

9.0 LANDSCAPES – STANDARDS AND CRITERIA FOR LEEPER PARK

9.1 Introduction

1. In these guidelines the verb **Should** indicates a recommended course of action; the verb **Shall** indicates those actions which are specifically required to preserve and protect significant architectural elements.
2. The intent of these standards and criteria is to preserve the overall character and appearance of Leeper Park including its spatial organization, topography, vegetation, circulation and features.
3. The standards and criteria acknowledge that there will be changes to the landscape and are intended to make the change sensitive to the historic character of the landscape.
4. Each property will be separately studied to determine if a later addition(s) and/or alteration(s) can, or should, be removed.
5. Since it is not possible to provide one general guideline, the following factors that will be considered in determining whether a later addition(s) and/or alteration(s) can, or should, be removed include:
 - a. Compatibility with the original property's integrity in scale, materials, and character.
 - b. Historic association with the property.
 - c. Quality in design and execution of the addition/alteration.
 - d. Functional usefulness.
6. Recreational facilities which exist should be allowed to remain as long as they serve substantial community functions. In some cases these features can be redesigned to be more compatible with the overall landscape.
7. Additions to existing recreational facilities shall not be allowed unless such additions make the facilities more compatible with the overall landscape.
8. The development of additional facilities for active recreation or single purpose uses for limited user groups shall not be allowed.
9. Proposals for special activities and events which cause significant impacts or require permanent or even semi-permanent (seasonal) structures or facilities shall not be permitted.
10. The Historic Preservation Commission of South Bend and St. Joseph County recommends that the work proposed to the landscape be executed with the guidance of landscape professional with expertise with historic landscapes.
11. The land, streets, island(s), street lighting, park lighting, topography, vistas, vegetation, architectural elements, structures, spatial organization, street furniture, sewer covers, electrical and water vault and/or manholes covers, parking areas are subject to the terms of the landscape guidelines herein stated.
12. Items under Historic Preservation review include but are not limited to the following:

9.2 Spatial Organization (includes, Views, Vistas, Landscape Spaces, etc.)

Refer to Sections 9.3, 9.4, 9.5, 9.6, 9.7 and 9.8 for additional Standards and Criteria that may apply.

1. Views and vistas are among the most important aspects of a landscape, therefore, they should be maintained and preserved.
2. All views, vistas, landscape spaces located in the eastern section and central section of Leeper Park shall be preserved. All views, vistas, landscape spaces located north and east and west of a line designated as the northern fence of the tennis courts located in the western section of Leeper Park shall also be preserved. This shall include the island(s) located in the St. Joseph River and the slough which lies between the island(s) and the mainland. All views, vistas, and landscape spaces shall also include the entirety of the riverbank as well as the area lying between the roadway of Riverside Drive up to and including the riverbank and cut stone wall along the riverbank.
3. Original or later contributing special organizational features shall be retained in their existing configuration and shall be maintained through proper drainage, access and erosion control, pruning and removal of invasive vegetation or otherwise using recognized horticultural and soil management practices.
4. Alteration of existing or addition of new spatial organizational features will be considered if they do not alter the basic concept of the historic landscape design.
5. Deteriorated or missing spatial organizational features shall be replaced with features that match the original in form, shape, color and texture.
6. When replacement of features is necessary, it should be based on physical or documentary evidence.
7. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
8. Important visual connections between spaces within the landscape shall be retained by maintaining vegetation, circulation and topography features which contribute to those visual relationships.
9. The historic spatial and functional relationship of circulation systems, water features and structures shall be preserved by maintaining the massing of adjacent vegetation, vistas, or other associated features.
10. Maintenance of removal or, and additions of vegetation materials and elements should consider maintaining existing or intended vistas and spaces, screening intrusions, creating new spaces where appropriate and maintaining defined areas of shade and sun.
11. The form and shape of individual spaces and their associated vertical element shall be retained in order to preserve the historic relationships of the landscape. Examples include the relationship between open fields and hedgerows or the width and length of an alley.
12. Moving or demolishing historic structures that would alter spatial and visual relationships in the landscape shall not be allowed.
13. Construction of new structures that would alter historic spatial and visual relationships in the landscape shall not be allowed.
14. Intrusive views or new construction may be screened with compatible fencing or plant material so long as the screening would not detract from the historic character of the landscape.

