

**EDGES, OBJECTS, AND BOUNDARIES:
FORMING LANDSCAPE TASTE IN THE MIDDLE-CLASS FRONT YARD**

by

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(ABSTRACT)

Scholars investigating the middle-class front yard revealed that landscape taste is a major influence of this domestic space's character. Taste is a process by which people judge the aesthetic values of design. Membership and social status are important middle-class ideals bestowed by taste. However, the formation of middle-class taste has changed and front yards resulted in arrangements of edges, objects, and boundaries. This thesis investigates how edges, objects, and boundaries, e.g., edge of sidewalk and lawn, a flagpole, or a fence, observed in the middle-class front yard reflect a particular landscape taste that influences the space's character. Its purpose is to gain knowledge about what qualities are important to homeowners, how they change through time, and what affects the construction of taste in the residential landscape.

Recent research in the fields of cultural geography and landscape architecture found differences between how middle-class homeowners and professional designers define the front yard. These differences contribute to a general theory establishing a foundation for this study; the middle-class front yard has acquired a common place role in the American suburb. It was hypothesized that edges, objects, and boundaries indicate changes in landscape taste and reflect the front yards' character. Forty middle-class front yards in Glen Cove, New York were randomly selected as study sites. Data collection consisted of the multiple layer drawings of the edges, objects, and boundaries revealed to the researcher through on-site observation and photographs. Drawing is regarded as a process of seeing; a process of communicating ideas and intention to reveal underlying changes in landscape taste.

Three levels of results--neighborhood characterizations, individual changes of landscape taste, and group changes in landscape taste were revealed. Two themes, spatial definition reflects a reduction from detailed mature spaces to simple younger organizations and the location and function of edges, objects, and boundaries associated with the automobile exhibit noticeable change in younger front yards compared to older front yards were revealed.

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I. Introduction

"Front yards are a national institution - essential to every home, like a Bible, somewhere in the home." (Jackson 1951) Homeowners wash family automobiles in the driveway, mow the lawn, clip shrubs or play with the family dog in this space. This domestic area is a place of human activities. Containment and enclosure of these activities within homeowner defined zones reflect prior historical events and personal convictions for responsibility and care of the front yard (Fox 1989). Complex arrangements of spaces, architecture, elements, and horticulture formulate the spatial character of this space lying between the private zone, the dwelling, and the public zone, the street. (Smith 1991).

In 1951, landscape reader, J.B. Jackson investigated the relationship between the front yard and the middle-class homeowner finding, "All front yards in America are much the same, as if they had been copied from one another, or from a remote prototype. They are accepted without question since they are so much a part of the American scene," (Jackson 1951). Since that article's publication, attempts to extract why the middle-class front yard suffers from anonymity, underuse, and languishment have been made as Mary Riley Smith identifies in The Front Garden, (1991). In particular, three individuals, cultural geographer, Peirce Lewis, landscape architect, Eliza Pennypacker, and author, William Randel each approach the same link to Jackson's finding from their respective professions (Lewis 1990; Pennypacker 1992; Randel 1979).

Collectively, Lewis, Pennypacker, and Randel assert that the commonplace character of the front yard is attributable to homeowner taste, i.e., more specifically, landscape taste. They say taste in the landscape is a manifestation of the front yard's character. Taste's role in creating a vernacular for the front yard has undergone change and needs examination to discern what this change says about humans, specifically, in the residential landscape.

Peirce Lewis, parallels Riley and Jacksons' claims, stating, "Americans are searching for a popular landscape taste in the residential front yard....much of the country looks alike from coast to coast, despite huge differences in landform, soils, climate, and location..." (1990). They seek identity and image as they do with fashion, architecture, and food. Now, an image befitting their lifestyle in the residential landscape is desired (Lewis 1990).

Pennypacker argues that a gap exists between what artist/design professionals and the middle-class American agree as the definition of landscape taste in front yards. In particular, Pennypacker points out, middle-class taste is steeped in nineteenth century thought, espousing Andrew Jackson Downing's principles of openness, age, scrupulous maintenance, and greenery. Contemporary artist and design professionals believe aesthetic decisions of design related matters are representative of eighteenth century British origins. These values are predicated upon rational and critical reviews of art from that time period (Pennypacker 1990).

In The Evolution of American Taste, William Randel argues, at a more general level, the American middle-class lacks taste in the home environment. According to Randel, world events in the first half of the twentieth century, (the effects of the post-Industrial Age, the Great Depression, and World War II), affected how Americans formulate taste (Randel 1979). For instance, in the years following World War II, many eager young couples desired citizenship as members of the rapidly growing middle-class (Randel 1979). Unfortunately, these people had no experience owning a home, knowing what style furniture was proper at the time, or ever having the opportunity to possess family heirlooms (Randel 1979).

Today, this large middle-age generation has children and grandchildren. All seek an attachment to a particular taste since very few grew up with one (Randel 1979). Americans have been known to follow European tastes and other foreign tastes more often than a particular American tradition, but are confused to which taste they should follow (Randel 1979; Bayley 1992). Presently, the middle-class differs from their counterparts of the 1900's, i.e., a

very open and flaunting group of aristocratic tastemakers of the post-Industrial Age (Randel 1979). "Showing off used to be the main satisfaction of being very rich in America. Now, the rich must skulk and hide. It's a pity" (Fussell 1983).

Randel says, confusion amongst middle-class consumer's taste exists for two reasons. First, advances in technology allow manufacturers to entice consumers with artificial products. Second, a new upper-class of wealthy athletes, musicians, and business people sharing multiple tastes has emerged with a large following of the middle-class populous. Randel says it is unfortunate that the middle-class turns to this upper-class for setting trends in taste. The upper-class does not prescribe to any uniform tastes in clothing, architecture, or food (Randel 1979). Citizens of the middle-class are forced to make tasteful decisions contrary to a series of individual tastes the upper-class clings to. Thus, they are deciding their personal image and their home environment's image (Randel 1979; Bayley 1992).

However, homeowners have, "...stubborn opinions about what a landscape should look like--in short, well developed landscape tastes," according to Lewis (1990). They do not consciously decide organizational arrangements of edges objects and boundaries in the front yard. Rather their stubborn opinions result in the front yard being defined by edges, objects, and boundaries (Lewis 1990).

Edges, objects, and boundaries indicate property ownership, property limits, and zones of activities in the front yard. Structure, meaning, and value inherent to middle-class homeowners are communicated by them. Components, such as these, constitute an individual landscape taste for the front yard (Raitz and Van Dommelen, 1990). Studies by Raitz and Van Dommelen, identified culture groups and regions of taste in Kentucky by examining value-laden edges, objects, and boundaries from past generations. They found arrangements of cupolas, barns, farmhouses, and fences, from particular time periods represent changes in cultural trends and personal beliefs.

This thesis investigates edges, objects, and boundaries in forty middle-class front yards to determine if change in landscape taste contributes towards the commonplace character of the space. It examines the front yard's historical background and discusses the critical links between edges, objects, boundaries, age and landscape taste. Taste, in general, is a difficult topic to discuss due to its subjectivity and differences amongst all individuals (Lewis 1989).

The literature review explores Andrew Jackson Downing, the dominant tastemaker of the late nineteenth century (Howett 1987) and the relevancy boundary markings have to the formation of landscape taste. It, also, examines the boom of post World War II suburban housing, the role it played with the emergence of the large middle-age generation, and the effect technological advances in household appliances played in the residential front yard's character formation (Randel 1979). Drawing is discussed for its relevancy to extracting landscape taste through edges, objects, and boundaries.

II. Literature Review

Introduction

Prior to conducting a methodological investigation, groundwork must be laid to gather a better understanding of landscape taste, what is meant by reading a landscape, and what previous research has revealed. Available literature focuses on the unacceptance of landscape taste by designers, changes in the front yard brought by world events and technological advances of domestic appliances and the relationship between the man-made front yard and changes in middle-class lifestyle.

Concern for the front yard is not all-inclusive to the profession of landscape architecture. It is recognized by individuals from many other professions--architects, cultural geographers, landscape readers, and landscape architects--such as Frank Lloyd Wright, J.B. Jackson, May Theilgaard Watts, Peirce Lewis, and Eliza Pennypacker.

Through examination of the contemporary middle-class front yard, the dimensions of edge, object, boundary, and age can correlate enclosure and containment to the home environment. This information, along with reasons for using drawing as a tool to obtain data and extract conclusions for the change in landscape taste circumstantiate a foundation of knowledge for this thesis investigation.

What is Landscape Taste?

Taste is a process by which people judge the aesthetic value of design. It advertises membership to a culture and image. Definition of outdoor spaces and attachment to particular foods, fashions, music, and religions are made by the personal decisions of the individual (Bayley 1983). Stephen Bayley, author of Taste - The Secret Meaning of Things, suggests the separation of taste from design reveals the true nature of a trend (1983). Objects and styles become popular due to some superficial color or formal appeal. Bayley points out an object or styles' intention is often overlooked even though it is the primary reason behind the taste (1983).

People develop taste to satisfy a personal desire to be part of an image (Fussell 1983). Perhaps cutting one's hair 'mohawk style' acknowledge's membership and acceptance in a cultural group. However, understanding the intentions of a specific taste is difficult for Americans not attuned to particular images or trends because the United States is too large and too diverse, physically and culturally (Pennypacker 1992). Both Lewis and Pennypacker found people, quickly, shy away from discussions of taste when not desiring particular images or trends for fear of ostracism from their social group.

In The Tastemakers, Russell Lynes, says people use taste to climb in the social ranks. Lynes claims, an American in any social class can challenge anyone in another due to the current political taste presenting a "democratic free-for-all" (1981). In that case, can social acceptance be acquired through the landscape taste of one's front yard as Lynes claims? The late nineteenth century's Age of Progress - the Industrial Revolution - began a rush to the suburbs. "It turned all classes into consumers, forcing individual's to make design decisions," says Bayley (1983). Americans, at this time, desired to, "...satisfy their primary taste for private dominion over private space," (Lewis, 1990, 44). The fulfillment of owning, "...the single-family

home, detached from all others surrounded by its own private yard and lawn," represented middle-class status; i.e., a move up the social ladder (Lewis, 1990, 44).

Lewis points out landscape taste represents two distinct segments, the professionally designed parks, buildings and cemeteries found across the country and the homeowner organized suburban yard and farm. The first group is professionally designed, imbuing a unique definition of principles, theories and ideals. The second group, the larger of the two, is homeowner organized and represents stubborn beliefs as to what the landscape should look like (Lewis, 1990, 31).

Landscape taste, according to Lewis, is important to the overall system of taste, in general, "simply because landscape is so ubiquitous and because it is so highly visible" (Lewis 1990). Lewis defines landscape taste as either the fundamental - highly unchangeable level or ephemeral - an easily influenced and non-fixed level of taste (Lewis 1990).

According to Lewis, as a person differentiates the front yard from other common spaces, one begins to see the front yard's tasteful intent; its fundamental and deliberate organization (1990). Opposite to the tasteful, the tasteless exists in spaces of a utilitarian and practical nature. For instance, a parking lot or sewer plant is tasteless. A single-family detached residence, on the other hand, classifies as a tasteful space (Lewis 1990). Distinguishing tasteful from tasteless space are its visible boundaries formed by edges and objects; separating one front yard from the next. A sense of place can be defined by curbs, hedges, and sidewalks - each representing boundaries. "Boundaries of aesthetic responsibility," Lewis calls them (1990). They elicit a homeowner's pride for his land and home (Lewis 1990).

Origins of American Taste

In the late nineteenth century, F.J. Scott challenges Americans to remove fences and hedges from their land. Significantly, his challenge represents a move to establish a precedent American taste in the landscape. Prior to Scott, Downing had written on the issue of landscape taste, in his book Treatise on the Theory and Practice of Landscape Gardening, Adapted to North America in 1841. Downing synthesized what nineteenth century Americans regarded as the traditional domestic landscape (Jackson, 1952, 11). Although, interest in landscaping centered exclusively around the large properties of the wealthy, its presence was not felt in America until the migration to suburbia occurred at the end of the Industrial Revolution (Jackson, 1952, 11).

The Industrial Revolution garnered enormous economic growth in the last quarter of the nineteenth century, launched huge population surges, and created many present-day cities (Dobriner 1963). Intense suburban construction followed this period of mechanization and steam power. New architectural styles and ideas for residential grounds and gardens emerged as numerous apartment buildings were constructed to house the immigrants journeying to America (Jackson 1951; Dobriner 1963).

"By 1920, the urban triumph was statistically clear; more population was living in cities than rural areas," says Dobriner (1963). Gradually, expansion outward to the suburbs saw hordes of people leave the cities' dark, dirty, cramped spaces behind (Dobriner 1963). These people had accumulated some savings and were in pursuit of the American Dream--owning a house and piece of land (Dobriner 1963).

In The Anglo-American Suburb, Robert A. M. Stern, noted the popularity of the suburb after America's industrialization revealed, "Suburban imagery is familiar to us all--as American as apple pie--yet it's role in culture is little studied and even less understood" (Stern, 1981, 5).

Life in the suburbs centered around the family and recapturing the spirit of rural America (Forty 1986). Homeownership to the growing middle-class conveyed rural values and respect (Dobriner 1963).

At this time, few design references were available to new American homeowners. This new social elite, the large industrial owners and business people, sought a guide to landscape taste that would befit their newly established country retreats (Howett 1982). Americans, then, turned to English garden designers for solutions (Howett 1982).

Realizing Americans' anxiousness, Downing mimicked the work of Englishman, John Claudius Loudon, and his well-known publications on naturalistic English garden design (Howett, 1982, 15). Downing conceptualized a landscape design affordable and pleasing to all--not just the wealthy upper class. Acceptance of Downing's work made him, Howett exclaims, "...the preeminent tastemaker of the 19th century!" (1982, 15).

In 1850, Downing recognized the dominant character and soul of a man should be visible in his home (Pennypacker, 1992). This unique recognition by Downing denotes one of the first instances an individual's character is associated with residential up-keep (Howett 1982). Downing's notoriety and passion for harmonizing the house and grounds made him, according to Howett, "the nation's arbiter of what was beautiful and appropriate, "tasteful" and "fitting" in his own terms, both in architecture and landscape architecture (Howett 1982). In Downing's prime, he was highly intrigued by the similarities of two movements-- architecture's Gothic Revival and landscape's Picturesque (Howett 1982). Much of his work exhibited these styles through characteristic porches, brackets, verandas, and open expanses in the landscape with the house always remaining in sight after initial eye contact (Downing 1991). The combination of the two movements complemented one another and conveyed his intention of harmonizing house and grounds in a rural setting (Downing 1991).

But, how does the architecture and landscape architecture of Downing's Picturesque

and Gothic Revival projects represent a critical contribution to the formation of a contemporary landscape taste? To Downing, it was essential to show the homeowner the raw, expressive nature of wood, stone, and the detail of craftsmanship. In so doing, Downing illustrated his personal intention for a particular taste; a taste that reflects a material's inherent and genuine qualities and the ability of man to manipulate them into built form. Significantly, it represents Americans accepting a particular taste and quality in the mid-nineteenth century during a period that saw the democratic ideals of a nation rise from agrarian based to an industrializing leader (Howett, 1982, 19).

At the turn of the twentieth century, noted architect Frank Lloyd Wright, exhibited contrasting opinions towards Downing's writings. Wright agreed with Downing's theme, the house and landscape must be integrated as a unified whole (Howett, 1982, 34). But, "Wright also believed this unity could be achieved by conceiving the interior, exterior, and architecture of the building itself as a single composition; a dynamic balance of interrelated functions..." (Howett, 1982).

Wright's steadfast philosophy for unity between house and landscape is visible in his following projects: Taliesin West, the Coonley House, the Little House and others in the prairies of the midwest (Hitchcock 1942). Architectural critic and writer, Vincent Scully, says, "In the end he built almost everywhere on the North American continent without relinquishing his attempt to celebrate in architectural form the specific landscapes with which he happened to be involved," (Howett 1980; Scully; 33 -40).

Purposefully, inflicting the influences of each site into his buildings, Wright aligns himself with Downing's principles. Similarly, Wright's affinity for the authenticity of materials is everpresent in such examples: the Robie House, the Prairie Houses, and the Kaufman Residence--Fallingwater. However, Howett, points out Wright took Downing's premise a step further stating, "the built form is actually to be determined by its location," (Howett, 1980,34).

Moving ahead, ideas presented by Wright, Downing, and Howett, specifically, the authenticity of materials, harmonizing house and grounds, and the influence of the dwelling's location upon the built form, are applicable to this investigation as influences of landscape taste. Examining the edges, objects, and boundaries of front yards can ascertain if these factors are meaningful to the landscape taste of Americans in 1993.

Taste in the Residential Landscape

Colonists' first concerns in the New World involved acquiring shelter, safety for both family and livestock, and protection from the harsh winters (Carpenter et. al. 1990, 20-30). A major shift in their gardening practices occurred when the first colonists dependence on utilitarian gardens, e.g., gardens used to raise herbs, vegetables, and medicinal extracts was no longer required (Carpenter et. al. 1990).

Formerly, eighteenth-century American households had front gardens, i.e., gardens that greeted on-comers and guests approaching the main entrance. "Kitchen gardens and herb gardens located adjacent to the kitchen and serviceable areas of the house," according to Smith, "for protection from foraging animals....was the domain of women" (Smith, 1991, 16).

Time passed and the colonists aimed to recreate the pleasure gardens of their English and Dutch ancestry. Arbors, hedges, symmetrical paths and parterres became popular elements in the American front garden (Smith, 1991, 16).

The eclectic heritage and adaptation of the front garden instigated the English's use of foundation plantings in America (Carpenter et. al. 1990). Characteristic of England's Victorian era, were the street level basement and large first floor entry steps (Cotton, 1980, 17). Hiding the basement level, emphasizing the grand steps, and architectural style were meticulously maintained shrubs and planting beds (Cotton 1980, 17). These dense foundation plantings at

the base of Victorian homes represented the hallmarks of this landscape style and middle-class respectability (Cotton, 1980). Middle-class Americans do not realize use of foundation plantings continues an English tradition adapted in the 1870's (Randel 1979).

Historian Leo Marx described Americans fleeing urban centers for country estates. In his view, they were acknowledging their desire for pastoral retreat. He suggests, "...an underlying curiosity to understand patterns of trees, mountains, and rivers of rural landscapes as opposed to the order and geometries of urban streets, buildings, and parks is a quality many American possess" (Howett 1987, 3; Marx).

In the first decade of the twentieth century, Frank Lloyd Wright, then a young apprentice in the Chicago architectural office of Louis Sullivan, made similar references to Americans' desire for rural themes in the home environment. Collaborating with Wilhelm Miller, Jens Jensen, and Ossian Cole Simonds, Wright obtained his taste for the Prairie Style (Howett, 1991, 35). Significant to note, Wright's associates contributed to creating a vernacular taste for garden design and architecture in the midwest through installation of native plant materials (Howett, 1991, 35).

Wright's influence on American taste continued to contrast Downing's, until events, such as World War I, the Great Depression, and World War II, produced numerous societal changes erasing any clear signs for producing landscape taste in America. Lewis writes, "Tastes, very often, are influenced by catastrophes and natural disasters," (1992). Wright, economically, was forced to scale back his projects and those he did complete were, often, for a limited few of the upper-class.

The question, then surfaces--what guides do Americans use in organizing their front yards? What are their sources and references? Both Jackson and Lewis' classification of Americans being a mobile society describes a transient culture. Today, when new homeowners arrive at their destinations they desire to establish themselves as part of the community (Lewis

1990). In Vernacular Gardens, Lewis identifies two of the most successful publications, Sunset Magazine (the magazine of Western Living) and Southern Living, are responsible for adjusting the lifestyles and tastes of the new homeowner in the West and the South. Lewis recognizes, "...since 1929, Sunset has helped middle-class homeowners identify themselves with a style of living" (Lewis 1992). Across the country, homeowners have manipulated the home environment with these how-to-do-it manuals. The California style is a by-product of these manuals (Lewis 1992). Today, these publications are joined by Ortho Books, a multi-volume series directing homeowners through design, installation, and maintenance practices useful to the home environment (Cotton 1980).

In the Poetics of Gardens, Mitchell and others, acknowledged Wright's concerns for the front yard's spatial character. Wright believed the dwelling is a primary symbol around which the all-important lawn has developed into, "... an indispensable part of everybody's image of the comfortable suburban house. It's correct having windows facing the street, across the lawn, but not bathroom or kitchen windows" (Mitchell, et. al. 1990, 216 - 217). Wright suggests the front yard should be broken down into a elemental composition consisting of a lawn divided by a single path connecting the residence and the street through a gate.

Technology Affects Taste in the Home Environment

Changes in landscape taste became more realizable towards the end of the nineteenth-century. Members of the middle-class grew increasingly critical of separating the homeplace and workplace. In the past, Americans spent much of their time working at home, farming, and earning a living at the same place they resided (Forty 1986). "Previously, a home was understood to be a place that incorporated both work and the habitual activities of living, eating, sleeping, and so on," according to Forty (1986). But, the Industrial Revolution brought factories and businesses to places other than the home. Forty says, "to the middle-class of the 19th century the home meant feeling, sincerity, honesty, truth, and love," (Pennypacker 1992; Forty 1986). After the Industrial Revolution, homeowners were concerned with leisure activities and raising children. Their home's appearance mandated strong design principles and articulate ornament (Forty 1986).

Victorian homes, in particular, decorated with the finest carpets, furnishings, and exterior craftsmanship illustrated the "no-work" virtues of the home (Forty 1986). At the same time, the Victorian period introduced foundation plantings to the single-family front yard (Cotton 1980). Forty says, "Not until well into the twentieth century....did recent attempts to introduce some of the comforts of the home into offices were the distinctions made less clear cut." Today, banks continue this adaptation through use of brick, shingles, siding and the construction of domestic residential forms to capture and bring the virtuous qualities of the home environment to the banking industry (Randel 1979).

In the early twentieth century, advances in medical technology found physicians promoting the health benefits of exposure to sunlight and fresh air, especially, inside the residence. At this urging, citizens started tearing porches down, letting light and air in, while changing the look of the front yard, the residence, and the taste of the space (West 1976).

The presence of the porch, its disappearance from the suburban front yard and then, its reemergence in the backyard is primarily attributable to the automobile's development. Its popularity and affordability with the middle-class brought unforeseen noise, dirt, and increased activity to the porch and front yard (West 1976). The automobile became an important status symbol; an icon to the middle-class. Today, forty percent of all middle-class households own two or more cars compared to fifteen percent only twenty-five years ago (Richman, 1990). Intrigued with the idea of image and status, the middle-class homeowner felt the automobile required a prominent location in the front yard; i. e., the driveway (Jackson 1980).

In 1920, garages originally were horse stables on the large estates of America's first automobile owners (Jackson 1980). Driveways were grassy or dirt areas off to the side of the lot. Automobiles represented unfamiliar advances in technology to many first time middle-class car owners. Early site planning of the suburban yard found homeowners designating the garage to a rear corner in the lot. Storage of the automobile and a place for vehicular related activities, both the garage and driveway, were regarded as dirty, noisy untasteful and unsightly near the residence (West 1976). Most importantly, the garage's location a distance away from the dwelling expressed society's stance, that, the dwelling and family life revered over all else in the yard (Jackson 1980).

But, in 1945, Jackson claimed homeowner lifestyles changed. Middle-class and upper-middle-class homeowners no longer relied on domestic help or delivery of goods and services as they did in the past (Jackson 1980). Rather, the vacuum, washer, dryer, and automobile helped homeowners accomplish chores and errands. The center of residential family life shifted from the parlor to the kitchen and bathroom (Jackson 1980). Technology encouraged self-sufficiency in the household and in the front yard.

Jackson identified change in middle-class lifestyle became more visible when architects responded to client desires for self-sufficiency in the household and incorporated garage with

dwelling (Jackson 1980). Rationalizing middle-class reasoning for this move, Jackson stated,

...cars increased in size...outgrowing the driveway and backyard garage. The boom in tract housing provided wider frontages, and the growth of urban and suburban distances meant that two cars were a necessity for families of moderate income. And the garage as a family center half outdoors, part work area, part play area is also a family invention, not the invention of designers (1980 109).

The automobile's placement in the suburban front yard combined with an increase in street traffic began the final demise for the porch (West 1976). People no longer desired to sit on the porch. The automobile afforded mobility to an eager middle-class desiring to visit long-distance relatives, see new forms of entertainment, and work outside of their hometown (West 1976).

Technology and the influx of foreign made items challenge Americans' tastes with numerable choices in fashion, automobiles, music, sports, and architecture (Randel, 1978). During the 1950s and continuing today, many middle-class households were up-dated with technological labor-saving appliances including the refrigerator, television, air conditioner, and dish washer. Development of new tastes in garden equipment--the lawnmower and hedge trimmer, fences, and plant material, likewise, allowed the homeowner more free time and a more manageable outdoor environment (Randel, 1979, 206).

For example, West cited air conditioning brought relief from the summer's heat, but distanced the homeowner from the porch and the front yard. Historically, the porch symbolized the little leisure or spare time the first colonists encountered upon their settlement in America (West 1976). All activities carried on inside the home related to chores and maintaining the home; the porch did not (West, 1976, 43). As people settled into new lifestyles, the threat of Indian attacks diminished and the porch assumed the role for neighbor-to-neighbor conversations (West 1976). The breakthrough of air conditioning, the increase in population, construction of new roads, and the large number of noisy automobiles emphasized the move

for privacy in the residential yard (West 1976). "Street life, once so entertaining and neighborly, lost its charm: too much traffic, too much noise, too many strangers, street lights too bright have all combined to drive the family out of its garden, off the porch, and into the air conditioned house, " says Jackson (1980).

In the late 1950s, modernist landscape architect Thomas Church employed indigenous California stone, timber, and native plant material in many of his projects establishing himself as a leader of California landscape design (Church 1955). He pursued his passion for the porch, even though, it declined physically as an element and activity space in the front yard, by reintroducing it in the backyard, as the deck. In Church's 1955 text, Gardens are for People, he states,

But porches have become detached from houses and wander freely around the property -sometimes jutting out over it, providing the illusion of level spaciousness. These wandering porches, which, in one form or another, have been with us for a long time are now what we call decks (1955 86).

Porches grew, representing symbols of prosperity and friendliness in the front yard. Still later, in the 1950s, both the porch and the front yard, simultaneously, experienced change as advances in modern technology, specifically, the availability of the automobile, shifted American's taste and lifestyles (Church 1955). The automobile and advances in domestic appliances permitted the housewife to enter the job market, undertake a career and bring a second income into many households. Women entering the labor force and, especially, the middle-class, influenced new lifestyles and careers (Forty, 1986, 209-215).

Middle-class lifestyles, also, were affected by the move for environmental awareness. The waste products of technology has initiated research for more ecologically sensitive landscape equipment and chemicals used in the residential landscape. Lawnmower manufacturers, for example, are rethinking the electric mower and will introduce the battery

operated model in the spring of 1994 (Roach 1993). In addition, the weed stringer and leaf blower are being reengineered to reduce noise and exhaust pollution to meet strict guidelines set forth by local municipalities throughout the country (Hays 1992).

The Toro Corporation, a manufacturer of lawn, garden, and irrigation equipment, is seeking ways to reduce the amount of grass clippings and leaves from residential yards; i.e. eighteen percent all waste being sent to the nation's landfills (Roach 1993). Today, competition is high amongst domestic garden equipment manufacturer's to produce environmentally sensitive and low maintenance equipment (Roach 1993).

Evolution of the Front Yard

Landscape architect, Mary Riley Smith says, "The history of the American front yard is one of evolution, from enclosed, private yards to open, democratic spaces virtually indistinguishable from those on either side," (1991, 10). Examining the contemporary American front yard involves looking at its roots in the history of the American landscape.

The front yard is a derivation of past landscapes. Successively, the forest, the pasture, and the lawn all played significant roles in the settlement of the United States (Jackson 1951). Each represent man's attempt at controlling the wilderness of our unsettled lands. Equally, they suggest some preliminary signs of a landscape taste through the first use of edges and boundaries utilized for containment and enclosure (Jackson 1951).

Originally, forests were perceived as dangerous places. Myths say the forests offered great places for criminals to hide while possessing an abundance of resources essential to the farmer and hunters' survival (Jackson 1951). Farmers entered forests seeking open pastures for grazing livestock. Finding none, they, turned to cutting trees, stripping vegetation, and the laying out of pastures; the precursor to the lawn (Jackson 1951).

Awareness of the lawn and use of it for grazing grew beyond the economic benefits of running a farm; it provided a bucolic setting the farmer used for social gatherings and recreation. Jackson stipulates, "...that is why it (the lawn) was and still is looked upon with affection," (1951). In time, pastoral lawns became town commons and town squares providing the public a space for social events. In England, rugby and cricket were common lawn games. Baseball and football emerged as the common sporting events played on America's grassy playing fields and town squares (Randel 1979).

The lawn's association with these sporting events, suggested proper forms of social conduct and standards of acceptable attire for spectators and participants. Groth quotes the

cultural historian, Richard Bushman, "During the 1400's and 1500's, the carefully groomed yard--just as the carefully groomed hairstyle, gesture, clothing, and table--separated the polite from the crude, social order from social muddle, proper houses from mere dwellings," (Groth1986; Bushman 1986).

Brower and Taylor describe the yard, dwelling, and street, "as points of origin--the public community versus the private personal domain of everyday life," (1985). They explain, "...surrounding each domain are expectations and norms which decrease in strength as we move away from the point source that tell us how to regard that space and how to act when we are in it," (Brower et. al. 1985).

Similar associations between standards of conduct in society and the lawn remain today. England's Wimbledon Tennis Club, the site known for the international lawn tennis championship each summer, requires participants to adhere with its strict dress discipline (Schickel 1975). American baseball teams, football teams, and private golf and country clubs require a uniform or suitable clothing to participate in these lawn sports.

The lawn's relationship with forms of behavior and etiquette became a common symbol to the suburban home as its popularity grew with residential homeowners. In The Art of Beautifying Suburban Home Grounds, Frank J. Scott wrote in 1870, "A smooth closely shaven surface of grass is by and far the most essential element on the grounds of the suburban house," (Smith 1991; Scott 1870).

Today, Roach claims, "America's love affair with its lawns verges on fatal attraction. Under the guise of beautifying the postwar suburban sprawl, we fell too deeply in love to think clearly. A change is gonna come, and in fact is already underway nationwide," (Roach 1993). Lawns are going to be rid of their chemical dependency, tolerate more stress and require less maintenance. Particular communities are enforcing ordinances prohibiting loud smoky mowers and blowers for the protection of the environment (Roach 1993; Hays 1992).

In 1951, Jackson said, "The lawn is a characteristic of the front yard whose use has diminished" (Jackson 1951). He attributed this diminution to population growth. After-school programs, community athletic events, and clubs encourage the participation of children, taking away the human and its respective activities from the front yard (Randel 1979).

Mobility afforded the homeowner by the advent of the automobile takes homeowners to workplaces away from the home. Spare time finds homeowners visiting parks, beaches, viewing movies and enjoying other forms of entertainment away from the home environment and the front yard (Randel 1979).

One domestic activity, maintenance, continues to have a strong relationship with the homeowner advancing moral standards throughout neighborhoods. In 1992, landscape architect, Eliza Pennypacker, reaffirmed values contingent in the nineteenth-century American landscape. Previously held as the 'tasteful' embodiment of social attitudes and feelings of the middle-class, greenness, openness, age, and scrupulous maintenance are four landscape components presiding in middle-class yards today (Pennypacker 1992). Downing adhered to these same components as he designed projects for those who found success with the Industrial Revolution and desired a country retreat (Pennypacker 1992).

