property from the Perkins family. Between 1867 and 1890, landscape features were added to the garden and the rear of the property. These features included fruit trees, fences, a summerhouse, an arbor, boxwood shrubs, and shade trees along High and Fruit Streets.

Margaret Cushing was one of the daughters of John Cushing, Jr. She was born in the house in 1855 and lived there until her death in 1955. In 1931, Margaret provided a sketch plan of the garden as per her remembrances. In 1936, a Historic American Building Survey (HABS) documentation was made of the entire site. These drawings are available at the HSON archives and the Library of Congress. They document site conditions of that time.

Margaret and her brother Lawrence resided in the house after their father, John Cushing Jr.'s death in 1906. Lawrence died in 1933 and Margaret died at the age of 100 in 1955. The family heirs turned the property over to the Historical Society of Old Newbury which has since then operated the property as a public museum. Since taking ownership of the Cushing House and grounds, the HSON has initiated projects for the restoration of the grounds, the gardens and the house.

Two prior initiatives include a study of the Cushing family gardens completed by Elizabeth M. Ware and Lucinda Brockway in May 1997 and a report "Change Over Time: Development of the Cushing House Landscape," completed by Lucinda Brockway (Past Designs) in November 1997. Refer to page 19 for plan images from this report.



Reproduction of 1936 Historic American Building Survey (HABS) drawing. Courtesy Library of Congress.

Methodology

Project Initiation

This project began with a meeting with the Historical Society of Old Newbury (HSON) and a historical planner from the Massachusetts Historical Commission (MHC). At this initial meeting, the project team reviewed available relevant historical documentation, began photographic documentation, and initiated the site survey. The team also consulted about particular areas of concern for the future development of the property.

In consultation with the HSON and MHC, the treatment approach of Rehabilitation was considered the most appropriate for this project as the HSON is looking to make the site more accessible to visitors with physical challenges. There also is a need to remedy issues of deteriorating materials as well as remove site elements inconsistent with the property's historic character.

The Public Archaeology Lab, Inc. (PAL), prepared an archaeological permit application to conduct a reconnaissance survey at the Caleb Cushing House for review by the HSON and the MHC. The permit application included a technical proposal that described the proposed project and survey methodology; summary environmental, cultural, and historical contexts for the property; expected archaeological resources; and a schedule for completing of all research, field survey, and work products.

Research and Data Collection

Research and data collection follows recommended practices outlined by the *National Park Service (NPS) Secretary of the Interior's Standards for the Treatment of Historic Properties, the NPS preservation Brief No. 36* which provides guidelines for the treatment, protection and management of historic landscapes with which the Massachusetts Historical Commission (MHC) complies.

Research included a review of Historical Society of Old Newbury archives, the National Register nomination for the Cushing House, National Historic Landmark records for the Cushing House property, City of Newburyport engineering and planning records, the Massachusetts Cultural Resource Information System (MACRIS), and Library of Congress records and files maintained at the Massachusetts Historical Commission (MHC).

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PAL conducted a research program sufficient to provide summary environmental, pre-contact (prehistoric) and post-contact (historic) cultural contexts for the Cushing property and to developing supportable statements regarding its archaeological sensitivity. The archaeological site files maintained at the MHC were reviewed for information on known cultural resources within or near the property. A preliminary review of the archaeological inventory within a one-mile radius of the parcel identifies 3 post-contact sites and 7 pre-contact sites.

The research also included a review of the National Register and National Historic Landmark documentation for the property, the 1936 Historic American Building Survey (HABS) documentation; previous landscape and architectural studies; historic maps and plans; archival photographs; local and regional histories; and available environmental and existing conditions data. Copies of the detailed HABS drawings are found in Appendix A.

Visual Inspection, Mapping and Photographing of all Features

All team members were involved in the visual inspection, mapping and photographing of the project site. These photographic records document current cultural landscape features and surface features of the project area and provide a photographic record that meets criteria for Historic American Landscape Survey (HALS) documentation as well as Secretary of the Interior Standards.

A topographic survey was completed to obtain an accurate Existing Conditions Plan of all site features. A deed research of the property was completed with the Registry of Deeds to ensure accuracy of property lines in the project area so that future rehabilitation work does not encroach on public rights of way.

The results of the visual inspections, photographic documentation and site survey are the Existing Conditions Plan, the Photographic Documentation Plan and the Site Analysis Plan. These three drawings provide an updated documentation of the site showing all ground surfaces, drainage, cisterns, fences, plantings, and other significant landscape features.

Archaeological Reconnaissance Survey

PAL completed an archaeological reconnaissance survey of the Caleb Cushing property under archaeological permit #3708 issued by the MHC. The survey consisted of a program of archival research (described in Research Data and Collection) and a walkover survey of the entire property to

examine and document the current physical condition of the parcel, assess the integrity of the ground surface, and to collect data about its general environmental setting. Information on existing conditions and visible cultural and landscape features were noted on scaled project plans and with digital photography. Any surface indications of archaeological sites were also recorded during the walkover survey.

Following the completion of the research and field investigations, PAL prepared an archaeological reconnaissance survey report including a narrative of the methods, results, and general conclusions about the archaeological sensitivity of the property. Environmental data (i.e. soils, contours, wetlands, surficial geology) have been overlaid on the existing conditions plan of the property to identify potential locations of pre-contact sites.

Similarly, historical maps were overlaid on the existing conditions plan to illustrate its historical development and to identify the locations of potential post-contact structural and landscape features or artifact deposits.

This information, in combination with the summary cultural and environmental context statements, was used to stratify the property into areas of high, moderate, and low pre- and post-contact archaeological sensitivity. All plans and maps showing the locations of known and potential archaeological resources and archaeological sensitivity are provided as figures in this report. Recommendations are provided for the management of archaeologically-sensitive portions of the property to guide future maintenance and project work in those locations.

The archaeological reconnaissance survey report is provided in Appendix B.

Cultural Landscape Assessment

In conjunction with the topographic survey of the project area, a cultural landscape assessment was made of all existing site features. The assessment was done as per National Park Service guidelines and includes all relevant site features such as site surfaces, vegetation, site amenities, fences, gates, curbs, and site drainage features. The assessment of the site cistern and well were reviewed with the City of Newburyport Department of Public Works. The available information on the Cushing property's utilities shows public connections for sewer and water from High Street and Fruit Street. Information regarding the current conditions of the well and cisterns will require further archaeological investigation.

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Site Documentation

The documentation of all existing conditions has been provided in both plan drawings and through a written narrative. The narrative includes descriptions of high resolution color digital Photographs (4" x6" size) with the photographs keyed to a Photographic Documentation Plan.

A Site Analysis Plan summarizes the landscape attributes of the property, noting challenges and issues relating to drainage, accessibility, and maintenance of historic character.

Archaeological Intensive (Locational) Survey

Following the completion of the Courtyard and Laundry Yard treatment plans and the development of construction plans detailing the vertical and horizontal extents of subsurface impacts associated with that work, PAL prepared a permit application for additional archaeological investigations that were recommended as a result of the reconnaissance survey. The permit application (MHC #R.C. 35397) included a description of the proposed project, research and subsurface testing methodologies, and anticipated work schedule.

The purpose of the survey was to locate and identify any potentially significant archaeological resources that might be affected by the proposed treatments so that measures could be taken to avoid, minimize, or mitigate any adverse effects to them in compliance with Massachusetts General Laws (MGL Chapter 9, Sections 26-27C). The survey consisted of the hand excavation of eight (8) test pits at selective locations in the Courtyard, Laundry Yard and Nursery-Orchard space. No potentially National Register-eligible archaeological resources were identified within the tested areas, and no additional survey work was recommended as part of the proposed landscape rehabilitation program. The combined results of the reconnaissance survey and the intensive (locational) archaeological surveys were provided as a revised technical report to the MHC for review in August 2017. This intensive survey fieldwork was conducted from July 5-16, 2017 under archaeological permit #3708. The report is provided in Appendix B. The MHC concurred with PAL's recommendations.

Findings and Recommendations

The project team assembled all documentation and research and presented findings as a comprehensive analysis of the history and the site's existing conditions. The team then made recommendations for all needed rehabilitation. These recommendations have been represented on the treatment plans and treatment recommendations and in the archaeological reports.

Treatment Options, Recommendations & Prioritizing Conditions

The Secretary of the Interior Standards address four treatment types for an historic property. These types are defined as follows at www.nps.gov.

- Preservation – focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.
- Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.
- Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods.
- Reconstruction re-creates vanished or non-surviving portions of a property for interpretive purposes.

The choice of treatment depends on a variety of factors including physical conditions at the site, the historical significance of the site, the proposed uses and the intended interpretation.

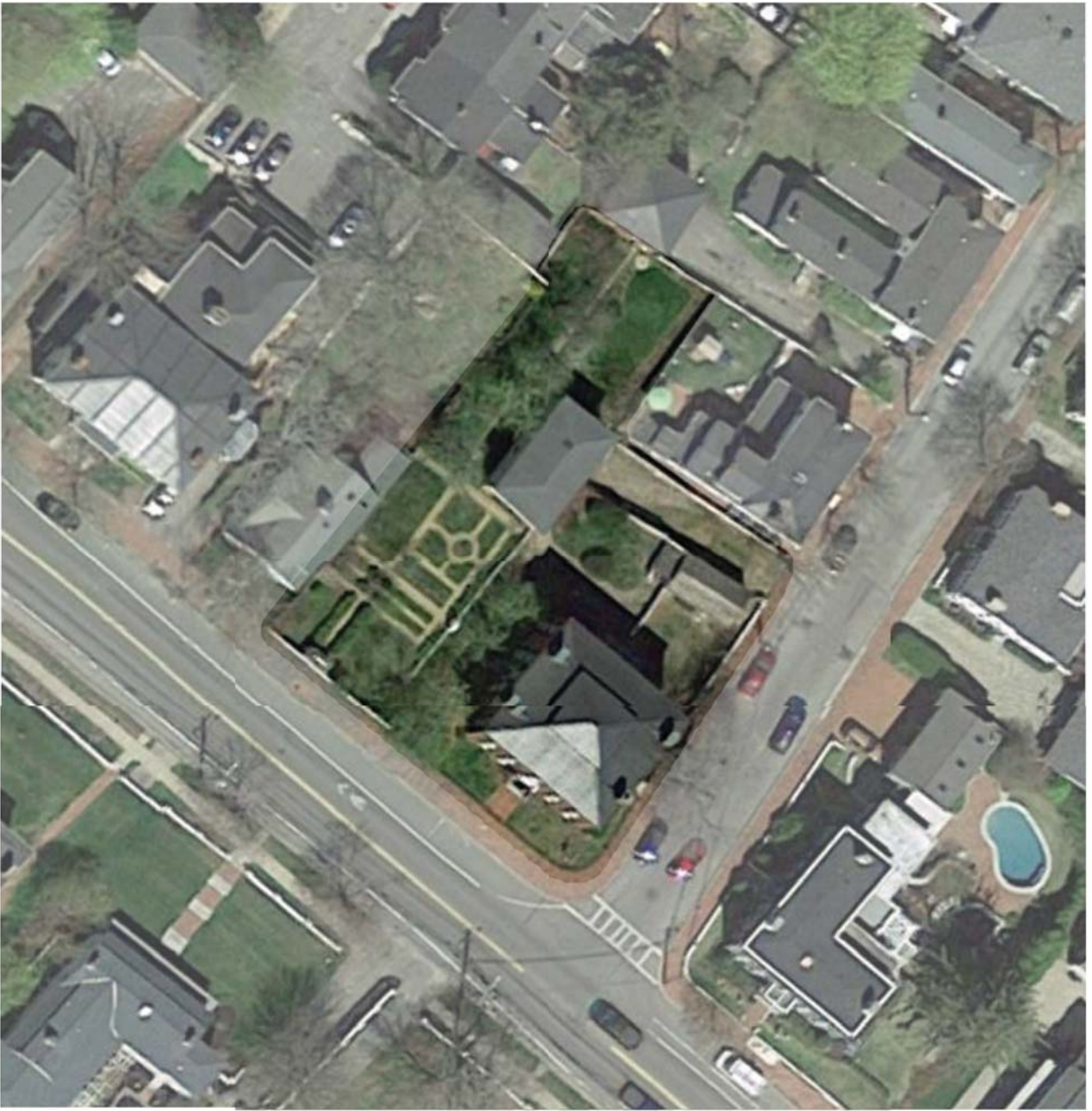
The treatment plans for this property were prepared based on the approach of "Rehabilitation" as determined through consultation reviews with the HSON and the MHC.

These reviews also determined the most appropriate period to represent and the most appropriate features to rehabilitate and retain. It was determined that the Rehabilitation would cover the period between 1870 and 1955 as this period in the property's history incurred the least amount of change. (Margaret Cushing was born in the house in 1855 and lived there until her death in 1955. Records indicate that she made few changes

to the property during her time there.)

The treatment plans for the Cushing property present recommendations based on the providing the following HSON goals for the property.

- provision of barrier free access to the site;
- treatment of the ground surfaces of cobblestone, brick, and grass to provide a hazard-free surface re-using the existing materials;
- treatment of extant cisterns and water pump/well to provide safe site access by visitors;
- treatment of drainage issues;
- reconstruction of board and lattice fences;
- removal of inappropriate plantings and replacement of period plantings that are in poor condition;
- introduction of appropriate lighting to provide night-time safety.



PART 2 - SITE ANALYSIS AND ASSESSMENT

Overview of Landscape Characteristics

The following overview of landscape characteristics is provided based on standard analysis and assessments for Cultural Landscape Reports.

Spatial Organization

This is a vernacular landscape whose spatial organization has evolved over the entire history of the site's ownership. A detailed review of the site's development was prepared by Lucinda Brockway of Past Designs in 1997 in the report "Change Over Time: Development of the Cushing House Landscape". Based on the report and research completed by Elizabeth M. Ware and Lucinda Brockway in 1995-97, we gained the following information about the site's spatial organization.

The land which currently serves as the garden was acquired probably between 1819 and 1837. The original owner was John Noyes. The land that currently serves as the location for the barn and the nursery-orchard was originally owned by Widow Watkins. The land which currently serves as the alley or drive to the barn was originally owned by Perley Tenney.

The spatial organization has historically focused around the house which has been situated in the western corner of the property since it was built in 1808 for Captain William Hunt. In 1818 Sarah Hunt, widow of Captain William Hunt, sold the western half of the property (17.6 rods) to John N. Cushing, Sr. This purchase included a 12-foot wide cart path easement from Fruit Street across Sarah Hunt's property. In 1822, the property returned to its 32.72 rod lot when John N. Cushing, Sr. purchased the eastern half of the Hunt property. At this point in time, the barn was located along the eastern property line and the barn door faced High Street. The land on the north and east side of the house was used for access drives connecting the barn to High Street and Fruit Street.

Expansion to the original 32.72 rod lot occurred between 1819 -1837 when the land to the northwest of the side yard was obtained from Samuel Tenney. This land has served as a garden in various formats. During this period the barn held its original position with the length along the north-south axis. The land currently used as the Nursery-Orchard was also purchased between 1819 and 1837. John Cushing, Jr., son of John, Sr. and Elizabeth Cushing, purchased additional land in 1867. These properties allowed the addition of the Nursery-Orchard, allowed the rotation of the barn to its current configuration facing towards Fruit Street and allowed the creation of a new access to the barn via a cobblestone alley from Fruit Street.

PART 2 - SITE ANALYSIS AND ASSESSMENT

Land Use

The property has always functioned as a residence. The house was subdivided into a two family residence during two periods in its history but it has served as a single family residence since 1867.

Other residential functions for the property have included vegetable and flower gardens, a plant nursery with orchard, a carriage barn and related courtyard and a laundry yard.

Cultural Traditions

The property has been used as a residence since it was purchased by John N. Cushing, Sr. in 1818. Changes in residential use from single family to multi-family occurred at two periods when ownership exchanged hands between family members. The acquisition of neighboring properties allowed the addition of a lane or "alley" from Fruit Street and the addition of a garden to the west of the original property boundaries.

Circulation

As the property is situated on the corner of High and Fruit Streets, there is direct access to the lot from both of these Streets. There is the only vehicular access to the site from Fruit Street via a cobblestone alleyway that has a double gate at the entrance. Access is available directly to the barn from this alley. There is a small arched gate at the end of the fence along the west side of the alley and this gate provides access to the Courtyard.

Pedestrian access to the site is available through a gate at Fruit Street that opens onto a brick path which leads directly into the Laundry Yard and from which there is access into the basement of the house as well as further into the courtyard area. There is also pedestrian access via a sloped brick walk along the west side of the house that is accessed via a gate at High Street. This walk leads directly to the Courtyard area of the property. Pedestrian access is available to the garden and into the nursery-orchard via gravel/peastone paths. The one long axial path in the nursery-orchard area is comprised of cobblestone and granite paver stones and it leads to 'The Mint' (Perkins Printing and Engraving Plant).

PART 2 - SITE ANALYSIS AND ASSESSMENT

Topography

The site does have an eight (8) foot grade differential between High Street and the alley at Fruit Street on the northern side of the property. The land slopes gently from south to north towards the barn. The Nursery-Orchard area slopes gently from south (at the barn) to north towards the Perkins Mint Building. The slope along the side yard (west side of the house) is above 10 percent which is greater than ADA ramp allowances of 1:12 or 8.33% (with a railing). The Laundry Yard and Courtyard areas are essentially flat but there are surface undulations in the cobblestones and brick walks in both areas. These undulations create hazardous walking surfaces. They are most likely the result of uneven settlement of subsurface materials below the finish surface grade, possibly due to poor drainage.