9.3 Topography (includes the Shape, Slope, Elevation, Contour of landforms and Ground Plane, etc.) Refer to Sections 9.2, 9.4, 9.5, 9.8, 9.9 and 9.10 for additional Standard and Criteria that may apply.

1. All locations and items listed in 9.2.2 shall also apply to this section and shall be preserved.
2. Original or later contributing topographical features shall be retained in their existing configuration and shall be maintained through proper drainage, access and erosion control, and recognized soil management practices.
3. Alteration of existing or addition to new topographical features will be considered if they do not later the basic concept of the historic landscape design.
4. Natural features (e.g. rock outcroppings) which are integrated into the landscape shall be treated as part of the overall design and shall be retained.
5. Deteriorated or missing materials or features shall be replaced with materials that match the original in form, shape, color and texture.
6. When replacement of materials or features is necessary, it should be based on physical or documentary evidence.
7. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
8. Whenever appropriate, plant materials, rather than structural materials should be used to solve erosion problems. Repair of WPA island and slough stone construction projects is strongly encouraged.

9.4 Vegetation (includes Trees, Shrubs, Ground Covers, Hedges, Allees, Fields, Forests, Planting Beds, etc.)

Refer to Sections 9.2, 9.3, 9.5, 9.7, 9.8, 9.9, and 9.10 for additional Standards and Criteria that may apply.

1. Refer to Section 9.2.2 for items within this section which shall be preserved. Also included in this section shall be the diverse variety of trees, shrubs, bushes and other vegetation which may or may not be indigenous to this region. List of such types of vegetation can be in lists and inventories which were published in the annual reports of both the City of South Bend and the South Bend Park Commissions from the years 1910 to 1940.
2. Original or later contributing vegetation materials and features shall be retained in their existing configuration and shall be maintained through proper horticultural management practices.
3. Alteration of existing or addition of new vegetation materials and features will be considered if they do not alter the basic concept of the historic landscape design.
4. Deteriorated or missing materials or features shall be replaced with materials that match the original in form, shape, color and texture.
5. When replacement of vegetation materials or features is necessary, it should be based on physical or documentary evidence.
6. If using the same vegetation material is not technically or economically feasible, then compatible substitute vegetation materials may be considered if they convey the same growth habit, form, foliage and bloom characteristics as the historic plant.
7. Existing vegetation material shall be retained unless it is part of a later non-compatible design or is volunteer vegetation inconsistent with the original design.

8. Consideration for removal of existing healthy vegetation materials and features will be given when it is in conflict with the original design intent of the landscape, such as when an important vista has become overgrown or when plants have grown out of scale with their intended purpose.
9. Maintenance of, removal of, and additions of vegetation materials and features should consider maintaining existing or intended vistas and spaces, screening intrusions, creating new spaces where appropriate and maintaining defined areas of shade and sun.
10. Invasive vegetation shall be removed whenever technically feasible and shall be replaced with appropriate vegetation consistent with the original design of the park and with current factors such as security, ecological conditions, and wildlife management practices.
11. Hazardous plants or portions of plants should be removed promptly.
12. Plants with diseases that are difficult or not practical to control or cure should be removed promptly to prevent their infection of other plants.
13. Mutilated or distorted plants should be removed.
14. Plant replacements should be added on a schedule that will insure a continuity in the landscape design.
15. Existing vegetation shall be protected adjacent construction activities by fencing the root system prior to the start of construction.
16. Future plantings of the main floral garden in the central section of the park shall be guided by the design of the main floral garden as laid out by George Kessler in 1912.

9.5 Circulation (includes Roads, Paths, Parkways, Drives, Trails, Walks, etc.)

Refer to Sections 9.2, 9.5, 9.6, 9.8, 9.9 and 9.10 for additional Standards and Criteria that may apply.