The component, scrupulous maintenance, acknowledges middle-class Americans' discipline for neat shrubs, lawn, and trees throughout the front yard (Pennypacker 1992). Maintenance communicates a degree of neatness; a personal statement of quality this social class conveys through the public zone of the yard (Pennypacker 1992). Homeowners invest time and money into the maintenance of their residence and surrounding landscape. Owning a home and piece of land indicates status; something one can take pride in (Fussell 1986). In 1951, Jackson expressed, "Weeds, and dead limbs are a disgrace, and the man who rakes and waters and clips after work is usually held to be a good citizen," (Jackson, 1951, 3).

The Middle-Class Relationship with the Front Yard

This thesis narrows its concentration to America's middle and upper-middle classes since they have had a long-standing relationship with taste and the front yard (Fussell 1982). The middle and upper middle-classes comprise 80% of the total population (Fussell, 1982, 40). The Internal Revenue Service does not officially define social classes, but considers a household's adjusted gross income (based on 1991 returns) to be lower, middle, or upper middle-class status, if it falls in the range twenty-thousand to seventy-five thousand dollars. Please see Appendix C for social class breakdown.

A change in composition of the middle-class and its lifestyle occurred in the mid-nineteenth century as a result of the Industrial Revolution. Also, known as the Age of Progress, the Industrial Revolution fostered middle-class growth while the country acclimated itself to a new age of mechanization and industrialization. More importantly, this period afforded the opportunity to establish a business, turn a profit, and gradually climb the social ladder. Many former agrarian working class individuals jumped at the opportunity and a new middle class arose. This social-class desired wealth, power, and prestige (Pennypacker 1992). Unfortunately, this drive left only remnants of the middle class's morality, patriotism, and family values (Pennypacker 1992).

Author, Paul Fussell, in his text, Class, says, "The desire to belong, and to belong by some mechanical act like purchasing something is another sign of the middle-class," (1983, 44). Middle-class homeowners have a propensity for neatness, meticulousness, and a desire "to borrow from higher elements" (Fussell, 1983, 45). Middle-class homeowners are a social group concerned with etiquette and social status. The image a middle-class citizen presents has many ties to one's appearance.

Personal appearance receives inordinate amounts of publicity in magazines and the

media, focusing on the latest tastes in fashion and hairstyles (Randel 1979). Middle-class consumers are constantly concerned with their appearance because they desire the lifestyles of the upper-class (Fussell 1983).

Middle-class citizens possess a measure of social anxiety characterized by a "finicky neatness" according to Fussell (1983 45). This conveys their presence to the immediate surroundings. Fussell illustrates their anxiousness in the example of the persistent watch over the front lawn and the instantaneous expulsion of any weed or blade of crabgrass in the front yard (Fussell, 1983; Lewis, 1989).

Middle-class concern for the front yard, carries over to neighborhood conformity. Even though the composition and structure vary, the repetition of every residence establishes a commonality or homogenic pattern in suburbia (Dobriner 1963). Fussell identifies the lawn as the crucial thread linking neighborhoods in suburbia. Front yards are the result of many toiling hours homeowners put forth for fear, "...slipping down a class or two." "Neglect of one's lawn in middle-class neighborhoods can invite terrible retribution," (Fussell 1983).

Middle-class homeowner's taste for architecture and landscape usually does not change as widely, compared to their taste for music, automobiles, and fashion (Pennypacker 1992). Fussell's hypothesis, "archaism confers class", attributes to Jackson's notion that middle-class homeowners make a concerted effort to reveal a family heritage or a historical period of some significance by placing objects in the yard or on the dwelling's facade (Fussell 1983). An old wheel-barrow turned planter, a statue of the Blessed Mother, stone benches, or planters from truck tires turned inside out and painted white are objects found in the middle-class front yard and represent a vernacular; a landscape taste (Jackson 1951; Fussell 1983).

The desire of the middle-class to link itself with classic and traditional styles is evident from this social class's popularity with traditional American furniture and Cape Cod and New England architectural influences in the home. As Marx pointed out earlier, archaism reveals this

social class's sentimental ties to American history and the values of virtuosity, coziness, integrity, and honesty (Fussell 1983). Themes of rural pasts involve the topics of how man has enclosed and excluded his land.

Enclosing American Spaces

Origins of organizing space in the American landscape with the fence and hedge, dates to the late 19th century just after the end of the Civil War. Simply, fences contained space or kept objects outside of it (Salter 1971). Settlers were concerned with protection and security from the wilderness; many were in uncharted and unfamiliar territories (Hart et.al.1972).

Surveyor's boundary lines had little meaning to American farmers in the eighteenth century; they were just lines in a notebook (Stilgoe, 1982, 87). It wasn't until the nineteenth century that farmers established treelines, constructed stone walls and chopped wood into useable fencing material marking property limits. These fence types represent some of man's first physical boundaries in the American landscape (Stilgoe 1982). Farmers implemented their use for dividing livestock from corn, constructing road lines, and enclosing one's property (Stilgoe, 1982, 87).

Settlers, soon, realized spaces for containment increase with the expansion of the contents. Exclusionary spaces remain the same or subdivide, assimilating a trait of the residential front yard. That is, the lot size usually remains consistent through time (Salter 1971). Groth says, "Long before restrictive covenants, building ordinances, and zoning laws had required people to set their houses far back from the street (for privacy and fire control), people in the United States had chosen to build that way," (Groth 1986). Nineteenth-century working class landowners desiring an area for yards and gardens, told surveyors to dimensionally lay out plots to 25 feet x 100 feet. Often, middle-class landowners purchased

50 feet x 125 feet lots for development. Typical practice in urban settings was to enclose these spaces with high-board fences for a permanent impenetrable boundary (Groth 1986).

In early eighteenth-century rural settings, southern farmers concerned about property limits installed the worm or scissor fence to delineate the property's edge and contain livestock (Stilgoe, 1982, 64). "Colonists knew the worm fence provided the most satisfactory response to the transient lifestyle their builders loved. The wealth of rich soil, made it seem foolish to construct permanent fences," Stilgoe writes (1982, 65). But, as expansion and settlement of the midwest picked-up, the cost of maintaining such fences increased, also. Timber supplies dwindled in this region of few forests. Mechanization introduced more efficient equipment and the opportunity to work more land. The width of the scissor fence, however, prohibited new farm equipment from negotiating tight turning radii and utilizing land immediately adjacent to the fence (Hart et. al. 1972).

The post and rail fence, or the straight-line fence, succeeded the worm fence saving much timber, but little labor. Time spent digging individual post holes and cutting the wood for each section was appreciable (Hart et. al. 1972). As farmers settled in areas of few trees, ideas were borrowed from English immigrants rekindling the use of the hedge; a popular fence type in England (Hart et. al. 1972). The adaptation of the hedge to the American farm was short-lived, but represented the expansion of America's cultural landscapes through an eclectic borrowing (Hart et. al. 1972).

The hedge's short period of prominence with the American farmer was plagued by maintenance requirements, long periods needed for establishment, and its attraction to wildlife. Most important, it consumed too much farmland (Hart et. al. 1972). Farmers, in the end, turned to barbed wire, which uses the smallest amount of ground surface, but has been attributed to injuring the farmer's own livestock (Hart et. al. 1972).

In 1870, Scott, stated that American "landscapes needed taste of an aesthetic nature

while exhibiting efficiency" and added that, "The kind of fence is best which is least seen, and best seen through," (Salter 1971). Response to Scott's urging saw many farmers and homeowners come to the realization that fences, walls, and boundaries were obstacles to them. Formerly, protective devices against the wilderness, fences were no longer needed (Salter 1971). Jackson asserts, "There were thus good practical reasons for ridding the farm of the fence. But there was another reason too: a change in taste," (Jackson 1951; Kaplan 1982). Organization of the American landscape reached a turning point with Scott's postulation (Salter 1971).

Farmers wanted to change the appearance of the landscape. They voiced their opinions to government leaders requesting the establishment of containment laws, i.e., laws preventing errant cows from wandering and damaging crops. Grass root organizations such as the Rural Improvement Society surfaced for the improvement of village and rural existence through street tree plantings, beautification programs, and fence laws. Much publicity and pressure from farmers, garden clubs, and the Rural Improvement Society forced states to adopt herd laws; i.e., establish fencelines for the containment of livestock in the late 1890s (Salter 1971).

Today, the suburban lawn remains as a remnant of Scott and the Rural Improvement Society's hardwork. The lawn connects the private edge of the front yard, the dwelling, with the public street edge. According to Jackson, it "....is so typical of small-town America that we rarely wonder as to its origin, and even more rarely recognize it as a specifically American feature," (Jackson 1969).

Spatial Definition in the Front Yard

Paul Growth examined the yard through three key terms: lot, yard, and garden, as they apply to methods of delineating American property limits (Groth 1986). Each term suggests different values associated with property. "Lot" refers to the division of land, the creation of it as a marketable commodity. The "yard" is an enclosure set apart for carrying on some specific work, business, or storage." The garden emphasizes the contents of the space rather than its delineation (Groth 1986).

Historically, the lot's origins lie in early Mediterranean culture where land could be sold or used for some better purpose, if divided into tracts or lots (Groth 1986). A shift from community ownership to individual concerns flourished as common pastures and farming communities disappeared. Settlers divided abundant land in America's West, into lots based on the grid iron system (Brooks 1988). Importantly, this land measurement system espoused two objectives; the clear organizational structure for land settlement and the subdivision of land according to cultural requirements (Brooks, 1988, 17). Today, residential property lines are distinguishable by plant material, fences, grass cutting height, fertilizer fed lawns, and activities homeowners arrange on or near them (Worthen 1975; Smith 1991).

Americans distinguish lot, yard, and garden by labeling each with regional and cultural values. English colonists arriving in New England, carried to America the idea of the individual house set on its own lot. The lot symbolized individual ownership and the individual household while dominating the street (Groth 1986).

The yard's association with enclosure in America especially in the late 1880s became popular through the use of high board fences in burgeoning urban areas. Hedges and other plant material were inadequate and penetrable. Although, the specific work carried on in the enclosure of a brickyard, lumberyard, or graveyard was different from the work in the residential

yard, the yard signified enclosure of a space whose activities were visible to the public (Groth 1986).

Enclosure of an entire single space signified it was a yard. When America's first settlers realized this country contained vast amounts of open space, they espoused the single-family residence on its individual lot over the row house lot because it fostered an open space setback between the street and residence. The row house with its front facade closest to the street, left very little room between it and the street (Groth 1986).

"In the current enthusiasm for horticulture, perennial gardens, vegetable gardens and rock gardens are being designed and planted at a great rate in backyards everywhere," (Smith 1991). The front gardens, once so common to the front yard, are seldom seen (Smith 1991). Groth looks at gardens in American yards today and says, "Gardens acquire unique qualities when they leave the fence-lines, lot-lines, and house foundations and take on a life of their own," (1986).

According to Groth, Americans misinterpret the intention of the garden because it lacks a nationally accepted definition. Homeowners casually associate gardening with growing foundation plants or raising flowers along fence-lines. But Groth asserts the difference between foundation plants and fence flowers and gardens is that the former are forms of adornment not gardens (Groth 1986). Americans associate care, commitment and watching with the garden. Groth points out, "Gardening is a popular verb in the American vocabulary; homeowners rarely work in gardens; they work in yards." (1986).

Groth says the ubiquitous delineation of property lines and foundation plants occurs far more often than the independent garden. It deals with citizens participating individually in the order of land ownership and the lot bestowing a place in society upon the gardener (Groth 1986).

J.B. Jackson realized the yard was a place for storage and the garden was a space for

emphasizing what is contained inside of it through the symbolization of homeowner arranged objects in the front yard. They enclose and store historical and cultural values of a region while reflecting prior events. "Ox yokes, wagon wheels, out of date plows suggest the pioneer background of the community," according to Jackson (1990 45).

While Groth's notion of yard focuses on delineation of the entire property, Jackson's attention emphasizes objects and their symbolization in the front yard and Mugerauer looks at the zones within the yard. Mugerauer asserts the front yard is,

...open places which get filled in as we live and act outdoors. This space is open because it's bounded, defined or set off as our place and thus more like the house. They are outdoor domestic areas analogous to the interior space of the house (1985 33).

This analogous comparison, yard to rooms in a house, reveals the yard's containment as an outdoor environment harboring particular activities within multiple zones (Mugerauer 1985). Playing, walking, gardening, or puttering around are daily activities Mugerauer identifies through his research of midwestern yards (Mugerauer 1985). The zones, Mugerauer, describes, are delineated by edges, objects, and boundaries found in the front yard. They are comparable to the walls and partitions in a residence. Mugerauer describes,

The first zone includes the slender strip adjacent to the perimeter of the house, often, containing foundation plants, the garden hose, and muddy shoes. The outer border is formed by the outside driveway edge and the property line. Commonly overlooked by the homeowner, it is deemed an open-space border of neglected space. The front yard is the most prominent, the obvious public areas which opens to the community and communal activities (1985 32).

This zone is formed by the curb's edge at the street. If a sidewalk is not present along the street's front, then, it's the inside edge of the sidewalk that defines the front yard's spatial quality at street side. Walks divide the front yard into numerous shapes and sizes. A constant material, represents the unity of the driveway, presenting it as an individual zone, but one contributing to the overall make-up of the front yard (Mugerauer 1985).

Sidewalks comprise a zone designated and accepted by the homeowner as proper for public movement through the yard (Mugerauer 1985). At the same time, the sidewalk is an edge establishing the marginal strip--the area formed by the street's edge and the outside edge of the sidewalk. Often, a grassy area or tree planting strip, signifies the street is the real and final edge that defines the front yard. The sidewalk cuts through the front yard creating this peripheral space (Mugerauer 1985). Even though, Mugerauer's dissection of the front yard revealed seven zones, he implicates further examination of this space is necessary for understanding the limits of such spaces.

Home Environment

As the zones comprising the front yard are investigated, one cannot overlook the dwelling's presence and role in establishing the landscape taste of the front yard. Korsec-Serfaty says the dwelling is opened and closed, concealing and expressing the homeowner (Korsec-Serfaty 1985). She and Evans, an ethnologist, shows changes in the physical shape of the dwelling, which affect the meaning of the dwelling and hence, modify the dweller's relationship to his or her home. Can this relationship be translated to the front yard as well?

Brower and Taylor feel the dwelling does not end at the front door, but rather extends beyond (1985). Its presence reaches into the side, front, and back yard. Activities in these spaces affect in a large manner, what goes on inside the house. Mugerauer identifies the feelings of Brower and Taylor in his studies as centripetal and centrifugal forces; forces, that, respectively, are inwardly and outwardly focused from the dwelling, the central point of the yard. These forces apply to zones such as the area between the driveway and neighbor's property, the grassy median strip between the sidewalk and the street, the sidewalk, the driveway, entry path, foundation planting zone, etc (1985).

Private and public areas penetrate one another (Brower et. al. 1985, 183). Brower and Taylor expressed that the exterior of the home environment is "...private, personal and owned versus the public--shared and open to the community--a unique place for understanding relationships between individuals and the local society," (1985, 183).

A 1981 study, by Greenbaum and Greenbaum, in Kansas City examined territorial markers and levels of upkeep in the residential yard. Residents of houses with front yards having sidewalks were revealed to be highly maintained and sponsors of local friendships. Directing attention to territorial functioning was part of this local regions' social awareness (Brower et. al., 1985, 188). The same study examined ethnic and non-ethnic households concluding ethnic households have more territorial markers throughout their property (Greenbaum et. al. 1981).

Worchel and Lollis's 1982 study found the cultural background of a region shapes its territorial functioning. The frequency of garbage and litter removal from the front yard was used as an indicator of the culture assigning significant value to particular territories around the home (Worchel and Lollis, 1982). Comparing residential neighborhoods in the United States and Greece, it was determined garbage and litter are removed from American sidewalks and curbs in the front yard more quickly, suggesting these areas are considered semi-private and image forming (Worchel and Lollis, 1982).

"Home is, also, security from physical and psychological danger... a place where one has some degree of control and may put down roots," (Dovey, 1978, 27). The home provides a space to drop pretensions and act naturally. It is a place one can always return too after temporarily moving away (Dovey 1978).

Worthen's study of tract development suggested the street has the greatest potential for visually unifying a neighborhood. Front yards are woven together by streets. Worthen found order, neatness, and self-respect as prevalent qualities in her fifty case studies (1975).

In 1993, the home environment is a territory composed of multiple residential types (Worthen 1975). An article in the June 17, 1993 edition of USA Today says, "Thirty-two million people in the USA - 1 out of 8 - live under a homeowner's association - the fastest growing bureaucracies in the USA" (Stone, 1993, 1). Their effect on the front yard's edges, objects, and boundaries is one of regulation and restrictions; prohibiting yard maintenance at certain times of the day, painting the home a bold color, and owning overweight pets (Stone, 1993, 1). These restrictions represent changes in taste, conformity to particular tastes, and acceptable use of edges, objects, and boundaries in the residential landscape.

Reading the Landscape

Americans, often, take for granted the front yard and many other spaces they come into contact with each day. Sidewalks, parking lots, and the short-cut dirt path people shuffle across instead of the designated walk are examples. For one to read them--to visually comprehend their intention--is difficult and unfamiliar to Americans (Lewis, 1979, 14).

Reading a landscape involves answering questions similar to: Why do Americans have salutatory lawn-jockeys in the front yard? Why are lawns so popular for separating dwelling from street, in general, and in harsh climates, such as Arizona's? Why announce enclosure so physically and tangibly, when property limits are indicated on individual plats?

If identification of landscape taste's influences are desired, the individual front yard's edges, objects, and boundaries should be read in their existing context without the input of open or close-ended data from the respective homeowners. Therefore, the role of complete observer is undertaken; i.e., the researcher's identity is not revealed to the subjects of the study (Babbie, 1992, 289).

It is important to recognize few researchers have examined edges, objects, and

boundaries of the front yard to reveal the role of taste and its influence on the front yard's character. Developing a method to see the composition of a space allows one to better understand the actions of man creating those environments (Fox 1989). This investigation uses drawing as its tool to read and interpret how man organizes the residential front yard. According to Fox, reading the landscape involves isolation of its compositional elements to remove the components and their relationship with the surrounding environment (1989).

Constructing a process to read a landscape involves the ability to view the home environment through reading what the space's elements are saying. Lewis developed a method for reading the landscapes contrived by man; i.e., his seven axioms for reading the landscape (1979). Several of his axioms have application in this investigation for the purpose of reference in understanding what edges, objects, and boundaries mean to the homeowners of middle-class front yards. The following are noted in this study (Lewis, 11-27, 1979).

1. The popular or vernacular landscape contains signals of a group's culture.
2. Ordinary things in the landscape reflect a culture, but, often, are the hardest to study.
3. Conventional methods are not useful to studying common landscapes.
4. Archaism reveals much about the history of a landscape.
5. Contextual study of the elements of a cultural landscape is a priority to understanding it.

These axioms provide guides in establishing the method of drawing and how to go about looking at edges, objects, and boundaries to be used in the interpretation of the front yard's character. But, first an explanation of what is meant by edges, objects, and boundaries has to be established, so that the limits to what I am looking at are defined, prior to creating my method of drawing.

Edges, Objects, and Boundaries

What comprises middle-class front yards today?

In 1982 Amos Rapoport felt that the maintenance of the yard, signs of beautification, signs of homeowner identification and barriers in the residential yard are "...markers of non-verbal communication" (1982). These markers encompass edges, objects, and boundaries and result in the composition of a man-made environment due to the stubborn intentions of the homeowner (Lewis 1990). This study examines these three categories in relationship to age for a better understanding of the changes in landscape taste of residential front yards in Glen Cove, New York, the site for this thesis investigation.

But, why edges, objects, and boundaries? Edges, objects, and boundaries communicate a homeowner's creativeness. For instance, a homeowner can construct a stone wall to enclose a garden and it should remain for an extended period of time. A homeowner can, also, plant a garden enclosed by the same stone wall and enjoy how it changes from season to season contrasting the vegetation against the stone wall. People are concerned with such things as property limits, vegetation, and zoning of front yard space because they reflect change in the landscape. They convey highly regarded beliefs and homeowner's convictions establishing a popular taste in their landscape. Homeowners declare their personal territory through edges, objects, and boundaries. For application in this study, the following definitions of edge, object, and boundary prevail.

An edge is a horizontal line separating two different materials or uses. For instance, an edge exists at the intersection of a path and lawn, the driveway and an adjacent groundcover, the street and curb. Boundaries differ from edges, but have similar qualities. Boundaries have a vertical height to them imbuing a physical presence to their location (Stilgoe 1982). Since America's first settlers conquered uncharted land, property limits have articulated boundaries

of a parcel (Stilgoe 1982). In the past, homeowners commonly aligned fences, hedges, and walls with property limits to distinguish and enclose adjoining land with tangible forms. At the same time, while boundaries assume their vertical form in the landscape, they acquire the characteristics of the third category--objects.

Objects found in the landscape are indicators of culture, history, and homeowner identity. They derive their objective quality from their function and location. Included are mailboxes, trash cans, driveways, lawn jockeys, wagon wheels, stone walls, flag-poles, automobiles, fences and lampposts, etc. Boundaries become objects when they are deliberately given more detail and effects than necessary to enclose a space or be the contents of a space. Fences may enclose a space, but may be very rich in detail and constructed from a high quality material, for example. In this sense, the object and boundary make a statement about the environment. It may concern a past, present, or future event in the life of the homeowner.

Front yards contain both physical and invisible boundaries. As Worthen (1975) and Mugerauer's studies (1985) found, "...the decision to emphasize edges seems universal. Sometimes the boundary is simply a negative line, created by adjacent homeowners cutting their lawns at different heights or using different fertilizers," (Worthen 1975). Delineating property limits is important to middle-class citizens. To them, the front yard signifies a social and personal space of territory; achieved with many mortgage payments (Groth 1986).

The plant material of the front yard--the trees, shrubs, and lawn--comprise a landscape composition of objects, that, often are organized at the foundation of the house, in the space between the front wall of the home, the street, and on property lines. In addition, plant material is recognized for its use as a boundary; i.e., hedges and foundation plantings and edges of gardens and lawn areas comprise a landscape edge.

"Fences and other boundary markers," according to Lewis, "are hindrances and causes of social imbalances with neighbors. Impenetrable boundaries between properties seem nearly

un-American," (1989 51). Mugerauer agrees, openness between front yards promotes community involvement and concern (1985).

J.B. Jackson opposed the spatial openness from yard to yard asserting enclosure provides a positive individualism, a pride of place, and a declaration of self-sufficiency (Jackson, 1990). In the Cultural Landscape, Salter reveals Jackson's fascination with the fence as an element of the American landscape; a symbolic representation of the nation's forefathers settling the West. Significantly, the analogy compares Americans designating their yard's boundaries with a fence to the pioneers enclosing a herd of cattle; iterating enclosure signifies the social importance of it (Salter 1971). Worthen notes, the older a yard is, the less number of markers are used to identify it. New homeowners display much attention to their property limits through planters and fences (Worthen 1975).

For the purposes of this thesis, it is important to extract the effect of age on the residential yard because it is a variable through which change in landscape taste can be seen through visual interpretation of the landscape.

Drawing

Why is drawing a valid means to extract changes of landscape taste from the residential front yard? Artists, architects and landscape architects communicate ideas and intentions to visible form through drawings (Edwards 1986). Drawing demonstrates not only the graphic talents of an individual, but taps a personal quality, that, can capture the element or experience of a space; a way of seeing the external world through one's own peculiar mode of cognition (Corner, 1992, 243). In Edwards' text, Drawing on the Right Side of the Brain, a discussion of drawing and seeing, establishes drawing is a concise method for seeing and recording objects and forms in a specific context. Edwards claims this visual process utilizes the right side of the

brain--the creative synthesizing side (1989, 6). It is this seeing process that, "...will develop your ability to perceive things freely, in their totality, to see underlying patterns and possibilities for new combinations," (Edwards, 1989, 6). By combining drawing with one's ability to read the landscape, data will be provided for use in the analytical extraction of the current understanding for landscape taste in this space.

Interestingly, Lewis and Edwards' research reaches a crossroad. Both arrive at the same juncture--people learn to see things through words. Trying to read the cultural landscape is difficult for ordinary citizens because, as Lewis compares, "...it is a process unlike reading a book," (Lewis 1992). Professionally, reading the landscape involves looking, pausing and thinking while reading is a continuous flow of thoughts the dominant left-brain weaves together into a coherent sense (Edwards 1989).

Corner, however, cautions landscape professionals of the deceptions present in landscape architectural drawing. In reality a landscape contains sensory images that cannot be truly captured by drawing. Feeling the warmth of the sun, smelling cut grass, or hearing a truck shift its gears are inexpressible in drawing. One cannot capture the true essence of these sensory feelings on paper; only a representation garnered in one's mind can create the likeness of these qualities experienced in the landscape (Corner 1992). Therefore, Corner's advisement is taken into account as one of the many facets one must be self-conscious to, if employing drawing to capture the edges, objects, and boundaries in the residential front yard.

A brief glimpse at a particular drawing type, contour drawing, allows one to see the emphasis and careful attention given to the form and credulations of an object or space (Edwards, 1989, 83). Maintaining consistency unifies the crispness of the single-line drawing, defining the edge of the subject and adjoining material or background space. The acknowledgement of a person's drawing ability, appreciates the drawer's individuality over all others. Patience, focusing, and seeing are variables pertinent to the intent of the drawing

(Edwards 1989).

Expanding Edward's premise for maintaining unity in drawing to Lewis and Pennypacker's argument--popular landscape taste's definition is lost between artists and designers and middle-class homeowners (Pennypacker 1992)--opens an opportunity to investigate landscape taste through drawing and graphic symbolization. At the same time, approaching the front yard's edges, objects, and boundaries through drawing attempts to extract man's response to human organizations and activities in the front yard.

Corner states, "Other art forms, such as sculpture and landscape painting receive more attention than an ordinary landscape. We rarely pay such close attention and sensorial devotion to landscape space as we do to a painting or an object," (Corner, 1992, 249). As Jackson noted, "Americans accept the front yard as part of being American. You can find them from coast to coast," (Jackson 1951). On many occasions, Americans fail to experience the landscape of ordinary places because their desire for mobility takes them to the Interstate highways, by-passing small-towns, suburbs and places that comprise America's rich cultural and popular landscape (Lewis 1979).

III. Methodology

Types of Research

The literature review established a background for the relationship between landscape taste and the residential front yard. Here, the methodology, explains what processes are implemented to decipher how edge, object and boundary reveal a better understanding of change in the landscape taste and its effect on the character of the residential front yard.

Beginning an investigation into human organized environments involves two forms of research: environmental field research and applied research. Each form is similar, yet, distinguishable by their methods of observation, measurement of data, and analysis. Environmental field research studies relationships between people and environments that implicate particular qualities and lifestyles (Babbie 1992). Applied research involves gathering specific facts and figures checked by some regulations of a higher authority (Babbie,1992,45).

Environmental research employs phenomenological means of studying the landscape (Fox 1989). Front yards, often, contain many symbols of homeowner values and ideas describing who that person is and how he or she lives (Jackson 1951). Phenomenology allows for the study of things and places as they exist independently in their environment (Fox 1989).

As J .B. Jackson argues the front yard is a common environment: an ordinary area between dwelling and street (Jackson, 1951, 3). It is here, that, homeowners participate in activities unfounded inside the home. Activities, that, are athletically related, environmentally focused, or community supported. Whichever, each involve contact with edges, objects, and boundaries observed phenomenologically in the residential landscape.

Lewis maintains, "Our human landscape is our unwitting autobiography, reflecting our tastes, our values, and even our fears, in tangible, visible form," (1979, 12). Grasping an understanding of this space requires a process of visually observing the front yard. Phenomenology grounds itself in "...study that works to uncover and describe things and

experiences, as they are in their own terms," (Fox 1989). This ability to observe things in the landscape phenomenologically entails an observation process also utilized in applied research (Babbie 1992).

Why is applied research appropriate to this study? Today, the popularity of applied research ascends new levels. Many private and public sector organizations, now, require studies confronting problems of daily social life. Findings of applied research are implemented to determine future paths about courses of action to follow (Babbie 1992).

The relevance applied research has to this thesis lies in its concern for dealing with practical applications of humans and their relationships with the residential environment. In other words, this study seeks to substantiate the landscape taste for a specific front yard's edges, objects, and boundaries. What makes applied research appropriate to this research investigation is its three-step inquiry process: theory, operationalization, and observation (Babbie 1992).

Acceptance of a front yard's edges, objects, and boundaries to reveal expected values or qualities of landscape taste, not only requires a foundation for a methodical process, but expresses a theory held by man for his environment. Acknowledgement of this theory, represents interest in an aspect of the real world; the suburban landscape. Findings are sought, constructed and applied to further human living. Initializing this investigation, i.e., collecting data, and interpreting what it means is called operationalization (Babbie 1992).

The third step, observation, involves seeing, recording and drawing what is observed in the front yard (Babbie, 1992, 47). Babbie identifies observing environments as they exist is a form of empirical data collection which allows for establishment of individual case studies (Babbie, 1992, 47). Observing landscape taste through applied research entails deductive reasoning. Starting with an argument for change in the front yard's landscape taste, observing data and working to a generalization addresses the many individual relationships between

edges, objects, and boundaries (Beveridge 1950; Babbie 1992).

Deductively examining the landscape taste of the home environment elicits the issues of culture, privacy, spatiality, and personal territory. These subjects conjure sociological and anthropological methods of inquiry prevalent not only to applied research, but environmental field research as well. On a larger scale, each of these methods are similar since they fall under the guise of qualitative research (Kirk, 1986, 10).

Qualitative research is used more than quantitative methods when working with such issues of culture, privacy, spatiality, and personal territory (Babbie 1992). Qualitative research involves directing questions at the front yard; a space comprised of homeowner subjectivity, from both sociological and cultural anthropological aspects (Kirk 1986). If, I want to discern causes for the landscape taste--why the front yard is the way it is?--the data needed is best revealed through qualitative methods.

Building on Lewis's axioms for reading the landscape, Edward's notions of drawing as a way of seeing, and the ideas and importance of edges, objects, and boundaries as indicators of landscape taste, a drawing tool was developed that would allow me to look at the front yard in an unconventional research approach. Then, I used, that drawing tool to investigate 40 front yards in Glen Cove, New York. The remaining sections of this chapter describe the drawing method, site selection, and examples of sites drawn.

Drawing

Constructing a drawing method, I desired a simple process to record the same data--edges, objects, and boundaries--in each front yard to insure consistency in my observations. First, understanding their meaning individually and second, their role as part of the entire space appeared to be significant because front yards often result in homeowners working with one edge, object, or boundary at a time. So, drawing each separately attempts to extract the underlying importance of each.

Five boxes are drawn, each representing a different drawing layer. The drawing layers are box one--property lines, box two--hard surfaces, edges, objects, and boundaries, box three--plant material, box four--the three prior boxes combined, and box five--an axonometric drawing of the front yard. The first four boxes are read in descending order. They follow this format to extract the edge, object, and boundary of each front yard for comparison and individual examination.

Property lines are drawn to establish limits of property ownership. They distinguish adjoining property lots and different ownership. Property lines are places in the yard homeowners physically create boundaries and edges for the purpose of enclosing their private space.