Vegetation

Existing vegetation at the project site includes a formal garden area that was restored in the late 1990's, a former Nursery and Orchard area to the west side of the carriage barn, some foundation plantings around the house and some shrub plantings in the laundry yard and courtyard. Grape vines also grow along the south side of the carriage barn and over the wood arbor on the east side of the carriage barn. The HSON does not wish to replace the arbor as records do not indicate the presence of an arbor in the current configuration. The HSON desires to maintain the grape vines along the south side of the carriage barn. (This area is not within the scope of this project).

Plantings in the laundry yard include a row of lilac shrubs along the board fence at Fruit Street. These shrubs are not in good condition and based on still existing identification tags on these plants, the varieties are not historic. We recommend that the lilacs be replaced with mildew-resistant cultivars that are appropriate to this location and appropriate to early 19th century plantings.

The shrub plantings in the courtyard include one large American Holly (*Ilex opaca*) and two Flowering Quince (*Chaenomalis speciosa*) shrubs. The holly is about 12 feet tall and six feet in diameter and is located against the lattice fence. The quince are located within the lawn area of the courtyard. These shrubs are very large and overpower the Courtyard space. Prior research by Lucinda Brockway and the Historic American Building Survey (HABS) drawings indicate the presence of the American Holly and Flowering Quince around 1936. As the HSON would like to utilize the

PART 2 - SITE ANALYSIS AND ASSESSMENT

Courtyard space for large gatherings, they would like these large shrubs to be removed and not be replaced. Those plantings remaining in the former Nursery and Orchard include some pear trees, an aging apple tree, three small boxwood shrubs and varieties of ferns serving as an understory to the pear trees. This area has been used as a nursery for HSON plant sales. The pear trees and apple tree are in poor condition, some roots are undermining the existing cobblestone-bluestone walk and there are invasive vines growing among the trees and the groundcover plants. This report recommends removal of all trees and replacement with cultivar fruit trees (pears) of hardier varieties. We also recommend replanting the trees at the locations shown on the 1936 HABS drawing.

Buildings and Structures

Beyond the Cushing House, the significant buildings and structures within the project area include the following:

- the carriage barn,
- the laundry shed/privy,
- the Perkins Printing and Engraving Plant (“the Mint”)
- perimeter wood fences,
- a rustic wood arbor, and
- a bulkhead at the northeast corner of the carriage barn,

The fences are of various heights and styles, some being solid board fences and some being open lattice fences. The rustic wood arbor is in poor condition and its current configuration cannot be attributed to a specific historic period. The location is documented on the 1936 HABS drawings. The 1936 HABS drawings also indicate a wooden boardwalk along the front (south side) of the laundry shed/privy building. This wood boardwalk is no longer extant. This report is recommending replacement of all existing fences with fencing of style and height equal to the existing varieties. The rustic wood arbor will be replaced with a smaller arbor of the size and location shown on the 1936 HABS drawing.

Views and Vistas

Although the site is small, there are important views within the property that help to link the various site features and areas. There is an east-west vista from Fruit Street at the alley entrance which leads down the cobblestone alley to the carriage barn. Another east-west view from Fruit Street allows the visitor a perspective from the laundry yard along the south side

PART 2 - SITE ANALYSIS AND ASSESSMENT

of the courtyard and ending at the gate entrance to the north side of the formal garden. There is a north-south vista from the formal garden along a granite set-cobblestone path that leads from the garden into the Nursery-Orchard area which ends at a wooden alcove constructed against the south wall of the Perkins Mint Building. The existing brick walk along the east side of the house provides a view from High Street into the Courtyard. This was originally an access lane to the carriage barn in its former location and orientation.

Small Scale Features

There are a number of Significant small scale features within the project site. The HSON goal is to retain and rehabilitate these features where possible. These features include the following:

- In the Courtyard
 - Remnants of a well pump.
 - Covered cistern located in cobblestone pavement.
 - Extant cobblestone surface comprised probably of “river stones” or possibly ships ballast stones. Archaeological surveys were unable to determine the period for this riverstone/cobblestone surface.
- In the Laundry Yard
 - A manhole cover dating probably to the 1950’s
 - An outdoor sink dating to around the 1920’s.

Archaeological Sites

PAL conducted an archaeological reconnaissance survey in April 2017 to develop environmental and historic contexts for the property and provide statements regarding the site’s pre- and post-contact archaeological sensitivity. Archaeological sensitivity is defined as the likelihood for below-ground cultural resources to be present. Archaeological sensitivity maps are provided as Figure 5.4 and Figure 5.5 of the technical report in Appendix B. PAL conducted an Intensive (Locational) Archaeological Survey in July 2017 in those areas slated for ground disturbance associated with the proposed landscape rehabilitation plan. The subsurface testing consisted of eight (8) 50-x-50 centimeter test pits. No pre- or post-contact archaeological resources potentially eligible for listing in the Nation Register of Historic Places were identified during the survey, and no additional archaeological investigations were recommended.

PART 2 - SITE ANALYSIS AND ASSESSMENT

Existing Conditions Survey

An Existing Conditions Plan (EC 1.0) was completed based on site analysis completed by Landscape Elements LLC and a topographic survey completed by Registered Land Surveyors, Ducharme and Dillis of Bolton, Massachusetts. The Existing Conditions Plan provides a graphic picture of the existing landscape features of the Laundry Yard, Courtyard, Alley and former Nursery-Orchard area. Also included are the basic features of the yard on the west side of the main house and the formal Cushing garden which was restored in the late 1990's.

The existing conditions plan provides locations of all buildings, structures, site features and topography at one-foot contour intervals. The property boundaries are based on a deed research conducted through City of Newburyport office of land records.

The City of Newburyport provided AutoCAD drawing files showing existing utilities for the High Street and Fruit Street area. These drawings showed existing public water and sewer lines connecting to the Cushing House property. There was no documentation found for the following features within the Cushing property:

- the manholes in the laundry yard
- the cistern holes in the courtyard
- the well pump in the courtyard

The Existing Conditions Plan on the following page is provided in full size format in Appendix A.



Image of Well Pump. .HABS MA-213 October 29, 1940. Historic American Buildings Survey, John N. Cushing Place, 98 High Street, Newburyport, Essex County, MA, Frank O. Branzetti, Photographer.

PART 2 - SITE ANALYSIS AND ASSESSMENT



LOCUS MAP - NEWBURYPORT, MA

LEGEND:

	EXISTING BUILDING
	EXISTING PERGOLA
	EXISTING GRAVEL WALKS
	EXISTING BRICK WALKS
	EXISTING GRANITE PAVERS
	EXISTING COBBLESTONE
	PROPERTY LINES
	EXISTING IRON FENCE
	EXISTING PICKET/LATTICE FENCE
	EXISTING BOARD FENCE
	EXISTING TREES
	EXISTING TREES/SHRUBS TO BE REMOVED
	EXISTING HERBS / PERENNIALS
	EXISTING SHRUBS TO REMAIN
	EXISTING PERENNIALS AND GROUNDCOVER TO BE REMOVED



PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation

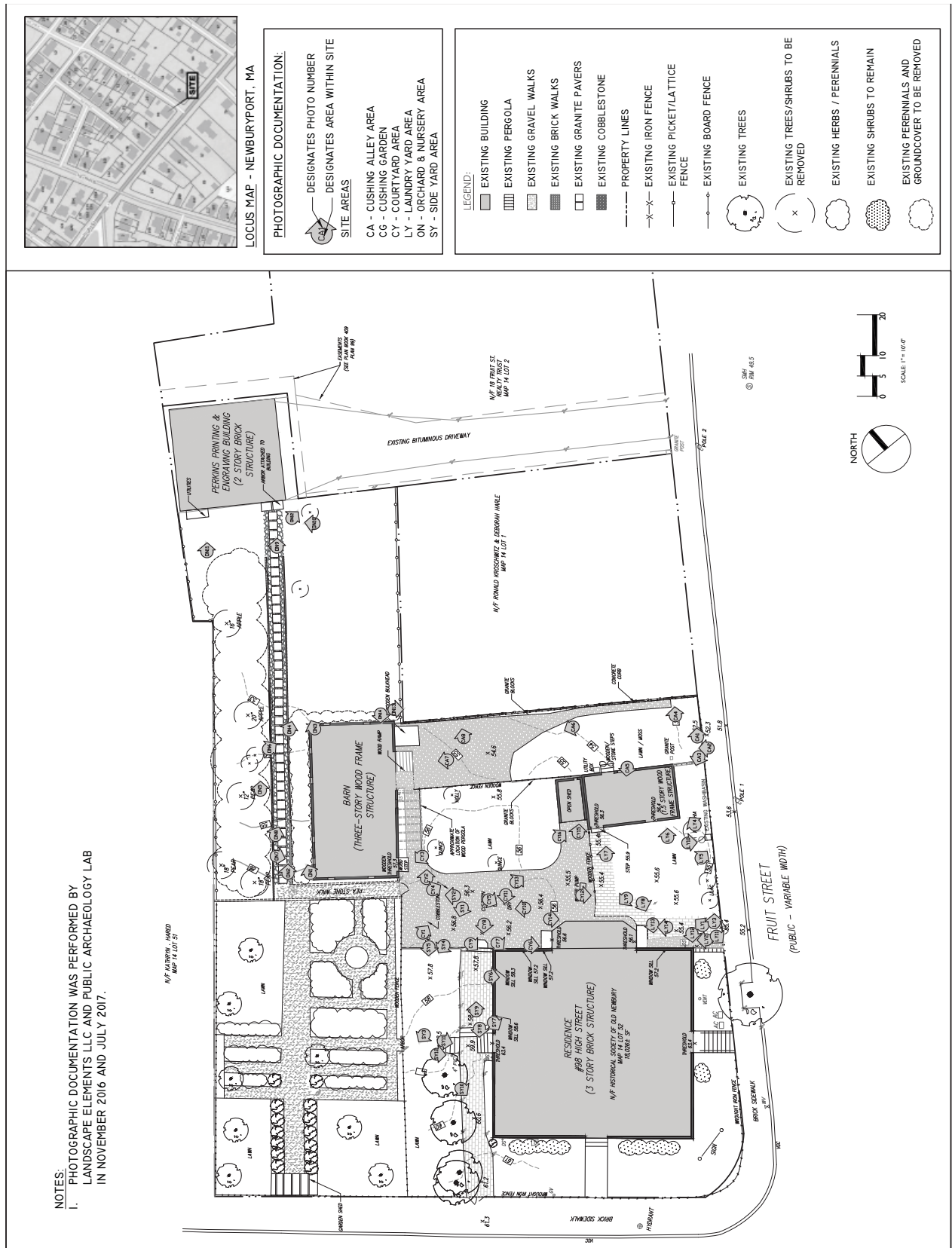
The Photographic Documentation Plan Sheet (LA1.0) provides the locations and views for photographs taken during the site survey and site analysis work. The garden area is not a part of this study and thus there was little photographic documentation done for this area. (The garden had been previously documented by Lucinda Brockway in 1997.)

Photographic documentation is presented in 4"x6" size, digital, color format with descriptions on the pages that follow. The abbreviations used under the photographs in the report correlated to the locations from which they are taken as noted on the PHotographic Documentation Plan.

- CA - Alley
- CY – Courtyard
- LY – Laundry Yard
- ON – Orchard Nursery
- SY – Side Yard

The Photographic Documentation Plan on the following page is provided in full size format in Appendix A. A reduction of this plan is provided on the following page.

PART 2 - SITE ANALYSIS AND ASSESSMENT



PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Cushing Alley



CA1: View looking towards Northeast of Alley



CA2: Northwest view down alley

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Cushing Alley



CA3: Granite edging behind Laundry Shed



CA4: Northwest view of fence separating Cushing Alley from neighbor

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Cushing Alley



CA5: View of North Side of Privy/Laundry Shed



CA6: Northwest view of alley, further towards Barn

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Cushing Alley



CA7: Close up of Barn threshold



CA8: Close up of north fence between Cushing Alley and neighboring property

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Cushing Courtyard



CY1: View of Courtyard facing East towards Laundry Shed



CY2: Northeast View through arbor towards Alley

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Cushing Courtyard



CY3: View of Barn threshold on Courtyard Side



CY4: Closeup of lawn area in Courtyard

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Cushing Courtyard



CY5: View South towards Cushing House East entrance



CY6: Close up of Cushing House East entrance

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Cushing Courtyard



CY7: Closeup of cobblestone and gutter abutting Cushing House east side



CY8: View from Courtyard facing southeast towards Side Yard

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Cushing Courtyard



CY9: Close up of granite curb and step on Side Yard path



CY10: Close up of possible cistern location in Courtyard

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Cushing Courtyard



CY11: Close up view of possible Courtyard well



CY12: Close up of pump location in Courtyard

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Cushing Courtyard



CY13: Courtyard view facing North towards Laundry Shed/Privy



CY14: Southwest view from Courtyard towards Cushing Laundry Yard

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Cushing Courtyard



CY15: View of Laundry Shed/Privy overhang area



CY16: Close up view of fence enclosing Laundry Shed/Privy overhang area

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Cushing Laundry Yard



LY1: View of Laundry Yard facing North



LY2: View of Cushing House Southeast lower level entryway

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Cushing Laundry Yard



LY3: Northwest view of Laundry Yard fence along Fruit Street



LY4: Southeastern corner of Laundry Shed/Privy

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Cushing Courtyard



LY5: Laundry tub along east side of Laundry Yard/Privy



LY6: Southeastern Laundry Shed/Privy threshold

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Cushing Courtyard



LY7: Northwestern Laundry Shed/Privy threshold in Laundry Yard



LY8: Southeastern Cushing House threshold in Laundry Yard

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Cushing Courtyard



LY9: Detail of brick walkway leading from Courtyard toward Laundry Yard



LY10: Detail view of manhole (well cover) at southeast side of Laundry Yard

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Cushing Courtyard



LY11: Detail of brick walkway leading towards Fruit Street



LY12: Detail view of downspout at East corner of Cushing House

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Cushing Courtyard



LY13: Close up of Southeastern Cushing House threshold



LY14: Detailed image of granite stone at southeastern threshold

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Nursery - Orchard Area



ON1: Northeastern View towards Perkins Printing Building



ON2: Northeastern view down Orchard pathway towards Perkins Printing Building

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Nursery - Orchard Area



ON3: View standing from Northern Corner of Barn looking Northeast



ON4: View standing at Northern Corner of Barn, facing East

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Nursery - Orchard Area



ON5: View facing Northeast towards Perkins Printing Building, left side of Orchard path



ON6: Detail photo of Orchard and Nursery path showing encroaching tree roots

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Nursery - Orchard Area



ON7: Northwest corner of Barn structure



ON8: West-facing view of Northern corner of Barn structure and Orchard path

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Nursery - Orchard Area



ON9: Photo of Arbor at southern corner of Perkins Printing Building



ON10: View facing Northwest of arbor and stone mill wheel at south corner of printing building

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Nursery - Orchard Area



ON11: View of ventilation fan and utilities at western corner of Perkins Printing Building



ON12: Detail view of fence between Orchard area and drive property map 14 lot 2

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Nursery - Orchard Area



ON13: Detail of fence at Northeastern corner of Barn structure



ON14: Northeastern side of Barn structure; view of gutter and hardware materials

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Side Yard



SY1: View of sideyard facing southwest towards High Street



SY2: View of fence separating Cushing Sideyard and Gardens

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Side yard



SY3: View of arbor entrance to Cushing Gardens from Sideyard



SY4: Detail view of granite step separating Cushing Courtyard from Sideyard

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Side Yard



SY5: View across Sideyard facing southwest towards High Street



SY6: Detail of windowsill along side yard

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Side yard



SY7: Detail of window by staircase threshold on side yard



SY8: Detail of stairs leading to Cushing House sideyard threshold

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Side Yard



SY9: Detail photo of bench at north corner of Sideyard path



SY10: South-facing view across Sideyard toward High Street

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Side yard



SY11: Detail of staircase at Cushing House Sideyard threshold



SY12: View facing Cushing House Sideyard threshold and stairs

PART 2 - SITE ANALYSIS AND ASSESSMENT

Landscape Site Analysis

A Landscape Site Analysis Plan (LA2.0) was completed as part of the Site Analysis and Assessment work. A full size plan is provided in Appendix A. This analysis notes extant features and provides observations for each feature.

Laundry Yard

The following items are extant within the Laundry Yard.

- Structures
 - Laundry shed/privy
 - Lattice fence on west side of laundry shed
 - Board fence and gate along Fruit Street.
- Surfaces
 - Brick walks from undetermined period
 - Lawn area
 - Cobblestone pavement surface abutting the house and buried under debris on the side yard to the east of the laundry shed/privy
- Plantings
 - Lilac Shrubs of undetermined period
- Site features
 - Manhole cover in planting bed along Fruit Street
 - Laundry sink in planting bed along Fruit Street - period unknown

The 1936 HABS drawings indicated a wooden boardwalk along the front (south side) of the Laundry Shed/Privy. This feature is no longer extant. The HSON would like this feature reconstructed. The following are observations regarding site conditions in the Laundry Yard.

The following are observations regarding site conditions in the Laundry Yard.

1. The brick walk is in poor condition with undulations making it unsafe and not ADA compliant.
2. There are areas in the brick walk showing poor drainage due to pavement settlement.
3. Lawn area requires regrading and reconditioning. We recommend sodding such a small area. The lawn grade will be adjusted to allow surface water to flow across the cobblestone surface and away from all buildings.
4. Existing lilac shrubs are in poor condition. New shrubs should be planted. Use 'historic period' varieties.
5. Wood lattice fence between Laundry Yard and Courtyard is in poor condition and should be reconstructed.
6. Boardwalk at south side of Laundry Shed/Privy as shown in 1936 HABS plan should be reconstructed. The HSON has a temporary ramp that is currently used to provide ADA access to the Privy. This temporary ramp will connect the reconstructed boardwalk to the reconstructed brick walk.
7. Trash storage on west side of Laundry Shed should move to open area on east side of structure.