1. The following shall be preserved: Riverside Drive, Lafayette Boulevard, Park Lane (Foote Street), Bartlett Street, the Alleyway east of Michigan Street running north from Bartlett Street, all sidewalks, curbs, pathways around the duck pond (west lagoon), stairways, pathways in and around the Sunken Garden, and the footbridge from the mainland to the island. Alteration or addition of Roads, Paths, Parkways, Trails, Walks, etc. shall be based upon physical or historical documentation of these items as they existed from 1910 to 1940.
2. Original or later contributing layouts of walks, roads, and paved areas shall be maintained.
3. Alteration of existing or addition of new circulation layouts will be considered if it can be shown that better site circulation is necessary and that the alteration does not alter the basic concept of the historic landscape design.
4. When replacement of circulation layouts is necessary, it should be based on physical or documentary evidence.
5. Original or later contributing circulation materials and features shall be retained and, if necessary, repaired by patching, piecing-in or reinforcing the material or feature using recognized preservation methods.

6. Deteriorated or missing circulation materials and features shall be replaced with materials that match the original in size, shape, color, profile, form, texture, and detail of installation.
7. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
8. Alteration of existing or addition of new circulation materials and features will be considered if they do not alter the basic concept of the historic landscape design.
9. Consideration will be given to an alternate paving material if it can be shown that its properties will improve the original or later contributing design concept.
10. When replacement of circulation materials or features is necessary, it should be based on physical or documentary evidence.
11. Consideration for removal of existing circulation systems and features will be given when it is in conflict with the original design intent of the landscape or when they are no longer appropriate to their intended purposes.
12. No vehicles unless of or approved by the South Bend Parks Department shall be permitted on any part of the park surface at any time. Vehicles of American Electric Power and/or other vehicles of the City of South Bend, shall use predetermined routes to and from their destination, when said travel would cause them to cross any area of the park which is not paved and designed for vehicular traffic. Any damage caused by any vehicle, shall be repaired immediately to look as it did prior to said damage.
13. Encroachment of vehicles off the paved roadway of any area of the park shall not be permitted. Areas now used for vehicular parking which are not part of the historical design of that park shall be removed.
14. Construction of any type within the park shall be done so as not to disturb any feature of the park. Sheets of plywood or other approved material may need to be laid upon the surface of the park prior to construction equipment. Repairs which must match the original historic design concept shall be made in any and all circumstances of damage.

9.6 Water Features (includes Fountains, Pools, Irrigation Systems, Ponds, Rivers, etc.)

Refer to Sections 9.11 B, C, and D regarding treatment of materials and features; and Sections 9.2, 9.3, 9.4, 9.5, 9.7, 9.8 and 9.10 for additional Standards and Criteria that may apply.

1. Features which shall be preserved include: the duck pond (West Lagoon), the water pond in the Sunken Garden, the slough between the island and the mainland, all drinking fountains, pump houses, manhole covers, drainage grates, horse and dog fountain and path of the St. Joseph River in relation to the park.
2. Original or later contributing water features shall be retained and maintained.
3. Existing water courses or bodies should not be altered. Consideration will be given to proposals that improve site drainage, improve water quality, enhance the landscape design or improve wildlife habitat.
4. Alteration of existing or addition of new water features will be considered if they do not alter the basic concept of the historic landscape design.
5. When placement of water features and their materials are necessary, it should be based on physical or documentary evidence.

6. Original or later contributing water feature materials shall be retained and, if necessary, repaired by patching, piecing in, consolidating or reinforcing the material using recognized preservation methods.
7. Deteriorated or missing water feature materials shall be replaced with materials that match the original in size, shape, color, profile, form, texture, and detail of installation.
8. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
9. Alteration of existing or addition of new water features will be considered if they do not alter the basic concept of the historic landscape design.
10. When appropriate from an ecological perspective, dredging of waterways shall be permitted as a means of retaining historic waterways.
11. All wetlands shall be preserved.
12. All shorelines of water courses or bodies shall be protected from erosion in a manner in keeping with the basic concept of the landscape design.
13. Consideration for removal of existing water features will be given when it is in conflict with the original design intent of the landscape or when they are no longer appropriate to their intended purposes.
14. Some areas of Leeper Park are utilized for the pumping of water for the City of South Bend, and there exists both within the park and the St. Joseph River and on the island(s) wells, well-houses and other water supply entities. Repairs that may be necessary to existing services, or additions to existing services, or the sinking or additional new wells; all such work, installations and/or repairs shall return the disturbed areas(s) of the park, island(s) and the St. Joseph River to conditions of the park as in that time period 1912 to 1940. Any new installations of any type may be considered if the alteration does not alter the basic concept of the historic landscape design.