Hard surfaces, edges, objects, and boundaries, are drawn to indicate their permanent quality and influence upon the organization of other spaces in the front yard. This drawing shows sidewalks, curbs, paths, footprints of the dwelling's front facade and garage (where applicable), mailboxes, fences, statues of the Blessed Mother, barbecues, street signs, porch columns, utility poles, and overhead cables, rocks, street edges, and slopes.

The importance of hard surfaces is illustrated by the fixed location of the edges, objects, and boundaries and the arrangement of activities and spaces in and around them. Included are

basketball hoops and the driveway and planting beds and sidewalks. Another reason shows they establish strong lines which direct and focus attention on enclosing and excluding movement inside and outside the front yard.

Plant material is drawn simply to show homeowners use it as an edge, object, or boundary in the front yard. Homeowners organize plant material along public sidewalks, entry paths, driveways, parallel to fences, and along the foundation of the residence. It is used to identify changes in property ownership and the separation of private and public spaces. Landscape edges, the line of planting beds, define zones of plant material.

Collectively, property lines, hard surfaces and plant material are drawn as a single layer in box four to show the combined relationship each layer has to one another. They illustrate how the contents of different layers contrast and react to others. Significantly, this describes not only the relationship between property lines, hard surfaces, and plant material, but reveals organizational uses of the space, the homeowner's intent for enclosing and excluding both private and public space, and patterns of similar occurrence.

The axonometric drawing of the front yard contained in box five shows the volumetric forms of the dwelling, border markings, plant material, the location of street(s), paths and utilities. Most importantly, this drawing recognizes the vertical and horizontal relationship of boundaries and edges as they currently exist in each front yard. This information combined with the data in the four prior boxes, can be helpful in extracting differences and similar patterns of closure and openness in front yards.

Site Selection

Front yards, dimensionally, come in a multitude of sizes and shapes. Most often, there scale reflects zoning requirements of a local municipality, while others assume an appearance determined by the auspices of the homeowner. The site selection deals with a question of scale; how do I select a sampling frame of front yards, that, is applicable for this study?

Salience between the American middle-class and single-family homeownership was established in the literature review as the primary requirement for each front yard. Rentals, multiple family units, or units of a transient nature, imply more than one homeowner or resident; thus, more than one person other than the homeowner could contribute to the formation of the landscape taste. Therefore, this investigation refines its site selection to middle-class residences in the City of Glen Cove, New York.

A city of 24,068 residents (Lilco 1993), Glen Cove is nestled on Long Island's North Shore in southeastern New York state. Long Island Sound lies to the north and Manhattan is thirty miles to the west. Its landscape and people are rich in history. First generations of many families were employed as the gardeners, chauffeurs, maids, and butlers on the estates of the wealthy industrialists of the early twentieth-century. Today, much of the population consists of middle-class and upper middle-class citizens, living in apartments, condominiums, and owner occupied single-family homes (Lilco 1993). The average household contains 2.76 persons owning 2.05 vehicles per household (U.S. Department of Commerce 1990).

Glen Cove, also, is selected on the basis of its uniform physical landscape of gentle slopes, common vegetation and full four season attributes. Zoning is similar throughout each neighborhood. Lots and building mass are comparable in size and the front yard setbacks are similar. See Appendix B--City of Glen Cove Zoning Ordinance for individual neighborhood's zoning designation.

Simple random stratification of the cities' official map (Glen Cove Chamber of Commerce 1992), produced over eighteen residential neighborhoods of single and multifamily housing. Five residential neighborhoods were selected based on the criteria they be selected from different periods of construction; i.e., they contain different ages (See Figure F-1 for location). All random selections were made using a random number chart, obtained in the text, The Practice of Social Research (Babbie 1992, A27).

Within each of the five neighborhoods, eight front yards were selected randomly. The initial random selection also revealed dwellings on corner properties. After comparison of corner and non-corner properties, differences between the two types were visible. The decision was then made to include a sub-study of corner front yards to see if landscape tastes influenced differences in character between the two types and to explore deviations between corner lots and non-corner lots. Simple random selection of two corners from each neighborhood, (a total of 10), were chosen for further examination. In summary, ten corner front yards and thirty non-corner front yards, a total of forty, were selected.

The eight residences per neighborhood were then chronologically assigned a neighborhood designation:

N - 1 The Orchard (1937)

N - 2 Highland Road Association (1945)

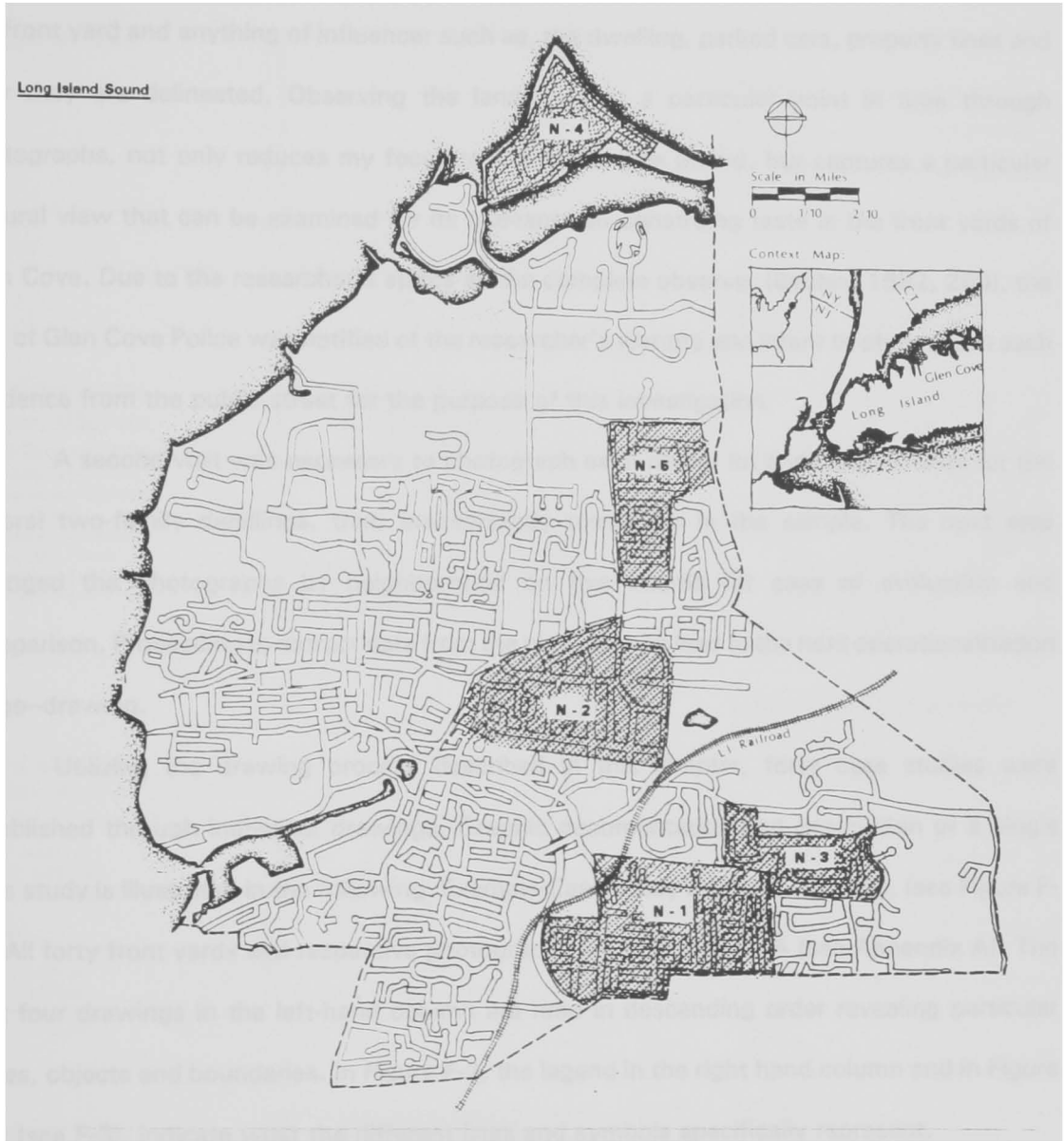
N - 3 Roxbury (1950)

N - 4 Morgan's Island (1956)

N - 5 Strathmore Glen (1972)

Context Map:

Figure F - 1. Official Map of the City of Glen Cove, New York



Neighborhoods:

- N - 1 The Orchard
- N - 2 Highland Road Association
- N - 3 Roxbury
- N - 4 Morgan's Island
- N - 5 Strathmore Glen

Data Collection

Field research was conducted during visits to each neighborhood. Photographs documented each front yard and notes about each space were recorded. Photography captured the front yard and anything of influence: such as, the dwelling, parked cars, property lines and how they are delineated. Observing the landscape at a particular point in time through photographs, not only reduces my focus to a specific time period, but captures a particular cultural view that can be examined for its relevance to construing taste in the front yards of Glen Cove. Due to the researcher's status as the complete observer (Babbie, 1992, 289), the City of Glen Cove Police was notified of the researcher's identity and intent to photograph each residence from the public street for the purpose of this investigation.

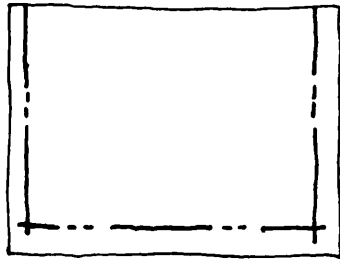
A second visit was necessary to photograph each corner lot and replacements for the several two-family dwellings, that, inadvertently turned up in the sample. The next step arranged the photographs by neighborhood on five boards for ease of evaluation and comparison. Proceeding to extract data from the photographs lead to the next operationalization stage--drawing.

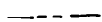
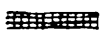
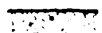




Utilizing the drawing process described in this chapter, forty case studies were established through individual drawings. Graphic documentation and description of a single case study is illustrated in the following: Example-Case Study Analysis Drawing, (see Figure F-2). All forty front yards and respective photographs are in Appendix A (see Appendix A). The first four drawings in the left-hand column are read in descending order revealing particular edges, objects and boundaries. In Figure F-2, the legend in the right hand column and in Figure F-3, (see F-3), indicate what the different lines and symbols specifically represent.

Example - Front Yard Case Study Drawing Analysis

Figure F - 2. Data Collection

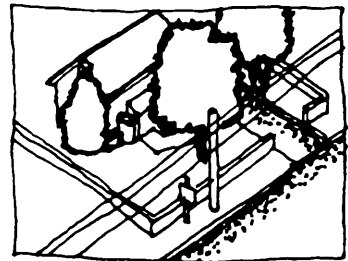
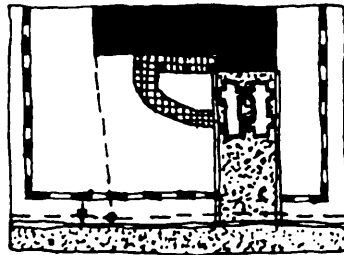
Property Lines



-  Property Line
-  Sidewalk - Hard-Surface
-  Driveway - Hard-Surface
-  Driveway and Curb Edge
-  Curb
-  Automobile
-  Wall of Dwelling

Hard Surfaces: Edges, Objects, and Boundaries

Sidewalks, Curbs, Paths,
Building Walls, Mailboxes,
Fences, Shrines,
Streetlights, Lampposts,
Utility Cables, Rocks,
Automobiles, Barbeque,
Porch Columns, Utility Pole



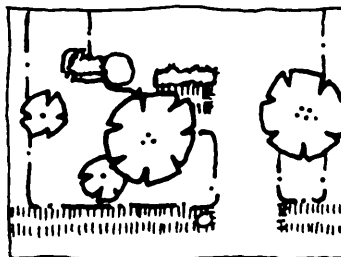
Plant Material:

Landscape Edge, Lawn,
Trees












0' - 0" > 20' - 0"
20' - 0" > 40' - 0"
40' - 0" > 40' - 0" +

Shrubs

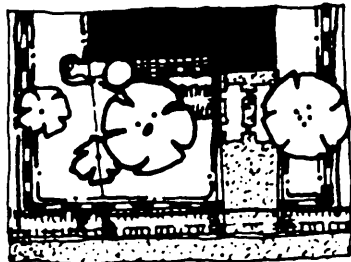
0' - 0" > 3' - 0"
3' - 0" > 6' - 0"
6' - 0" > 6' - 0" +



Front Yard Axonometric

























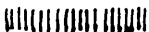
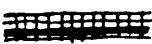
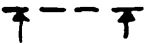






-  Shrub 0' - 0" > 3' - 0"
-  Shrub 3' - 0" > 6' - 0"
-  Shrub 6' - 0" > 6' - 0" +
-  Tree 0' - 0" > 20' - 0"
-  Tree 20' - 0" > 40' - 0"
-  Tree 40' - 0" > 40' - 0" +
-  Hedge
-  Lawn Area
-  Streetsign
-  Fence
-  Column

Property Line, Hard Surfaces - Object & Edges, and Plant Material



Legend:

Figure F - 3.

	Streetsign		Leaves
	Mailbox		Hedge
	Fire Hydrant		Rock
	Property Line		Barbeque
	Fence		Flagpole
	Landscape Edge		Shrub < 3' - 0"
	Sidewalk - Hard-Surface		Shrub 3'-0" > < 6'-0"
	Driveway - Hard-Surface		Shrub 6'-0" > +
	Driveway and Curb Edge		Tree 0' > 20'-0"
	Curb		Tree 21'-0" > 40'-0"
	Automobile		
	Wall of Dwelling		Column
	Lawn Area		Sidewalk with Handrail
	Slope		Utility Cables
	Lamppost		Shrine
	Masonry Wall		Stone Bench
	Railroad Tie Wall		

IV. Results and Findings

Three levels of results and findings were extracted from the analysis of the data collection drawings. Neighborhood characterizations, individual changes in landscape taste, and group changes in landscape taste were revealed. Each level of findings began by working with immediate data, the forty data collection drawings, and refining them through comparative analysis.

Level I. Results and Findings

Starting with the forty data collection drawings of each front yard, observation of the edges, objects, and boundaries occurring per front yard were recorded in Tables T-1 - T-5 (See T-1 - T-5). The tables are organized to be read from left to right with the three categories of edges, objects, and boundaries occurring in the left-hand column. Across the top of the table, and on the forty individual data collection drawings the neighborhood designations N-1 and front yard designations N-1-1, N-1-2, N-1-3....N-1-8 are given.

If an edge, object, or boundary occurred in a front yard, a black square was inserted in the appropriate box on the Table. If there was no occurrence, the box was left blank. The far right-hand column contains the total number of occurrences for that particular edge, object, or boundary. Total edges, objects, and boundaries per neighborhood are listed at the bottom of each category. The resultant quantities of edges, objects, and boundaries were then compiled in Table T-6 (see T-6 Occurrences of Edge, Object, and Boundary per Neighborhood). This table is organized similarly with the edges, objects and boundaries in the left-hand column, the neighborhood designation across the top of each column and the number of occurrences for a particular edge, object, or boundary per neighborhood in the appropriate box in the Table. The far right-hand column shows the total occurrence of a specific edge, object, or boundary for all five neighborhoods; as the figure indicates it is some value out of 40. The bottom of

Edge, Object, and Boundary
 Found Chart
 Neighborhood: N - 1 The Orchard
 Average Age: 1937
 Average Assessed Value \$5,126.00

EDGE FOUND	N-1 1	N-1 2	N-1 3	N-1 4	N-1 5	N-1 6	N-1 7	N-1 8	N-1 9	N-1 C	TOTAL FOUND
PATH	■	■	■	■	■	■	■	■	■	■	9
DRIVEWAY IS PATH FROM STREET TO DWELLING							■				1
SIDEWALK	■			■	■	■	■	■	■	■	8
SINGLE LANE DRIVEWAY	■	■	■		■	■	■	■			8
DOUBLE LANE DRIVEWAY				■					■		2
NO DRIVEWAY				■							1
LANDSCAPE EDGE	■	■	■	■			■			■	6
CURB @ STREET	■	■	■	■	■	■	■	■	■	■	9
CURB @ DRIVEWAY	■	■	■		■	■					5
											43
OBJECTS											
BARBECUE											0
ALARM SIGN											0
ANCHOR AND BOAT DECORATION											0
BENCH IN FRONT YARD	■										1
FIRE HYDRANT											0
AUTOMOBIL				■		■	■				3
STATUE BLESSIED MOTHER	■	■									2
UTILITY POLE		■			■				■	■	3
STREET SIGN									■	■	2
MAILBOX AT STREET		■									1
LAMPPOST			■		■						2
FLAGPOLE											0
LEAVES											0
BASK BALL HOOP											0
DTACHED GARAGE	■	■	■		■	■	■	■	■	■	7
ATTACHED GARAGE											0
NO GARAGE				■							1
GARBAGE CAN											0
											22
BOUNDARY											
UTILITY CABLE ABV FRONT YARD	■	■	■	■	■	■	■	■	■	■	9
FENCE PARALLEL TO STREET	■	■			■			■	■	■	5
FENCE @ CORNER OF HOUSE											0
FENCE @ FRONT SIDE YARD	■		■	■	■			■	■	■	6
SLOPE @ PROPERTY LINE				■	■						2
HEDGE @ STREET				■		■					2
HEDGE @ SIDE OF RESIDENCE		■		■		■					3
0 TREES PER YARD		■									1
1 TREE PER YARD	■						■				2
2 TREES PER YARD								■	■		2
3 TREES PER YARD				■							1
4 TREES PER YARD			■								1
5 TREES PER YARD						■					1
6 - TREES PER YARD											0
MASONRY WALL	■								■		3
WALL OTHER											0
PORCH		■	■	■	■	■	■	■	■	■	9
FRON PLING	■	■	■	■	■	■	■	■	■	■	7
HANDRAILS	■		■		■		■		■		4
DRIVEWAY LEFT ENTRY	■	■				■	■		■		5
DRIVEWAY RIGHT ENTRY			■					■			2
TOTAL											90

Table T-1. Edge, Object, and Boundary Found,
 N-1 The Orchard

Edge, Object, and Boundary
 Found Chart
 Neighborhood: N - 2 Highland Rd
 Assn
 Average Age: 1945
 Average Assesed Value: \$8,895.00

EDGE FOUND	N-2 1	N-2 2	N-2 3	N-2 4 C	N-2 5	N-2 6	N-2 7	N-2 8 C	TOTAL FOUND
PATH	■	■	■	■	■	■	■	■	8
DRIVEWAY @ PATH FROM STREET TO DWELLING	■		■	■	■	■			5
SIDEWALK		■				■	■	■	4
SINGLE LANE DRIVEWAY			■		■	■	■	■	5
DOUBLE LANE DRIVEWAY	■	■		■					3
NO DRIVEWAY									0
LANDSCAPE EDGE	■	■	■	■	■	■	■		7
CURB @ STREET	■	■	■	■	■	■	■		8
CURB @ DRIVEWAY	■			■				■	3
43									
OBJECTS									
BARBEQUE		■							1
ALARM SIGN									0
ANCHOR AND BOAT DECORATION									0
BENCH IN FRONT YARD									0
FIRE HYDRANT								■	1
AUTOMOBIL	■								1
STATUE BLESSED MOTHER									0
UTILITY POLE	■			■				■	3
STREET SIGN	■			■				■	3
MAILBOX @ STREET							■		1
LAMPPOST				■					1
FLAGPOLE									0
LEAVES	■		■				■		3
BASK BALL HOOP									0
DETACHED GARAGE		■	■		■	■	■	■	6
ATTACHED GARAGE	■			■					2
NO GARAGE									0
GARBAGE CANS							■		1
16									
BOUNDARY									
UTILITY CABLE ABV. FRONT YARD	■	■		■		■	■	■	6
FENCE PARALLEL TO STREET	■								1
FENCE @ CORNER OF HOUSE									0
FENCE @ FRONT SIDE YARD	■				■			■	3
SLOPE @ PROPERTY LINE					■				1
HEDGE @ STREET		■		■		■		■	4
HEDGE @ SIDEHOUSE				■		■		■	3
0 TREES PER YARD									0
1 TREE PER YARD					■				1
2 TREES PER YARD			■			■			2
3 TREES PER YARD		■		■					2
4 TREES PER YARD	■								1
5 TREES PER YARD									0
5+ TREES PER YARD							■	■	2
MASONRY WALL				■					1
WALL OTHER									0
POBCH	■		■			■			3
FNDN PLTNG	■	■	■	■	■	■	■	■	7
HANDRAILS				■		■			2
DRIVEWAY LEFT ENTRY		■			■	■	■		4
DRIVEWAY RIGHT ENTRY	■		■	■				■	4
47									

Table T-2. Edge, Object, and Boundary Found

Edge, Object, and Boundary
 Found Chart:
 Neighborhood: N - 3 Roxbury
 Average Age: 1950
 Average Assessed Value: \$8,635.00

EDGE FOUND	N 3 1	N 3 2	N 3 3C	N 3 4C	N 3 5	N 3 6	N 3 7	N 3 8	TOTAL FOUND
PATH	■	■	■	■	■	■	■	■	8
DRIVEWAY IS PATH FROM STREET TO DOWELLING	■	■			■	■	■		5
SIDEWALK									0
SINGLE LANE DRIVEWAY	■		■		■	■	■	■	6
DOUBLE LANE DRIVEWAY		■		■					2
NO DRIVEWAY									0
LANDSCAPE EDGE	■	■	■	■			■		5
CURB @ STREET	■	■	■	■	■	■	■	■	8
CURB @ DRIVEWAY		■	■	■	■	■	■	■	7
									41
OBJECTS									
BARBECUE									0
ALARM SIGN			■						1
ANCHOR AND BOA - DECORATION									0
BENCH IN FRONT YARD									0
FIRE HYDRANT					■		■		2
AUTOMOB.		■					■		2
STATUE BLESSED MOTHER									0
UTILITY POLE			■						1
STREET SIGN			■			■			2
MAILBOX @ STREET						■			1
LAMPPOST				■			■		2
FLAGPOLE				■					1
LEAVES		■			■				2
BASK BALL HOOP									0
DETACHED GARAGE				■		■			2
ATTACHED GARAGE	■	■	■		■		■	■	6
NO GARAGE									0
GARBAGE CAN				■			■		2
									24
BOUNDARY									
UTILITY CABLE ADV FRONT YARD			■						1
FENCE PARALLEL TO STREET				■					1
FENCE @ CORNER OF HOUSE			■		■	■	■	■	5
FENCE @ FRONT SIDE YARD			■	■					2
SLOPE @ PROPERTY LINE					■				1
HEDGE @ STREET									0
HEDGE @ SIDE OF RESIDENCE	■		■						2
0 TREES PER YARD									0
1 TREE PER YARD	■					■			2
2 TREE PER YARD		■							1
3 TREE PER YARD							■	■	2
4 TREE PER YARD									0
5 TREE PER YARD					■				1
5 TREES - PER YARD			■	■					2
MASONRY WALL				■					1
WALL OTHER									0
PORCH			■				■		2
FIND P.TNG	■	■	■	■	■	■	■	■	8
HANDRAILS	■		■	■	■	■	■	■	7
DRIVEWAY LEFT ENTRY			■	■	■	■	■	■	5
DRIVEWAY RIGHT ENTRY	■	■			■				3
TOTALS									46

Table T-3. Edge, Object, and Boundary Found,
 N-3 Roxbury

Edge, Object and Boundary
 Found Chart
 Neighborhood: N 4
 Morgan's Island
 Avg. Age: 1956
 Avg. Assessed Value: \$13,898.00

EDGE FOUND	N 4 1	N 4 2	N 4 3	N 4 4 C	N 4 5 C	N 4 6	N 4 7	N 4 8	TOTAL FOUND
PATH	■	■			■	■	■	■	8
DRIVEWAY IS PATH FROM STREET TO DWEELLING	■	■	■	■	■	■	■	■	8
SIDEWALK									0
SINGLE LANE DRIVEWAY		■			■		■		3
DOUBLE LANE DRIVEWAY	■		■	■		■		■	6
NO DRIVEWAY									0
LANDSCAPE EDGE	■	■	■		■	■	■	■	7
CURB @ STREET	■	■	■	■	■	■	■	■	8
CURB @ DRIVEWAY	■		■	■	■	■		■	6
OBJECTS									43
BARBECUE									0
ALARM SIGN									0
ANCHOR AND BOAT DECORATION				■					1
BENCH IN FRONT YARD									0
FIRE HYDRANT									0
AUTOMOBIL						■			1
STATUE BLESSED MOTHER									0
UTILITY POLE				■					1
STREET SIGN									0
MAILBOX @ STREET		■	■	■	■				4
LAMPPOST		■				■		■	3
FLAGPOLE									0
LEAVES		■							1
BASK BALL HOOP									0
DETACHED GARAGE									0
ATTACHED GARAGE	■	■	■	■	■	■	■	■	8
NO GARAGE									0
GARBAGE CAN			■	■	■				3
BOUNDARY									22
UTILITY CABLE ABV FRONT YARD		■	■	■		■		■	6
FENCE PARALLEL TO STREET					■				1
FENCE @ CORNER OF HOUSE					■		■		2
FENCE @ SIDE YARD					■	■			2
SLOPE @ PROPERTY LINE									0
HEDGE @ STREET									0
HEDGE @ SIDE HOUSE	■			■				■	3
0 TREES PER YARD									0
1 TREE PER YARD				■				■	2
2 TREES PER YARD							■		1
3 TREES PER YARD	■		■			■			3
4 TREES PER YARD		■				■			2
5 TREES PER YARD									0
6 TREES PER YARD									0
MASONRY WALL	■				■				2
WALL OTHER					■				1
POBCH			■						1
FRON PLTNG	■	■	■	■	■	■	■	■	8
HANDRAILS	■	■	■	■	■	■	■	■	8
DRIVEWAY LEFT ENTRY		■	■	■	■			■	5
DRIVEWAY RIGHT ENTRY	■					■	■		3
TOTALS									47

Table T-4. Edge, Object, and Boundary Found,
 N-4 Morgan's Island

Edge, Object, and Boundary
 Found Chart:
 Neighborhood: N - 5
 Strathmore Glen
 Average Age: 1972
 Avg. Assessed Value: \$12,447.00

EDGE FOUND	N - 5 1	N - 5 2C	N - 5 3	N - 5 4	N - 5 5	N - 5 6	N - 5 7C	N - 5 8	TOTAL FOUND
PATH	■	■	■	■	■	■	■	■	9
DRIVEWAY IS PATH FROM STREET TO DWELLING	■	■	■	■	■	■	■	■	7
SIDEWALK									0
SINGLE LANE DRIVEWAY			■			■			2
DOUBLE LANE DRIVEWAY	■	■		■	■		■	■	6
NO DRIVEWAY									0
LANDSCAPE EDGE	■	■	■	■	■	■	■	■	8
CURB @ STREET	■	■	■	■	■	■	■	■	9
CURB @ DRIVEWAY	■	■	■	■	■	■	■	■	9
									47
OBJECTS									
BARBECUE									0
ALARM SIGN									0
ANCHOR AND BOAT DECORATION									0
BENCH IN FRONT YARD									0
FIRE HYDRANT							■		1
AUTOMOBIL			■						1
STATUE BLESSED MOTHER									0
UTILITY POLE									0
STREET SIGN									0
NAILBOX @ STREET		■		■	■		■	■	5
LAMPPOST							■		1
FLAGPOLE									0
LEAVES									0
BASK BALL HOOP						■			1
DETACHED GARAGE									0
ATTACHED GARAGE	■	■	■	■	■	■	■	■	8
NO GARAGE									0
GARBAGE CANS									0
									17
BOUNDARY									
UTILITY CABLE ABV FRONT YARD			■						1
FENCE PARALLEL TO STREET									0
FENCE @ CORNER OF HOUSE							■		1
FENCE @ SIDE YARD									0
SLOPE @ PROPERTY LINE	■			■			■		3
HEDGE @ STREET									0
HEDGE @ SIDEHOUSE		■	■					■	3
0 TREES PER YARD									0
1 TREE PER YARD				■				■	2
2 TREES PER YARD							■		1
3 TREES PER YARD									0
4 TREES PER YARD		■	■		■				3
5 TREES PER YARD									0
5 + TREES PER YARD	■						■		2
MASONRY WALL			■				■		2
WALL OTHER		■							1
PORCH			■		■		■		3
FIND PLING	■	■	■	■	■	■	■	■	8
HANDRAILS								■	1
DRIVEWAY LEFT		■				■	■		3
DRIVEWAY RIGHT	■	■	■	■			■	■	6
TOTALS									38

Table T-5. Edge, Object, and Boundary Found,
 N-5 Strathmore Glen

Edge Found:	N - 1	N - 2	N - 3	N - 4	N - 5	Totals
Path	8	8	8	8	8	38/40
Driveway is Path from Street to Dwelling	2	5	5	8	7	27/40
Sidewalk	6	3	0	0	0	09/40
Single-lane Driveway	6	5	6	3	2	22/40
Double-lane Driveway	2	3	2	5	8	18/40
No Driveway	1	0	0	0	0	01/40
Landscape Edge	8	7	5	7	8	33/40
Curb @ Street	8	8	8	8	8	40/40
Curb @ Driveway	6	3	7	8	8	29/40
Totals	44	42	41	43	47	
Object:						
Barbecue	0	1	0	0	0	01/40
Alarm Sign	0	0	1	0	0	01/40
Anchor and Boat Decoration	0	0	0	1	0	01/40
Bench in Front Yard	1	0	0	0	0	01/40
Fire Hydrant	0	1	2	0	1	04/40
Automobiles	3	1	2	1	1	08/40
Statue Blessed Mother	2	0	0	0	0	02/40
Utility Pole	3	3	1	1	0	08/40
Street Sign	2	3	2	0	0	07/40
Mailbox at Street	1	1	1	4	5	12/40
Lamppost	2	1	2	3	1	09/40
Flagpole	0	0	1	0	0	01/40
Leaves	0	3	2	1	0	06/40
Basket, Hoop	0	0	0	0	1	01/40
Detached Garage	7	6	2	0	0	15/40
Attached Garage	0	2	8	8	8	24/40
No Garage	1	0	0	0	0	01/40
Garbage Can	0	1	2	3	0	06/40
Totals	22	23	24	22	17	
Boundary:						
Utility Cable Adv Front Yard	8	6	1	5	1	21/40
Fence Parallel to Street	5	1	1	1	0	08/40
Fence @ house corner	0	0	5	2	0	07/40
Fence @ Front Side Yards	6	3	2	2	0	13/40
Slope at Pt	2	1	1	0	3	07/40
Hedge Street	2	4	0	0	0	06/40
Hedge Side of Residence	3	3	2	3	3	14/40
0 trees per yard	1	0	0	0	0	01/40
1 tree per yard	2	1	2	2	2	09/40
2 trees per yard	2	2	1	1	1	07/40
3 trees per yard	1	2	2	3	0	08/40
4 trees per yard	1	1	0	2	3	07/40
5 trees per yard	1	0	1	0	0	02/40
6 + trees per yard	0	2	2	0	2	06/40
Masonry Wall	3	1	1	2	2	09/40
Wall Other	0	0	0	1	1	02/40
Porch	5	3	2	1	3	14/40
Front Planting	7	7	8	8	8	38/40
Handrail	4	2	7	8	1	20/40
Driveway Left	2	5	3	3	5	18/40
Driveway Right	5	3	5	5	3	21/40
Totals	80	47	46	47	39	

Table T - 7
Number of Edge, Object, and Boundary
Occurrences Per Neighborhood

each column shows total occurrences of edges, objects, and boundaries per front yard and per neighborhood. The figures in the tables and the forty data collection drawings were then used to construct neighborhood characterizations. Seven prime characteristics of landscape taste inherent to these forty front yards were extracted from the tables and are used to describe each neighborhood through comparative analysis. Included are openness and closure, property line delineation, private zones, public boundary, plant material and anomalies. Anomalies are included since each neighborhood contained specific characteristics unfounded in any other.