PART 2 - SITE ANALYSIS AND ASSESSMENT



LOCUS MAP - NEWBURYPORT, MA

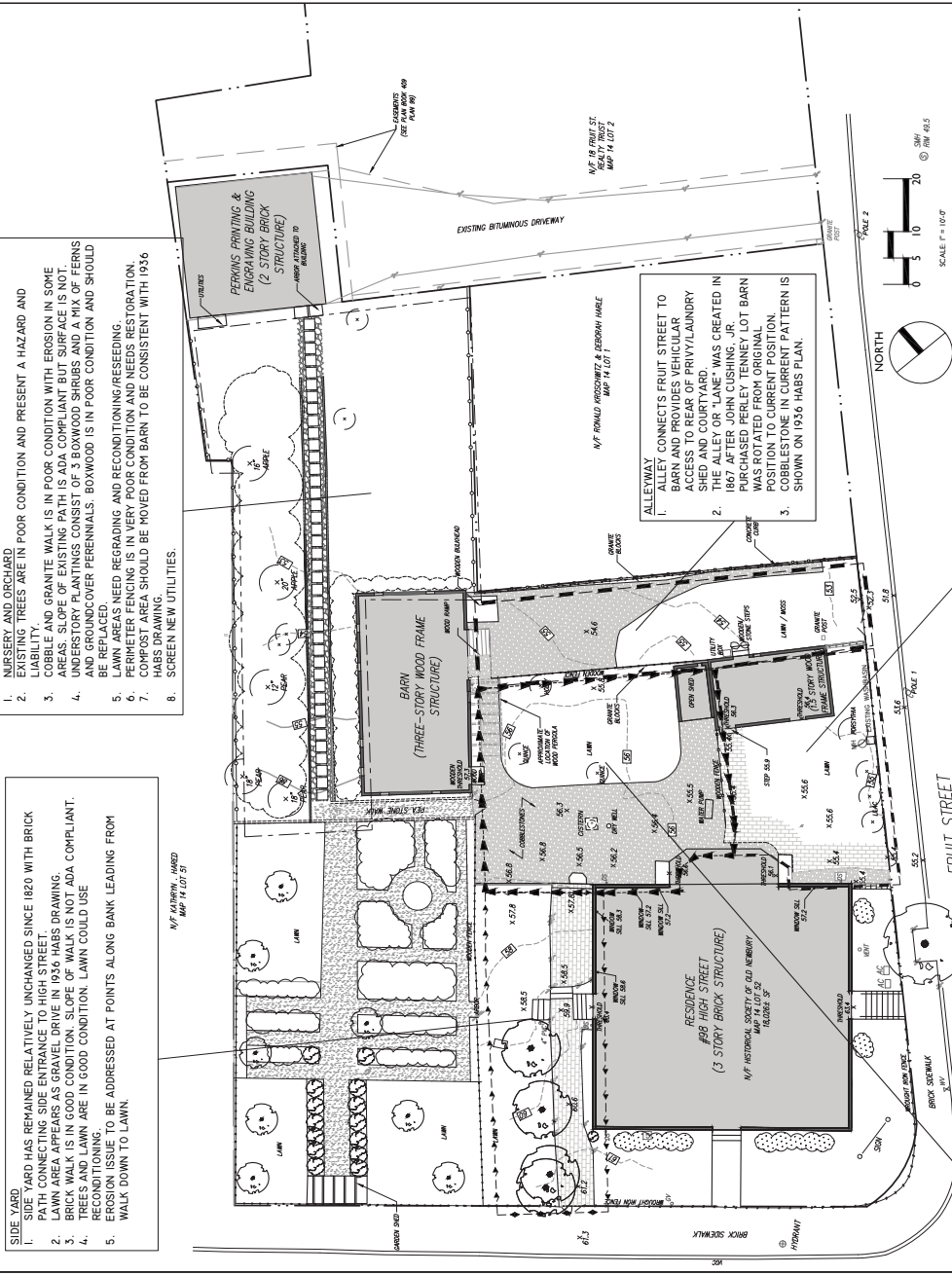
GENERAL NOTES:

I. EXISTING CONDITIONS INFORMATION SOURCES ARE:

- A. TOPOGRAPHIC BOUNDARY SURVEY BY DUCHARME CONSULTING ENGINEERS, 100 HIGH STREET ON 01/04/2017
- B. TRACE OF CUSHING GARDEN FROM THE GROWTH IN NEWBURYPORT, MA BY ELIZABETH M. WARE, MAY 1997.
- C. PHOTOGRAPHIC REFERENCES AND SITE MEASUREMENTS OF NOVEMBER 30, 2016.
- D. AERIAL PHOTO IMAGE FROM GOOGLE EARTH (2017).

LEGEND:

- EXISTING BUILDING
- EXISTING PERGOLA
- EXISTING GRAVEL WALKS
- EXISTING BRICK WALKS
- EXISTING GRANITE PAVERS
- EXISTING COBBLESTONE
- PROPERTY LINES
- EXISTING IRON FENCE
- EXISTING PICKET/LATTICE FENCE
- EXISTING BOARD FENCE
- EXISTING TREES
- EXISTING TREES/SHRUBS TO BE REMOVED
- EXISTING HERBS / PERENNIALS
- EXISTING SHRUBS TO REMAIN
- EXISTING PERENNIALS AND GROUNDCOVER TO BE REMOVED



- SIDE YARD**
1. SIDE YARD HAS REMAINED RELATIVELY UNCHANGED SINCE 1820 WITH BRICK PATH CONNECTING SIDE ENTRANCE TO HIGH STREET.
 2. LAWN AREA APPEARS AS GRAVEL DRIVE IN 1936 HABS DRAWING.
 3. BRICK WALK IS IN GOOD CONDITION. SLOPE OF WALK IS NOT ADA COMPLIANT.
 4. TREES AND LAWN ARE IN GOOD CONDITION. LAWN COULD USE EROSION ISSUE TO BE ADDRESSED AT POINTS ALONG BANK LEADING FROM WALK DOWN TO LAWN.
- NURSERY AND ORCHARD**
1. NURSERY TREES ARE IN POOR CONDITION AND PRESENT A HAZARD AND EXISTING TREES ARE IN POOR CONDITION WITH EROSION IN SOME AREAS. SLOPE OF EXISTING PATH IS ADA COMPLIANT BUT SURFACE IS NOT.
 2. UNDERSTORY PLANTINGS CONSIST OF 3 BOXWOOD SHRUBS AND A MIX OF FERNS AND GROUNDCOVER PERENNIALS. BOXWOOD IS IN POOR CONDITION AND SHOULD BE REPLACED.
 3. LAWN AREAS NEED REGRADING AND RECONDITIONING/RESEEDING.
 4. PERIMETER FENCING IS IN VERY POOR CONDITION AND NEEDS RESTORATION.
 5. PERIMETER FENCING SHOULD BE MOVED FROM BARN TO BE CONSISTENT WITH 1936 HABS DRAWING.
 6. SCREEN NEW UTILITIES.

- ALLEYWAY**
1. ALLEYWAY CONNECTS FRUIT STREET TO BARN AND PROVIDES VEHICULAR ACCESS TO COURTYARD.
 2. THE ALLEY OR "LANE" WAS CREATED IN 1867 AFTER JOHN CUSHING, JR. PURCHASED PERLEY TENNEY LOT BARN WAS ROTATED FROM ORIGINAL POSITION TO CURRENT POSITION. COBBLESTONE IN CURRENT PATTERN IS SHOWN ON 1936 HABS PLAN.

- COURTYARD**
1. COURTYARD WAS HISTORICALLY TERMED "OPEN YARD" FROM 1820 THROUGH 1890 EVEN AFTER BARN RELOCATION AND ROTATION.
 2. DOCUMENTATION OF COBBLESTONE AND LAWN FIRST APPEAR ON 1936 HABS DRAWING.
 3. COBBLESTONE ARE UNEVEN WITH GRADE SETTLEMENT OCCURRING NEAR OLD WELL AND BUILDING DOWNSPOUTS.
 4. LAWN AREA IS UNEVEN AND REQUIRES REGRADING AND RECONDITIONING/RESEEDING.
 5. LARGE BUSH DATE TO 1930'S. RECOMMEND REMOVAL OF SHRUBS TO ACCOMMODATE EVENTS.
 6. ARBOR AT BARN IS IN VERY POOR CONDITION AND LAYOUT IS NOT CONSISTENT WITH 1936 HABS DRAWINGS.

- LAUNDRY YARD**
1. LAUNDRY YARD IS IN POOR CONDITION AND IS NOT ADA COMPLIANT.
 2. THERE APPEAR TO BE LOCATIONS OF WATER FLOWING FROM PAVEMENT SETTLEMENT.
 3. LAWN AREAS REQUIRE REGRADING AND RECONDITIONING / RESEEDING.
 4. HISTORICALLY ACCURATE WOOD PLATFORM AT SOUTH SIDE OF PRIVY/LAUNDRY SHED IS MISSING. PLATFORM SHOWN ON 1936 HABS DRAWING.
 5. MANHOLE AND "SINK" ALONG FRUIT STREET FENCE ARE PART OF VERNACULAR SITE EVOLUTION.
 6. FRUIT STREET FENCE ARE NOT HISTORIC VARIETIES AND ARE IN POOR CONDITION. 1936 HABS DRAWINGS NOTE LOCATION OF "COMMON LILAC."

PART 2 - SITE ANALYSIS AND ASSESSMENT

Landscape Site Analysis

Courtyard

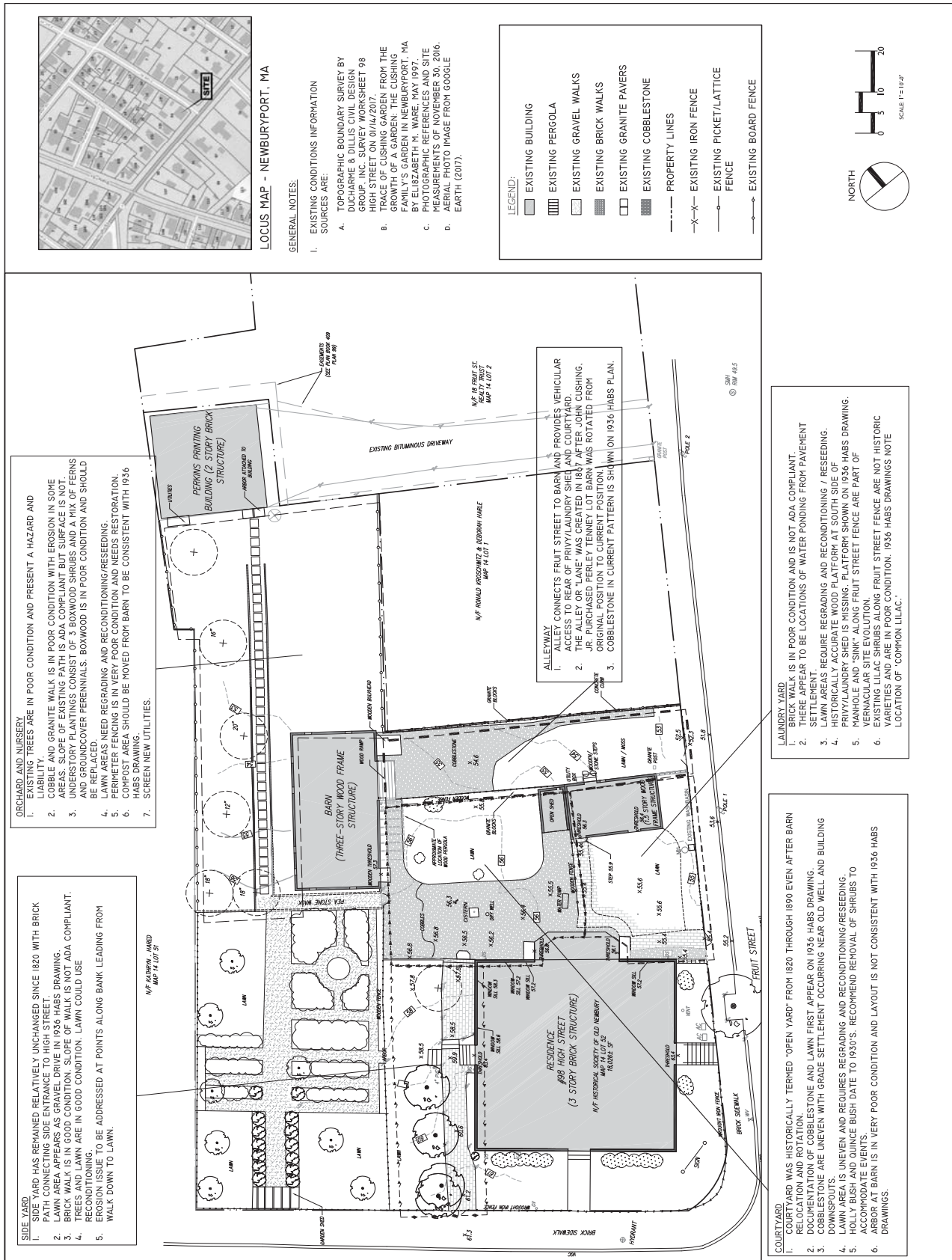
Existing Conditions show the following items as extant within the Courtyard

- Structures
 - Carriage Barn towards west side
 - Lattice fence on north side
 - Arbor against carriage barn.
- Surfaces
 - Cobblestone courtyard surface
 - Lawn area
- Plantings
 - Large American Holly Tree against lattice fence
 - Vines on arbor
 - Two medium size Flowering Quince shrubs in lawn area
- Site features
 - Location of former well pump covered with large stones
 - Location of former cisterns covered with large stones.

The 1936 HABS drawings indicated an arbor or “trellis” type structure against the carriage barn. The current arbor appears to be larger and more extensive.

The following are observations regarding site conditions

1. The cobblestone courtyard has undulations making it unsafe and not ADA compliant.
2. Lawn area requires regrading and reconditioning. We recommend sodding such a small area.
3. Existing shrubs detract from the open aspect of the courtyard space.
4. Wood lattice fence between Courtyard and Alley is in poor condition and should be reconstructed.
5. Further investigation is required to determine viability of reconstructing the well pump.
6. Further investigation is required to determine conditions of cisterns and their functions.



PART 2 - SITE ANALYSIS AND ASSESSMENT

Landscape Site Analysis

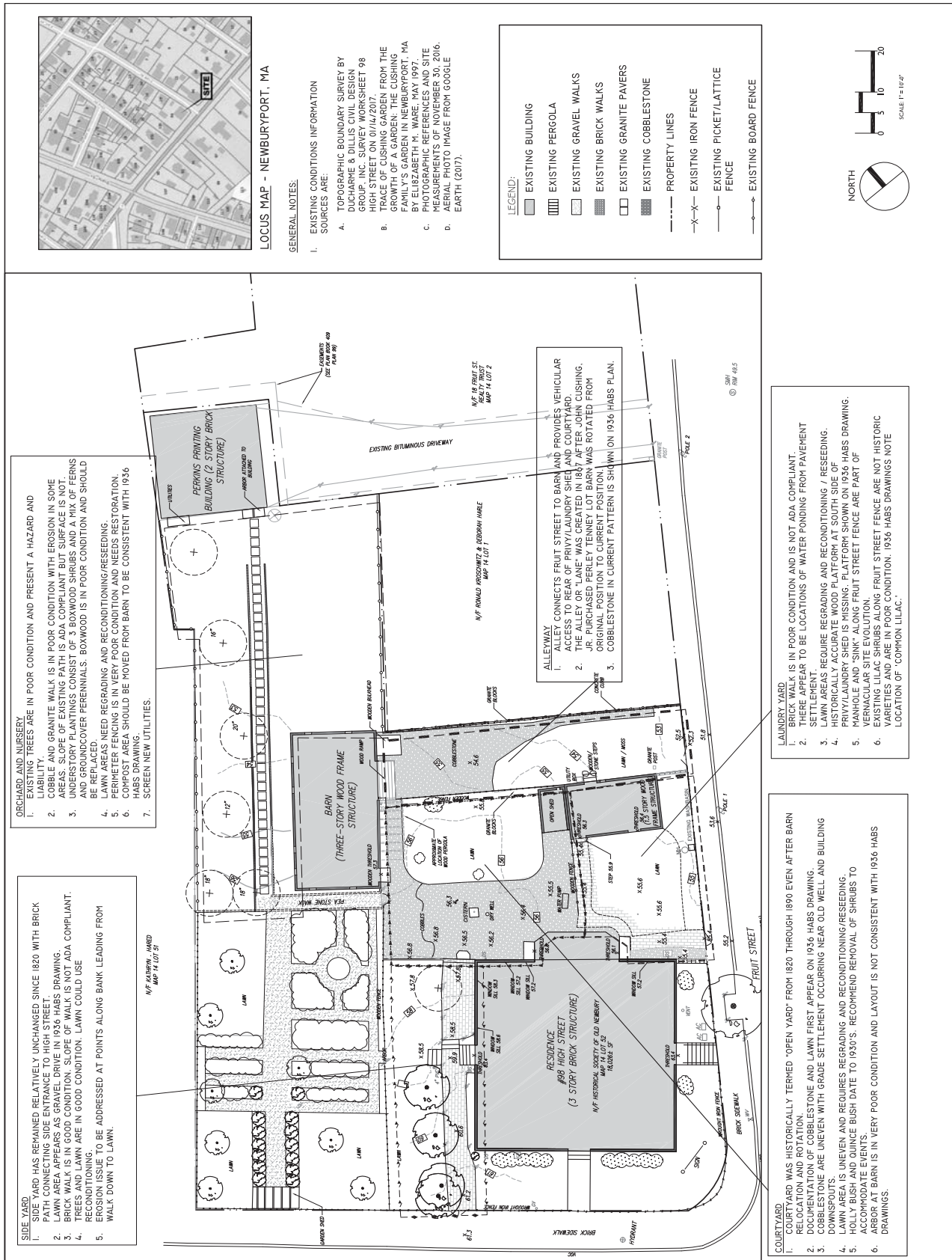
Alley leading to Carriage Barn from Fruit Street

Existing Conditions show the following items as extant within the Alley

- Structures
 - Laundry Shed/Privy with steps leading to door on north side
 - Picket fence on north property line
 - Carriage Barn with bulkhead and ramp to entrance door.
- Surfaces
 - Cobblestone surface with some exposed and some covered in top-soil/grass
 - Granite pieces at drive apron.
 - Granite post at northeast corner of Laundry Shed/Privy
 - Granite edging to address grade change between Alley and Courtyard and Laundry Yard.