9.7 Furnishings and Objects (includes Benches, Lights, Signs, Drinking Fountains, Trash Receptacles, Fences, Tree Grates, Flagpoles, Sculpture, Monuments, Memorials, Planters, Urns, etc.)

Refer to Sections 9.11 B, C and D regarding treatment of materials and features; and Sections 9.2, 9.3, 9.4, 9.5, 9.6, 9.8, 9.9 and 9.10 for additional Standards and Criteria that may apply.

1. All items listed herein shall be preserved:
 - a. The Duck Pond (West Lagoon), including the Island in the lagoon, the Walls, Curbing, Fence, and Shelter House.
 - b. The Stone and Plaque of the DAR, with related Tulip and Ginkgo Trees.
 - c. The Concrete Stairway leading west southwesterly from the Duck Pond (West Lagoon).
 - d. The High Embankment on the west-southwest side of the Duck Pond (West Lagoon).
 - e. The Pump Houses, number 2 and 3.
 - f. The Edward B. Reynolds Horse and Dog Watering Fountain.
 - g. The Drinking Fountain in the south east portion of the central section of the park.

- h. The central section of the park, the area of the large Floral Garden and Pathways as designed by George Kessler in 1912.
 - i. All Sidewalks on Lafayette Boulevard, Riverside Drive, Park Lane (Foote Street), Bartlette Street and Michigan Street.
 - j. The Retaining Wall on the western boundary of the western section of the park.
 - k. The Wall comprised of Cut Stone, which extended west-northwest and east-southeast from the southern approach of the Leeper Park Bridge.
 - l. The Log Cabin known as the Navarre House, and the footings of the cabin/house which was burned down.
 - m. All Drinking Fountains located in the eastern section of the park and/or on the island(s).
 - n. The Sunken Garden on the eastern section of the park, along with all the Vegetation, Pathways, Stairs and the Fountain and Statues.
 - o. The WPA walls and Sloughs(s) in the eastern section of the park and the adjoining St. Joseph River.
 - p. All Park Benches.
 - q. All Manhole Covers, Sewer Covers and Grates, and all Electrical Underground Vault and/or Raceway Covers.
 - r. The north/south alleyway east of Michigan Street, running north from Bartlett Street which used to run between Lot 'A' and Lots 13, 14, 15, 16, 17, 18, 19 and part of 20 of the Rockstroh Addition.
 - s. All Plaques, Monuments, Sculptures, Memorials, Planters, Urns, Curbings, Roadways, Marker Stones, Sundials, Well-Head Covers, Fences, Trellises, Pergolas, Pathways, and Trees.
2. Original or later contributing furnishings and objects, shall be retained and, if necessary, repaired by patching, piecing in, consolidating or reinforcing the material using recognized preservation methods.
 3. Deteriorated or missing furnishings and objects, materials, elements, features and details shall be replaced with materials that match the original in material, size, shape, color, profiles, form, texture, configuration and detail of installation.
 4. Alteration of existing or addition of new furnishings and objects will be considered if they do not alter the basic concept of the historic landscape design.
 5. When replacement of furnishings and objects and their materials is necessary, it should be based on physical or documentary evidence.
 6. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
 7. Existing memorials, statues, monuments and fountains shall be carefully preserved and restored where necessary, maintaining the integrity of the original material and design. The work shall be coordinated with the Historic Preservation Commission of South Bend and St. Joseph County.
 8. New furnishings and object should be designed using vandal resistant standards.
 9. Location of signs shall be guided by a master plan.
 10. Signs shall conform to a simple sign system.
 11. Existing non-conforming signs should be removed.
 12. All new monuments and fountains shall be placed so that they conform to and with the original historic landscape design of the park and park system.