N-1 The Orchard (Average Date of Construction 1937) - Front yards, here, expressed a feeling of closure. Fences and hedges at the street and side yards indicated separation of private and public spaces. The public boundary adjacent to the street included utility poles, overhead cables, street signs, and sidewalks, distinctly, excluded by fences from private zones in 7 of 8 case studies. Foundation plants were present in 7 of 8 case studies while 2 of 8 were a detailed massing; the others were loosely placed shrubs. Property limits at the side yards were delineated in 8 of 8 cases, but delineation of the front property limit along the street was marked in 7 of 8 cases; 2 with hedges and 5 with fences. The private zone contained 6 pedestrian paths bisecting the front yard and the largest number of porches in all five neighborhoods, five. This was not surprising, since this was the oldest neighborhood, and all eight yards were enclosed by a different boundary--fence, hedge, or masonry wall. Anomalies found in N-1, include 2 yards containing religious statuary and one yard containing benches. 7 of 8 yards contained detached garages with 5 single-lane and 2 double-lane driveways.

N-2 Highland Road Association (Average Date of Construction 1945) 6 of 8 front yards expressed closure, but the character was less coherent than N-1 The Orchard, in that, three front yards contain sidewalks and 4 of 8 were enclosed by hedges at the street. 1 of 2 remaining yards was enclosed at both its side yards by fencing and shrubs while the second was open at all property limits. Compared to the impenetrable boundaries in 6 of 8 front yards contained in N-1 The Orchard, N-2 contained multiple forms and expressions of boundary--fencing, hedge and masonry wall. Public boundaries revealed three front yards containing three street signs and three utility poles each--the highest occurrence in all neighborhoods. Six front yards contained overhead cables, second compared to all eight in N-1 The Orchard. Only 3 of 8 contained sidewalks. 7 of 8 contained foundation plants while the number of trees per front yard increased incrementally with two front yards containing two, three, and 5+ trees per front yard. It can be attributed from observing the different fence types in 7 of 8 front yards, the quality of boundary and its form are important values to homeowners. N-2 Highland Road Association's private zones contain a decrease in the number of porches per front yard, three. Compared to N-1 The Orchard, N-2 Highland Road Association has one less detached garage at six and one more attached garage for a total of two while single-lane and double-lane driveways change to 5 and 3 respectively. Five front yards in N-2 Highland Road Association's contained one each of the following five anomalies: a barbecue, a fire hydrant, mailbox, lamppost and garbage can.

N-3 Roxbury (Average Date of Construction 1950) - Compared to the N-1 The Orchard and N-2 Highland Road Association, the character of N-3 Roxbury's eight front yards shifted from closure to openness. Only one yard was enclosed with a fence. 7 of 8 were open at their property limits. Significant to note, the fence retreated to the front yard set back, the same location of the dwelling's wall in 5 of 8 cases. The public boundary at the street consisted of two street signs, a utility pole, two fire hydrants, two lampposts, two garbage cans, no sidewalks, and only one front yard containing overhead cables. The reduction in overhead cables and utility poles is indicative of technological advances permitting burial of services or placement in the rear yard. 8 of 8 front yards contained foundation plants which in 7 of 8 cases were dense and detailed. Their arrangement implied boundaries between the dwelling and the street. This also illustrates homeowner concern for public image. Property lines were delineated in 1 of 8 case studies, maintaining the importance of openness to neighborhood character. Only two porches appeared in the private zones of N-3 Roxbury. Compared to N-1 The Orchard and N-2 Highland Road Association, the number of detached garages decreased to two in N-3 Roxbury, while attached garages increased to six. N-1 The Orchard and N-3 Roxbury contain an identical number of single and double-lane driveways, 6 and 2. Anomalies include the single occurrence of the following objects--a flagpole, residential burglar alarm sign, and mailbox detached from the residence.

N-4. Morgan's Island (Average Date of Construction 1956)- Compared to N-3 Roxbury, front yards here, exhibited openness, but not as defined as those in N-3 Roxbury. 3 of 8 were enclosed at their side yards with one being entirely enclosed by a masonry wall. The remaining 5 of 8 front yards were open at their three property limits. The public boundary consisted of four mailboxes, three lampposts--the highest for all neighborhoods, three garbage cans, five yards containing overhead cables, and no front yards containing sidewalks. 8 of 8 front yards contained foundation plantings while the number of trees per front yard were grouped around the one to four tree per yard increment with five front yards containing three and four trees each. 3 of 8 front yards delineate property lines with boundary markings; a fence, a hedge, and masonry wall. The 5 of 8 remaining are open at their three property limits. The private zone contains one porch while 8 of 8 driveways are pedestrian paths since no front yard has a separate pedestrian path. 8 of 8 contained attached garages with 5 front yards having double-lane and 3 having single-lane driveways which is an increase in double-lane driveways from N-3 Roxbury. Anomalies include an anchor and boat lawn ornament, a single automobile, and three lampposts.

N-5 Strathmore Glen (Average Date of Construction 1972) -The front yards of Strathmore Glen imbue openness through subtle gestures demarcating property limits and the unification of front yards through the flow of one space to the next. In 3 of 8 cases, swales indicated

property limits. None of the eight cases contained fencing, hedging or masonry walls enclosing the space. 2 of 8 did use masonry walls to enclose gardens and one space had a fence aligned with the dwelling's facade separating side yard and front yard. The public boundary at the street did not contain any utility poles. Only one front yard contained overhead cables passing through it, and one front yard contained a fire hydrant while no sidewalks were found. Street signs, were relegated to corner lots and the disappearance of sidewalks, simplified the space, but emphasized the road's vehicular and pedestrian role. 8 of 8 front yards contained defined maskings of foundation plants while 2 of 8 contained one tree each, three yards contained 4 trees each, one yard contained 2 trees, and two yards contained 5+ trees each. Significantly, this shows a tendency for younger yards to contain an increased number of trees compared to N-1 The Orchard, N-2 Highland Road Association, and N-3 Roxbury. Property lines were indicated by the difference in lawn cutting height and location of plant material. 3 of 8 front yards contained porches while 7 of 8 utilized the driveway as its pedestrian path--the second highest occurrence of all neighborhoods. 1 of 8 contained a separate pedestrian path.

In 8 of 8 cases the automobile's importance was highlighted through the garage's attachment to the residence and 6 of 8 cases having double-lane driveways. 5 of 8 mailboxes continued the move illustrated in N-4 Morgan's Island to the intersection of the driveway and road. It should be recognized, that, in N-1 The Orchard, N-2 Highland Road Association, and N-3 Roxbury, one front yard in each

neighborhood contained mailboxes adjacent to the driveway, but still closer to the dwelling than the street. Double-lane driveways increased in neighborhood N-4 Morgan's Island and N-5 Strathmore Glen to five and six driveways, respectively. Anomalies included the single occurrence each of a basketball hoop and lamppost.

Level II. Results and Findings

Using Tables T-1 through T-6, observation is consistently maintained by examining all forty front yards for the presence of the same edges, objects, and boundaries. Where patterns of similarities and differences exist, twenty two generalizations and or questions were formulated (See Figure T-7 Empirical Generalizations Concerning Landscape Taste). These questions and generalizations are a refinement of the Tables T-1 - T-6 and attempt to address issues the tables and neighborhood characterizations revealed.

T - 7. Empirical Generalizations Concerning Changes in Landscape Taste

1. What changes does a chronological arrangement and examination of the forty front yards reveal?
2. What side of the front yard does the driveway occur most often in the five neighborhoods? Where in the front yard is the driveway located? Has the driveway's width changed through time? Do yards with right entry driveways occur more frequently than left entry driveways? Are driveways enclosed by a boundary?
3. How often do front yards with left entry driveways occur in the five neighborhoods?
4. Are driveways located closer to the street corner or at the opposite side of the yard in corner lots? Do left entry driveways or right entry driveways occur more frequently on corner lots?
5. Do lots of varying age contain more or less trees and plant material than another? Do corner lots express a more organized spatial definition through the arrangement of the yard's plant material and trees? Is plant material used to acknowledge one street frontage over another?
6. Is the lawn used to link hard surfaces and plant material? Are gardens, lawns, and foundation plants arranged in particular organizations in older and younger front yards? What kind of open lawn spaces exist in the front yard? Do front yards of a particular age contain more or less open spaces?
7. Has enclosing the front yard with the fence changed through time? How has it changed? Does it indicate a change in delineating property limits and ownership? Does it imply a move from closure to openness?
8. What has happened to the location of public boundaries through time? Have changes affected the spatial definition of the front yard? Does the change indicate the front yard becoming a more private or public space; i.e., less enclosed and more open?
9. Where are hedges located in front yards today? Has their location changed through time? Are hedges used as objects or boundaries? Are foundation plantings used as a substitute boundary for the hedge between the dwelling and the street; i.e., private and public zones?
10. What types of edges, objects, and boundaries are found in the front yards?
11. How has pedestrian and vehicular approach to the dwelling changed through time? Does the number of entries to the front yard change as the number of enclosed front yards decreases? Does the change in entry and exit to the front yard indicate a shift in location and function? Do homeowners of older lots define entry and exit more clearly with a greater number of boundaries and less openings or a less number of boundaries and more openings?
12. Where is the garage located in the yard? Does its integration with the dwelling indicate a change in homeowner attitude and lifestyle? Has its position affected the width and definition of the driveway and the front yard?
13. Has the process of entry and exit to the front yard changed? Do pedestrians axially approach the dwelling or from another point off-center? Does the method of approach indicate how the older and younger front yards are used? Are there indications that the driveway and path are merging and undertaking a dual role?
14. What type of spaces are formed in the front yard by the vertical and horizontal planes; i.e., edges, objects, and boundaries? Are the spaces created in the front yard analogous to rooms inside the home?
15. Does the organization of corner lots define one or both street edges as the front yard? Does orientation of dwelling affect spatial definition of the front yard?
16. Do homeowners form zones in the front yard? What groups—property lines, hard surfaces, or plant material—are used to define zones? Have these zones changed in front yards of different ages? Does the number of zones change through time? Do the zones indicate a pattern?
17. Where is the mailbox located in front yards today? Has its position changed? Does this indicate a change in mail delivery and retrieval?
18. Where are tree(s) located in the front yard? Do older front yards contain more or less trees than younger front yards? Has plant material and foundation plantings become more or less organized in corner and non-corner lots and older and younger front yards? Do patterns of organization exist? Does plant material form patterns of organization and spatial definition?
19. Has the dwelling's role as a primary boundary changed in the front yard? Does the architectural form of contemporary residences influence the character of the front yard?
20. Are edges and boundaries arranged in particular directions to indicate enclosure and delineation of property limits? Do the zones formed by the arrangement of hard surfaces and plant material in both unenclosed and enclosed yards reflect private and public spaces?
21. Are particular edges, objects, and boundaries revealed during different seasons? Are they defined in one season more than another?
22. Do property lines indicate a change in the articulation of the bounded space in older to younger corner lots?

Twenty-two analytical drawing studies were then constructed from the twenty-two empirical generalizations and questions. Graphic presentation of these ideas is a form instrumental validity--a method of checking the accuracy of the inquiry by presenting the same question in a different manner (Kirk 1986).

These twenty-two analytical drawing studies represent the second level of results for this investigation. In numerical order, each study is presented with an accompanying written explanation of two main points; i.e., first, what the drawing study actually shows and second an interpretation of what it means to the character of the forty front yards and changes in landscape taste.

Study 1: Chronological Study -

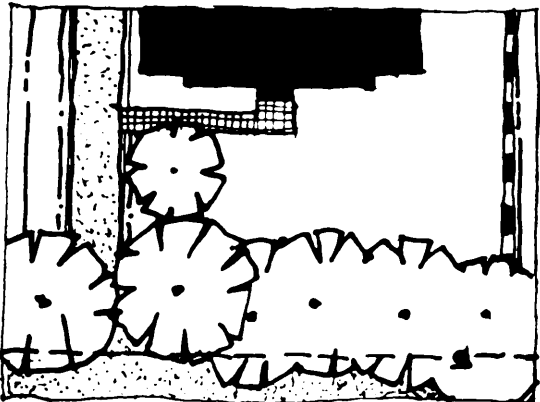
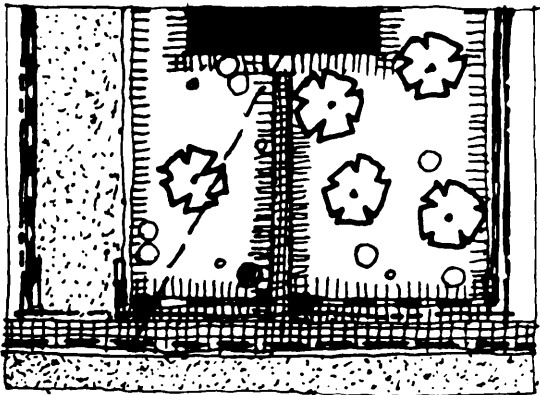
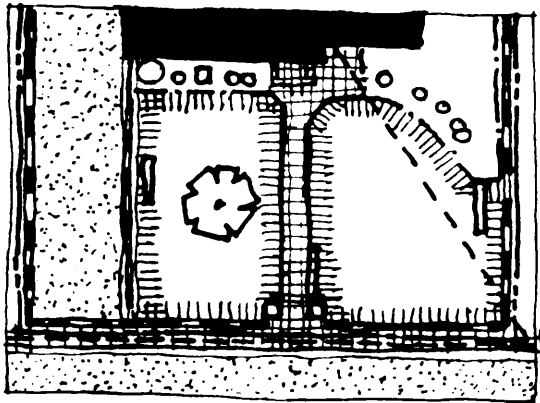
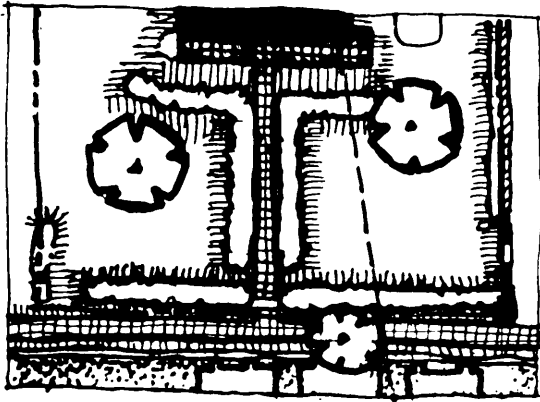
1. What changes does a chronological arrangement and examination of the forty front yards reveal?

Illustrates: The fourth drawing of all forty front yards are shown chronologically. The oldest front yards are enclosed more frequently by fences and hedges than the youngest front yards because boundaries such as the fence and hedge have been moved to align with the facade. The youngest front yards show the fence has disappeared completely from the front yard. In front yards dating from 1946 onward, the hedge is used as a boundary material only at the side yard property limit and as a foundation plant. The occurrence of the porch steadily declined from the oldest front yards 1937 through 1960, while its occurrence increased in the youngest front yards dating to 1973. 18 of 40 front yards had driveways on the left side of the dwelling while 21 of 40 had driveways located on the right side of the dwelling. Utility poles and overhead cables occurred most frequently in front yards dating from 1923 to 1948. Detached garages occurred the most during the period 1923 through 1954 and attached garages occurred the most during the period 1954 through 1973. Statues, benches and automobiles were observed in the older front yards dating to 1923. Utility poles, street signs, and leaves massed in the street occurred the most in front yards during the period 1932 through 1952. Mailboxes at the street occurred most frequently in the front yards 1958 through 1973.

The driveway is the pedestrian path from street to dwelling in 15 of 16 front yards dating from 1958 through 1973. The occurrence of double-lane driveways increased in the youngest front yards. Front yards dating from 1946 through 1973 contained the most driveways lined with an edging material.

Meaning: Changes occur in several patterns as time elapses. Patterns indicate changes increase steadily while other patterns decrease steadily. A third pattern observed was changes occur inversely as well.

Homeowners have changed from using vertical boundaries in the oldest front yards to horizontal edges in the youngest front yards. Bisecting paths are not as frequent in front yards dating from 1946 through 1954 as they are in the front yards dating from 1896 through 1949. N-1 The Orchard and N-2 Highland Road Association. Paths are connectors between driveway and house in the front yards 1946 through 1960 while the driveway is the main connector between the dwelling and the street in front yards dating from 1958 through 1973. Front yards in the youngest neighborhood are no longer bounded by fences or hedges at the property limits indicating a shift from closed to open spaces; i.e., enclosed to unenclosed.



1896

1923 Chronological Study:
Property Lines, Hard Surfaces,
and Plant Material Layers

1923 1932

1930

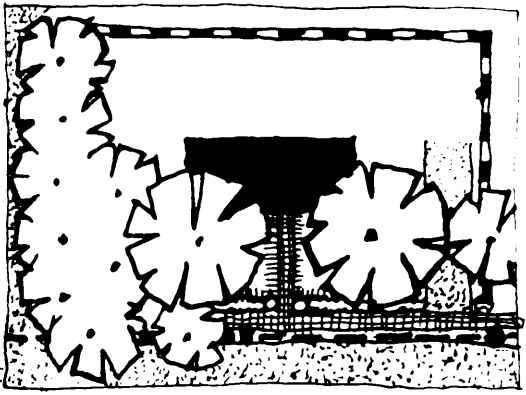
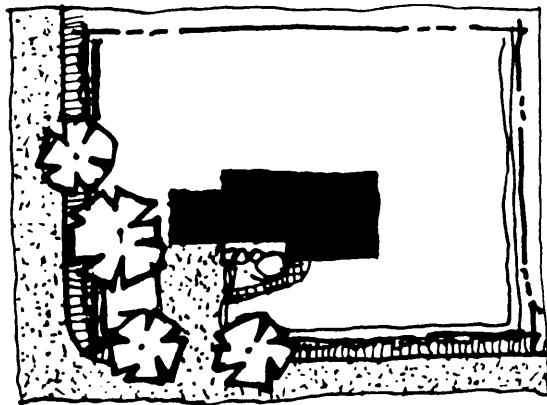
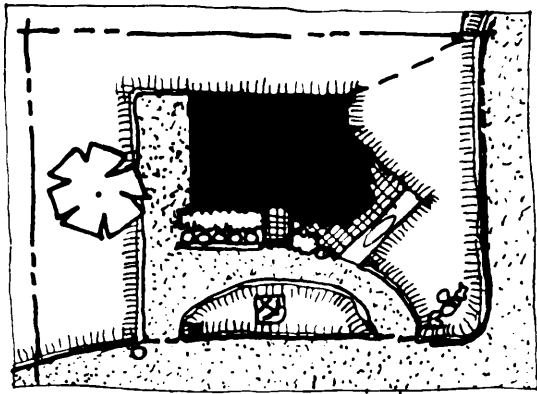
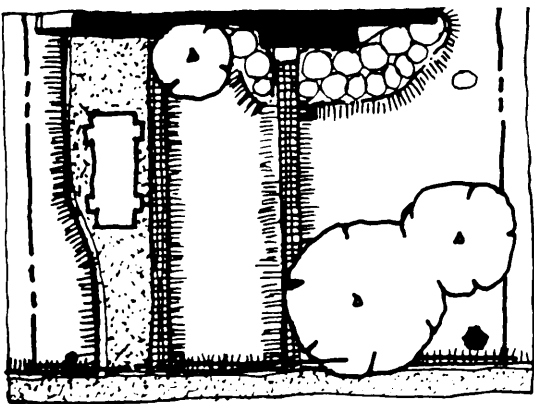
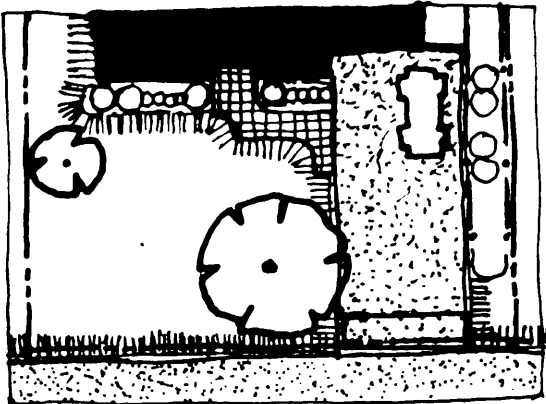
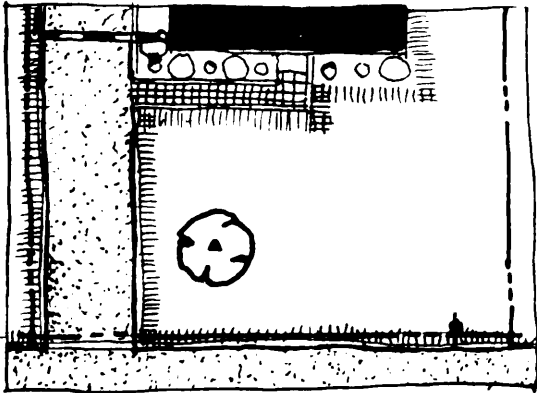
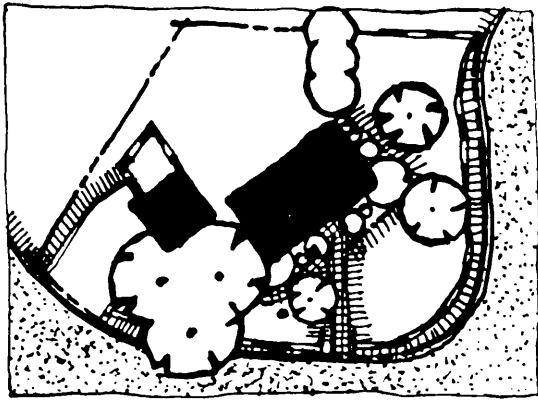


Figure F-6.



1945

1945 Chronological Study:
Property Lines, Hard Surfaces,
and Plant Material Layers

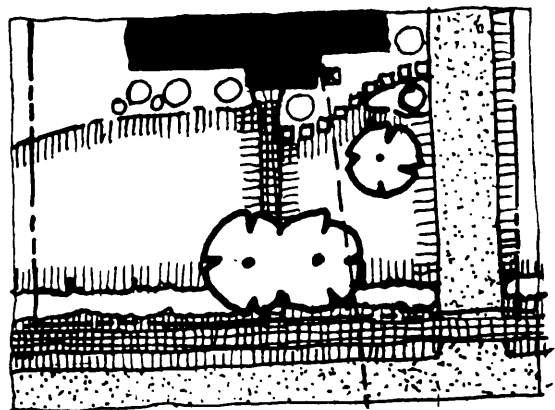
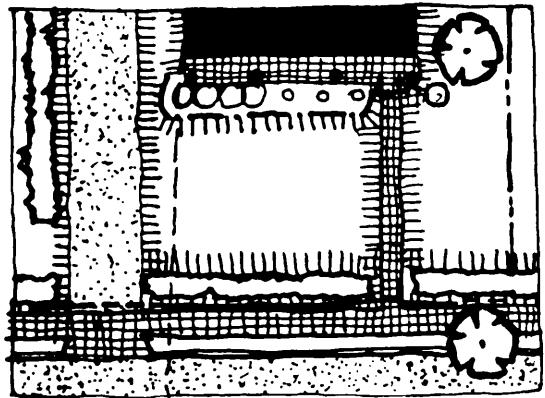


1946

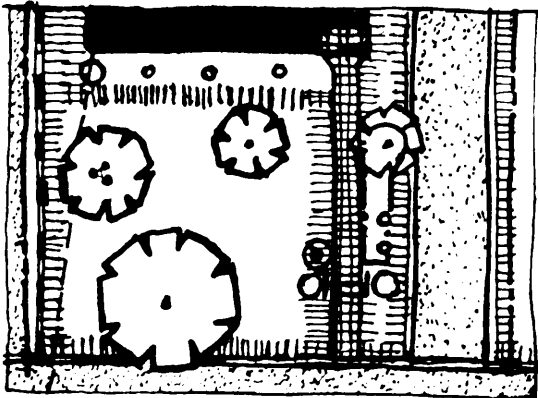
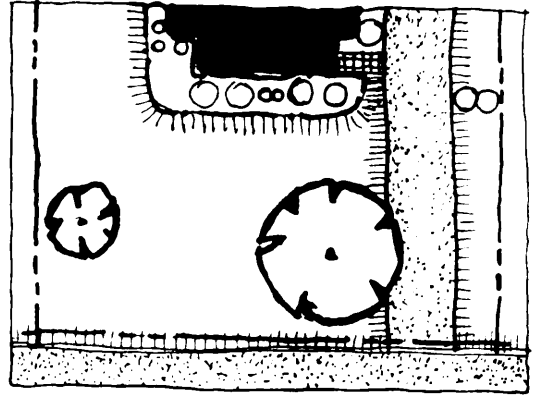
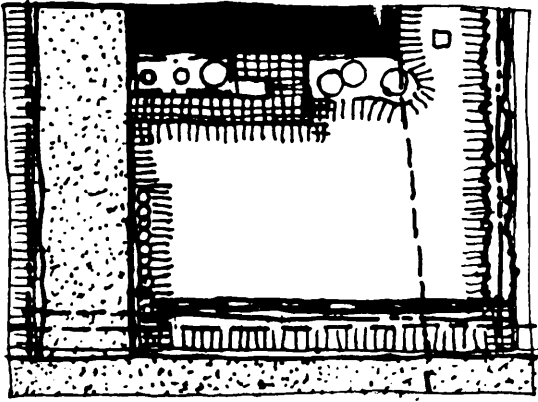
1946 Chronological Study:
Property Lines, Hard Surfaces,
and Plant Material

1946 1946

1946 1946



Study 1:

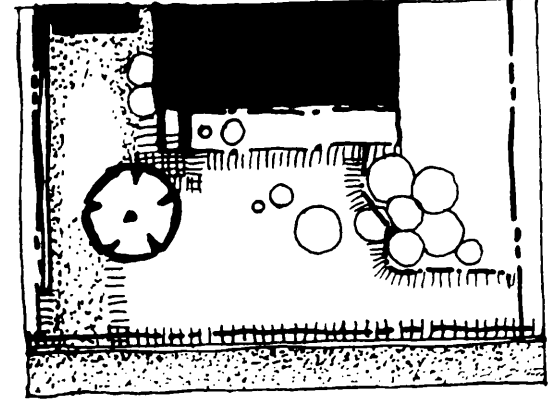
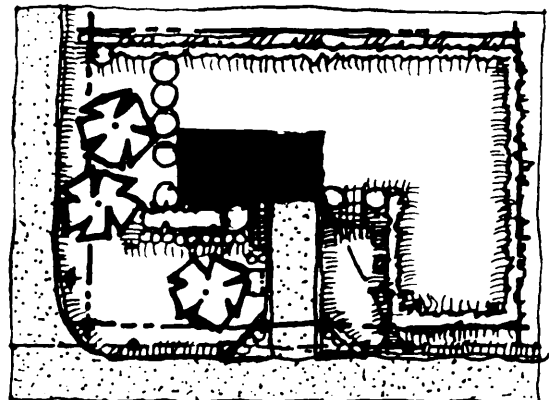
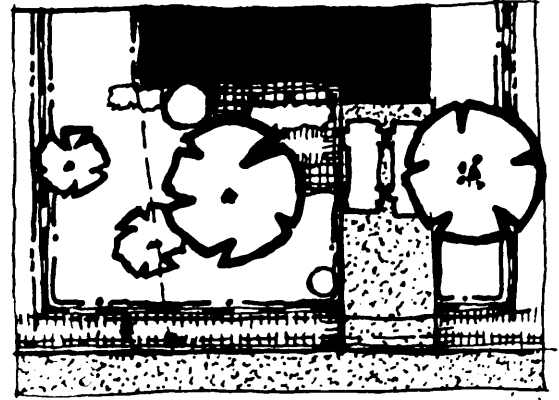
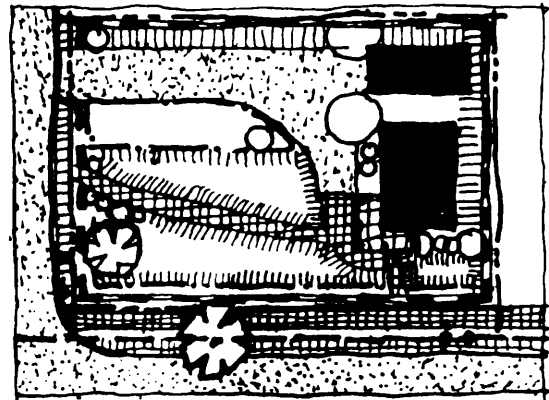


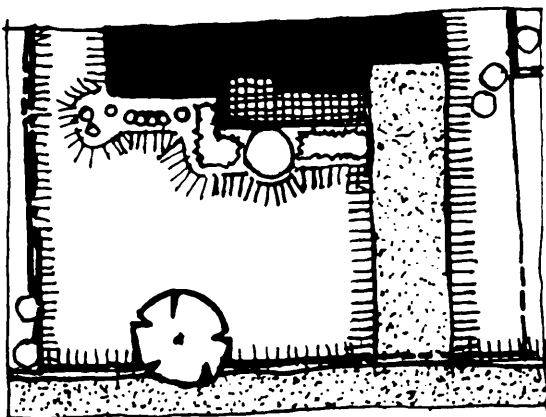
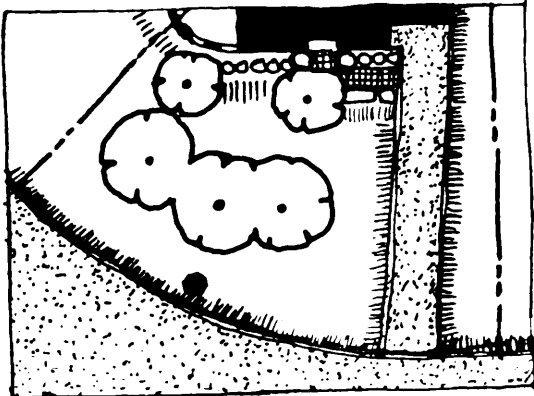
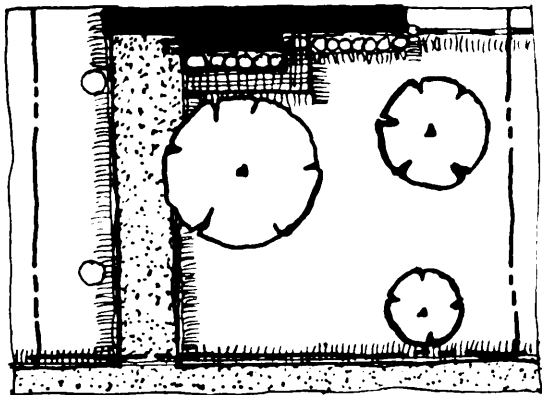
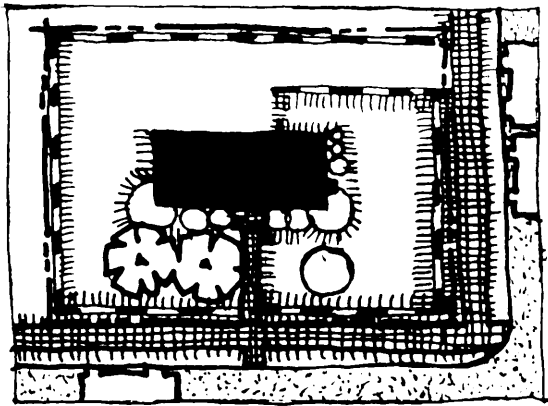
1948 1949