The following are observations regarding site conditions.

1. The cobblestone surface has undulations making it unsafe and not ADA compliant. Some of the surface is covered in topsoil/lawn. As the cobblestone surface may be used largely for vehicular access, ADA compliance may not be necessary in this alley. Further investigation is recommended to determine the full extent of cobblestone under the topsoil and grass.
2. Wood picket fence along property line is in poor condition. We recommend that it be reconstructed.
3. Further structural investigation will be required to determine the appropriate treatment for the bulkhead at carriage barn.
4. The wood ramp to carriage barn is in fair condition. We are recommending reconstruction as a two-piece structure that can be partially removed for better access to the Courtyard area through the arbor in the lattice fence.



PART 2 - SITE ANALYSIS AND ASSESSMENT

Landscape Site Analysis

Nursery - Orchard Area

Existing Conditions show the following items as extant within the Nursery - Orchard Area.

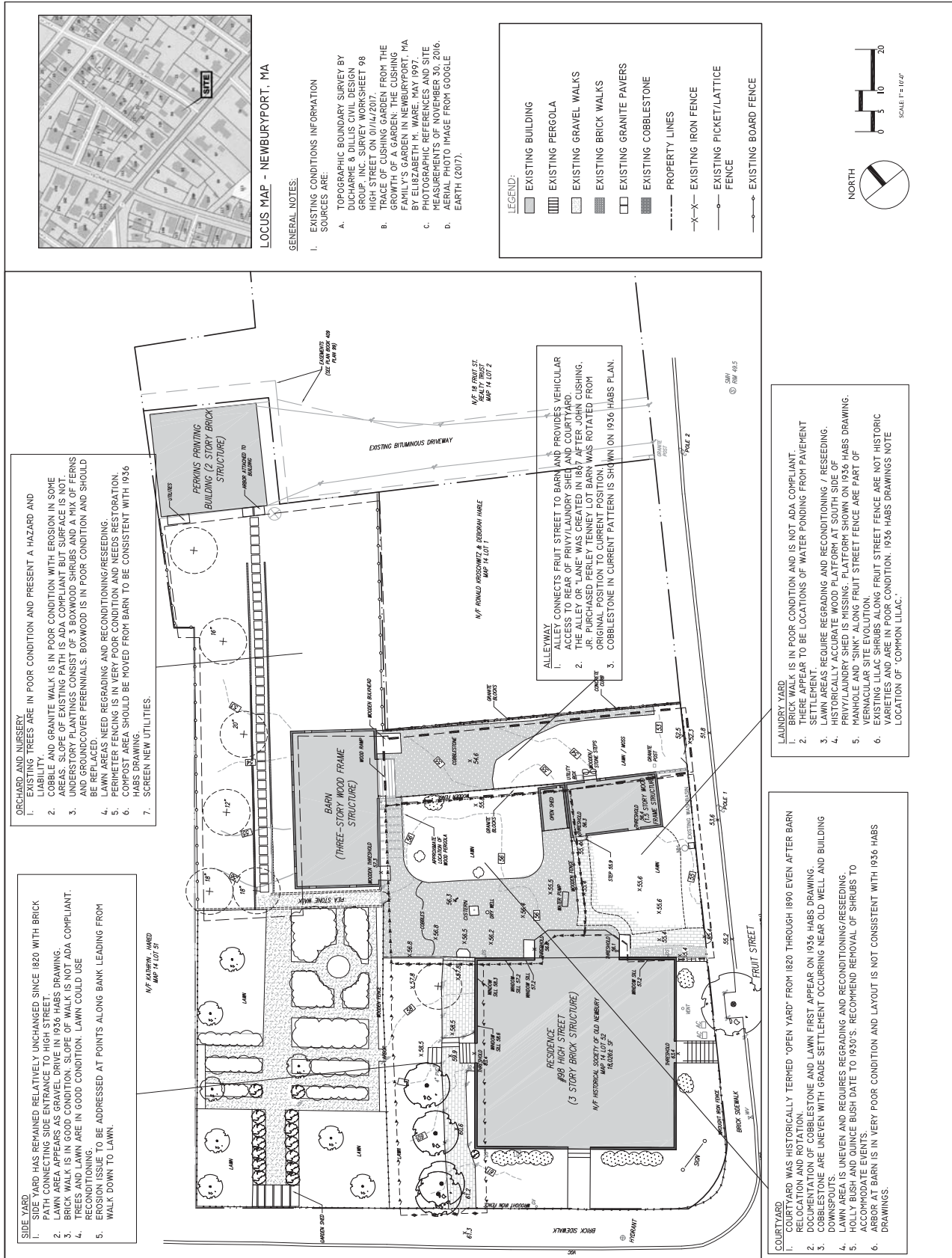
- Structures
 - Alcove seat structure against Perkins Printing & Engraving Building.
 - Board fence on west property line, part of north property line and along east property line.
 - Carriage Barn – rear side.
- Surfaces
 - Walk with granite sets within cobblestone surface and bordered in some sections by brick.
 - Granite millstone at north end of walk near “The Mint”.
 - Lawn area and planting beds for perennials.
 - Groundcover area on north side of Carriage Barn
- Plantings – shown on 1936 HABS drawings
 - Apple tree and 5 old Pear Trees along north side of this area.
 - Three small boxwood shrubs

The following are observations regarding site conditions.

1. The walk is in fair condition and should be reconstructed. If reconstructed as granite sets surrounded by cobblestone, it could be made more level and safer for able individuals, however, it will still not be ADA compliant.
2. Wood board fence along property lines is in poor condition and should be reconstructed.
3. The Alcove seat structure is in poor condition and we recommend that it be reconstructed.
4. The lawn area should be reconditioned.
5. The planting beds for perennials as shown on the 1936 HABS drawings could be restored.
6. All of trees are all in poor condition and present a hazard. We recommend removal of all trees and replanting of new fruit trees to restore the character of the Orchard.



Image of Alcove seat structure. HABS MA-213 October 29, 1940. Historic American Buildings Survey, John N. Cushing Place, 98 High Street, Newburyport, Essex County, MA, Frank O. Branzetti, Photographer.



PART 2 - SITE ANALYSIS AND ASSESSMENT

Landscape Site Analysis

Plant Material

The bulk of the Site Analysis and Assessment work was completed between November 2016 and February 2017. Site visits were made in May and July 2017 to evaluate site conditions, view plant material in leaf and flower, and also coordinate with the archaeology intensive survey. The photos on the following pages provide documentation of the plant material in the project site when in leaf and flower.

The following is a list of all extant plant material within the project area and a summary of their condition.

- Laundry Yard
 - Common Lilac (*Syringa vulgare*) - poor condition, suffering from mildew, not historic plants. Shown on 1936 HABS drawings. recommend replanting with mildew resistant variety used in gardens between 1920 and 1950.

- Courtyard
 - American Holly (*Ilex opaca*) - healthy, but pressing against lattice fence. Not shown on 1936 HABS drawings. Recommend removal.
 - Flowering Quince (*Chaenomeles, sp.*) - healthy, but taking over lawn area. Only one plant is shown on 1936 HABS drawings. Recommend removal
 - Grapevine (*Vitis, sp.*) - poor condition and choking the wood arbor. Shown on 1936 HABS drawings. recommend removal.

- Alleyway
 - American Elm (*Ulmus americana*) - healthy. Not shown on 1936 HABS drawings. We recommend retaining the tree and caring for it with selective annual pruning and checking by an arborist.

- Nursery-Orchard Area
 - Pear Trees (*Pyrus, sp.*) - there are three (3) existing pear trees. None are in good condition. We recommend removal and replacement with disease-resistant varieties. There were 11 pear trees shown on 1936 HABS drawings. We recommend re-planting 9 trees strategically placed so that roots do not interfere with the walkway.
 - Crabapple Trees (*Malus, sp.*) - these trees are in fair condition. One is suckering badly. One has roots that are intruding into the walkway.

PART 2 - SITE ANALYSIS AND ASSESSMENT

We recommend removal of both trees and replanting Pear trees in keeping with the 1936 HABS plan.

- Boxwood shrubs (*Buxus, sp.*) - plants are in fair condition and not well placed. These plants were not shown on 1936 HABS drawings. We do not recommend re-planting new shrubs.
 - Ferns and perennials - there are a number of varieties of common ferns and some hosta in the Nursery-Orchard Area. Perennials are noted on 1936 HABS drawings but are not specifically named. Recommendations for understory plantings in the Nursery- Orchard area are shown on Treatment Plan TP 2.0.

The HABS drawings provided a list of Plant Material extant at the site in 1936. The list included trees along the sidewalk on High Street and Fruit Street. A large amount of the plant material on the 1936 HABS Plant List was planted at the formal garden which was restored based on the 1999 restoration plan provided by Past Designs.

- *American Holly (Ilex opaca)* - healthy, but pressing against lattice fence. Not shown on 1936 HABS drawings.
- *Flowering Quince (Chaenomeles, sp.)* - healthy, but taking over lawn area. Only one plant is shown on 1936 HABS drawings.
- *Grapevine (Vitis, sp.)* - poor condition and choking the wood arbor. Shown on 1936 HABS drawings.

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Plant Material



Laundry Yard looking towards Privy; From L to R Perennials, Mock Orange and Lilacs.



Laundry Yard looking towards Fruit Street. From L to R Mock Orange and Lilac

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Plant Material



Courtyard looking towards Privy. Large quince shrub in left foreground



Courtyard looking towards Carriage Barn: From L to R - grapevines, quince, holly

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Plant Material



Alley leading to Fruit Street. Shows grass surface over cobblestone. Elm Tree on left



Alley looking towards Carriage Barn: Shows grapevine and holly shrub over lattice fence

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Plant Material



Yard at West Side of House towards High Street. Shows ornamental trees and formal garden.



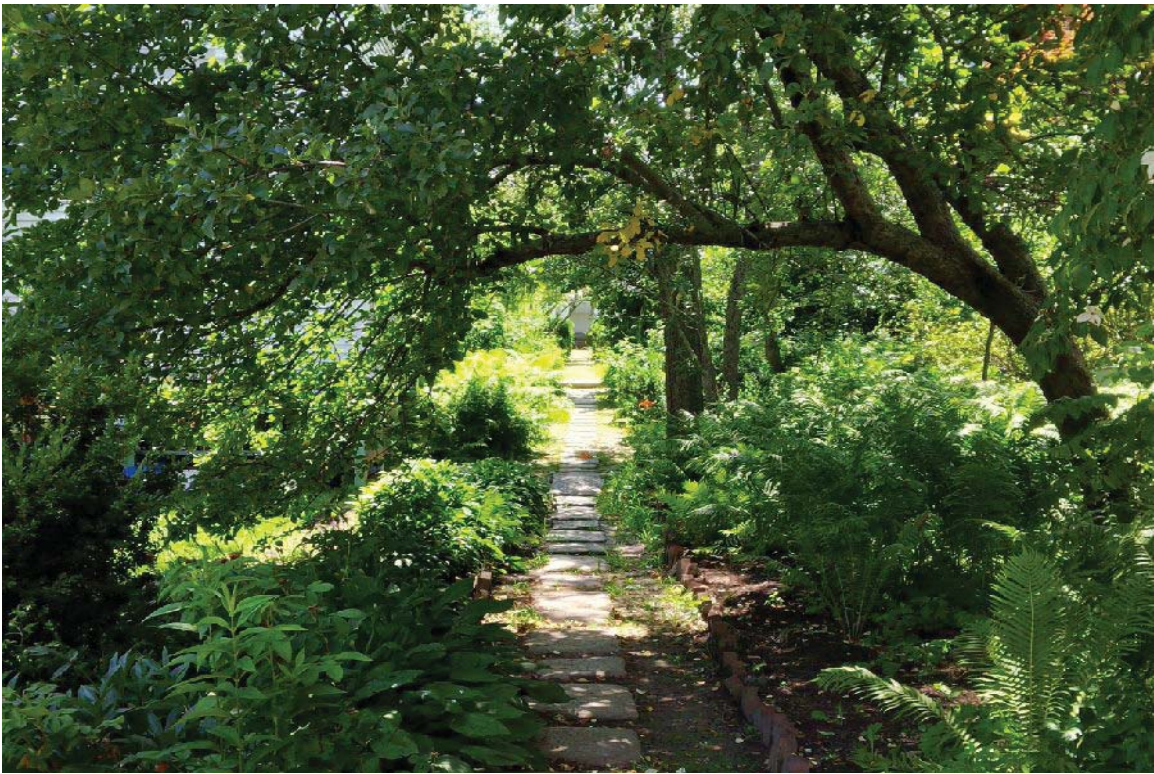
Path on south side of Carriage Barn. Grapevines on left and formal garden on right.

PART 2 - SITE ANALYSIS AND ASSESSMENT

Photographic Documentation - Plant Material



Nursery-Orchard Area: View towards Perkins Mint. Shows ferns, hosta, Pear trees.



Nursery-Orchard Area: View south towards formal garden. Shows overgrowth.

PART 2 - SITE ANALYSIS AND ASSESSMENT

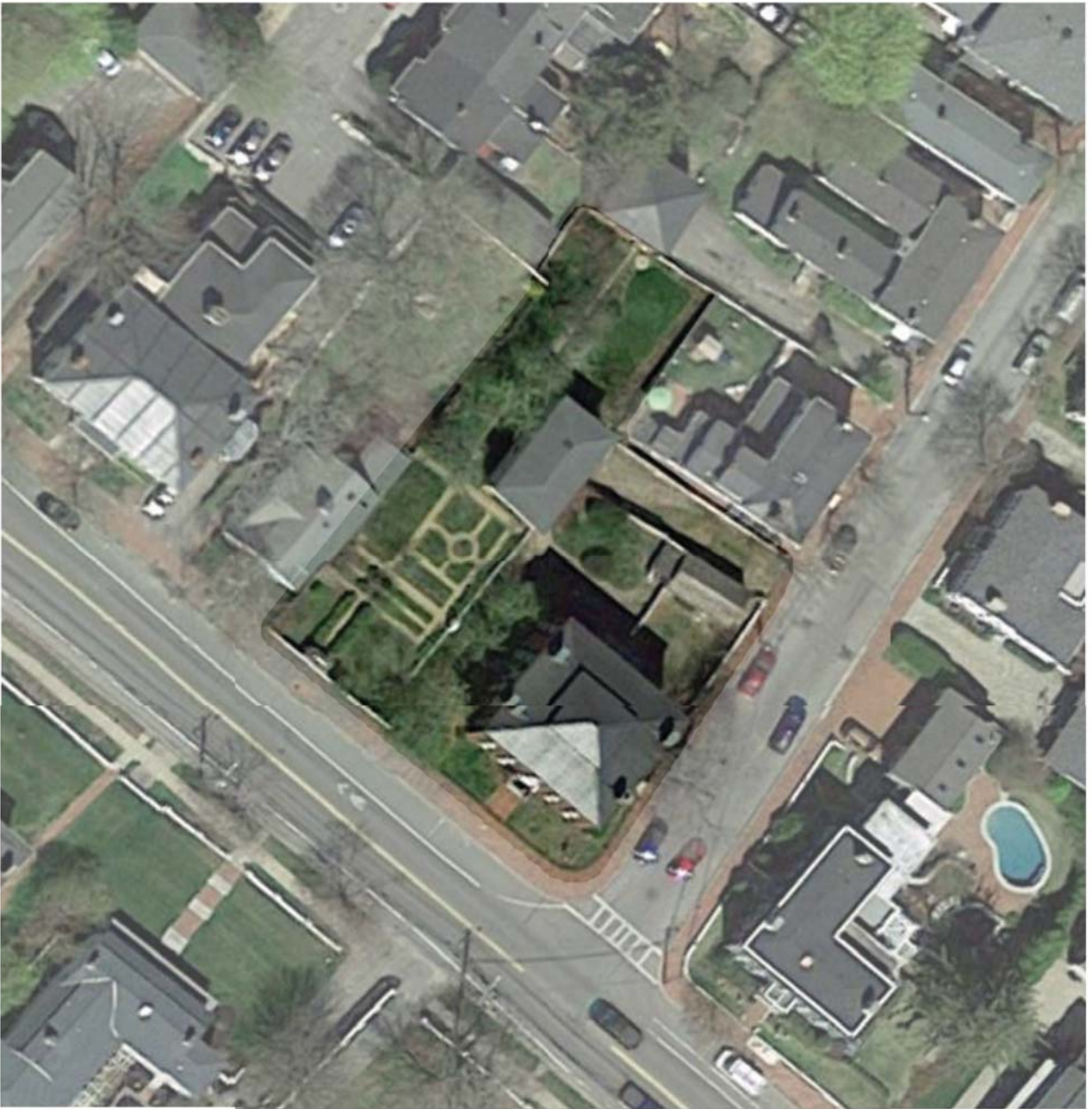
Photographic Documentation - Plant Material



Nursery-Orchard Area taken from open lawn behind Carriage Barn (on left).