9.8 Structures (includes Walls, Terraces, Arbors, Gazebos, Follies, Playground Equipment, Picn Shelters, Plazas, Greenhouse, Steps, Bridges, Dams, Buildings, etc.)

Refer to Sections 9.11 B and D regarding treatment of materials and features; and sections 9.2, 9.3, 9.4, 9.5, 9.6, 9.7, 9.9 and 9.10 for additional Standards and Criteria that may apply.

1. The general intent is to preserve the original or later contributing structures that enhance the historic landscape.
2. Refer to Sections 9.2.2 and 9.7.1 of structures, elements and materials that need to be preserved such as wall, terraces, arbors, gazebos, follies, playground equipment, picnic shelters, plazas, greenhouses, steps, bridges, dams, building, etc. which shall be preserved.
3. Original or later contributing structures, shall be retained and, if necessary, repaired by patching, piecing in, consolidating or reinforcing the material using recognized preservation methods.
4. Deteriorated or missing structures, materials, elements, features and details shall be replaced with materials that match the original in material, size, shape, color, profiles, form, texture, configuration and detail of installation.
5. When replacement of structures is necessary, it should be based on physical or documentary evidence.
6. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
7. New addition/alterations to the landscape (such as: parking lots, comfort stations, buildings, etc.) shall be as unobtrusive as possible and preserve and original or later contributing landscape features.
8. Removal of non-historic structures from the existing landscape is encouraged.
9. Structures shall be protected from arson and other acts of vandalism through proper monitoring procedures and methods such as; permanent installation of smoke detectors, alarms, or other security systems, or temporarily boarding up windows and openings.
10. No building(s) shall be erected in the central section of the park; the western section of the park, north of the northern fence to the tennis courts; the eastern section of the park, west of the rear set-back of the north Pumping Station, or in the area north and east of the Log Cabin.

9.9 Archeology

Refer to Section 9.11 B and C, and D regarding treatment and materials. Refer to Sections 9.3, 9.4, 9.5, 9.6, 9.7 and 9.8 for additional Standards and Criteria that may apply.

1. The landscape should be surveyed for potential archeological sites prior to the beginning of any construction project.
2. Known Archeological site(s) shall be protected during any construction project.
3. Disturbance of the terrain within the landscape shall be kept to a minimum so as not to disturb any unknown archeological materials.

4. All planning, any necessary site investigation, or data recovery shall be conducted by professional archeologist.

9.10 Accessibility

Refer to Sections 9.11 B,C and D regarding treatment of materials. Refer to Sections 9.3, 9.4, 9.5, 9.6, 9.7, and 9.8 for additional Standards and Criteria that may apply.

1. A three-step approach is recommended to identify and implement accessibility modification that will protect the integrity and historic character of the property.
 - a. Review the historical significance of the property and identify character-defining features;
 - b. Asses the property's existing and required level of accessibility;
 - c. Evaluate accessibility options within a preservation context.
2. Because of the complex nature of accessibility the Historic Preservation Commission will review proposals on a case by case basis. The Commission recommend consulting with the following document which is available from the Commission office: U.S. Department of the Interior, National Park Service, Cultural Resources, Preservation Assistance Division; Preservation Brief 32, "Making Historic Properties Accessible" by Thomas C. Jester and Sharon C. Park, AIA.

9.11 Architectural Materials

A. General

The Historic Preservation Commission of South Bend and St. Joseph County recommend that work proposed to the materials outlined in Sections B, C, and D be executed with the guidance of a professional building material conservator.

1. Removal of the speakers atop Pump House Number 3 is encouraged.

B. Masonry (Brick, Stone, Terra Cotta, Concrete, Stucco, and Mortar)

2. Original or later contributing masonry materials, feature, details, surfaces and ornamentation shall be retained and, if necessary, repaired by patching, piecing-in, or consolidating the masonry using recognize preservation methods.
3. Deteriorated or missing masonry materials, features, details, surfaces and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile and detail of installation.
4. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. Original mortar shall be retained.
7. Deteriorating mortar shall be carefully removed by hand-raking the joints.
8. Use of mechanical saws and hammers shall not be allowed.