1948 Chronological Study:
Property Lines, Hard Surfaces,
and Plant Material

1948 1952

1949 1952



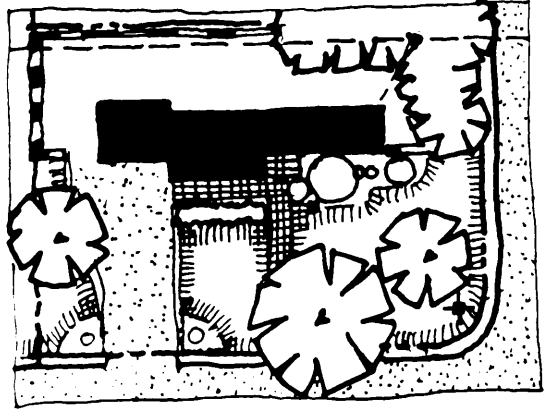
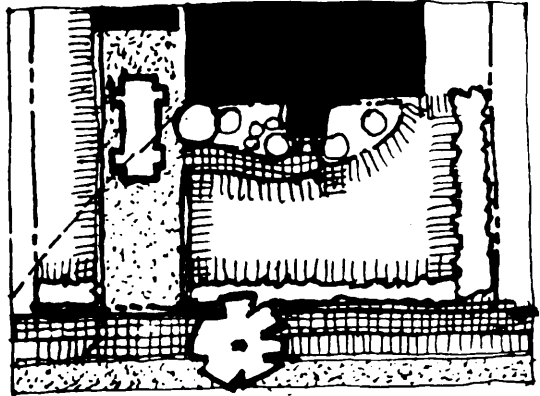


1954

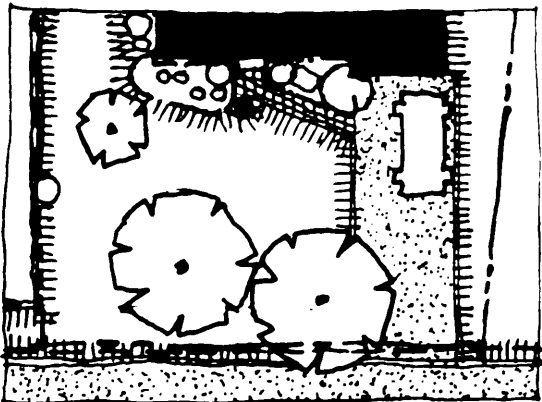
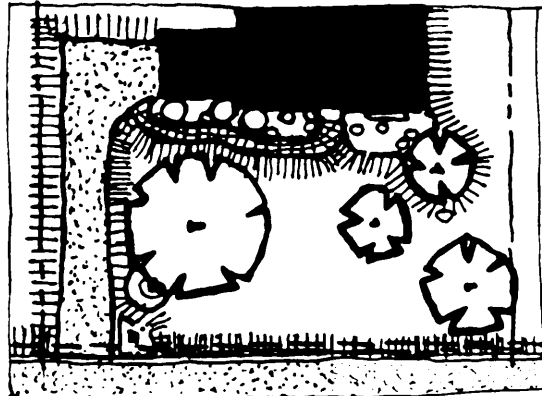
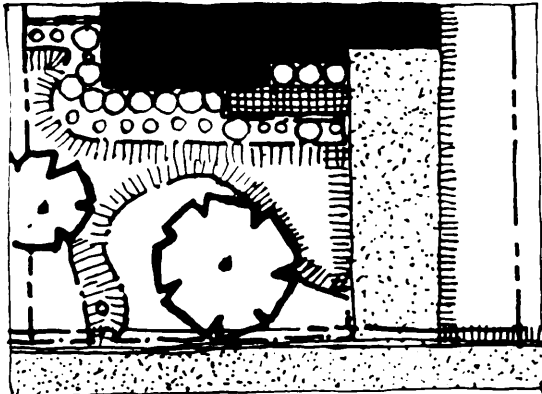
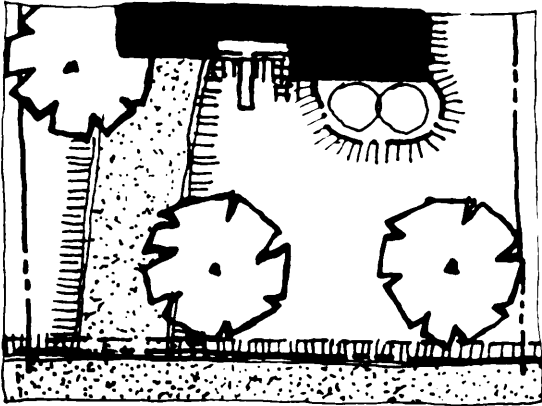
1954 Chronological Study:
Property Lines, Hard Surfaces,
and Plant Material

1954 1954

1954 1954



Study 1:

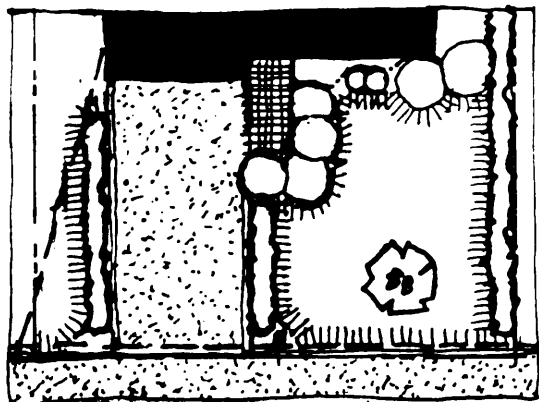
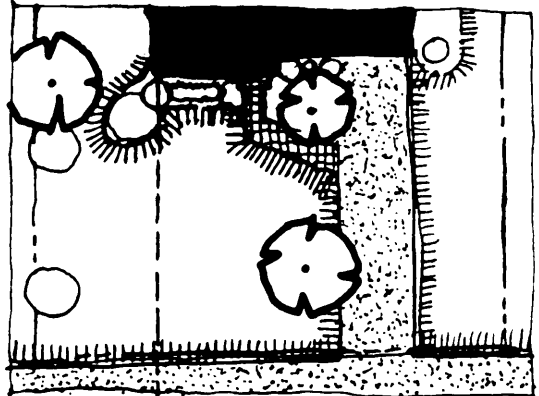


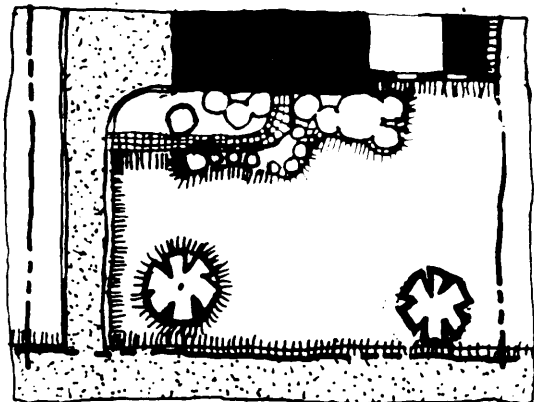
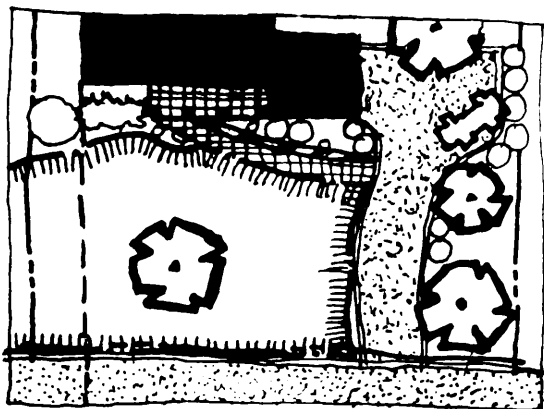
1958

1958 Chronological Study:
Property Lines, Hard Surfaces,
and Plant Material

1960 1960

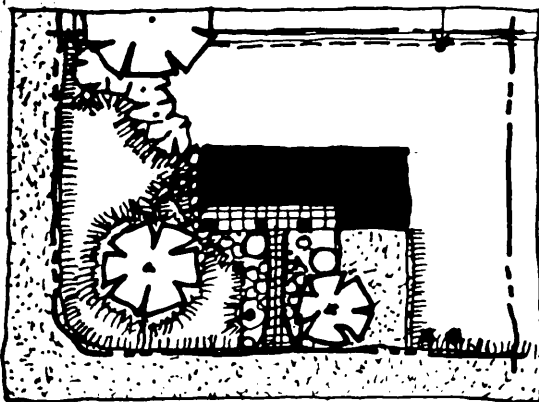
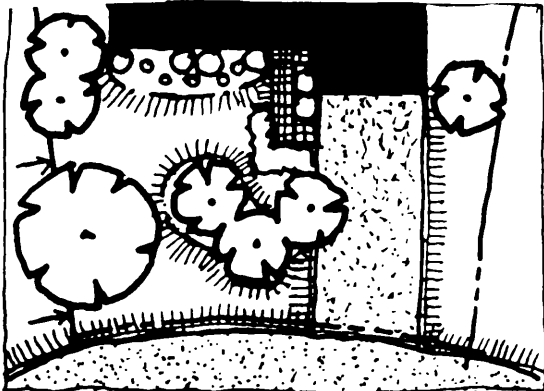
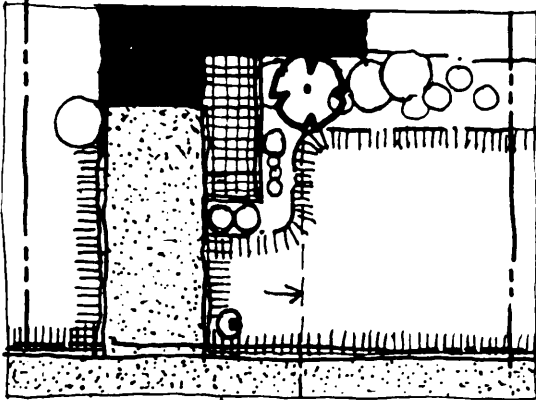
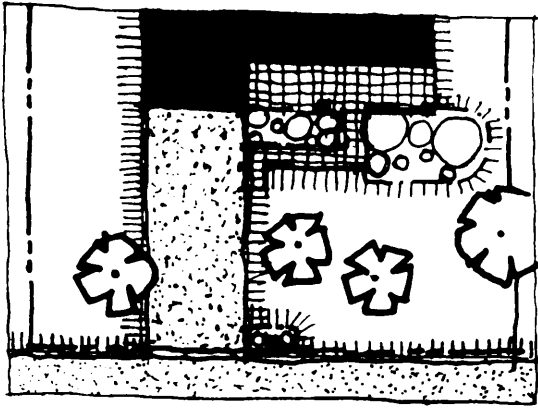
1960 1960





1970

1970 Chronological Study:
Property Lines, Hard Surfaces,
and Plant Material Layers

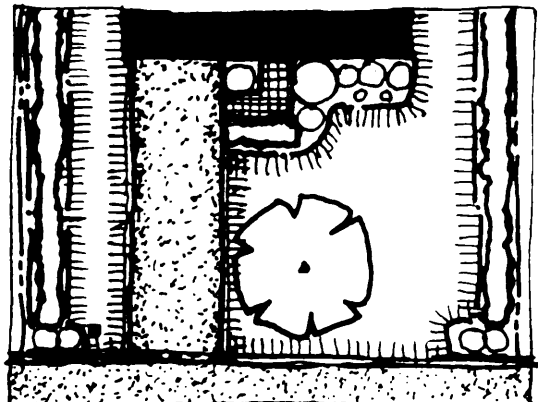
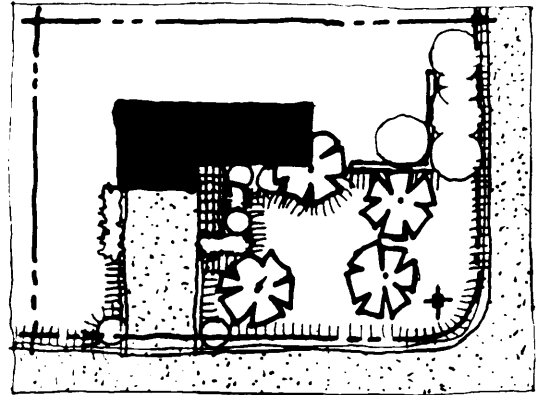


1973

1973 Chronological Study:
Property Lines, Hard Surfaces,
and Plant Material Layers

1973 1973

1973 1973

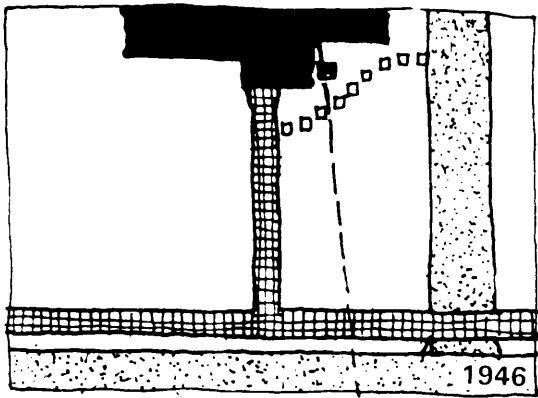


Study 2: Right Entry Driveway

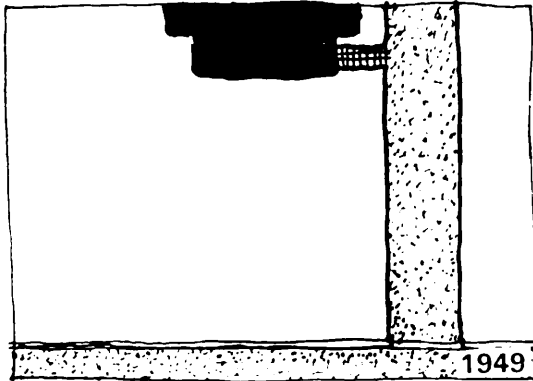
2. What side of the front yard does the driveway occur most often in the five neighborhoods? Where in the front yard is the driveway located? Has the driveway's width changed through time? Do yards with right entry driveways occur more frequently than left entry driveways? Are driveways enclosed by a boundary?

Illustrate: 11 of 12 private paths do not bisect the front yard. 8 of 12 front yards contain attached garages while 3 of 12 contain detached garages in the back or side yards. 1 of 12 front yards contain the garage attached at the side of the residence.

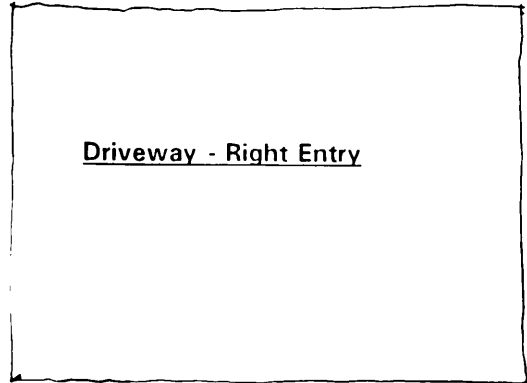
Meaning: In all but one case, front yards containing right-entry driveways do not have bisecting pedestrian paths. Attached garages outnumber detached garages located in front yards with right-handed driveways. The driveway serves a dual role as pedestrian path and vehicular path in front yards containing attached garages.



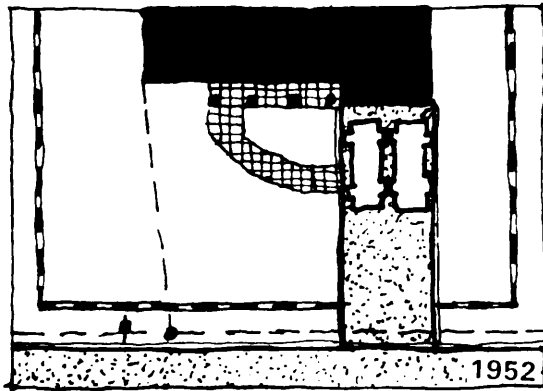
1946



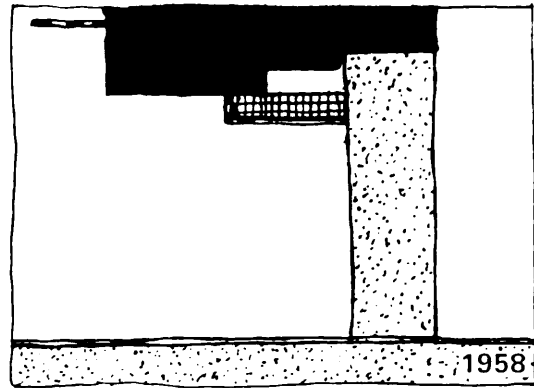
1949



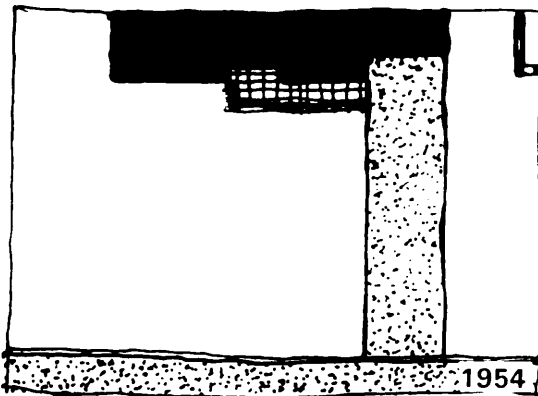
Driveway - Right Entry



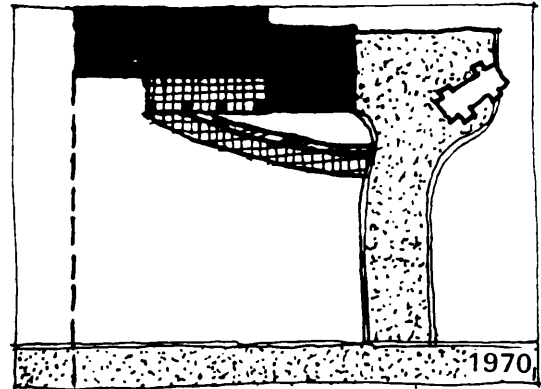
1952



1958



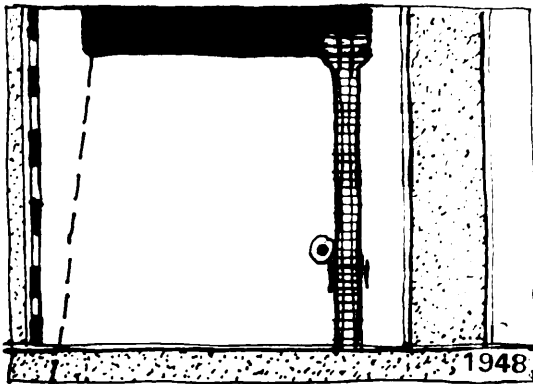
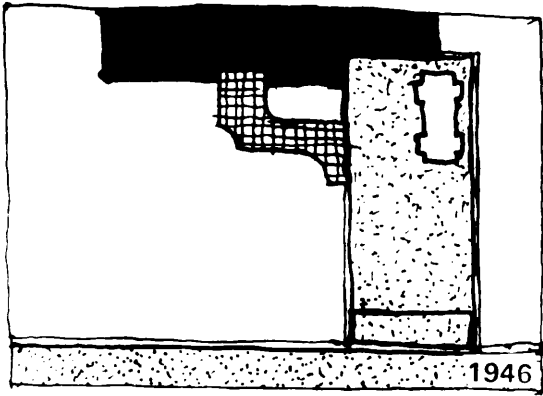
1954



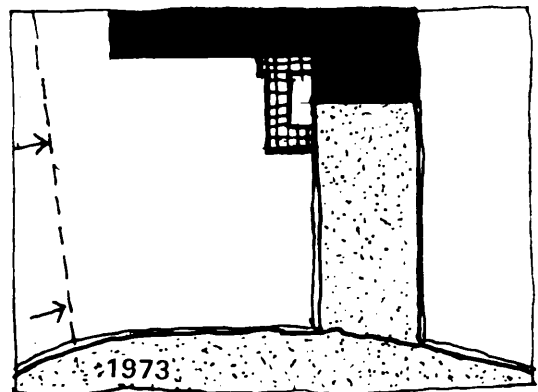
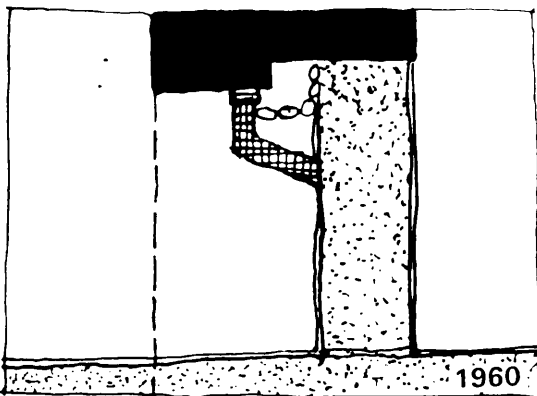
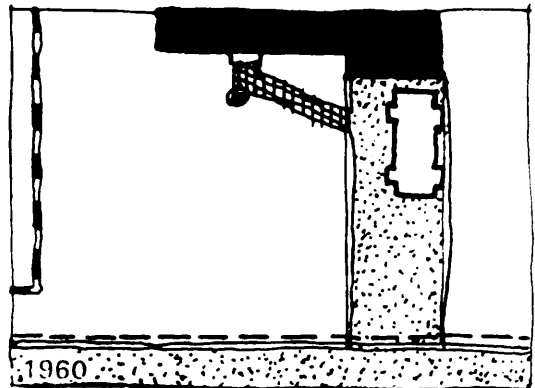
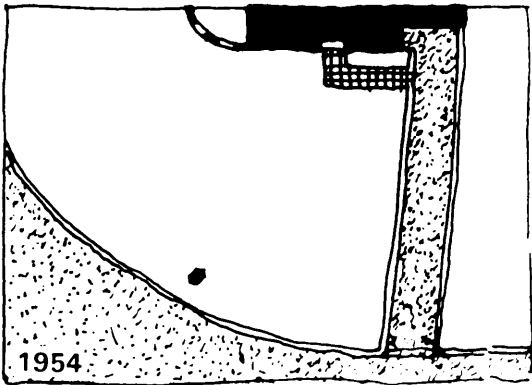
1970

Figure F-7.

Study 2:



Driveway - Right Entry



Study 3: Left-Entry Driveway

3. How often do front yards with left entry driveways occur in the five neighborhoods?

Illustrates: 13 of 17 front yards have paths from driveway to main entry while the driveway is the main path from street. 4 of 17 front yards contain paths that bisect the front yard. In the seventeen case studies, seven garages are detached and nine are attached. One yard has a curb cut and no area beyond it designated for parking the car.

Meaning: In 13 of 17 front yards, visitors, delivery persons, newspaper carriers, postal carriers, and laborers use the driveway as a means to get from the street to the dwelling. Left-entry driveways are associated with both detached and attached garages more than right-entry driveways. Front yards containing left-entry driveways in 13 of 17 cases, do not have a separate pedestrian path. The driveway serves a dual role as pedestrian path and vehicular path in front yards containing attached garages. (This takes into account, these individuals utilize the path and do not walk across another zone.)

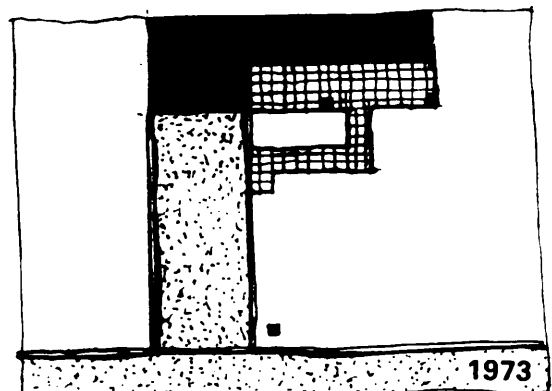
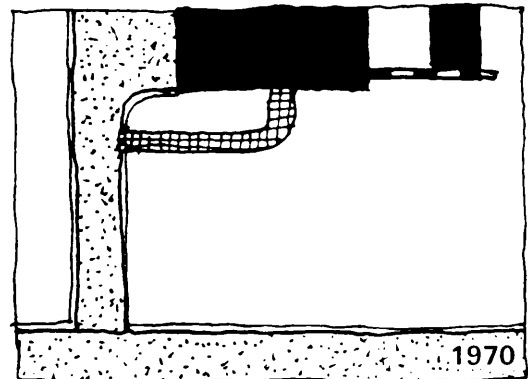
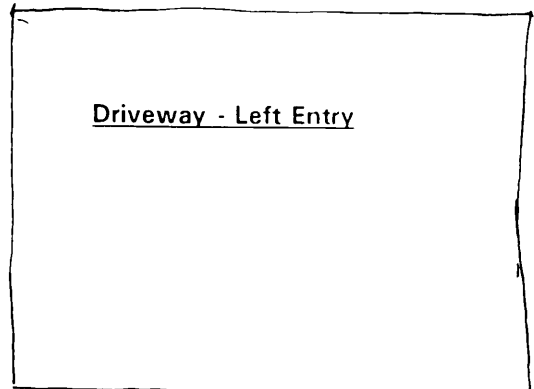
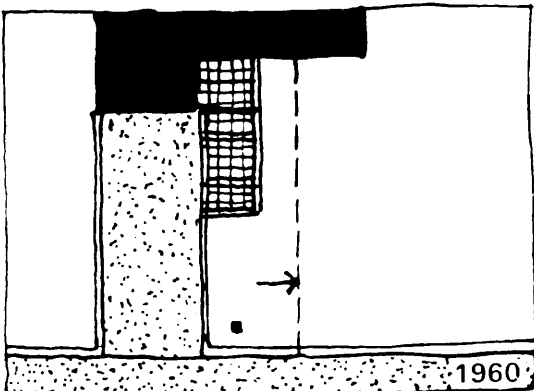
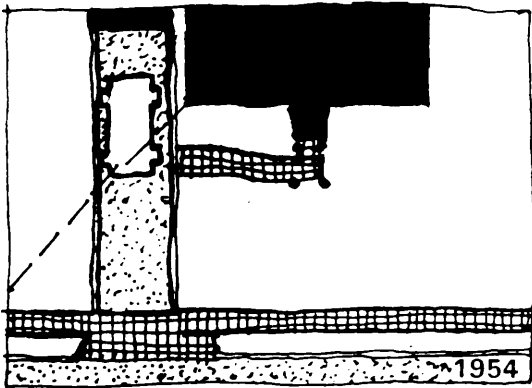
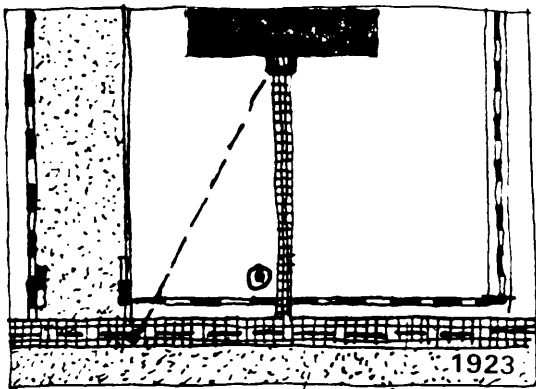
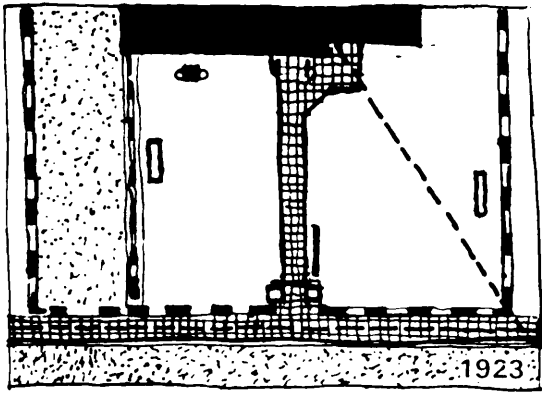
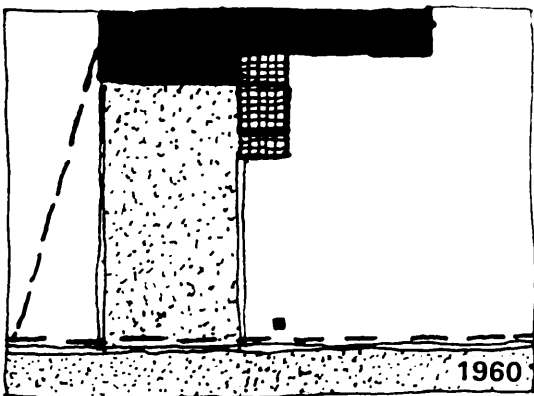
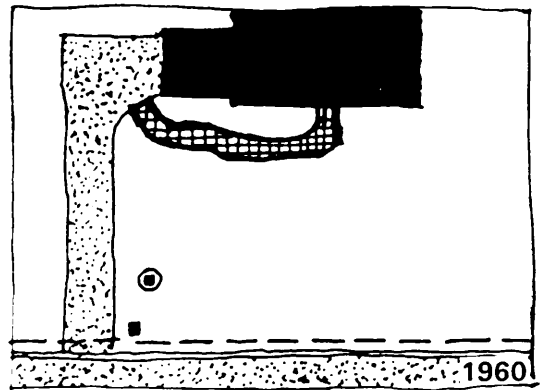
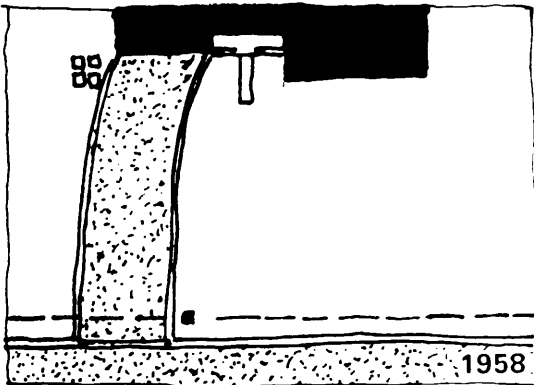
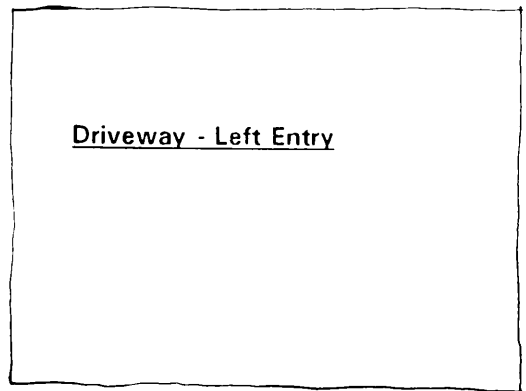
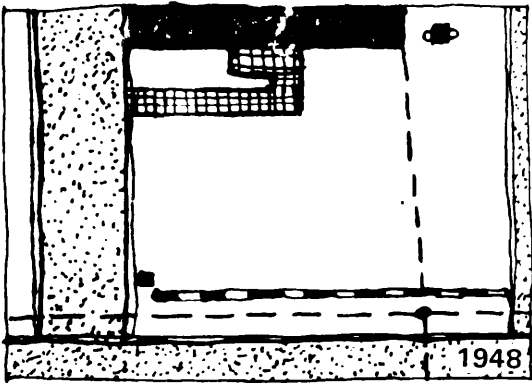
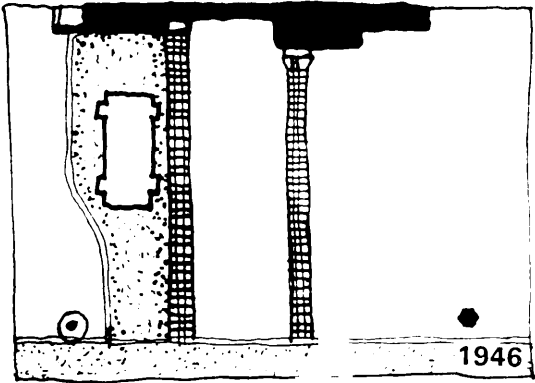
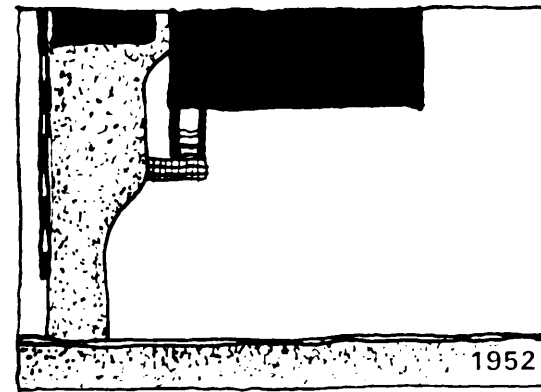
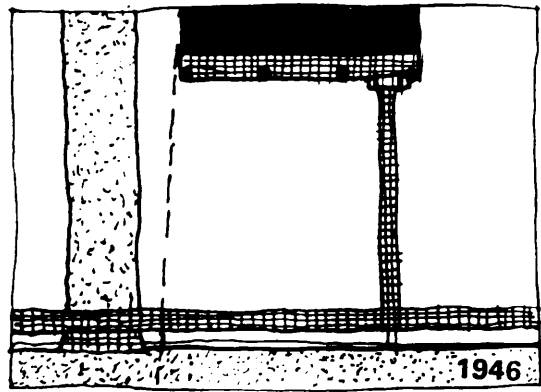
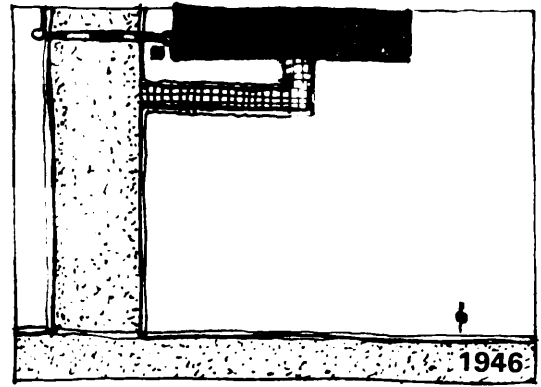
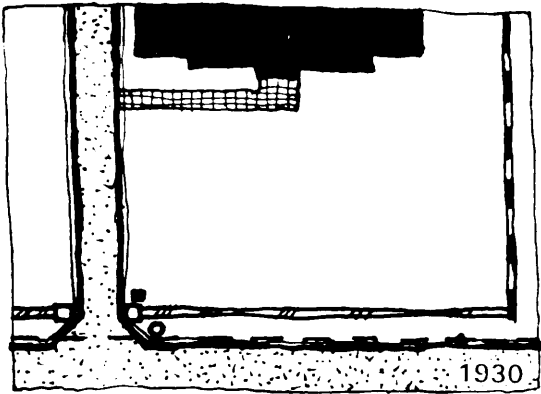


Figure F-8.