Nursery-Orchard Area: Roses along fence on south side of lawn near Perkins Mint.



PART 3 - FINDINGS AND RECOMMENDATIONS

PART 3 - FINDINGS AND RECOMMENDATIONS

Summary of Findings

The Landscape Architectural Site Analysis and the Archaeological Reconnaissance Survey were reviewed and initial findings were presented to the HSON and the MHC. The following findings and recommendations were presented.

- The site presents an excellent example of a 19th century Federal Style property with house, carriage barn, outbuildings and many original site features largely intact. The cobblestone surfaces are a unique feature that must be retained.
- Due to the unsafe conditions of the cobblestone surfaces, these surfaces should be reconstructed re-using the salvaged cobblestones within an improved base material for stability and drainage. ADA accessibility is met through introduction of a stone walkway surface in the middle of the courtyard, and continuing along the south side of the Carriage Barn.
- Many site features require repair or rehabilitation. These include the surfaces in the courtyard, laundry yard and the alleyway and all of the perimeter and interior fences with the exception of the newly installed board fence along Fruit Street.
- Some features are inconsistent with the period selected for the Rehabilitation Treatment. Features such as the bulkhead at the carriage barn should be removed.
- The arbor at the carriage barn is inconsistent in form with historic plans. It also presents a maintenance concern with its grape vines against the carriage barn and presents access issues to the Alleyway from the Courtyard. This element should be removed and a new arbor should be constructed in a configuration depicted in the 1936 HABS drawings.
- The Privy/Laundry Shed had a boardwalk along its south (front) side as shown in the 1936 HABS drawings. This element should be reconstructed as noted in Treatment Plan TP2.2
- To enhance site character, remove the trash barrels from the shed on the north side of the Privy/Laundry Shed. Also to facilitate HSON access to Fruit Street for safer placement of trash barrels for pickup, provide a trash storage area and cobblestone ramp on the east side of the

PART 3 - FINDINGS AND RECOMMENDATIONS

Privy/Laundry Shed. These elements will be screened by the existing fence and new plantings. Refer to Treatment Plan TP2.2.

- Plant material is largely in poor condition and should be replaced with plant material consistent with the species and locations as shown on the 1936 HABS drawings.
- ADA accessibility in the Laundry Yard can be achieved through replacement of the existing brick walk with a brick walk that meets ADA width requirements and is reset onto a more stable base. Consider use of Boston City Hall Pavers rather than reuse of existing brick which appears to be salvaged building brick, no older than 1940.

Recommendations

In the request for proposals, the Historic Society of Old Newbury outlined their project objectives for the rehabilitation of the Cushing House site. Their objectives focused on providing outdoor spaces that met their goals for site use and site management as well as for meeting the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*.

Site Use and Management

Currently the site around the Cushing House is used for informal gatherings by museum members and staff. Visitors to the Cushing House also visit the grounds and gardens. The HSON is concerned about the safety of visitors due to the uneven walking surfaces in the Courtyard, Laundry Yard and Nursery- Orchard area. This was one of the key motivating factors behind their request for a preservation plan for these areas. In the future, the HSON would like to expand their outdoor programs and have larger gatherings for fundraising activities. They would also like to have better, safer access to the Perkins Mint Building through the Nursery-Orchard area so that they might include programming in the Mint Building. The treatment plans address both the overall safety and accessibility concerns as well as the goals for future programmed site use.

A staff of volunteers helps to manage the programs and the site. Volunteers and women from a local non-profit assist with the weeding of the formal garden and also assist with the annual plant sale which operates out of the Nursery-Orchard area. Future site management and maintenance will continue to rely on volunteers so treatments need to provide ease of

PART 3 - FINDINGS AND RECOMMENDATIONS

maintenance. The treatment plans provided in Appendix A provide direction and recommendations for meeting the following objectives.

1. Make the site more accessible for visitors and provide as much ADA accessible walking surface as possible;
2. Treat the ground surfaces of cobblestone, brick, and grass to provide a hazard-free walking surface
3. Re-use the existing materials, where feasible;
4. Treat the surfaces of extant cisterns and the water pump/well to provide safe site access by visitors;
5. Treat drainage issues to avoid future ground surface settlement;
6. Reconstruct all board and lattice fences;
7. Remove inappropriate plantings and replace period plantings that are in poor condition;
8. Introduce appropriate lighting of the site for safety and security.

Preservation Strategies

The goal of any preservation strategy should be the long-term preservation of the landscape's historic features, qualities and materials. The NPS Secretary of the Interior's Standard's provide four basic standards for the treatment of historic properties. These are summarized (as excerpted from the Secretary of the Interior's Standards for the Treatment of Historic Properties ,1995),

1. **Standards for Preservation** apply measures to sustain the existing form, integrity and materials of the property. The amount of physical intervention is minimal. This treatment approach usually does not address meeting ADA requirements.
2. **Standards for Rehabilitation** apply measures that provide compatible uses through repair, alterations and additions. Preservation of elements that convey historical values are a component of the work. Changes to meet new code requirements such as ADA guidelines can be addressed, if done appropriately.
3. **Standards for Restoration** apply measures that accurately depict the form, features and character of the property as it appeared at a particular period of time by removing other features from other periods and reconstructing features from the chosen restoration period.
4. **Standards for Reconstruction** apply measures that depict the form, features, and detailing of a non-surviving site or landscape for the

PART 3 - FINDINGS AND RECOMMENDATIONS

purpose of replicating its appearance at a specific time period. This work is done via new construction.

After review meetings with the MHC and the HSON, the preservation strategy of Rehabilitation was selected for the Cushing House property as it seemed to address the goals and objectives of the HSON for site use and management, and both the HSON and MHC goals for preservation of the site's historic character. In reviewing the various research documents and plans for the Cushing House property, it was determined that site elements from the period between 1850 and 1930 would be included in the treatment plans. The rationale for this approach was that the Cushing family had occupied the site since the early 1800's and the current site conditions provided a record of the Cushing family's lifestyle at this site. Margaret Cushing, who was born here in 1855 was the last member of the family to reside here. She had made few changes to the property through her residency here up to her death in 1955.

Cobblestone Surfaces

The preservation strategies for the treatment of the cobblestone areas in the Courtyard, Alleyway and Laundry Yard were reviewed throughout the work process. A key HSON goal was to provide a safer walking surface for visitors to the site. The current condition of the cobblestones (also termed river stones in the Archaeological survey reports) was an uneven, undulating surface throughout the site. The surface certainly did not meet ADA requirements but overall the cobblestones provided unsafe walking surfaces for even those able-bodied individuals.

The Archaeological Survey Report completed in February 2017 did recommend that an intensive (locational) archaeological survey be completed in advance of any future property development that would involve ground disturbance in the archaeologically sensitive locations that were identified in the survey. (Figures 5-4 and 5-5 in Public Archaeology Report No. 3278.)

The Public Archaeology Lab (PAL) completed an Intensive (Locational) Archaeological Survey in July 2017 (report dated August 2017). Two specific test pit locations within cobblestone areas in the Courtyard (JPT-04) and the Alleyway (JPT-02) were investigated in an attempt to date the installation of the cobblestones. Based on the soil and artifact data, PAL concluded that the surfaces were installed at roughly the same time as the construction of the house.

PART 3 - FINDINGS AND RECOMMENDATIONS

With this information in hand, Landscape Elements LLC proceeded to develop a design detail for resetting the cobblestone surfaces. This detail is provided on Treatment Plan Sheet TP.2.1. The detail calls for the removal and salvage of all cobblestones, cleaning of all stones, removal of the subgrade material down to 8 inches below the existing bottom of cobblestone surface, levelling and compaction of the subgrade, installation of a new 6-inch deep gravel borrow base layer that will be compacted to 95% standards, installation of a geotextile layer over the gravel borrow base and then installation of the cleaned, salvaged cobblestones into a special polymeric sand base. The cobblestones will be leveled within the polymeric sand and then additional polymeric sand will be added in between the stone joints.



Stone path example.

To meet ADA accessibility, a stone walking path will be installed in the middle of the cobblestone surface. This path will continue along into the garden area along the south side of the Carriage Barn. This walking path will look similar to the surface on this page. The image was provided by the HSON and shows a stone “path” set in the middle of a rough cobblestone-like surrounding. The image is from the Mabel Dodge LUhan House Historic Inn, Taos, New Mexico.

This entire process should provide reconstructed cobblestone surfaces that

- rehabilitate the historic character of these surfaces
- address undulating surface issues due to drainage problems
- provide safer walking surfaces.

This treatment process will not provide an accessible surface that meets ADA guidelines. Options for placement of temporary wood platforms or the installation of a permanent granite “path” through the cobblestones surface can be considered to provide an ADA accessible surface through the Courtyard. ADA accessibility was not considered a necessity for the Alleyway.

The walk in the Nursery-Orchard area is a combination of granite squares set in between a cobblestone surface and edged with brick. The walk is currently in various stages of dis-repair with brick edging missing, some missing granite pieces and roots from nearby trees intruding into the cobblestone surface. The treatment plans recommend removal and salvage of of the cobblestone and granite for cleaning and re-use. The brick edging may or may not be salvageable. If new brick must be obtained, we recommend use of Boston City Hall Pavers or a brick of similar historic character. The details for rehabilitation of this walk are shown on Treatment Plan TP.2.0. The treatment plan design for the walk provides a detail that is more accessible to handicapped persons.

PART 3 - FINDINGS AND RECOMMENDATIONS

Structures and Fences

The HSON had recently reconstructed the four-foot high board fence along Fruit Street. Fences around the formal garden were also restored as part of the garden restoration per the 1999 Reconstruction Plan prepared by Past Designs of Kennebunk, Maine. Remaining perimeter board fences and interior lattice fences require reconstruction. Recommended details for this work is provided on Treatment Plans TP 2.0 , TP 2.1 and TP 2.2.

The tall lattice fence between the Courtyard and the Alley will have a special “gate” panel installed so that there will be a wider point of access between the Courtyard and the Alley during special HSON events. The “gate” panel provides access for caterers to set up a tent, chairs, and food stations. It will also provide access for physically challenged persons to be dropped off from cars.

The arbor at the carriage barn is inconsistent in form with historic plans. It also presents a maintenance concern for the HSON as it leans against the carriage barn and its grape vines also lean against the barn facade. This element should be removed and a new arbor constructed in a configuration depicted in the 1936 HABS drawings.

The Privy/Laundry Shed had a boardwalk along its south (front) side as shown in the 1936 HABS drawings. This element should be reconstructed as noted in Treatment Plan TP2.2. ADA access to the Privy/Laundry Shed will continue to be provided via a temporary access ramp that will connect from the newly re-constructed boardwalk to the brick walk.

There is a wooden arbor seat attached to the south wall of the Perkins Printing and Engraving Building in the Nursery-Orchard portion of this project area. We are recommending restoration of this structure as noted on Treatment Plan TP.2.0. We recommend that the restorer take site measurements of the structure, remove all components carefully, replicate all components off site and finally re-assemble the new components in situ.

Plant Material

As noted previously, plant material is largely in poor condition. Many of the trees in the Nursery-Orchard present a hazard to visitors with overhanging branches and tree roots protruding into the walkway. We recommend all plant material be removed and be replaced with plant material consistent with the species and locations as shown on the 1936 HABS drawings. The

PART 3 - FINDINGS AND RECOMMENDATIONS

Treatment Plans provide detailed plant lists for each of the areas. All recommended plant material is sustainable for this plant zone and should be readily available through New England nurseries.

We are recommending the removal of the large holly tree and the two large quince bushes in the lawn area of the Courtyard. These elements are not being replaced as the HSON would like the lawn area to remain open for their programmed special events.

Unique Elements

There are a number of unique elements at this site which include:

In the Courtyard:

- remnants of a cistern
- remnants of an old well
- remnants of a water pump

Restoration of the water pump will require further investigation of the existing pump and pump location. The treatment plans are recommending pieces of granite as secure covers for the cistern hole and the old well hole in the courtyard. However, further investigation of these openings should be completed during the removal of the cobblestone surface.

In the Laundry Yard:

- an old sink that was used for laundry washing
- the cover of an old drainage structure

The sink will remain in situ and will be screened somewhat by new shrub plantings. The drainage structure will also remain in situ.

In the Nursery - Orchard Area:

- a mill stone near the Perkins Printing & Engraving Building

The mill stone will need to be removed during restoration of the lawn area an re-installation of the granite-cobblestone walk. The HSON can determine whether it should be reset in its current location or relocated.

PART 3 - FINDINGS AND RECOMMENDATIONS

New Additions

The HSON was concerned about night-time safety within the Cushing House property and requested investigation into appropriate lighting. A lighting expert recommended the eW Burst Compact Powercore Landscape LED spotlight by Philips Lighting. This light can be mounted on a building and the HSON would like to have it located on the roof of the carriage barn. The fixture is rated for outdoors, is small and unobtrusive and has a white exterior finish so it will not be noticeable within the historic context of the Cushing House property. Detailed specifications for the fixture are provided on this page.



Date: _____ Type: _____

Firm Name: _____

Project: _____

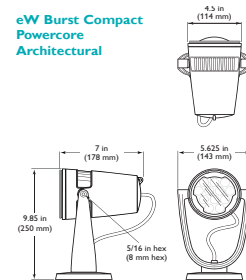
eW Burst Compact Powercore 8° native (no spread lens)

Compact architectural and landscape LED spotlight with solid white light

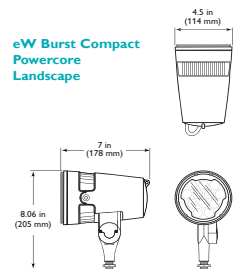
eW Burst Compact Powercore is a high-output, exterior LED spotlight designed for accent and site lighting. Architectural and Landscape versions deliver high-quality white light in a warm 2700 K and a neutral 4000 K to support a range of uplighting, floodlighting, and decorative lighting applications.

- Integrates patented Powercore technology — Powercore rapidly, efficiently, and accurately controls power output to fixtures directly from line voltage, eliminating the need for an external power supply.
- Flexible mounting in architectural applications — Architectural fixtures feature an integrated yoke with canopy base for mounting to standard U.S. junction boxes or directly to a flat surface or substrate as local codes permit.
- Support for a wide range of landscape applications — Landscape fixtures feature a 1/2 in NPT threaded post for mounting to standard junction boxes and third-party mounting accessories such as stanchion mounts, posts, and stakes for use in softscape and hardscape applications.
- Exchangeable optics and accessories — Available 14°, 23°, 41°, and asymmetric 10° x 41° spread lenses project a soft-edge beam to support a wide range of lighting applications. Native 8° beam angle offers extended light projection. Available glare shields block spill light, while honeycomb louvers limit the spread of light for a more focused and intense beam.
- Versatile light positioning — Fixtures can tilt through a full 180°. Architectural fixtures can also rotate through a full 360° for precise aiming. Locking screws accept standard hex wrenches to secure fixtures firmly in position.
- Universal power input range — Accepts a universal power input range of 100 to 277 VAC, allowing the installation of multiple units in a continuous run.
- Dimming capability — Patented DIMand technology offers smooth dimming capability with selected commercially available reverse-phase ELV-type dimmers.

eW Burst Compact Powercore Architectural



eW Burst Compact Powercore Landscape



- Outdoor rated — With a rugged, die-cast aluminum housing fully sealed for maximum fixture life and IP66-rated for outdoor applications, eW Burst Compact Powercore is ideal for use in damp or wet locations.

For detailed product information, please refer to the eW Burst Compact Powercore Product Guide at www.philipscolorokinetics.com/ls/essentialwhite/ewburstcompact/

PHILIPS

PART 3 - FINDINGS AND RECOMMENDATIONS

Treatment Plans

Overview

The treatment of a cultural landscape resource is guided by the policies, guidelines and standards contained within the National Park Service's Management Policies and Cultural Resource Management Guidelines and the Secretary of the Interior's Standards. Each treatment action is evaluated based on the landscape's value as a cultural resource. The landscape's "period of significance" presents the best frame of reference for evaluating the congruity of treatment actions and recommendations. The goal of a treatment plan is to ensure that the historic features contained within the landscape actually existed together.