9. Repointing mortar shall duplicate the original mortar in strength, composition, color, texture, joint size, joint profile and method of application.
10. Sample panels of raking the joints and repointing shall be reviewed and approved by the staff of the Historic Preservation Commission of South Bend and St. Joseph County.
11. Cleaning of masonry is discouraged and should be performed only when necessary to halt deterioration.
12. If the building is to be cleaned, the mildest method possible shall be used.
13. A test patch of the cleaning method(s) shall be reviewed and approved on site by staff of the Historic Preservation Commission of South Bend and St. Joseph County. Test patches should always be carried out well in advance of cleaning (including exposure to all seasons if possible.)
14. Sandblasting (wet or dry), wire brushing, or similar abrasive cleaning methods shall not be permitted. Doing so changes the visual quality of the material and accelerates deterioration.
15. Waterproofing or water repellent are strongly discouraged. These treatments are generally not effective in preserving masonry and can cause permanent damage. The Commission does recognize that in extraordinary circumstances their use may be required to solve a specific problem. Samples of any proposed treatment shall be reviewed by the Commission before application.
16. In general, painting masonry surfaces shall not be allowed. Painting masonry surfaces will be considered only when there is documentary evidence that this treatment was used at some point in the history of the property.

C. Wood

3. Original or later contributing wood surfaces, features, details and ornamentation shall be retained and, if necessary, repaired by patching, piecing-in, consolidating or reinforcing the wood using recognized preservation methods.
4. Deteriorated or missing wood surfaces, features, details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile and detail of installation.
5. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.
6. If using the same materials or elements is necessary, it should be based on physical or documentary evidence.
7. Cleaning of wooden elements shall use the mildest method possible.
1. 7. Paint removal should be considered only where there is a paint surface deterioration and as part of an overall maintenance appropriate protective coatings. Coatings such as paints help protect the wood from moisture and ultraviolet light and stripping the wood bare will expose the surface to the effects of weathering.
8. Damage or deteriorated paint should be removed to the next sound layer using the mildest method possible.

9. Propane or butane torches, sandblasting, water blasting, or other abrasive cleaning and/or paint removal methods shall not be permitted. Doing so changes the visual quality of the wood and accelerates deterioration.
10. Repainting should be based on paint serration studies. If an adequate record does not exist repainting shall be done with the colors that are appropriate to the style and period of the building.

D. Architectural Metals (Cast Iron, Steel, Pressed Tin, Copper, Aluminum, and Zinc)

1. All metal materials, features, details and ornamentation of the buildings in the park shall be preserved. This also includes all metal parts of all fountains, monuments, memorials, plaques, street lights, drinking fountains, etc.
2. Original or later contributing metal materials, features, details, and ornamentation shall be retained and, if necessary repaired by patching, splicing or reinforcing the metal using recognized preservation methods.
3. Deteriorated or missing metal materials, features, details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile and detail of installation.
4. When replacement of materials or elements is necessary, it should be based on physical evidence or documentary evidence.
5. If using the same material is not technically or economically feasible then compatible substitute materials may be considered.
6. Cleaning of metal elements either to remove corrosion or deteriorated paint shall use the mildest method possible.
7. Abrasive cleaning methods, such as low pressure dry grit blasting, may be allowed as long as it does not abrade or damage the surface.
8. A test patch of the cleaning method(s) shall be reviewed and approved on site by staff of the Historic Preservation Commission of South Bend and St. Joseph County. Test patches should always be carried out well in advance of cleaning (including exposure to all seasons if possible.)
9. Cleaning to remove corrosion and paint removal should be considered only where there is deterioration and as part of an overall maintenance program which involved repainting or applying other appropriate protective coatings. Paint or other coatings help retard the corrosion rate of the metal. Leaving the metal base will expose the surface to accelerated corrosion.
10. Repainting should be based on paint seriation studies. If an adequate record does not exist repainting shall be done with colors that are appropriate to the style a and period of the building.

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