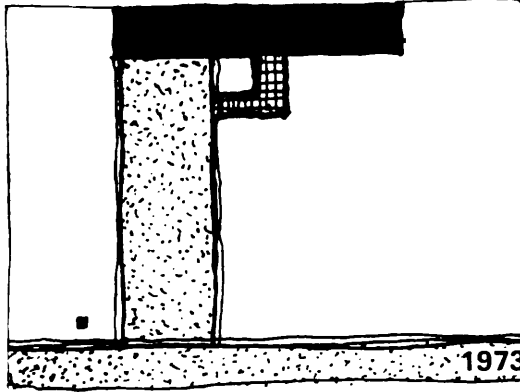
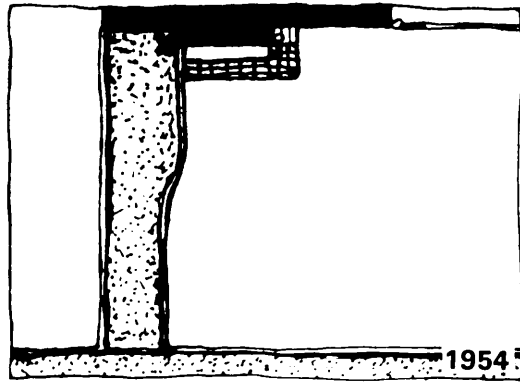
Study 3:



Study 3:



Driveway - Left Entry



Study 4: Corner Driveway Right and Left

4. Are driveways located closer to the street corner or at the opposite side of the yard in corner lots? Do left entry driveways or right entry driveways occur more frequently on corner lots?

Driveway Left Illustrates: 2 of 6 corner lots have detached garages and 4 of 6 contain attached garages. 4 of 6 front yards contain separate pedestrian paths. 3 of 6 front yards are enclosed by a wall or fence while leaving two openings, the driveway and path, as the only two means of entry to the space. 5 of 6 driveways are located at the side of the front yard and opposite the corner. 1 of 6 driveways is located closest to the corner. Fencing parallel to the sidewalk was present in 1 of 6 front yards.

Meaning: Driveway location is indicative of path organization; i.e., paths always lead from driveway to house even if a separate pedestrian path exists as 6 case studies illustrate.

Driveway Right Illustrates: 2 of 4 front yards contain attached garages and the remaining two garage locations cannot be determined from the photographs. 3 of 4 have separate pedestrian paths while 1 of 4 are enclosed by a fence at all three property limits of the front yard and two are open at both street fronts. 2 of 4 driveway locations were located on the side of the front yard furthest from the street corner. The remaining two were in the center of the yard in front of the dwelling. Public sidewalks were present in public zones in 2 of 4 front yards enclosed by fencing.

Meaning: The corner lot contains two street fronts offering more than one location for driveway entry. In 1 of 4 case studies, the residence is revealed as the dominating element of the lot, while the other three show the driveway perpendicular to the same street front that the dwelling is orientated.

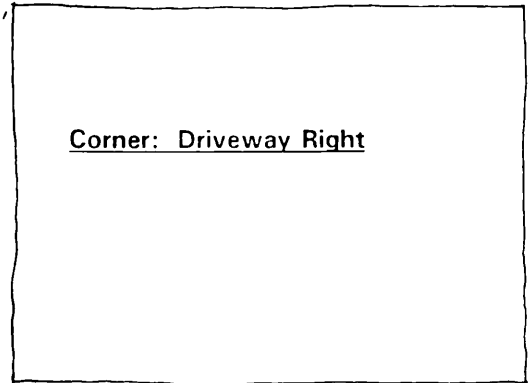
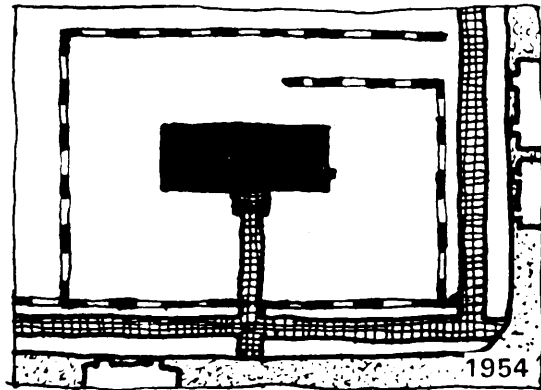
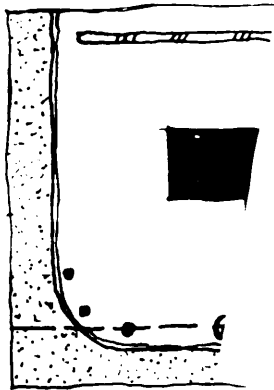
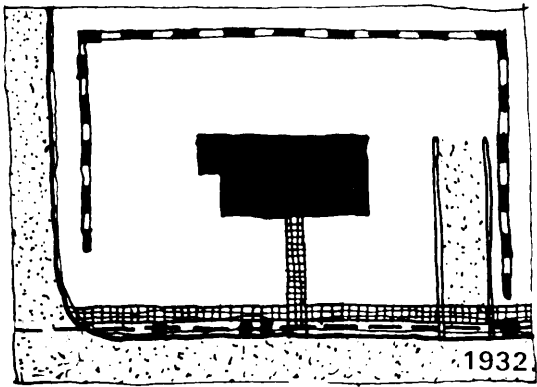
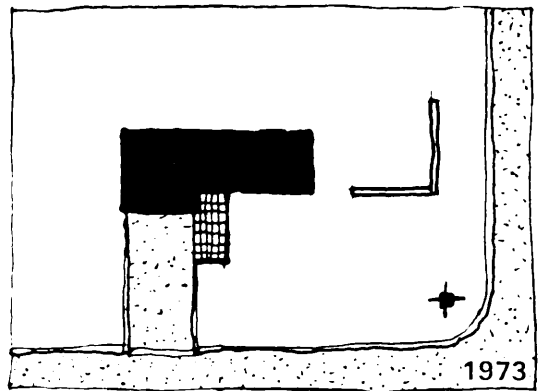
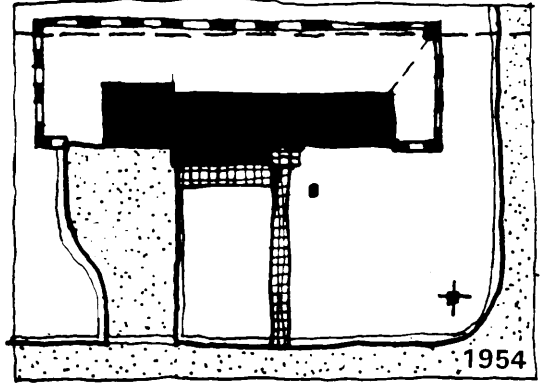
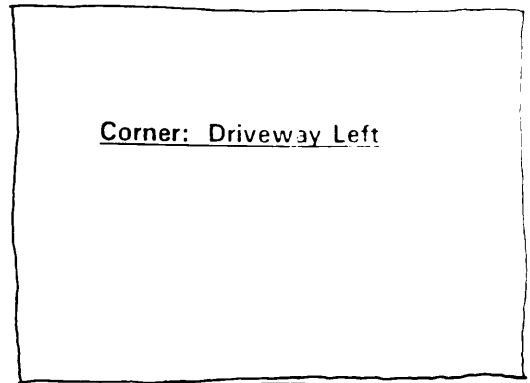
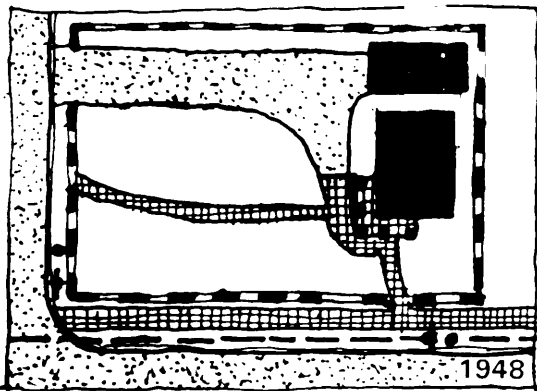
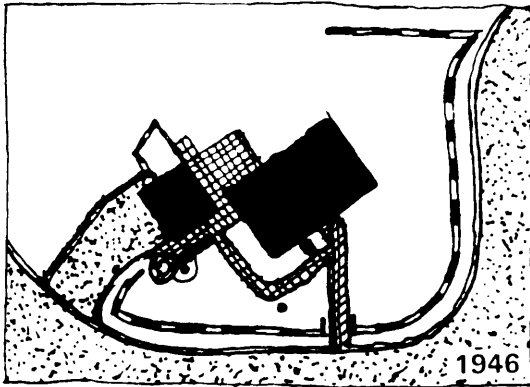
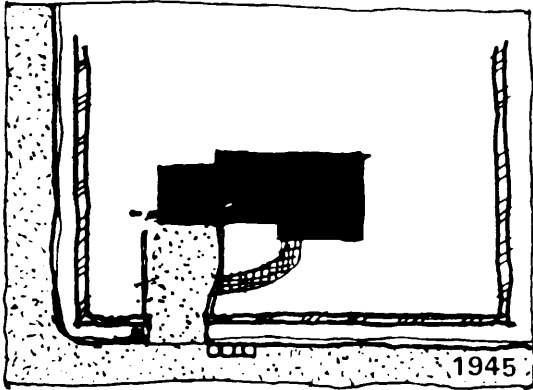
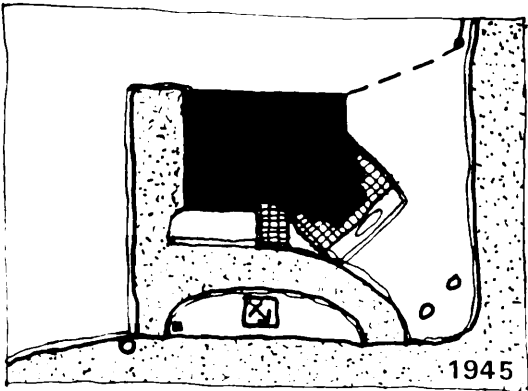


Figure F-9.



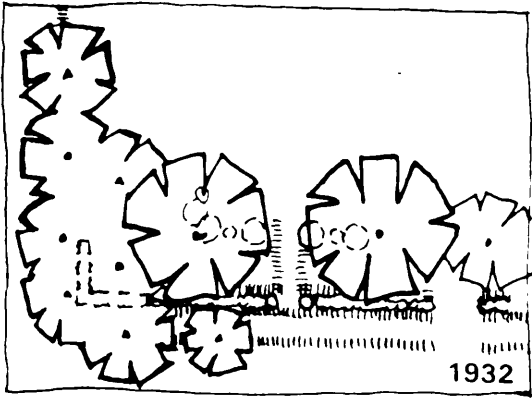
Study 4:

Study 5: Corner Lots - Trees and Plant Material

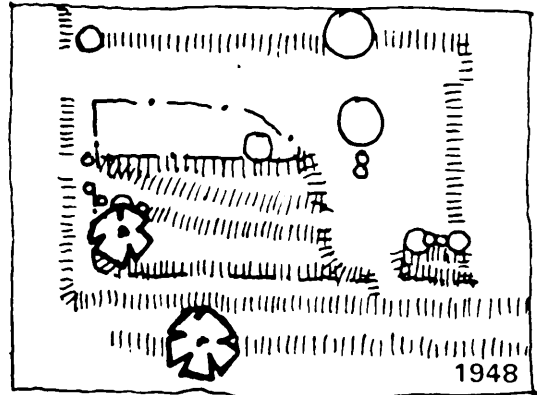
5. Do lots of varying age contain more or less trees and plant material than another? Do corner lots express a more organized spatial definition through the arrangement of the yard's plant material and trees? Is plant material used to acknowledge one street frontage over another?

Illustrates: 4 of 10 front yards have trees on both sides of the driveway. 6 of 10 front yards contain trees at the corner of the property only.

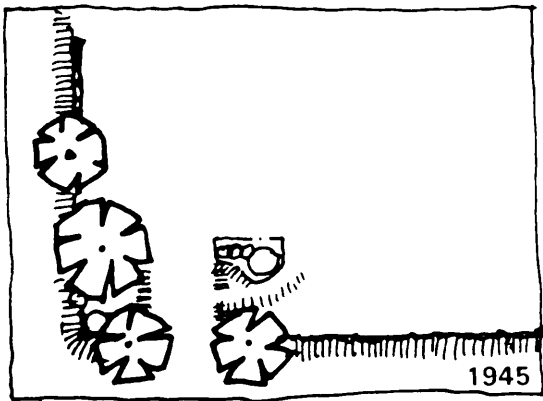
Meaning: Homeowners of younger front yards are concerned with detailed amounts of plant material at the dwelling's foundation and adjacent to driveways and private paths. Older front yards show an increase in detailed foundation plantings, an increase in separate islands of plant material, and an increase in lawn areas. The lawn in younger corner lots, the years shown 1973, 1954, and 1949, act as linking elements flowing from one street frontage to the other.



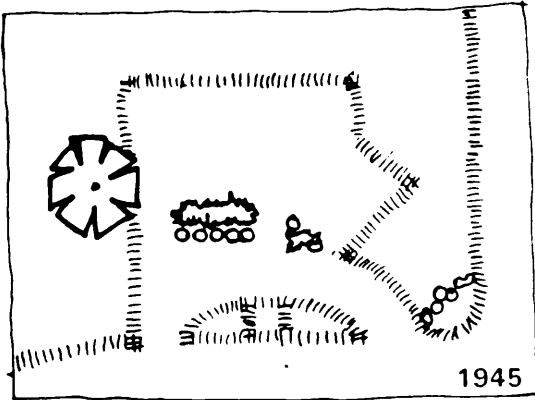
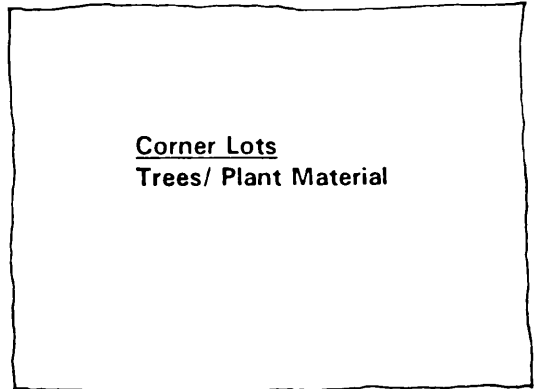
1932



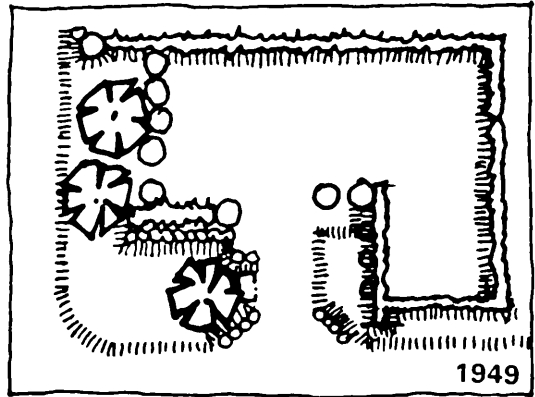
1948



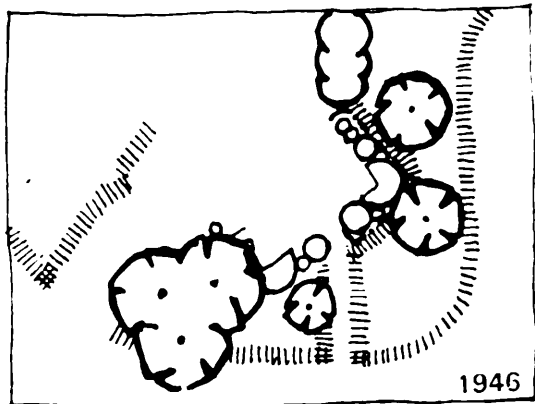
1945



1945

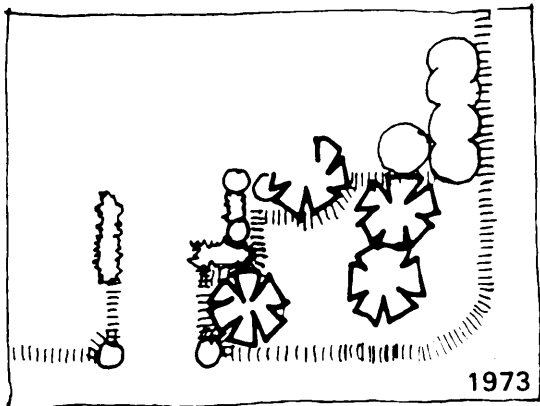
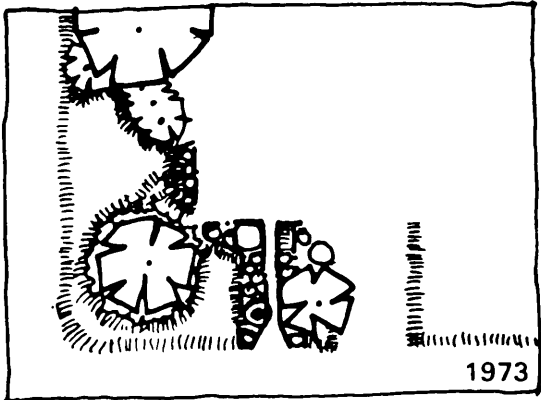
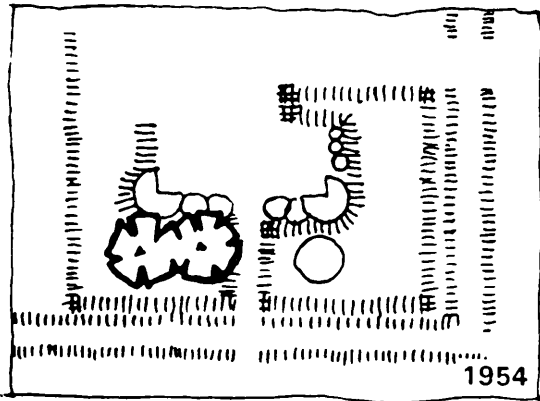
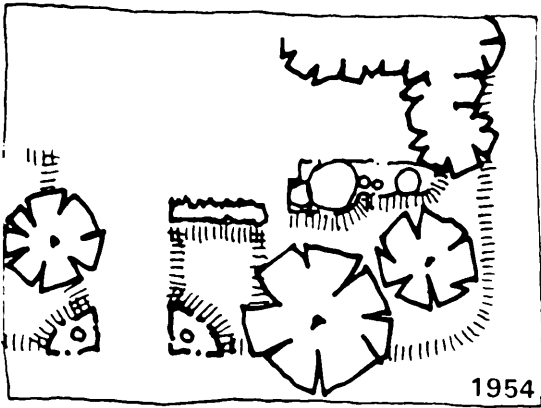


1949



1946

Study 5:



Corner Lots
Trees/ Plant Material

Study 6: Open Lawn Area

6. Is the lawn used to link hard surfaces and plant material? Are gardens, lawns, and foundation plants arranged in particular organizations in older and younger front yards? What kind of open lawn spaces exist in the front yard? Do front yards of a particular age contain more or less open spaces?

Illustrate: In the four drawings 1946, 1948, 1954, and 1973, an open space quality is illustrated between front yards. These studies reveal the oldest yard maintaining a dense hedge adjacent to the sidewalk and a loosely defined bed of foundation plantings. Trees are placed outside the open lawn area in the side yard and sidewalk median strip. In the 1948 drawing, the fence and hedge combination of driveway and driveway plantings, define the open lawn area without any trees. In the 1954 drawing, a dense grouping of foundation plants, tall side yard hedge, and low sidewalk hedge define an open lawn space. Again, trees are kept in the public sidewalk boundary. In the 1973 drawing, the open lawn flows from yard to yard interrupted by the driveway.

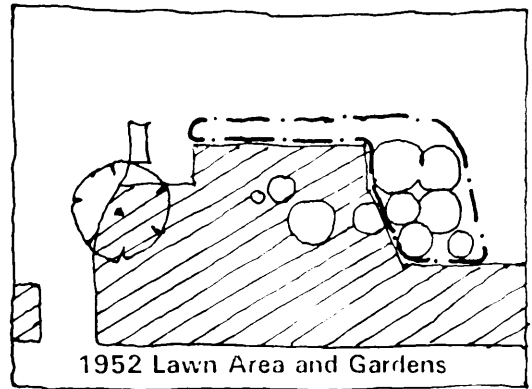
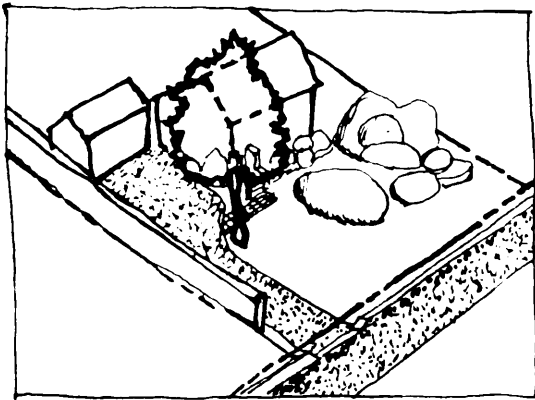
Meaning: Lawns are an essential element of the middle-class residential landscape. Maintaining spatially defined lawn spaces is prevalent in older neighborhoods. Semi-enclosed front yards, the drawings 1946 and 1973 utilize the lawn to link different areas of the front yard, objects, and plant material.

Study 6: Lawn Area and Gardens

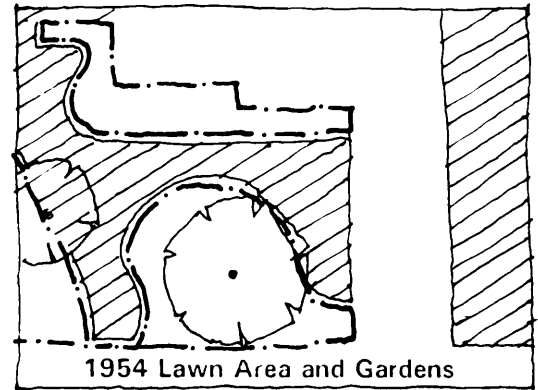
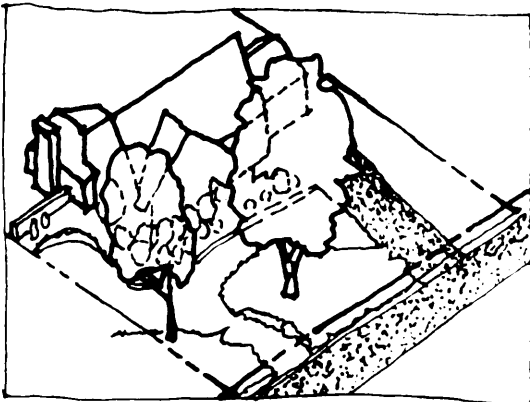
Illustrate: Both corner and non-corner lots, four each are shown here. The present condition of the non-corner yards, the 1952, 1954, 1970, and 1973 drawings, illustrate plant material used as objects in the lawn of the oldest yards. An increasing pattern in the youngest front

yards indicates a shift to subdividing the lawn, creating gardens and spaces. Corner lots maintain the use of the lawn as a linking element for randomly placed trees in 1949, 1954, and 1973, but revealed quarter gardens at the intersection of path, street, and driveway in all four cases studies.

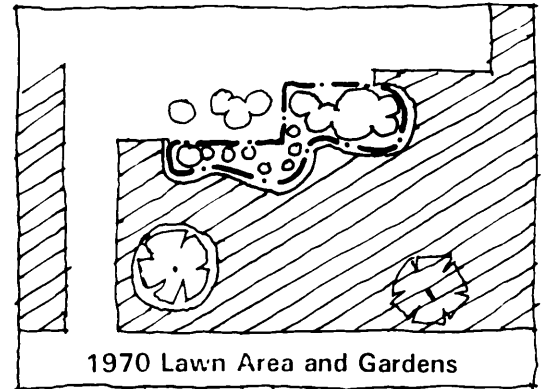
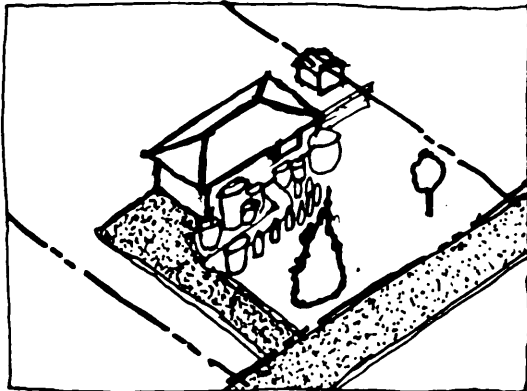
Meaning: Homeowners concerned with appearance of the front yard maintain the use of randomly placed trees as objects while emphasizing entry with quarter gardens. Lawns remain as a horizontal plane connecting trees, quarter gardens, and entry gardens.