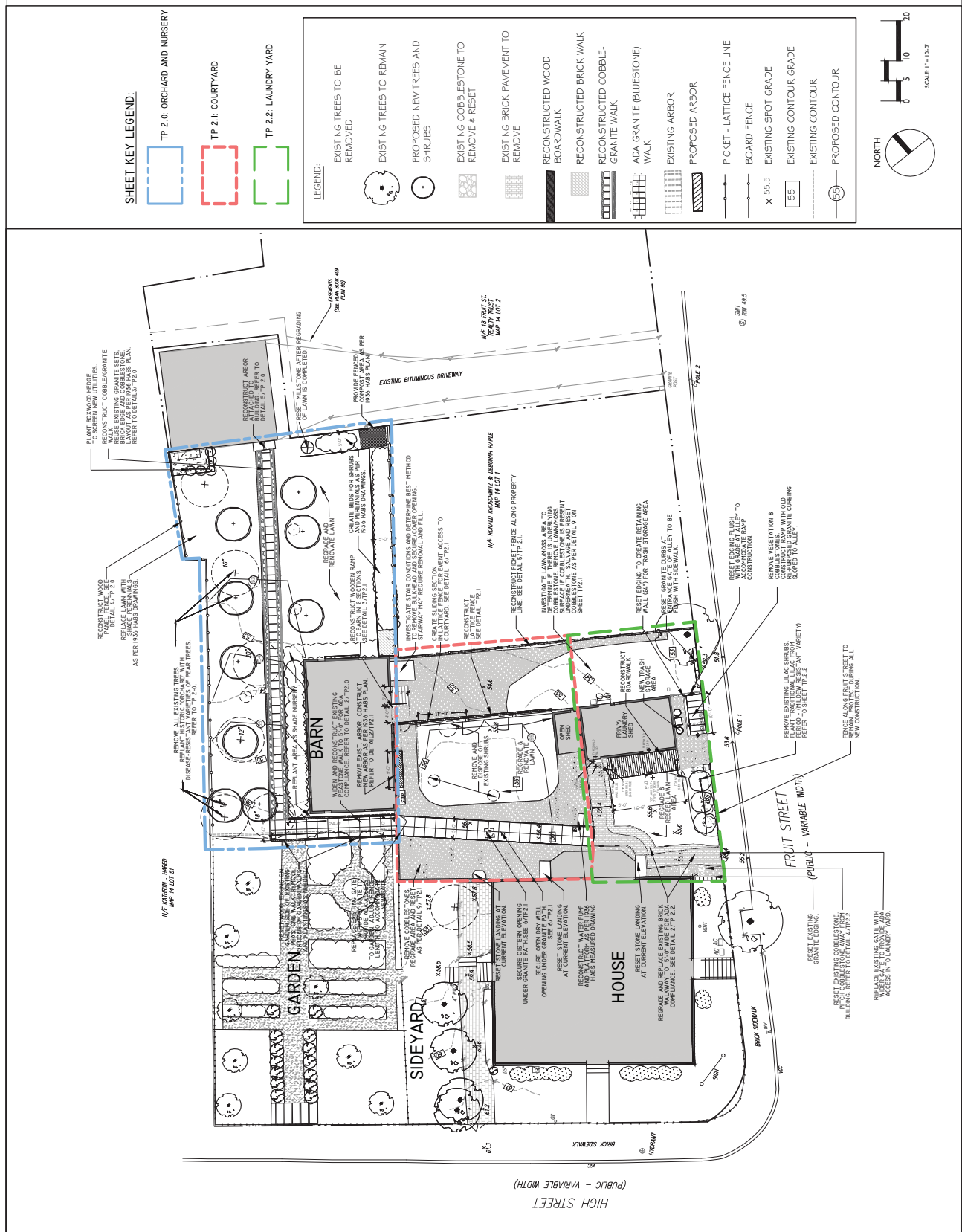
The research that was completed for the Cushing House has provided sufficient documentation and analysis to ensure that the extant historic features which are included in the treatment plans did in fact exist together. The recommendations on the treatment plans for the property followed the above cited reference resources.

The treatment decisions for the Cushing House property were based on the following factors:

- Site use and management by the HSON
- Historical integrity and significance
- Current conditions of existing features
- Resource conflicts and possible threats to the historic character of the property.
- Health and safety of site visitors and users
- Maintenance requirements and capabilities

There are four treatment plans included in this report. Treatment Plan 1.0 provides an overview of the entire project and outlines the three site areas of project focus – the Courtyard and Alley, the Laundry Yard and the Nursery-Orchard Area which were evaluated and documented in the Site Analysis section of this report.

PART 3 - FINDINGS AND RECOMMENDATIONS



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In summary, the treatment plans provide recommendations that :

- Replace existing fences with in-kind materials of the same heights and styles as the existing fences.
- Remove and salvage cobblestone surfaces and restore these surfaces to provide safer access.
- Cover all open wells and cisterns to eliminate hazards
- Remove all plantings and selectively replant areas per historic 1936 HABS drawings.
- Remove the non-historic brick walkway in the Laundry Yard and provide an ADA accessible brick walkway with period brick material.
- Convert the stonedust walk along the south side of the carriage barn to an ADA accessible walk constructed of granite or bluestone pieces.
- Install an ADA accessible path constructed of granite or bluestone pieces across the middle of the reconstructed cobblestone courtyard (salvage unused cobblestones) and continue this path along the south side of the Carriage Barn.
- Provide better functioning for operation and maintenance of the property through implementation of a small unobtrusive trash storage area in the Laundry Yard and double gate access between the Courtyard and the Alley.

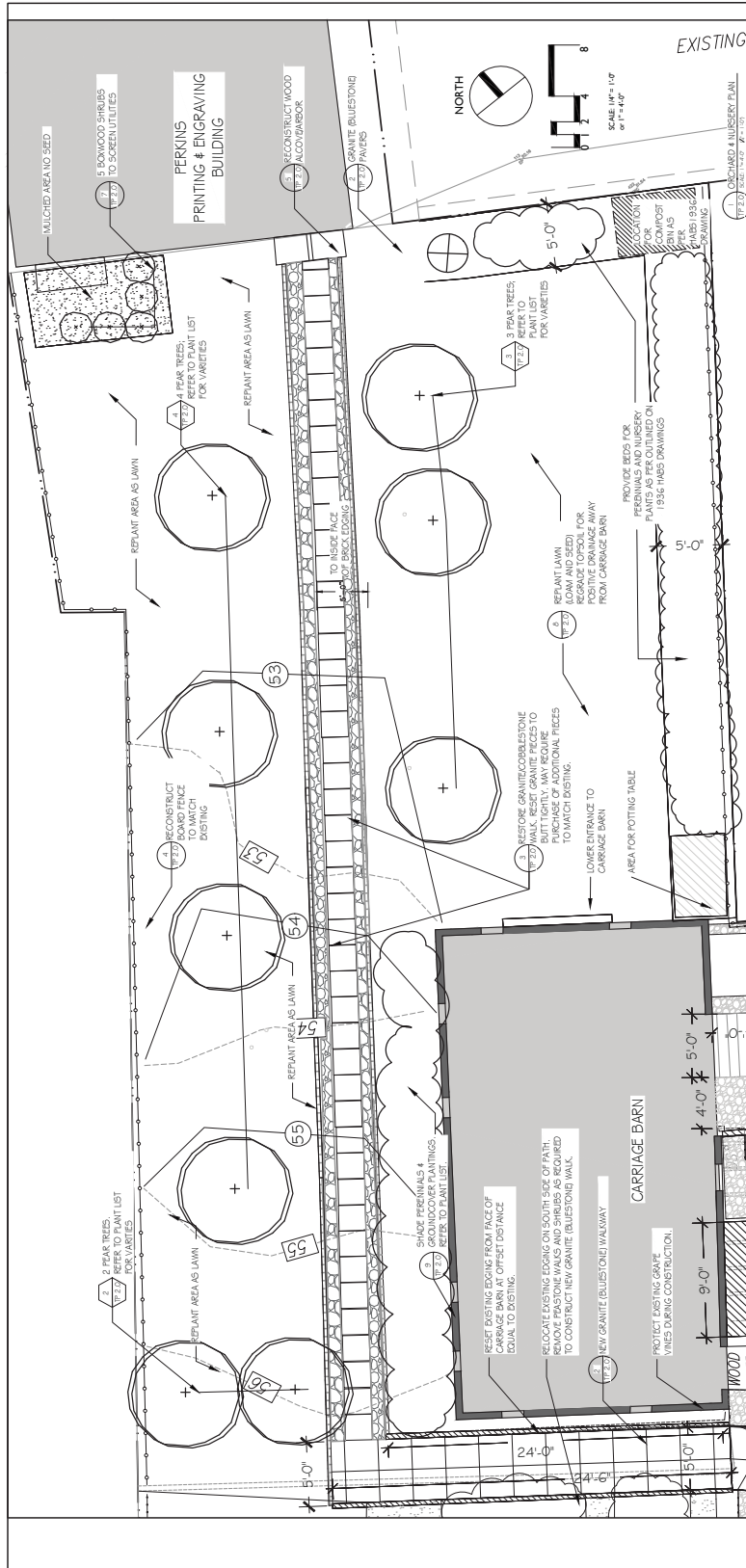
Treatment Plans

Nursery-Orchard Area Recommendations

Treatment Plan 2.0 provides recommendations for the Nursery-Orchard Area. The focus here is on replacing the many plantings including trees that are in decline and present a hazard; providing a more accessible walking path connecting the formal garden with the Perkins Printing & Engraving Building; restoring perennial bed areas as per the 1936 HABS drawings; and restoring the fence and arbor structures.

Proposed plantings look to replicate the locations of Trees shown on the HABS drawings, restore an understory of ferns and perennials and remove the invasive vines located in the understory. The existing walkway is comprised of a series of granite pieces set into a cobblestone bed and bordered by brick edging on either side. Although the restored walkway will provide a safer walk, it will not meet ADA guidelines as the stone portion of the path is narrower than ADA guidelines. The fence and arbor features will be reconstructed. One addition which is not of historic precedent includes a low evergreen boxwood hedge to screen the existing air conditioner condenser located in the western corner of the Perkins Printing & Engraving Building.

PART 3 - FINDINGS AND RECOMMENDATIONS



1. COLOSSUS TREE PLANTING

LEGEND:

- PROPOSED PERENNIAL GARDEN BEDS
- PROPOSED TREES
- PICKET/FENCE LINE
- BOARD FENCE
- PROPERTY LINE
- RECONSTRUCTED COBBLE GRANITE WALK
- GRANITE (BULLESTONE) WALK
- ADA ACCESS

2. WOOD ALCOVE

RECONSTRUCT WOOD ALCOVE TO MATCH EXISTING. PROVIDE TOPSOIL FOR REPAIR AS PER DIST. CONDITIONS.

LEGEND:

- WOOD ALCOVE

3. RECONSTRUCT COBBLER GRANITE WALK

RECONSTRUCT COBBLER GRANITE WALK TO MATCH EXISTING. PROVIDE TOPSOIL FOR REPAIR AS PER DIST. CONDITIONS.

LEGEND:

- RECONSTRUCTED COBBLER GRANITE WALK

4. WOOD BOARD FENCE

INSTALL WOOD BOARD FENCE TO MATCH EXISTING. PROVIDE TOPSOIL FOR REPAIR AS PER DIST. CONDITIONS.

LEGEND:

- WOOD BOARD FENCE

5. GROUND COVER PLANTING

INSTALL GROUND COVER PLANTING TO MATCH EXISTING. PROVIDE TOPSOIL FOR REPAIR AS PER DIST. CONDITIONS.

LEGEND:

- GROUND COVER PLANTING

6. LAWNWOOD INSTALLATION

INSTALL LAWNWOOD TO MATCH EXISTING. PROVIDE TOPSOIL FOR REPAIR AS PER DIST. CONDITIONS.

LEGEND:

- LAWNWOOD INSTALLATION

7. BAILED & BURRAPPED SHRUB PLANTING

INSTALL BAILED & BURRAPPED SHRUB PLANTING TO MATCH EXISTING. PROVIDE TOPSOIL FOR REPAIR AS PER DIST. CONDITIONS.

LEGEND:

- BAILED & BURRAPPED SHRUB PLANTING

8. CLIPPING TABLE (AMT LIST - SHEET 12.1.3)

Item #	Item Name	Quantity	Unit	Notes
8.01	WOOD ALCOVE	1	EA	TO MATCH EXISTING
8.02	WOOD BOARD FENCE	1	EA	TO MATCH EXISTING
8.03	GROUND COVER PLANTING	1	EA	TO MATCH EXISTING
8.04	LAWNWOOD	1	EA	TO MATCH EXISTING
8.05	BAILED & BURRAPPED SHRUB PLANTING	1	EA	TO MATCH EXISTING
8.06	RECONSTRUCT COBBLER GRANITE WALK	1	EA	TO MATCH EXISTING

PART 3 - FINDINGS AND RECOMMENDATIONS

Treatment Plans

Courtyard and Alley Recommendations

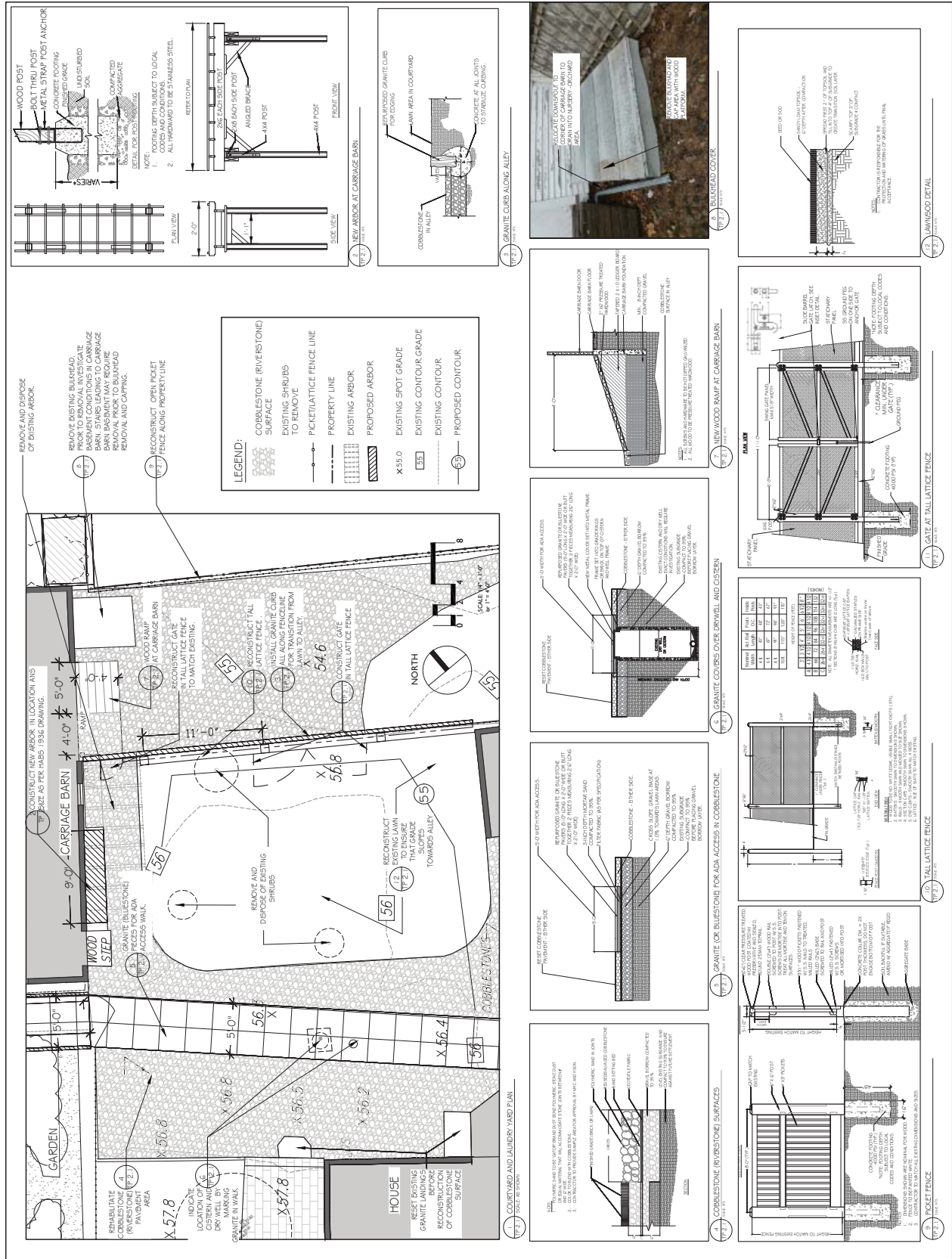
Treatment Plan 2.1 provides recommendations for the Courtyard and Alley. The focus for this area is to provide a large safe space for special events and to provide a safe walking surface for visitors. The plant material (holly and quince shrubs) in the Courtyard will be removed and not replace. The grape vines on the arbor will be planted around the new arbor in the location and configuration as originally shown on the 1936 HABS plan. No details were provided for this arbor in the 1936 HABS drawings, however so the detail provided on Treatment Plan 2.1 is a simple wood structure.

All lattice fencing will be replaced and a new double-gate panel will be installed in the tall lattice fence between the Courtyard and the Alley to facilitate maintenance access and access for large gatherings.

The treatment plan recommends removal of the circa 1930s' bulkhead in the northeast corner of the Carriage Barn at the end of the Alley. Further investigations will be necessary to determine how best to close off the bulkhead opening.

The historic cobblestone surface will be removed, the cobblestones will be properly cleaned and the cobblestone will be reset onto a stable base. All existing openings will be covered with granite pieces. A new granite (or bluestone) path will be incorporated into the courtyard area roughly in the middle of the cobblestone surface. This path will provide ADA accessibility through the Courtyard and the path will continue along the south side of the Carriage Barn so that visitors can have a closer view of the earlier restored garden area. The walk will lead visitors to the path in the Nursery-Orchard Area.

PART 3 - FINDINGS AND RECOMMENDATIONS



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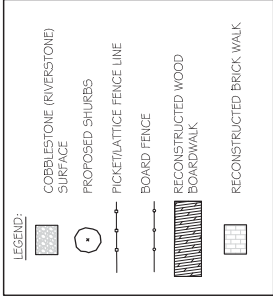
Treatment Plans

Laundry Yard Recommendations

Treatment Plan 2.2 provides recommendations for the Laundry Yard. The focus for this area is to provide a safe accessible walk to both the Laundry Shed/Privy and to the doors leading to the Cushing House basement. The existing brick walk is not comprised of historic material. The treatment recommends a new brick walk that meets ADA guideline widths and is comprised of historic period brick. The plantings along the Fruit Street fence will be replaced with healthy lilac shrubs of a variety that was used in the late 1800's to early 1900's. The wood platform boardwalk shown on the 1936 HABS drawings at the front of the Laundry Shed/Privy, will be reconstructed.

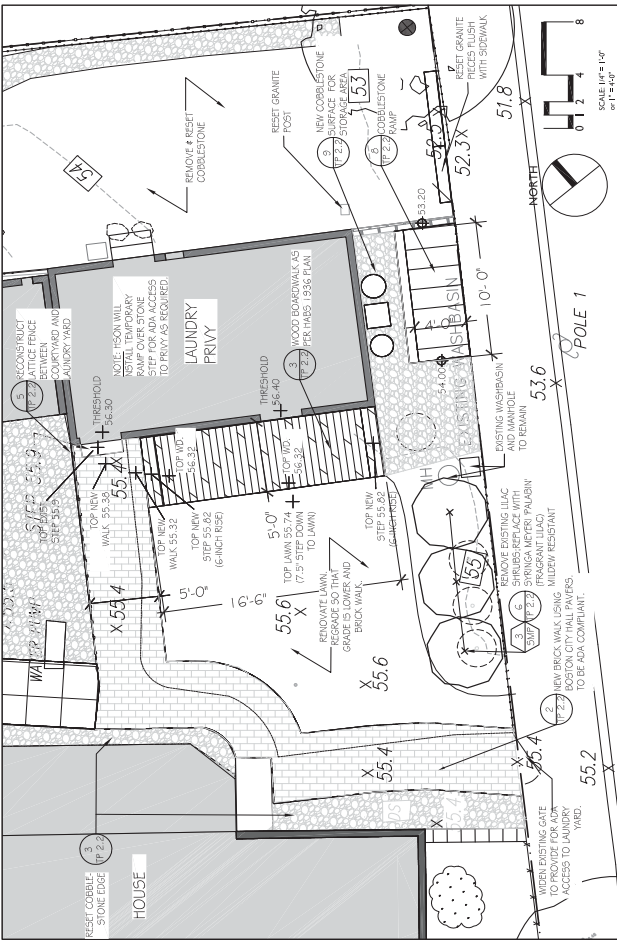
A new addition which does not have historic precedence is the location of a trash storage area on the east side of the Laundry Shed/Privy. This area will allow the HSON to relocate the trash bins away from the very visible shed area on the west side of this building. It will also provide the HSON with ramped access from the trash storage area to the front of the Alley, thus facilitating placement of trash bins at the Fruit Street curbside during trash removal days.

PART 3 - FINDINGS AND RECOMMENDATIONS

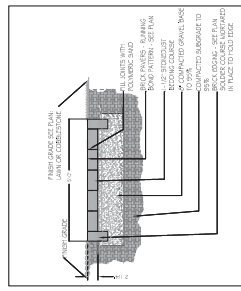


CUSHING HOUSE PLANT LIST - SHEET TP 2.0					
KEY	Botanical Name	Common Name	Quantity	Size	Notes
1	Syringa vulgaris 'Palmer' (LATE JERSEY)	Fragment Like	3	3-4 FT	Full Plant 3'-0" on Center

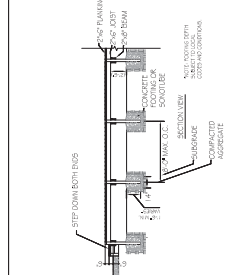
(Note) - quantity data in key list was first recorded on a historic landscape plan.



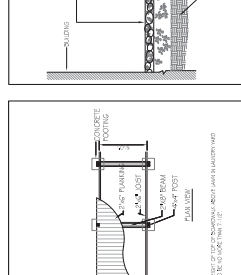
1. LAUNDRY YARD AND ALLEY PLANT SCALE: 1"=4'-0"



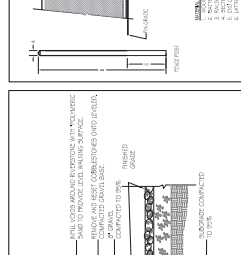
2. RECONSTRUCTED WOODEN BOARDWALK AT PROXIMITY OF SHED SCALE: 1"=4'-0"



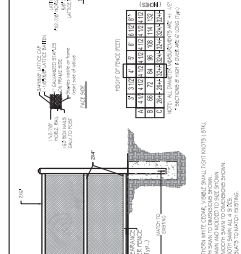
3. COBBLESTONE (RIVERSTONE) SURFACE SCALE: 1"=4'-0"



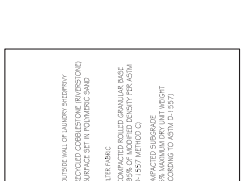
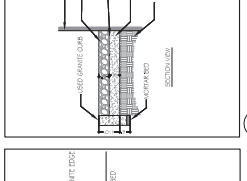
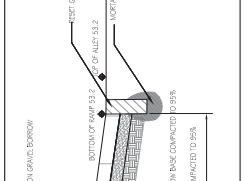
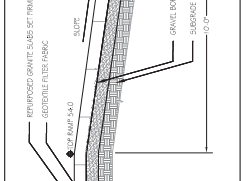
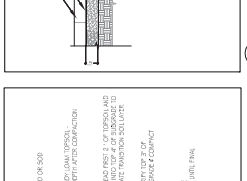
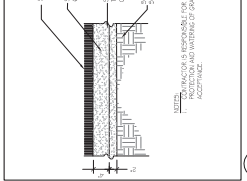
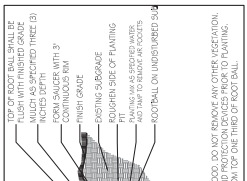
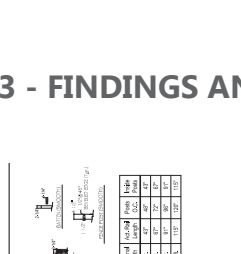
4. LAUNDRY FENCE AT LAUNDRY/PRIVY SHED SCALE: 1"=4'-0"

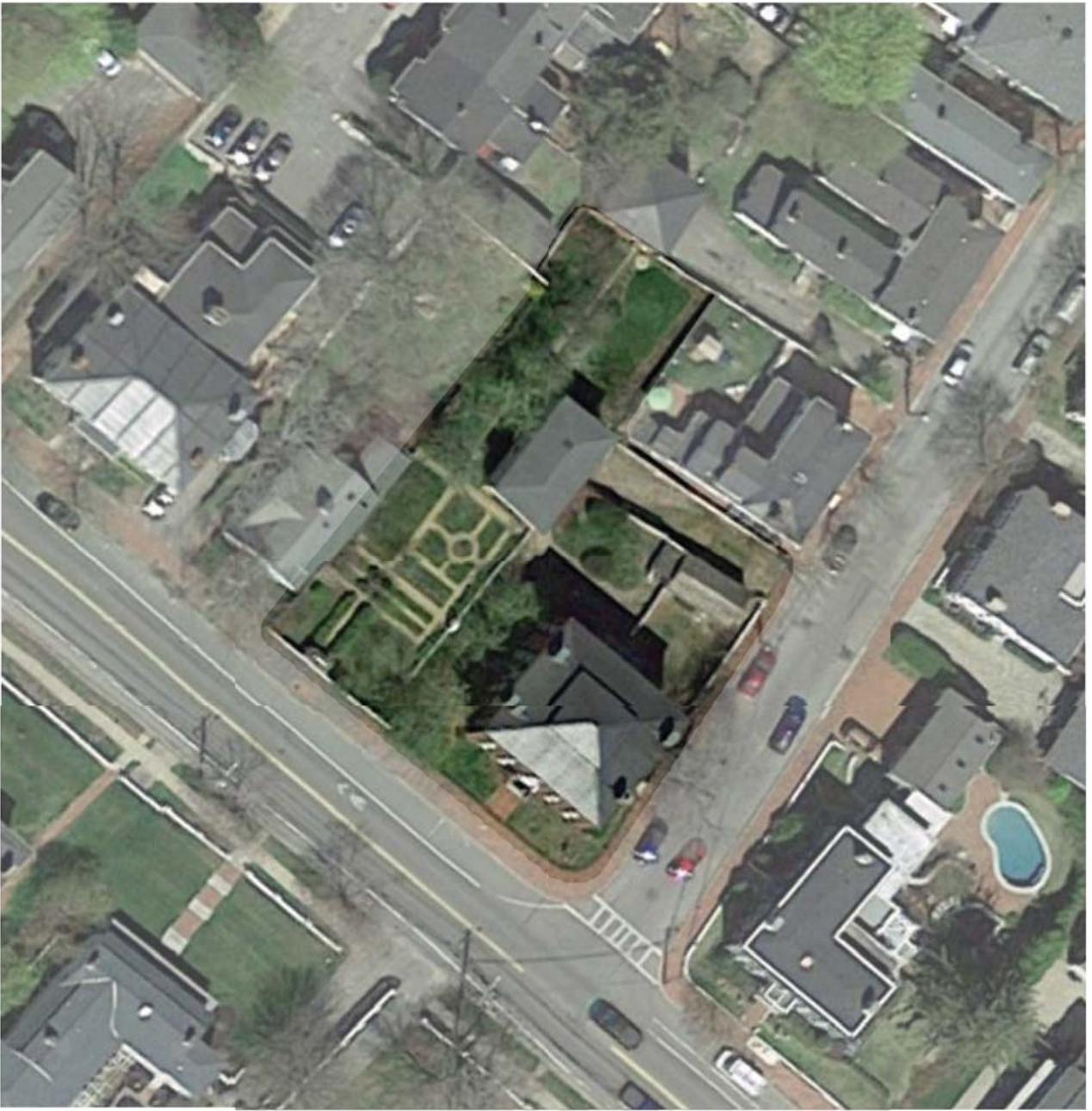


5. GRANITE ACCESS RAMP SCALE: 1"=4'-0"



6. COBBLESTONE STORAGE AREA SCALE: 1"=4'-0"





PART 4 - IMPLEMENTATION

PART 4 - IMPLEMENTATION

Estimates of Probable Construction Costs

The following Estimates of Probable Construction Costs relate to the recommended treatments for each of the “areas” of the project site. These were developed so that the HSON can prepare long-term planning goals for site treatments and rehabilitation as well as seek the required funding.

The quantities were based on AutoCAD drawings and the unit costs were based on average unit costs from recent projects having similar types of construction work.

The estimates that follow were prepared for each of the “areas” within the overall project. The Laundry Yard and Alley areas were grouped together as one cost estimate.

PART 4 - IMPLEMENTATION

CALEB CUSHING HOUSE LANDSCAPE PRESERVATION PLAN - Estimate of Potential Landscape Costs						
LAUNDRY YARD - ALLEY						
PREPARED BY LANDSCAPE ELEMENTS LLC						
DATE: NOVEMBER 2017						
ITEM	DESCRIPTION	QTY.	UNIT	PRICE	TOTAL	CATEGORY TOTAL
02230	LANDSCAPE CLEARING AND LAWN PREPARATION					
	TREE PROTECTION	0	EACH	\$400.00	\$0.00	
	REMOVAL OF EXISTING SHRUBS	0	EACH	\$60.00	\$0.00	
	REMOVAL OF EXISTING TREES	0	EACH	\$800.00	\$0.00	
	REMOVE EXISTING LAWN AREA AND PREPARE FOR RENOVATION	489	SF	\$0.50	\$244.50	
	REMOVAL BULKHEAD COVER	1	LUMP SUM	\$850.00	\$850.00	
						\$1,094.50
02250	HARDSCAPE REMOVE AND SALVAGE					
	REMOVE AND SALVAGE EXISTING BRICK IN WALKS	19	SY	\$12.00	\$232.80	
	REMOVE, SALVAGE AND CLEAN EXISTING COBBLESTONE EDGE AREAS	5	SY	\$20.00	\$104.00	
	REMOVE, SALVAGE & CLEAN EXISTING COBBLESTONE IN ALLEY	57	SY	\$20.00	\$1,134.00	
	REMOVE AND SALVAGE EXISTING GRANITE EDGE AT ALLEY	14	LF	\$10.00	\$140.00	
	REMOVE AND SALVAGE EXISTING GRANITE CURB APRON AT ALLEY	14	LF	\$10.00	\$140.00	
						\$1,470.80
02300	EARTHWORK					
	ROUGH GRADING (across site for all new grading and pavements) - SF/9	435	CY	\$2.00	\$870.00	
	COMMON BORROW FILL FOR REGRADING COBBLESTONE AREAS	512	SY	\$10.00	\$5,119.30	
	COMMON BORROW FILL FOR REGRADING AT STORAGE AREA & RAMP	4	CY	\$10.00	\$38.00	
	8" GRAVEL BORROW SUBBASE FOR RESET WALKS & COBBLESTONE	203	CY	\$15.00	\$3,052.35	
						\$9,079.65
02751	NEW PAVEMENTS AND EDGES					
	NEW "RECYCLED" HISTORIC GRANITE FOR STORAGE AREA EDGE	16	LF	\$15.00	\$237.00	
	NEW "RECYCLED" HISTORIC GRANITE FOR RAMP TO ALLEY	40	SF	\$60.00	\$2,400.00	
	RESET GRANITE PIECES AT ALLEY APRON AT FRUIT STREET	10	LF	\$40.00	\$400.00	
	RESET GRANITE EDGE AT ALLEY NEAR NEW STORAGE AREA	16	LF	\$15.00	\$240.00	
	SET NEW BRICK FOR WALKS ON SAND BASE IN LAUNDRY YARD	175	SF	\$25.00	\$4,375.00	
	ADD NEW COBBLESTONE SURFACE FOR STORAGE AREA	85	SF	\$25.00	\$2,125.00	
	RESET COBBLESTONE EDGE AREAS IN LAUNDRY YARD	47	SF	\$25.00	\$1,165.00	
	RESET COBBLESTONE AREAS IN ALLEY	512	SF	\$25.00	\$12,797.50	
						\$23,739.50
02821	RENOVATION OF WOOD STRUCTURES AND FEATURES					
	NEW PICKET FENCE ALONG NORTH SIDE OF ALLEY	70	LF	\$100.00	\$7,000.00	
	NEW LATTICE FENCE ON WEST SIDE OF LAUNDRY SHED	18	LF	\$120.00	\$2,180.40	
	NEW WOOD BOARDWALK AT LAUNDRY SHED	1	LUMP SUM	\$12,000.00	\$12,000.00	
	NEW WOOD RAMP TO CARRIAGE BARN	1	LUMP SUM	\$3,500.00	\$3,500.00	
	NEW COVER TO BULKHEAD	1	LUMP SUM	\$2,000.00	\$2,000.00	
						\$26,680.40
02870	SPECIAL SITE FEATURES					
	NEW LIGHT MOUNTED ON ROOF OF LAUNDRY SHED	1	EA	\$200.00	\$200.00	
	ELECTRICAL CONDUIT AND CONNECTION	1	LS	\$1,500.00	\$1,500.00	
						\$1,700.00
02900	PLANTINGS - PRICES ARE FOR MATERIAL AND INSTALLATION					
	NEW DECIDUOUS TREES	0	EA	\$850.00	\$0.00	
	NEW SHRUBS	5	EA	\$125.00	\$625.00	
	PLANTING MIX FOR PLANT BEDS/HOLES	15	CY	\$45.00	\$657.00	
	MULCH FOR BOTH NEW AND EXISTING PLANTINGS	1	CY	\$50.00	\$30.00	
						\$1,312.00
02930	LAWNS & GRASSES					
	TOPSOIL FOR SEEDING AT 4-INCH DEPTH (NOT REQUIRED)	0	CY	\$50.00	\$0.00	
	SPREAD TOP SOIL AND FINE GRADE (NOT REQUIRED)	0	SF	\$0.15	\$0.00	
	SODDING NEW LAWN AREAS	489	SF	\$2.50	\$1,222.50	
						\$1,222.50
SUB TOTAL					\$66,579.35	\$66,299.35
	BOND & GENERAL COND./OH&P	12%	OF SUBTOTAL		\$7,989.52	
	LAYOUT SURVEY	3%	OF SUBTOTAL		\$1,997.38	
	COST ESTIMATE CONTINGENCY	10%	OF SUBTOTAL		\$6,657.94	
TOTAL					\$83,224.19	
Estimates of Probable Construction Cost:						
In providing estimates of probable construction cost, the Client understands that Landscape Elements, LLC has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that Landscape Elements, LLC's opinions of probable construction costs are made on the basis of their professional judgement and experience. Landscape Elements, LLC makes no warranty, express or implied, that the bids or the negotiated cost of the Work will not vary from the opinion of probable construction cost.						