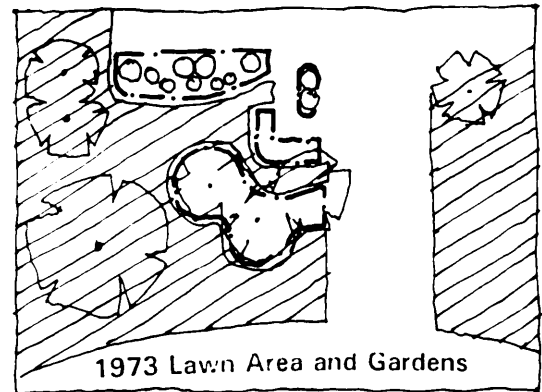
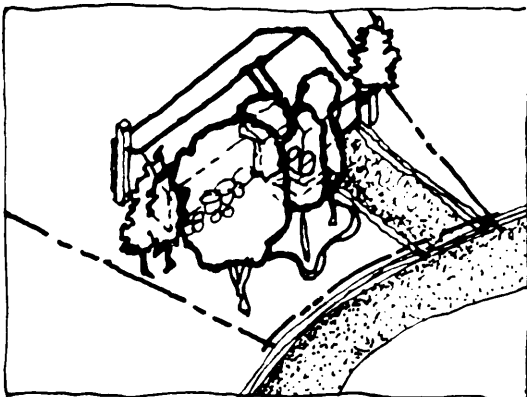
1952 Lawn Area and Gardens



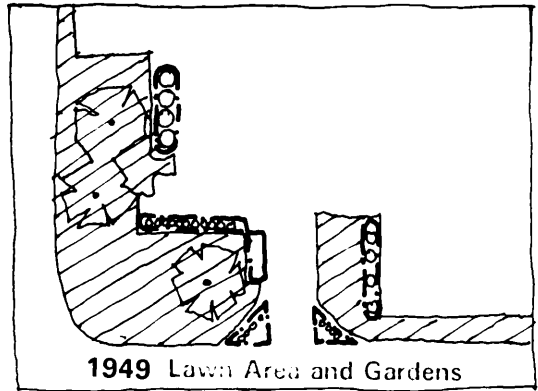
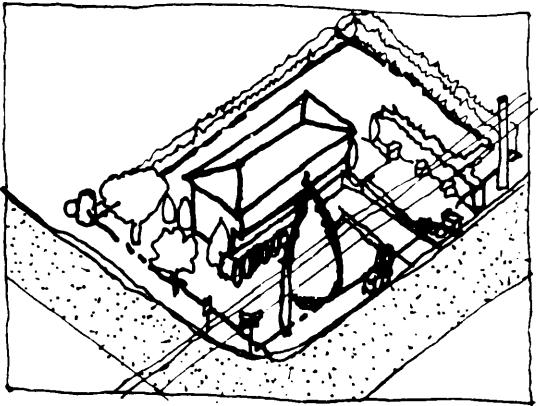
1954 Lawn Area and Gardens



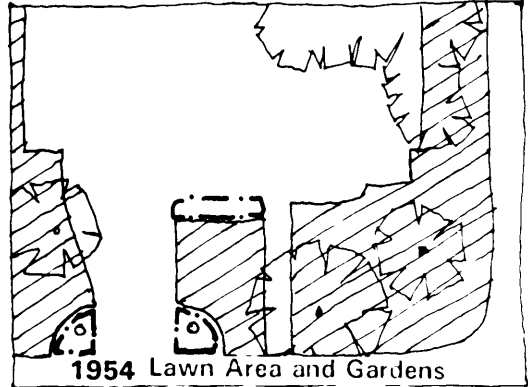
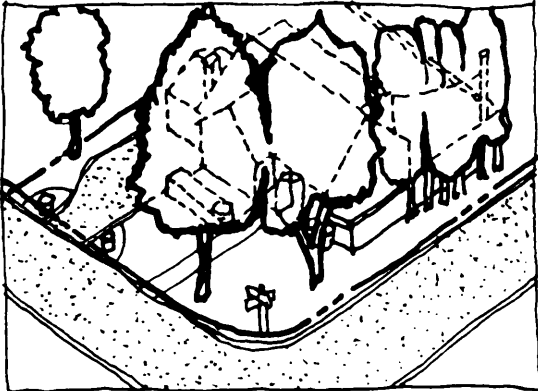
1970 Lawn Area and Gardens



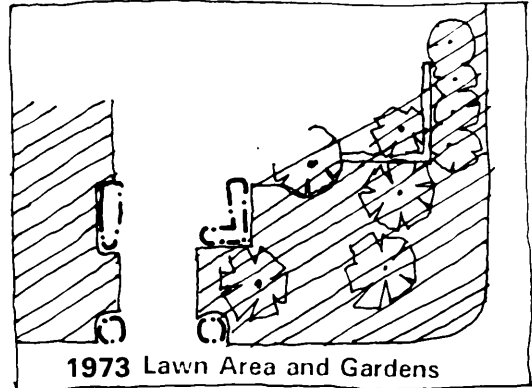
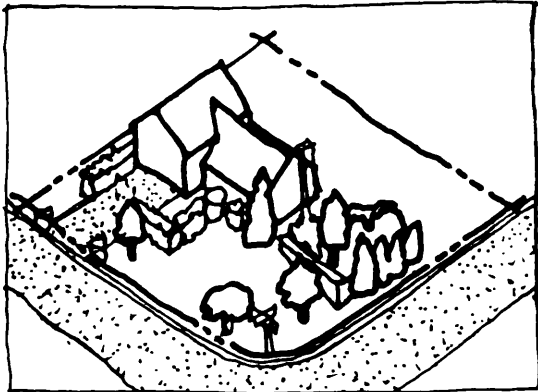
1973 Lawn Area and Gardens



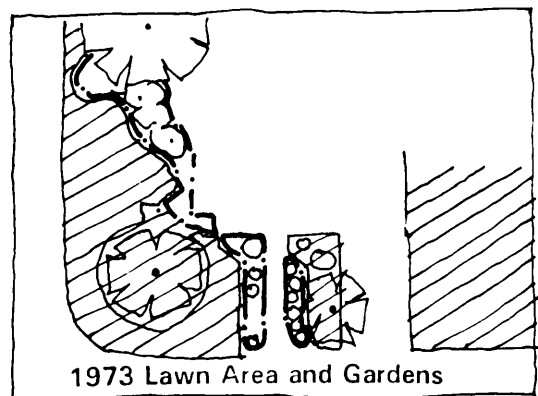
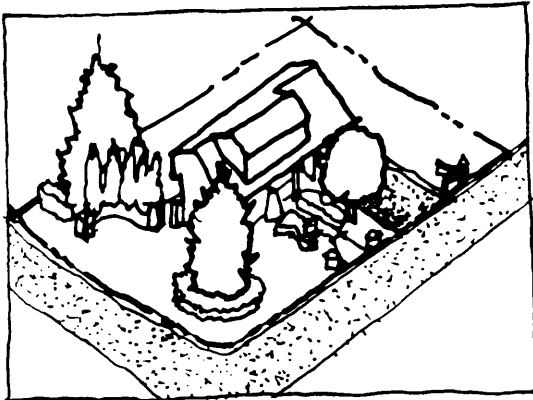
1949 Lawn Area and Gardens



1954 Lawn Area and Gardens



1973 Lawn Area and Gardens



1973 Lawn Area and Gardens

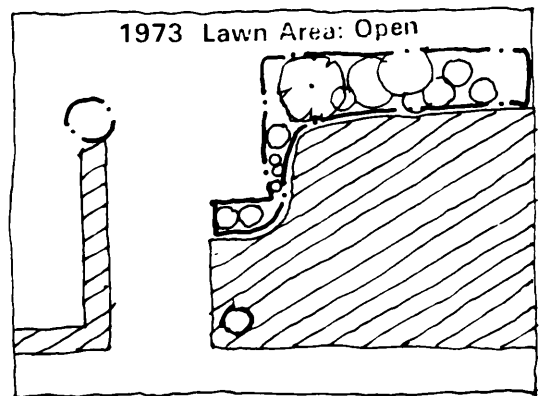
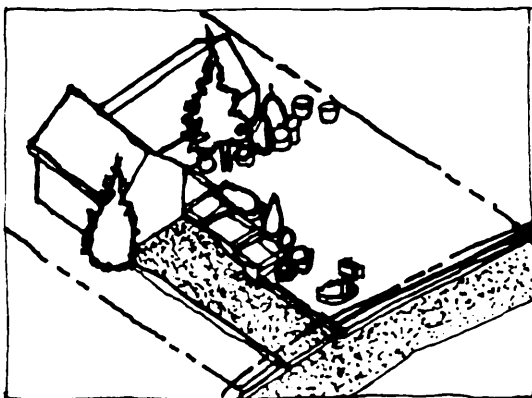
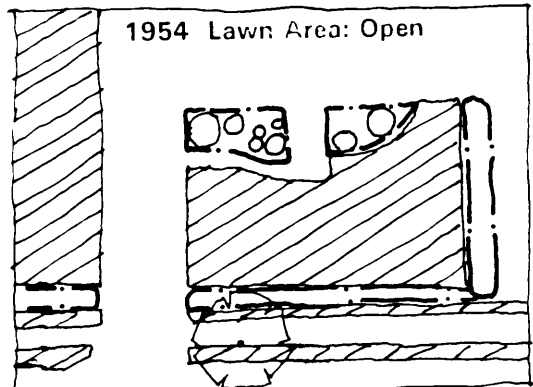
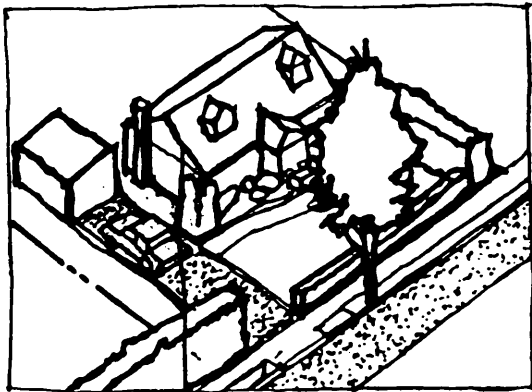
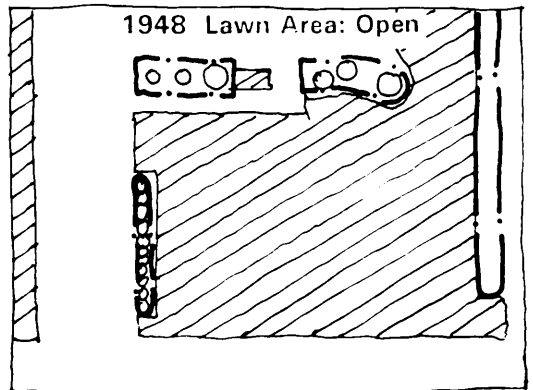
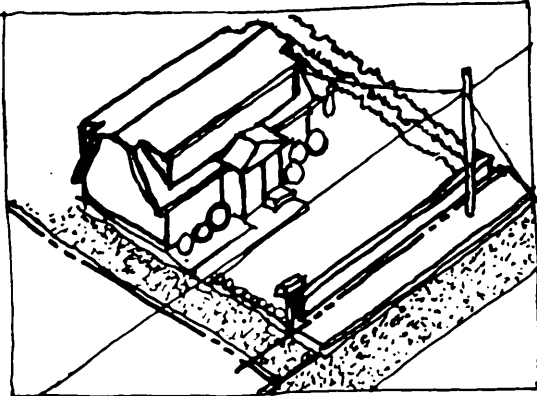
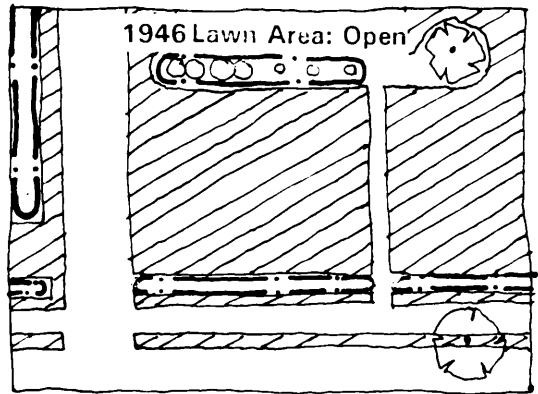
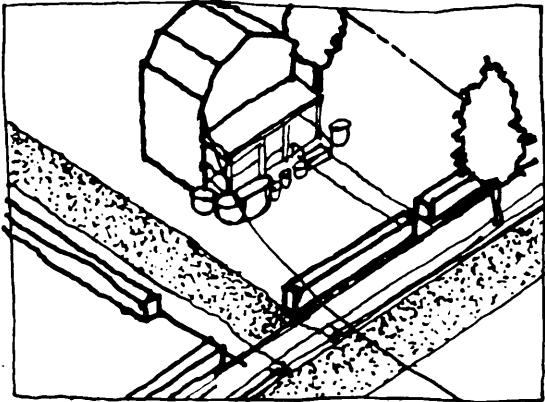


Figure F-11.

Study 7: Location of Fence through Time

7. Has enclosing the front yard with the fence changed through time? How has it changed? Does it indicate a change in delineating property limits and ownership? Does it imply a move from openness to closure?

Illustrate: This drawing shows the location of the fence in the oldest front yards of N-1 The Orchard, the 1923 drawing, shifted compared to the younger front yards. The fence fully encloses the front yard in N-1 The Orchard. N-3 Roxbury, the 1946 drawing, finds the fence located at the corner of the residence while it no longer encloses the front yard. N-3 Roxbury, the 1946 drawing, also illustrates fences are used to enclose the entire backyard up to the facade of the residence, leaving the front yard open and unenclosed. N-5 Strathmore Glen, the 1973 drawing, revealed no fence or boundary enclosing the front yard while only 1 of 8 front yards contained a fence attached and aligned with the facade of the residence.

Meaning: Through time, the removal of the fence from the front yard deemphasized the importance of enclosing the space. It, also, signified a change in homeowner landscape taste and a change in spatial definition from close to open in the oldest to youngest front yards.

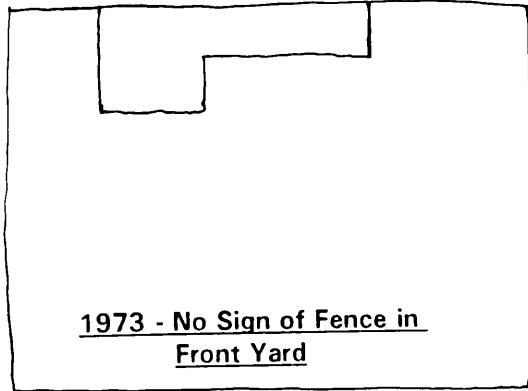
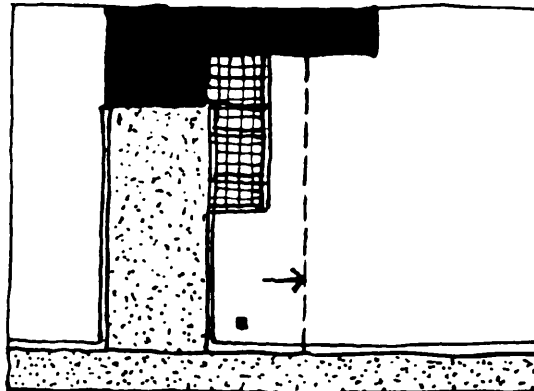
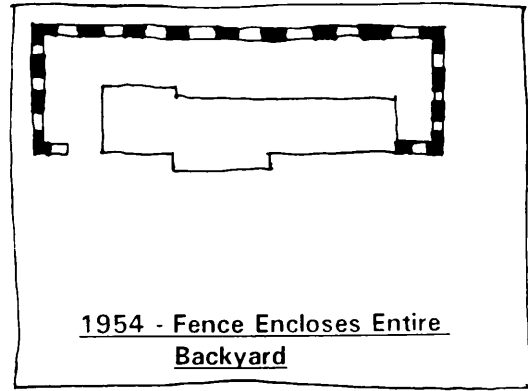
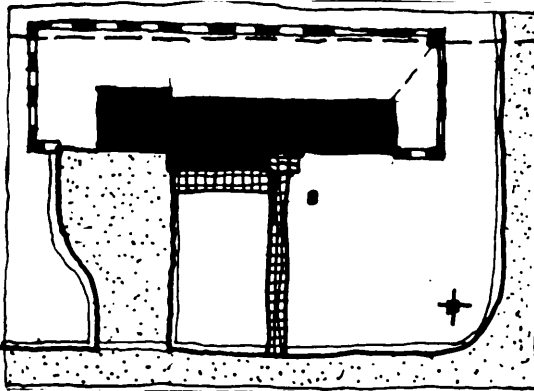
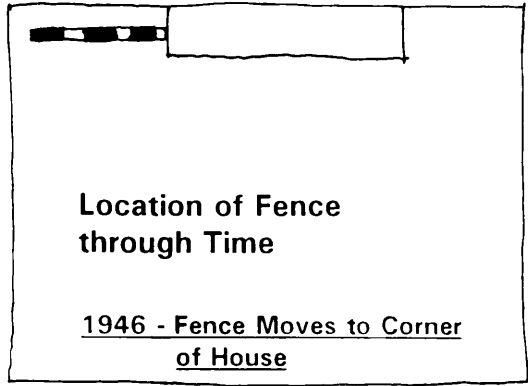
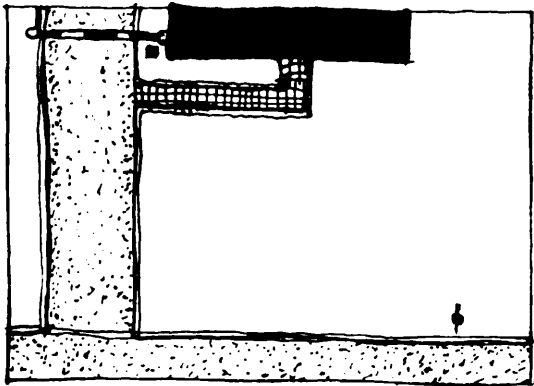
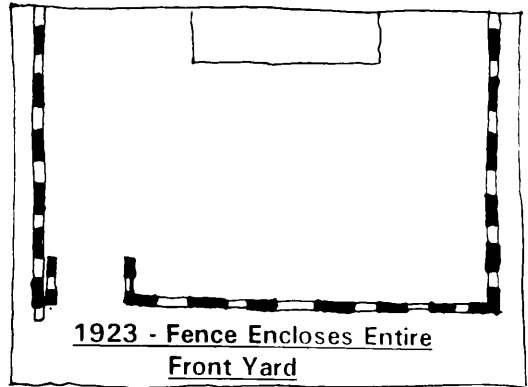
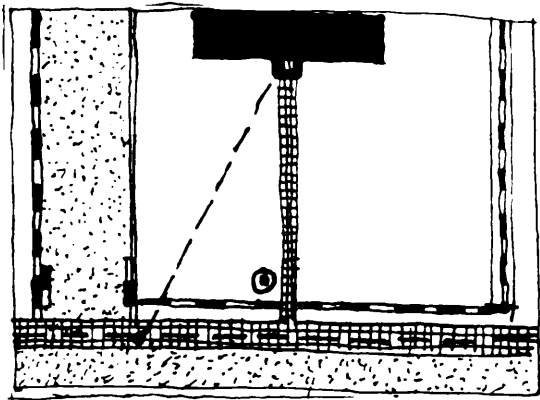


Figure F-12.

Study 8: Public Boundary - Zone of Utilities, Sidewalk, and Street Signs Diminishes with Time

8. What has happened to the location of public boundaries through time? Have changes affected the spatial definition of the front yard? Does the change indicate the front yard becoming a more private or public space; i.e., less enclosed and more open?

Illustrate: Cut-lines are drawn through axonometric drawings to show where sections were taken through the front yard and residence. The axonometric drawings provide a bird's eye-view of the front yard while sections illustrate the diminishing public boundary that occurs in the oldest neighborhood N-1 The Orchard, the 1932 drawing, through the youngest neighborhood N-5 Strathmore Glen, the 1973 drawing. Visibly and physically, the depth of the front yard from street to facade increases from small to large as the public boundary decreases.

Meaning: The change in depth of the front yard indicates a change in its spatial definition. Through time, the public boundary--overhead cables, utility poles, street signs, fences, walls, hedges, and sidewalks--was reduced to a more open and boundary free space at the street. Homeowners, now, have more space between the dwelling and road with less emphasis on public space and public services.

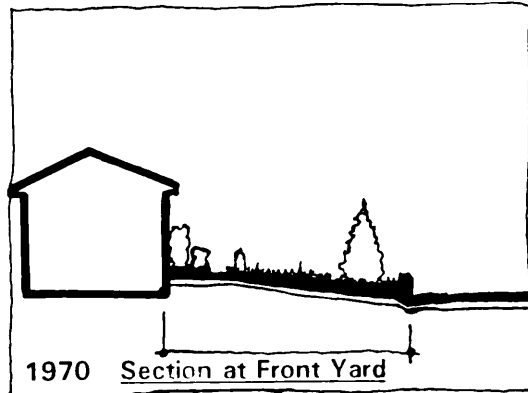
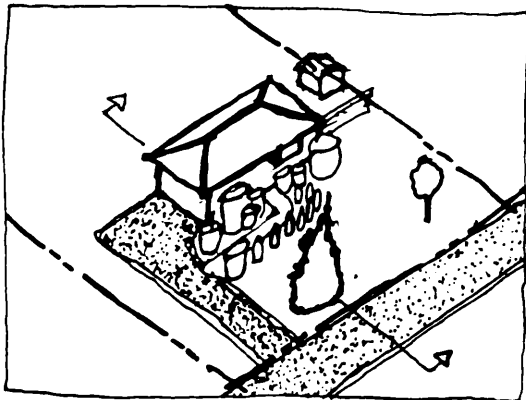
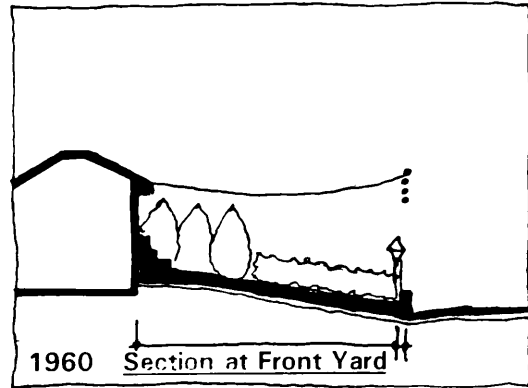
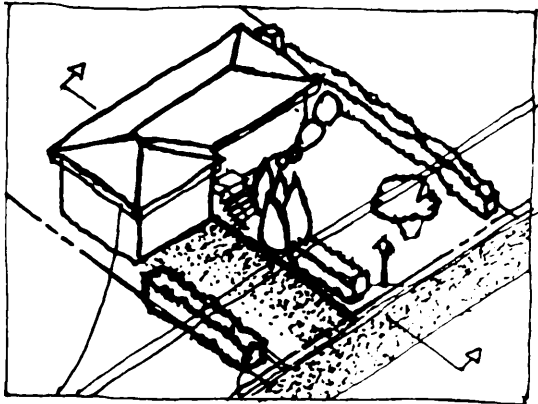
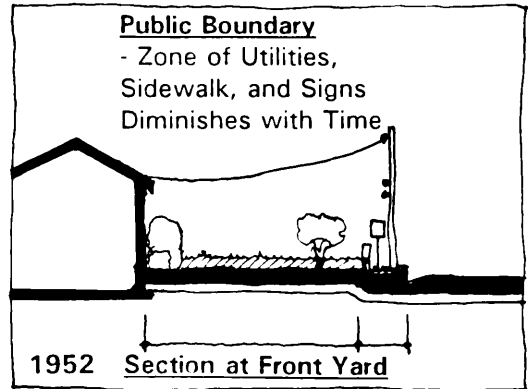
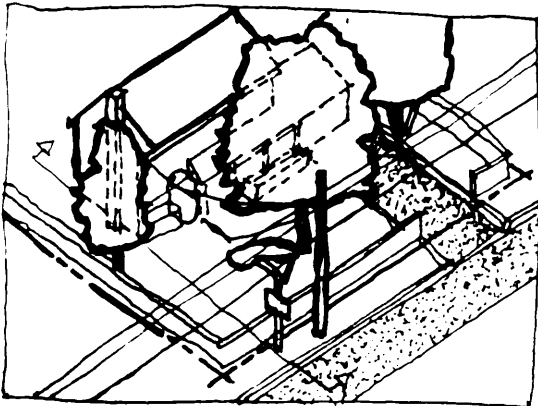
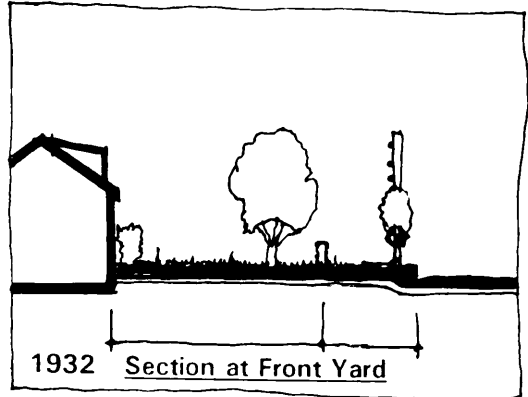
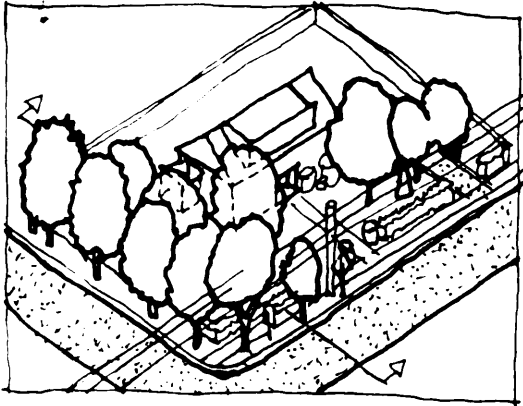


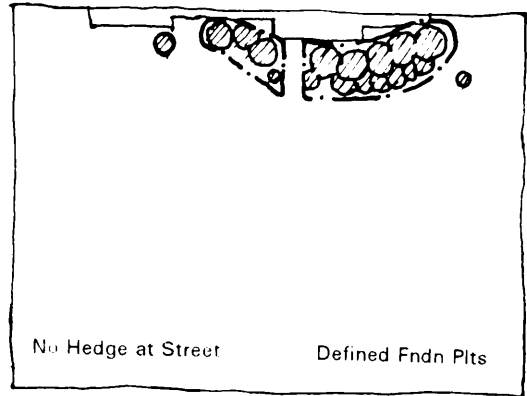
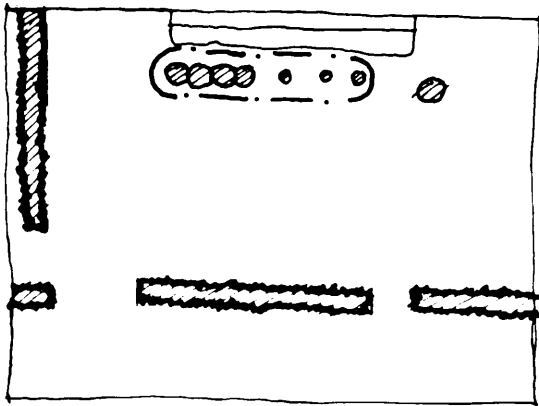
Figure F-13.

Study 9: Hedge as Boundary and Enclosure

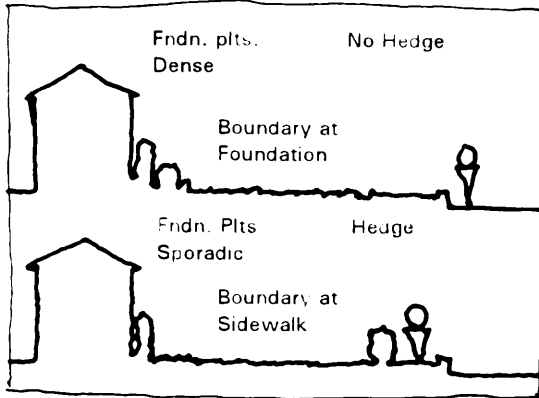
9. Where are hedges located in front yards today? Has their location changed through time? Are hedges used as objects or boundaries? Are foundation plantings used as a substitute boundary for the hedge between the dwelling and the street; i.e., private and public zones ?

Illustrate: The drawings in the left-hand column emphasize homeowners of younger front yards through time have removed the hedge from the street front, but maintained it along the side property limits. Drawings in the right-hand column illustrate front yards without hedges, use foundation plants and landscape edges as intensified arrangements, and the use of plant material as single objects.

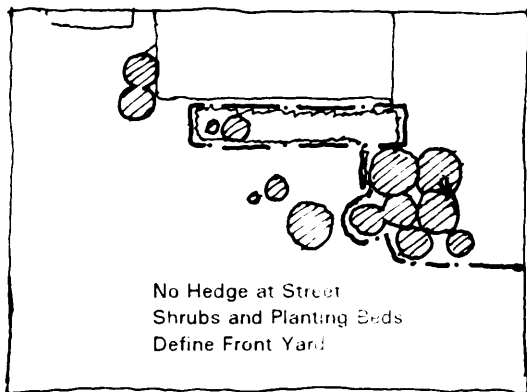
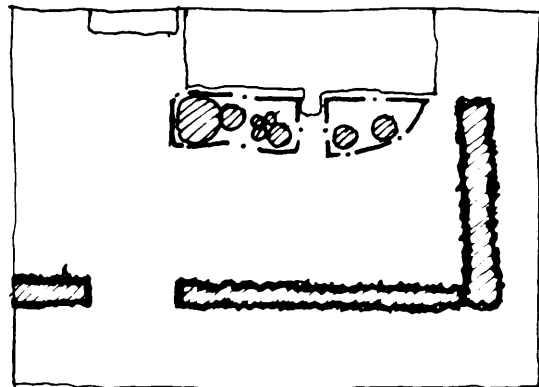
Meaning: Front yards that are not enclosed by hedges contained a more defined massing of foundation plants and individually located plant material appearing as objects. Front yards enclosed by hedges at all three property limits and at only two property limits, side yard and side yard, tend to have a loosely defined group of foundation plants. Homeowners with front yards that are either enclosed or partially enclosed by hedges are concerned about having some form of a boundary comprised of plant material between the street and the dwelling's facade.



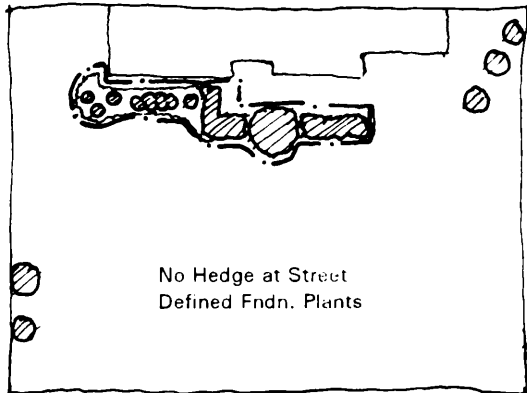
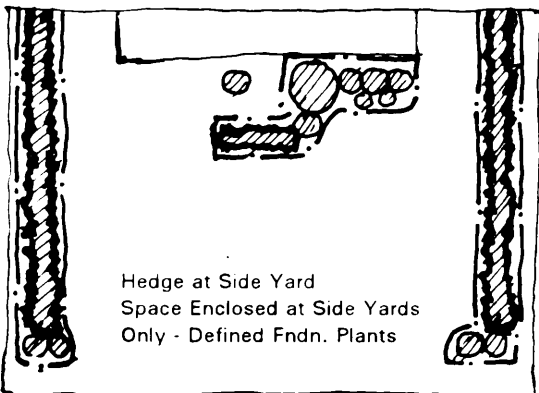
No Hedge at Street Defined Fndn Plts



1946 1946
Hedge as Boundary
and Enclosure
 1954 1952
 1973 1954



No Hedge at Street
 Shrubs and Planting Beds
 Define Front Yard



Hedge at Side Yard
 Space Enclosed at Side Yards
 Only - Defined Fndn. Plants

No Hedge at Street
 Defined Fndn. Plants

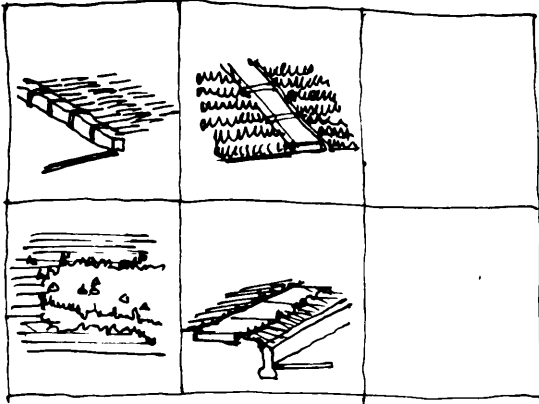
Figure F-14.

Study 10: Objects, Edges, and Boundaries

10. What types of edges, objects, and boundaries are found in the front yard?

Illustrates: This drawing shows the edges, objects, and boundaries revealed in the front yards of Glen Cove. The grid of drawings on the left-hand side documents edges, objects, and boundaries found. The right hand grid identifies each by common name.

Meaning: These edges, objects, and boundaries comprise the forty front yards in Glen Cove. It does not mean they each occur in all forty front yards. It is just a visual documentation of various edges, objects, and boundaries occurring there. Through hard-lines and soft-lines, the horizontal plane is illustrated by edges. The objects indicate homeowner expression and interests in cooking in the front yard, religion in the front yard, security of the home place, patriotism in the home environment, and adornment of the front yard by anchors and boats, and small gardens at the corner of paths and streets and driveways and streets. Homeowners express an interest for making a barrier in the residential landscape through the placement of vertical boundaries.