PART 4 - IMPLEMENTATION

CALEB CUSHING HOUSE LANDSCAPE PRESERVATION PLAN - Estimate of Potential Landscape Costs						
COURTYARD						
PREPARED BY LANDSCAPE ELEMENTS LLC						
DATE: NOVEMBER 2017						
ITEM	DESCRIPTION	QTY.	UNIT	PRICE	TOTAL	CATEGORY TOTAL
02230	LANDSCAPE CLEARING AND LAWN PREPARATION					
	TREE PROTECTION	2	EACH	\$400.00	\$800.00	
	REMOVAL OF EXISTING SHRUBS - LARGE	1	EACH	\$250.00	\$250.00	
	REMOVAL OF EXISTING SHRUBS - MEDIUM	2	EACH	\$125.00	\$250.00	
	PROTECT EXISTING WELL PUMP AREA AND CISTERN AREA	1	LUMP SUM	\$650.00	\$650.00	
	REMOVE AND DISPOSE EXISTING ARBOR	1	LUMP SUM	\$800.00	\$800.00	
	REMOVE AND DISPOSE EXISTING WOOD EDGING	60	LF	\$2.00	\$120.40	
	REMOVE EXISTING LAWN AREA AND PREPARE FOR RENOVATION	694	SF	\$0.50	\$346.98	
						\$3,217.38
02250	HARDSCAPE REMOVE AND SALVAGE FOR REUSE					
	REMOVE AND SALVAGE EXISTING GRANITE LANDINGS AT BUILDING	2	EACH	\$250.00	\$500.00	
	REMOVE, SALVAGE & CLEAN EXISTING COBBLESTONE IN COURTYARD	105	SY	\$20.00	\$2,100.00	
						\$2,600.00
02300	EARTHWORK					
	ROUGH GRADING (across site for all new grading and pavements)	0	SY	\$2.00	\$0.00	
	COMMON BORROW FILL FOR REGRADING COBBLESTONE AREAS	0	SY	\$10.00	\$0.00	
	8" GRAVEL BORROW SUBBASE FOR RESET WALKS & COBBLESTONE	0	CY	\$15.00	\$0.00	
						\$0.00
02751	NEW PAVEMENTS AND EDGES					
	RESET GRANITE EDGE ALONG EDGE OF ALLEY	14	LF	\$15.00	\$210.00	
	GRANITE CURB BETWEEN ALLEY AND COURTYARD	50	LF	\$42.00	\$2,100.00	
	ADD NEW GRANITE WALK FOR ADA ACCESS ACROSS COBBLESTONE	525	SF	\$60.00	\$31,500.00	
	RESET COBBLESTONE AREAS IN COURTYARD	450	SF	\$25.00	\$11,250.00	
	RESTORE CISTERN OPENING AND ADD NEW COVER	1	LUMP SUM	\$2,500.00	\$2,500.00	
						\$47,560.00
02821	RENOVATION OF WOOD STRUCTURES AND FEATURES					
	NEW ARBOR AT CARRIAGE BARN	1	LUMP SUM	\$6,000.00	\$6,000.00	
	NEW TALL LATTICE FENCE BETWEEN COURTYARD AND ALLEY	72	LF	\$250.00	\$18,000.00	
	NEW SPECIAL GATE ALONG LATTICE FENCE	1	EACH	\$850.00	\$850.00	
						\$24,850.00
02870	SPECIAL SITE FEATURES					
	NEW LIGHT MOUNTED ON ROOF OF CARRIAGE BARN	1	EA	\$200.00	\$200.00	
	ELECTRICAL CONDUIT AND CONNECTION	1	LS	\$1,500.00	\$1,500.00	
						\$1,700.00
02900	PLANTINGS - PRICES ARE FOR MATERIAL AND INSTALLATION - (NO NEW PLANTINGS)					
	NEW DECIDUOUS TREES	0	EA	\$850.00	\$0.00	
	NEW SHRUBS	0	EA	\$125.00	\$0.00	
	PLANTING MIX FOR PLANT BEDS/HOLES	0	CY	\$45.00	\$0.00	
	MULCH FOR BOTH NEW AND EXISTING PLANTINGS	0	CY	\$50.00	\$0.00	
						\$0.00
02930	LAWNS & GRASSES					
	TOPSOIL FOR SEEDING AT 4-INCH DEPTH (NOT REQUIRED)	0	CY	\$50.00	\$0.00	
	SPREAD TOP SOIL AND FINE GRADE (NOT REQUIRED)	0	SF	\$0.15	\$0.00	
	SODDING NEW LAWN AREAS	694	SF	\$2.50	\$1,735.00	
						\$1,735.00
SUB TOTAL					\$81,662.38	\$81,662.38
	BOND & GENERAL COND./OH&P	12%	OF SUBTOTAL		\$9,799.49	
	LAYOUT SURVEY	3%	OF SUBTOTAL		\$2,449.87	
	COST ESTIMATE CONTINGENCY	10%	OF SUBTOTAL		\$8,166.24	
TOTAL					\$102,077.97	
Estimates of Probable Construction Cost:						
In providing estimates of probable construction cost, the Client understands that Landscape Elements, LLC has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that Landscape Elements, LLC's opinions of probable construction costs are made on the basis of their professional judgement and experience. Landscape Elements, LLC makes no warranty, express or implied, that the bids or the negotiated cost of the Work will not vary from the opinion of probable construction cost.						

PART 4 - IMPLEMENTATION

CALEB CUSHING HOUSE LANDSCAPE PRESERVATION PLAN - Estimate of Potential Landscape Costs						
ORCHARD - NURSERY AREA						
PREPARED BY LANDSCAPE ELEMENTS LLC						
DATE:NOVEMBER 2017						
ITEM	DESCRIPTION	QTY.	UNIT	PRICE	TOTAL	CATEGORY TOTAL
02230	LANDSCAPE CLEARING AND LAWN PREPARATION					
	TREE PROTECTION	0	EACH	\$400.00	\$0.00	
	REMOVAL OF EXISTING SHRUBS	0	EACH	\$60.00	\$0.00	
	REMOVAL OF EXISTING TREES	6	EACH	\$800.00	\$4,800.00	
	REMOVE EXISTING LAWN AREA AND PREPARE FOR RENOVATION	2,516	SF	\$0.50	\$1,258.05	
						\$6,058.05
02250	HARDSCAPE REMOVE AND SALVAGE					
	REMOVE AND SALVAGE EXISTING BRICK ALONG EDGE OF WALK	188	LF	\$12.00	\$2,250.48	
	REMOVE, SALVAGE AND CLEAN EXISTING COBBLESTONE EDGE AREAS	175	SF	\$10.00	\$1,750.00	
	REMOVE,SALVAGE & CLEAN EXISTING GRANITE SETS	40	EACH	\$25.00	\$1,000.00	
						\$5,000.48
02300	EARTHWORK					
	ROUGH GRADING (across site for all new grading and pavements)	3,248	SF	\$1.50	\$4,871.34	
	GRAVEL BORROW SUBBASE FOR RESET COBBLESTONE/GRANITE WALK	8	CY	\$15.00	\$126.00	
						\$4,997.34
02751	NEW PAVEMENTS AND EDGES					
	NEW "BOSTON CITY HALL PAVERS" FOR EDGING ALONG WALK	188	LF	\$15.00	\$2,820.00	
	RESET GRANITE SETS IN WALK	40	EACH	\$25.00	\$1,000.00	
	RESET COBBLESTONE INFILL AROUND GRANITE SETS	348	SF	\$25.00	\$8,700.00	
	RESET EDGE ALONG PEASTONE WALK	25	LF	\$18.00	\$450.00	
						\$12,970.00
02821	RENOVATION OF WOOD STRUCTURES AND FEATURES					
	NEW BOARDFENCE ALONG WEST SIDE OF ORCHARD-NURSERY	100	LF	\$150.00	\$14,949.00	
	CONSTRUCT NEW WOOD ALCOVE	1	LUMP SUM	\$15,000.00	\$15,000.00	
	NEW POTTING SHED BENCH AREA AT BACK OF CARRIAGE BARN	1	LUMP SUM	\$2,000.00	\$2,000.00	
						\$31,949.00
02870	SPECIAL SITE FEATURES					
	NEW LIGHT MOUNTED ON ROOF OF CARRIAGE BARN (TOWARDS NURSER	1	EA	\$200.00	\$200.00	
	ELECTRICAL CONDUIT AND CONNECTION	1	LS	\$1,500.00	\$1,500.00	
						\$1,700.00
02900	PLANTINGS - PRICES ARE FOR MATERIAL AND INSTALLATION					
	NEW DECIDUOUS TREES	9	EA	\$900.00	\$8,100.00	
	NEW SHRUBS	5	EA	\$125.00	\$625.00	
	PLANTING MIX FOR PLANT (TREE PITS/HOLES, SHRUBS, GROUNDCOVER)	3	CY	\$45.00	\$117.00	
	MULCH FOR BOTH NEW AND EXISTING PLANTINGS	6	CY	\$50.00	\$300.00	
						\$9,142.00
02930	LAWNS & GRASSES					
	TOPSOIL FOR SEEDING AT 4-INCH DEPTH (NOT REQUIRED)	0	CY	\$50.00	\$0.00	
	SPREAD TOP SOIL AND FINE GRADE (NOT REQUIRED)	0	SF	\$0.15	\$0.00	
	SEEDING NEW LAWN AREAS	2,516	SF	\$0.50	\$1,258.00	
						\$1,258.00
SUB TOTAL					\$73,074.87	\$73,074.87
	BOND & GENERAL COND./OH&P	12%	OF SUBTOTAL		\$8,768.98	
	LAYOUT SURVEY	3%	OF SUBTOTAL		\$2,192.25	
	COST ESTIMATE CONTINGENCY	10%	OF SUBTOTAL		\$7,307.49	
TOTAL					\$91,343.59	
Estimates of Probable Construction Cost:						
In providing estimates of probable construction cost, the Client understands that Landscape Elements, LLC has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that Landscape Elements, LLC's opinions of probable construction costs are made on the basis of their professional judgement and experience. Landscape Elements, LLC makes no warranty, express or implied, that the bids or the negotiated cost of the Work will not vary from the opinion of probable construction cost.						

PART 4 - IMPLEMENTATION

Implementation Phases

After reviewing the Estimates of Probable Construction Costs with the HSON, discussions ensued regarding implementation phasing for the proposed treatments. The HSON was comfortable with the phasing of work being done based on the “areas” for which we had provided individual treatment plans.

The HSON Board of Directors will be making final decisions regarding implementation of the work, but the initial priorities to be addressed are as follows:

Laundry Yard Area

- to provide a safe walkway and ready access to basement doors at Cushing House
- to provide a safe walkway to the Privy (Restrooms) at the Laundry Shed
- to relocate the trash storage to an area that provides easier staff access to Fruit Street
- to provide immediate visual improvements into the grounds from Fruit Street

Nursery- Orchard Area

- The west perimeter board fence fell over during winter 2016-17 and requires immediate replacement.
- Removal of trees that present immediate safety hazards

Courtyard Area

- Removal of the wood arbor and grapevines to open up the east façade of the barn.
- Securing covers over the existing cistern, well and water pump.
- Installation of the new ADA path within the cobblestone surface.

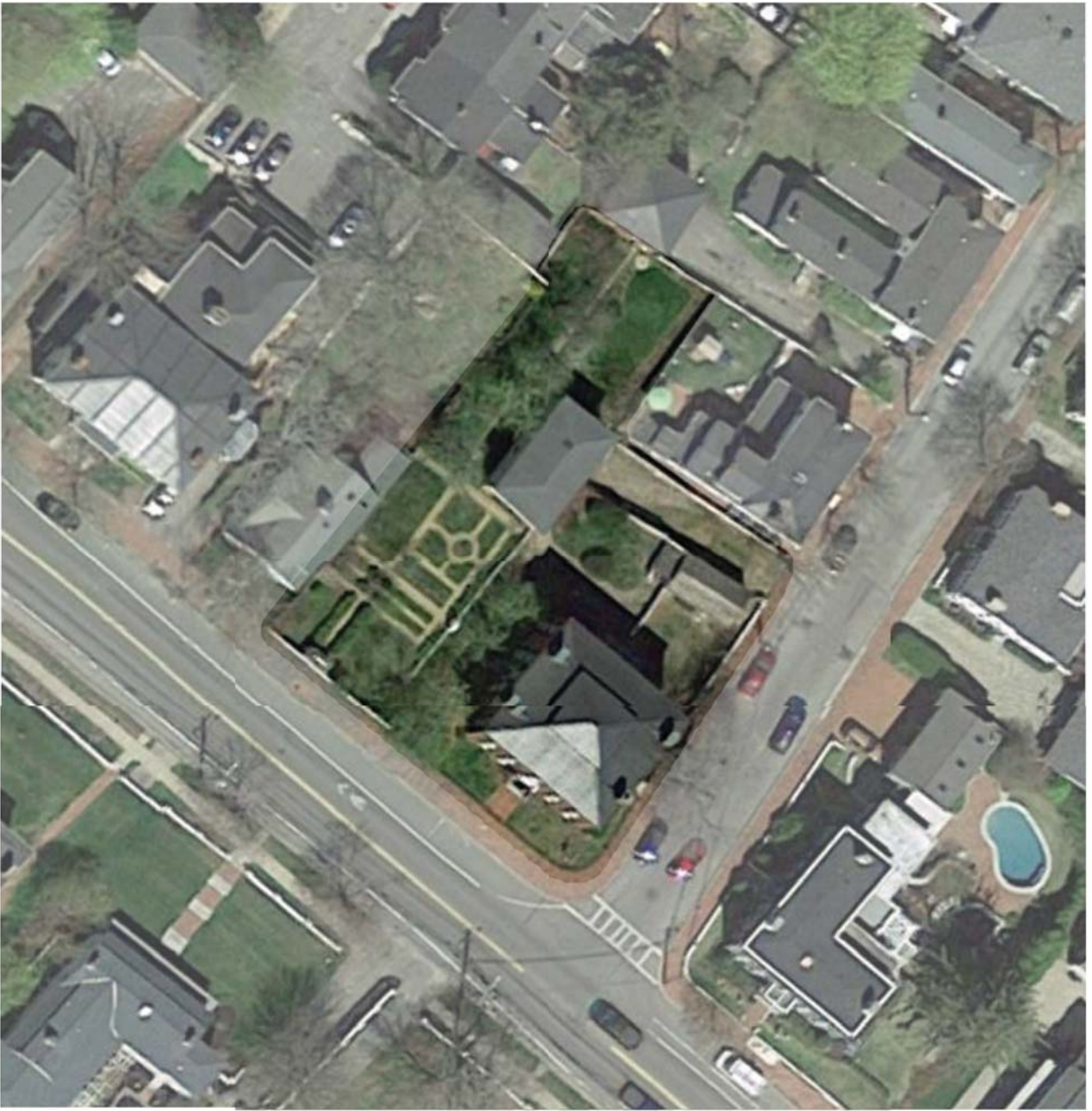
The other recommended treatments outlined and detailed on the treatment plans will be implemented by the HSON as budget allows.

PART 4 - IMPLEMENTATION

Record of Treatment and Maintenance Templates

The following page provides an example of a template that can be used by the HSON as treatments of rehabilitation are implemented. Keeping a record of maintenance and treatments along with any other documentation such as detailed plans, contractor proposals, product receipts, etc. will provide an ongoing record of the changes and treatments made in the rehabilitation of the Cushing House site. This template can be modified as required.

RECORD OF TREATMENT FORM			
DATE:			
PERFORMED BY:			
Instructions: Provide written description for landscape elements addressed and treatment performed for each item.			
LANDSCAPE FEATURE	MAINTENANCE PERFORMED	DATES OF WORK	COST
PAVEMENT SURFACE			
FENCE			
PLANT MATERIAL			
SPECIAL STRUCTURE			



REFERENCES

REFERENCES

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Newburyport, Mass. 1880. Electronic document, <http://www.leventhalmap.org/id/m8703>, accessed January 2017.

Coffin, Joshua 1845

A Sketch of the History of Newbury, Newburyport, and West Newbury, from 1635 to 1845. Samuel G. Drake, Boston, MA.

Cushing, Caleb 1826

History and Present State of the Town of Newburyport. E. W. Allen, Newburyport, MA.

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1936 John N. Cushing Place, 98 High Street, Newburyport, Essex County, MA. Electronic document, <http://www.loc.gov/pictures/resource/hhh.ma0659.sheet.00007a/?co=hh>, accessed January 30, 2017.

1940 John N. Cushing Place, 98 High Street, Newburyport, Essex County, MA. Electronic image, <http://www.loc.gov/pictures/item/ma0659.photos.078740p/resource/>, accessed January 30, 2017.

McIntyre, H. 1851

Plan of Newburyport, Mass., from an actual survey. Electronic document, <http://www.leventhalmap.org/>, accessed January 2017.

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1983 Secretary of the Interior’s Standards and Guidelines for Archeology and Historic Preservation (48 FR 44716–44742). National Park Service, U.S. Department of the Interior, Washington, D.C.

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Newburyport MIMAP 2017

Map of utility installations, 98 High Street, Newburyport, Massachusetts. Electronic document, <http://mimap.mvpc.org/Newburyportpublicmimap/Viewer.aspx>, accessed January 2017.

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Change Over Time: Development of the Cushing House Landscape 1808–1997. Prepared for The Historical Society of Old Newbury, Newburyport, MA.

HABS MA-213 October 29, 1940

Historic American Buildings Survey, John N. Cushing Place, 98 High Street, Newburyport, Essex County, MA, Frank O. Branzetti, Photographer

STATE MASS	COUNTY ESSEX	TOWN OR VICINITY NEWBURYPORT 98 High St.
INDEX NUMBER MASS 5 NEWBP 10	MONUMENT JOHN N. CUSHING PLACE (GARDEN)	HOUSE
REPRESENTED IN NEGATIVE FILE <input checked="" type="checkbox"/>	H.A.B.S. SURVEY NO. MASS-213	History-Laid out 1830 by Caleb Cushing. Owners, Wm. Hunt (Built the House) 1808-1818; John Cushing, 1818-1849; has remained in possession of Cushing family; present owner Miss Margaret Cushing.
PUBLISHED PHOTOGRAPHS <input checked="" type="checkbox"/>		Description-Formal garden with fruit trees and vegetable garden
PUBLISHED DRAWINGS 1945 <input checked="" type="checkbox"/>		
FN-38(2)		
See 2AA		
6-5329		HISTORIC AMERICAN BUILDINGS SURVEY <input checked="" type="checkbox"/>

in rear. P. 91-92
References-Gardens of Colony and State, Lockwood, 1931. Miss Margaret Cushing.
HOWELLS-ARCA HERITAGE OF MERRIMACK, FIG 32-43 (INCL MEAS 32)
HALB. OLD NEWBURYPORT HOUSES, P. 47, 45

R. Newton Mayall. 59 Parker St., Cambridge
Nov. 1, 1937.

Sanborn Map Company

1906 Insurance Maps of Newburyport, Essex County, Mass., Sheet 16. Sanborn Map Company, New York, NY.

1946 Newburyport including Newbury, West Newbury, Byfield Parish and Plum Island, Essex County, Massachusetts, Sheet 9. Sanborn Map Company, New York, NY.