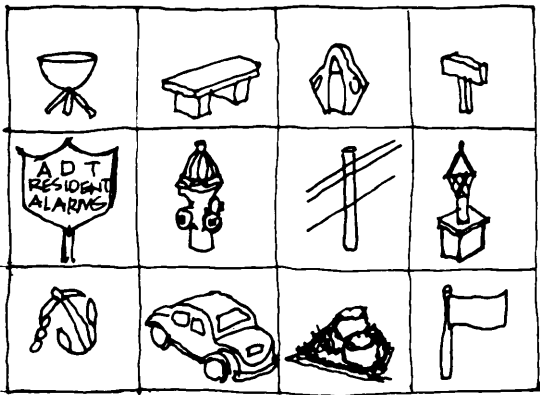


Driveway Curb	Sidewalk/ Lawn	
Plant Material/ Ground	Curb at Road	

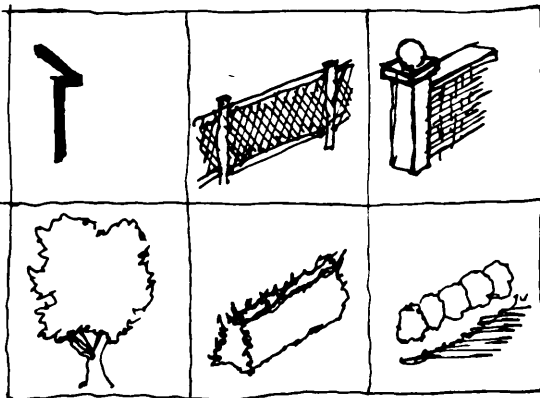
Edges

Objects

Boundaries



Barbecue	Bench	Religious Statue	Mailbox
Alarm Sign	Fire Hydrant	Utility Pole	Lamppost
Anchor	Auto	Corner Garden	Flagpole



Dwelling Wall	Cyclone Fence	Masonry Wall
Tree	Hedge	Planting Bed

Figure F-13.

Study 11: Definition of Pedestrian and Vehicular Entry to Front Yard Through Time

11. How has pedestrian and vehicular approach to the dwelling changed through time? Does the number of entries to the front yard change as the number of enclosed front yards decreases? Does the change in entry and exit to the front yard indicate a shift in location and function? Do homeowners of older lots define entry and exit more clearly with a greater number of boundaries and less openings or a less number of boundaries and more openings?

Illustrate: This study shows the change in location of entry to the front yard and change in pedestrian path location. The fourth drawing layer from the data collection stage is presented in the left-hand column for four front yards. The third drawing layer, plant material, illustrates homeowner manipulation of plant material is a primary means of influencing circulation and entry in the front yard. In N-1 The Orchard, the 1896 drawing, 6 of 8 front yards contain two entries per front yard from the street. Axial front paths and the driveway curb cut are the only means to entering this front yard. N-2 Highland Road Association, the 1946 drawing, has the same driveway cut and axial path entry, but is further emphasized by the two trees framing an opening to pass thru, placing a higher importance upon the process of entry. N-5 Strathmore Glen, the 1970 drawing, is open at the street allowing for pedestrian entry along its entire front entry width while the driveway is the formal vehicular means of entry to the yard. It, also, is a connection to the entry path leading to the dwelling. N-5 Strathmore Glen, the 1973 drawing, emphasizes use of the driveway as both vehicular and pedestrian entry to the front yard. Homeowner manipulation of plant material creates a boundary along the path forcing movement within a defined space; i.e., those spaces being the path and driveway.

Meaning: Homeowners in older front yards are concerned about closure in the front yard. They

enclose the space with boundaries, limit the options for entry, and focus pedestrian attention to the dwelling or driveway. Homeowners of younger front yards are concerned with open space in the front yards while increasing the number of entries to the space, but reducing the number of actual paths from street to dwelling to one. That is, these homeowners desire a boundary free or non-fenced front yard containing a driveway that serves as pedestrian path and vehicular path in the front yard. This arrangement makes the route from street to dwelling less axial and more asymmetrical.

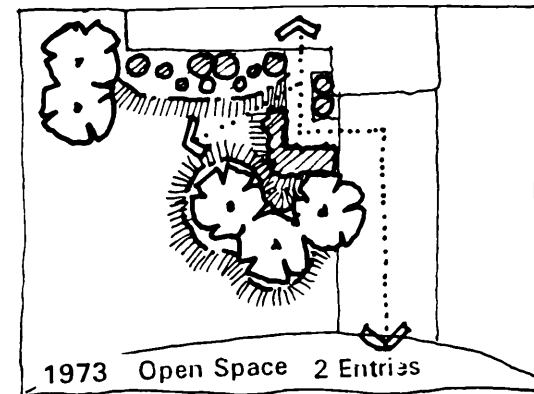
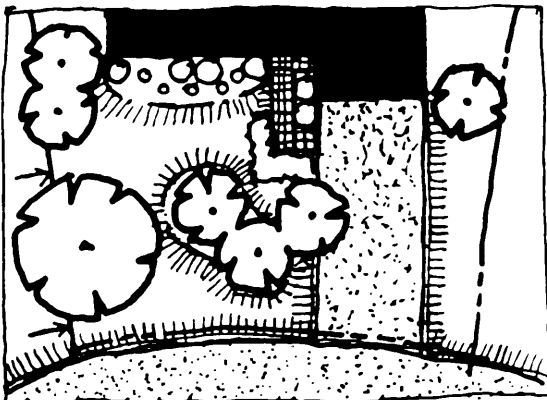
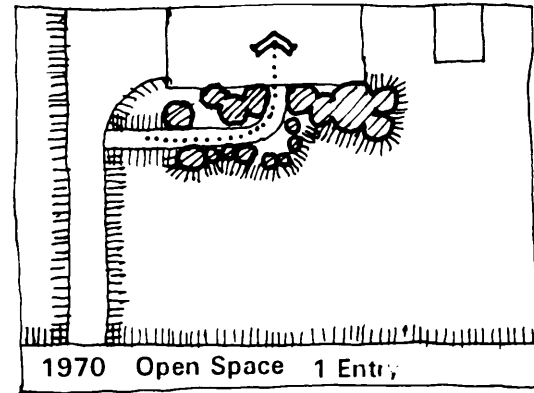
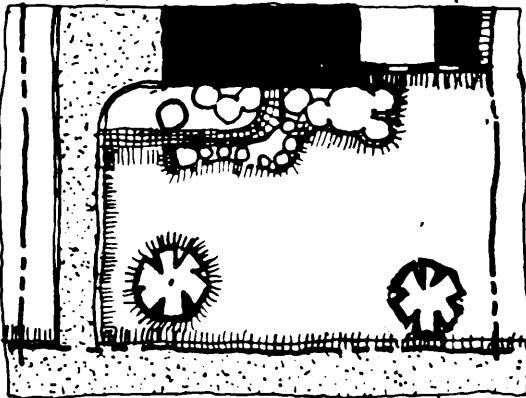
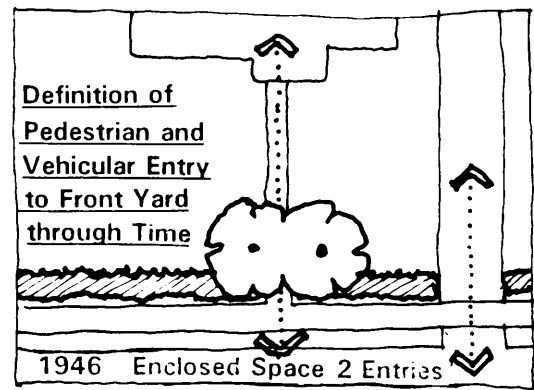
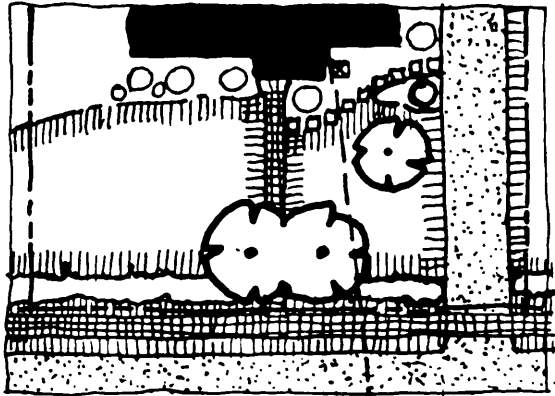
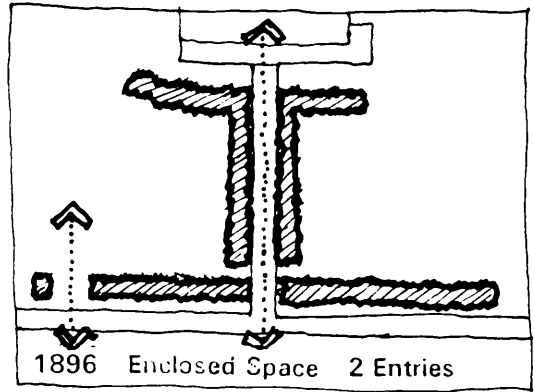
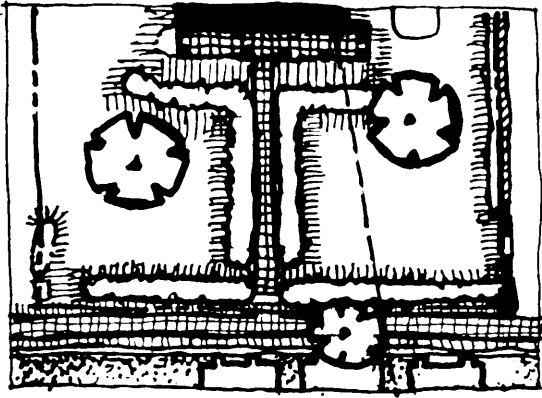


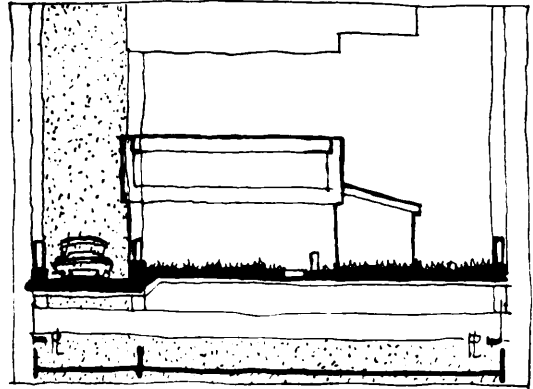
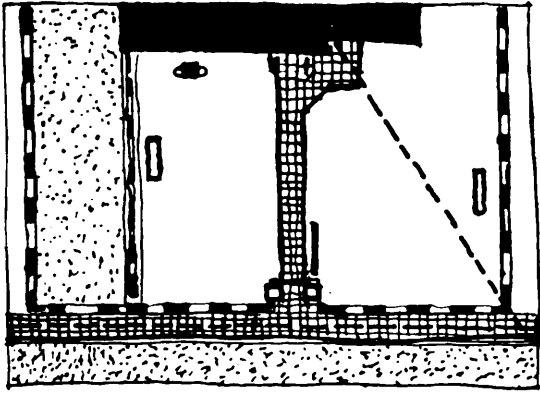
Figure F-15.

Study 12: Change in Driveway Width and Effect of Garages' Integration with Dwelling

12. Where is the garage located in the yard? Does its integration with the dwelling indicate a change in homeowner attitude and lifestyle? Has its position affected the width and definition of the driveway and the front yard?

Illustrate: This drawing shows changes associated with the automobile. The garage's move from the backyard to side yard, but detached from the residence, and then to complete integration with the house. It, also, shows a change from single-lane to double-lane driveway and the affect this had reducing the width of non-driveway space in the front yard. Important to note, the drawing shows the driveway and the remaining zones of the front yard enclosed in older front yards by fences and walls, while younger front yards illustrate the driveway maintains an edging indicating the beginning and end of different zones and containment of a zone.

Meaning: Older front yards, the 1923 drawing, represents a homeowner with particular concerns for enclosing and designating the width of the driveway, and the width of the remaining zones in the space while allowing the automobile to enter the backyard and the garage. Homeowners of younger front yards exhibit concerns for closer attachment of the automobile, 1954 drawing, with the street, home, and front yard and less automobile related associations in backyard by moving the garage closer to the dwelling. The youngest yard, the 1973 drawing, describes the middle-class homeowner requiring two automobiles, the importance of integrating the garage with the residence, and increasing the width of the driveway as pedestrian and vehicular path. The youngest yard, the 1973 drawing, describes the homeowner relationship with the automobile and front yard is significant to the organization of the entire space.



Drawing Illustrates:
Change in Driveway Width
and the Effect of the Garage's
Integration with the Dwelling

1923 Drawing: Plan - Section
Single-lane Driveway

1954 Drawing: Plan - Section
Single-lane Driveway

1973 Drawing: Plan - Section
Double-lane Driveway

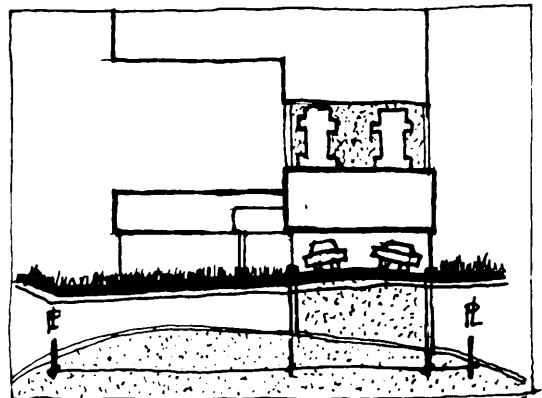
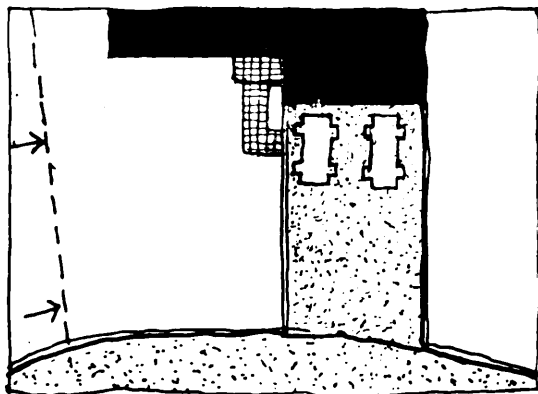
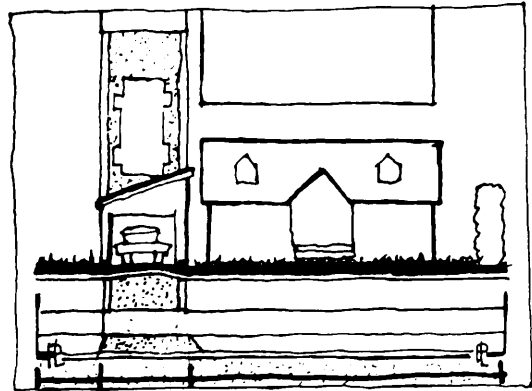
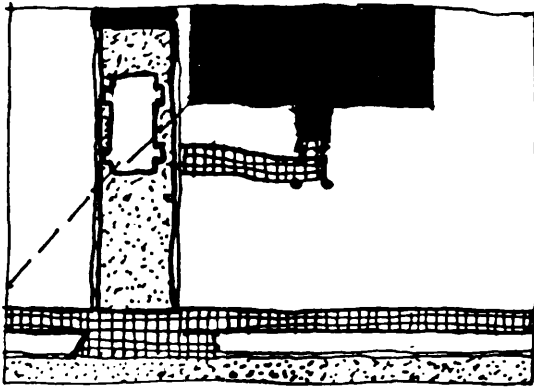


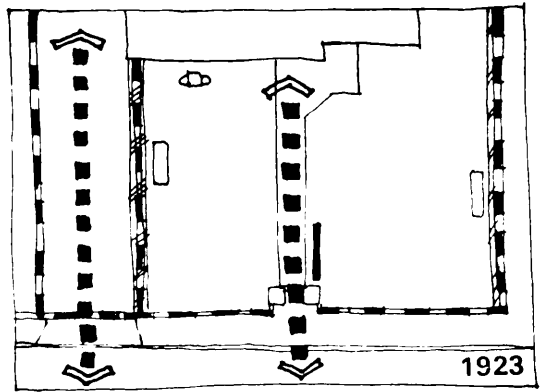
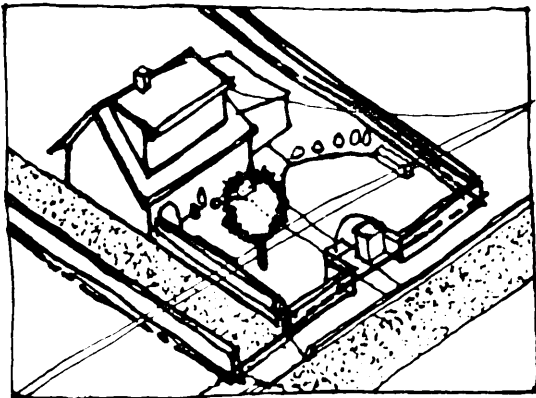
Figure F-16.

Study 13. Driveway as Pedestrian Path

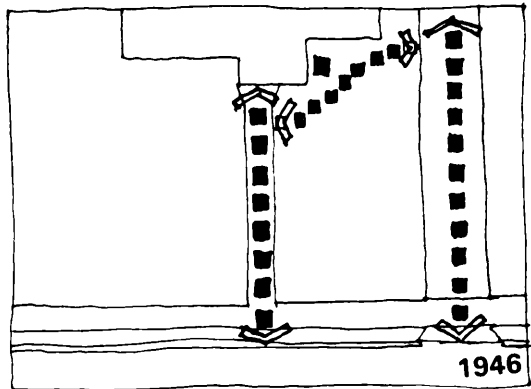
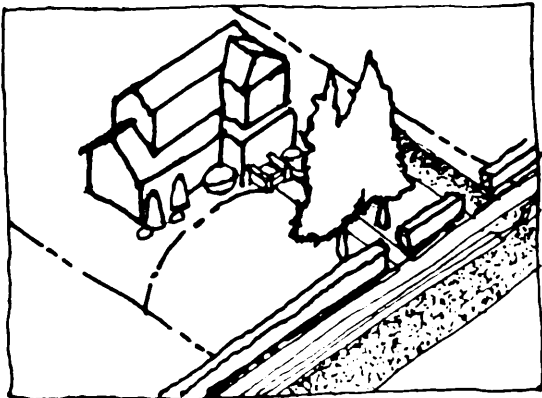
13. Has the process of entry and exit to the front yard changed? Do pedestrians axially approach the dwelling or from another point off-center? Does the method of approach indicate how the older and younger front yards are used? Are there indications that the driveway and path are merging and undertaking a dual role?

Illustrate: The drawings in this study emphasize the change in homeowner use of the axial pedestrian path in the older front yards of N-1 The Orchard, the 1923 and 1948 drawings, N-2 Highland Road Association, the 1946 drawing, and N-3 Roxbury, the 1954 drawing, and the off-centered approach to the main entry of the dwelling from the driveway. The drawings indicate the axial path or pedestrian path that was prevalent to older front yards was connected by a footpath to the driveway. This represented signs of the pedestrian path merging with driveway to become the primary means of entry and exit to the front yard for the pedestrian (See the 1946 and 1954 drawings). N-1 The Orchard, the 1948 drawing, shows the path separate, parallel, and closer to the driveway. The front yard constructed in N-2 Highland Road Association, the 1930 drawing, indicates the first use of the driveway as pedestrian path. The remaining case studies illustrate the driveway as an off-center means of approach to the main entry of the residence while the separate pedestrian path no longer appears.

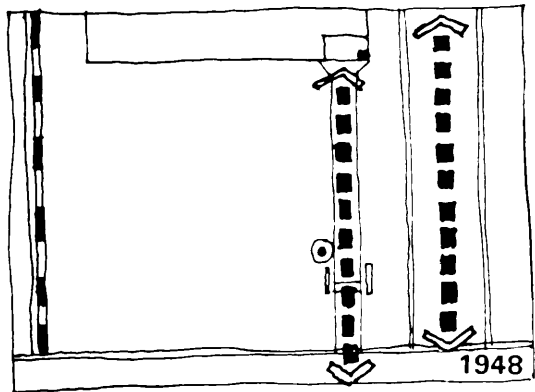
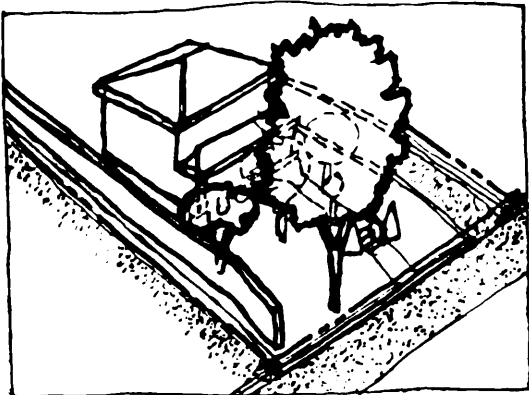
Meaning: This change in approach to the home and combination of the pedestrian path's location with the driveway address concern by the homeowner for less divisions in the front yard; i.e., multiple zones. Homeowners have simplified the composition of open spaces that are asymmetrically organized. The method of approach to the home is less formal and interaction with the automobile and driveway are important aspects of homeowner lives.



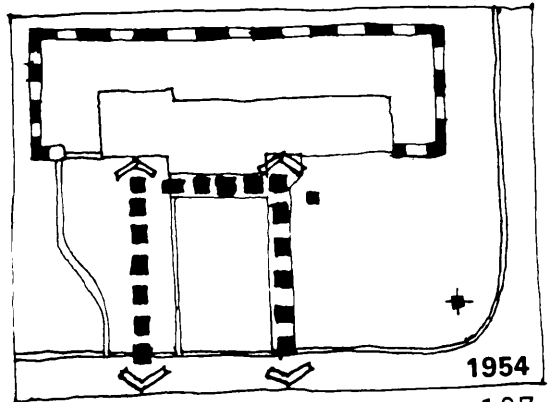
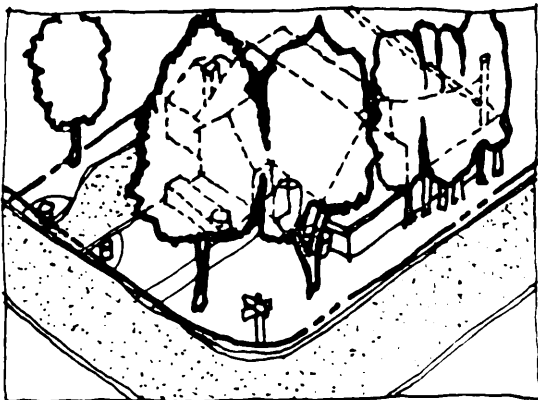
1923



1946



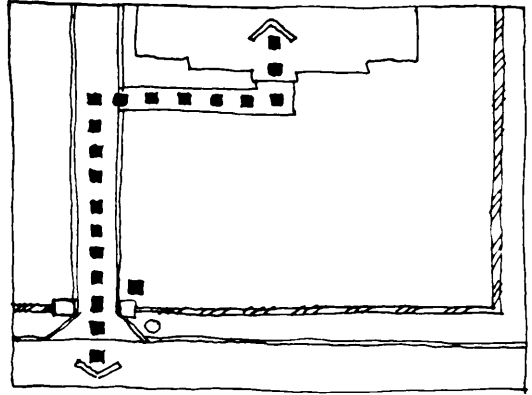
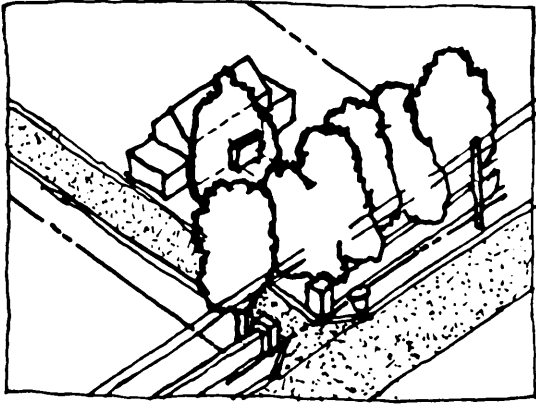
1948



1954

Study #13

107



1930

Driveway as Pedestrian Path

Boxes represent path to dwelling from street

1945

1949

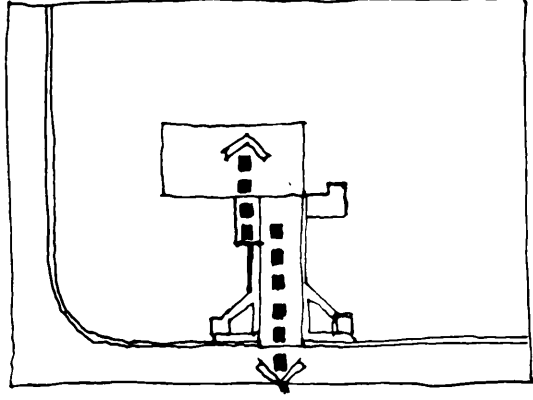
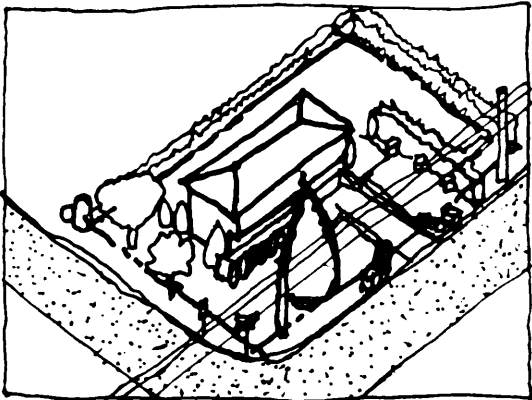
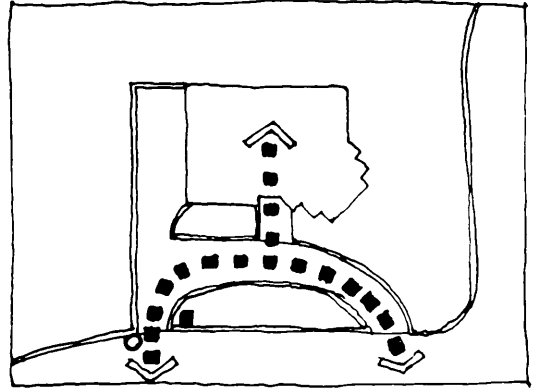
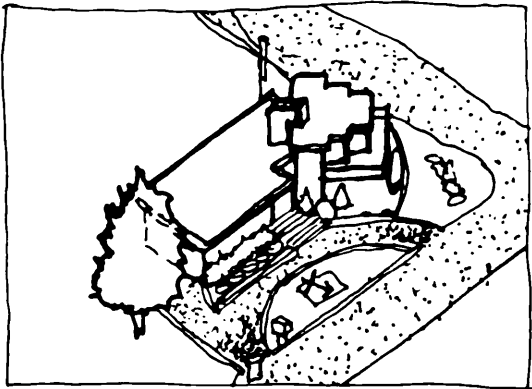
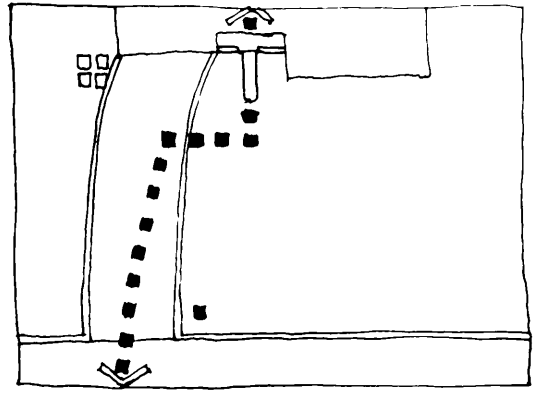
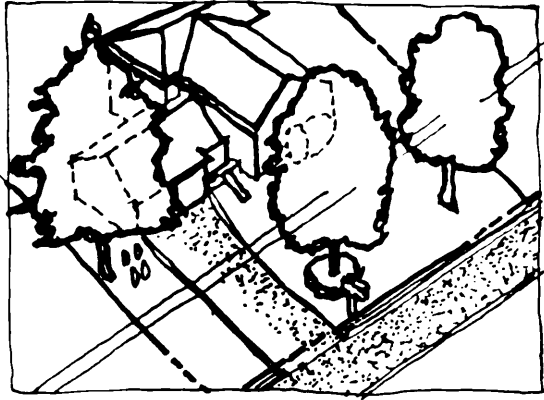


Figure F-17.

Study 13:



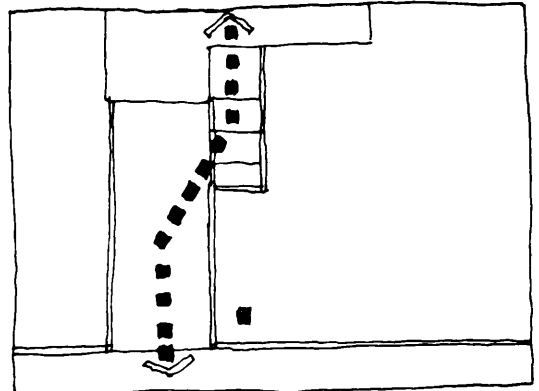
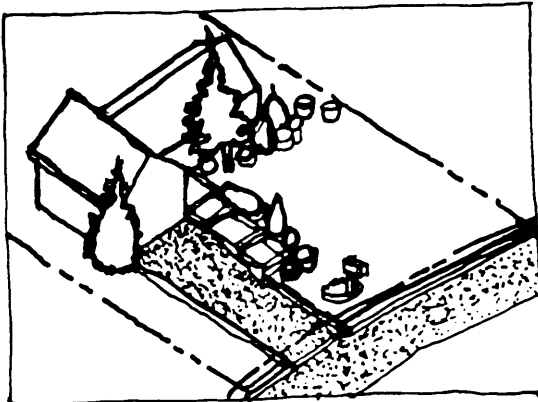
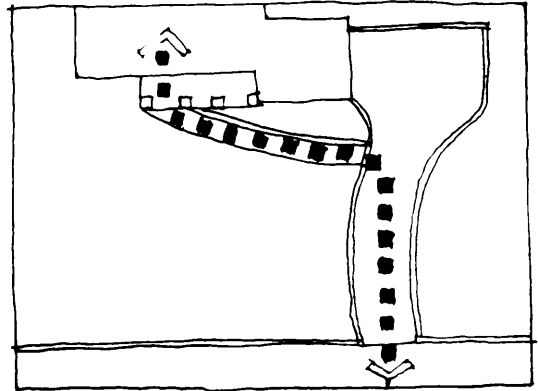
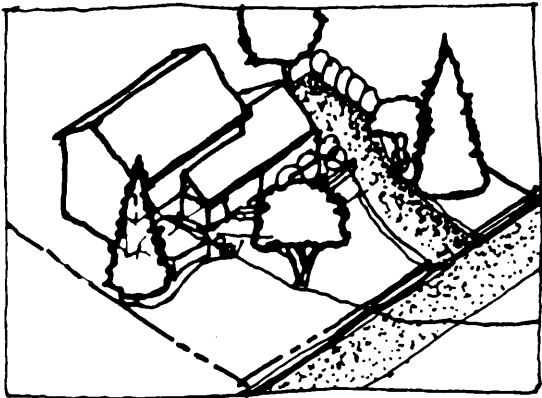
1958

Driveway as Pedestrian Path

Boxes represent path to dwelling from street

1970

1973



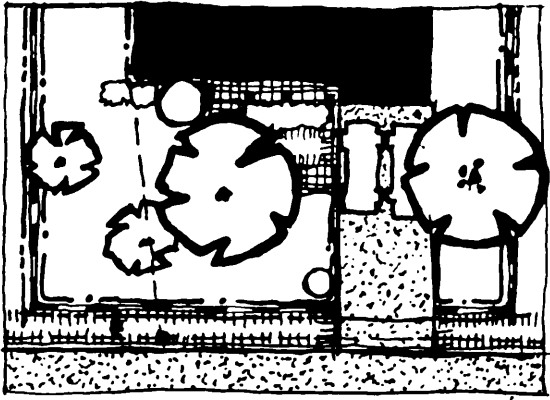
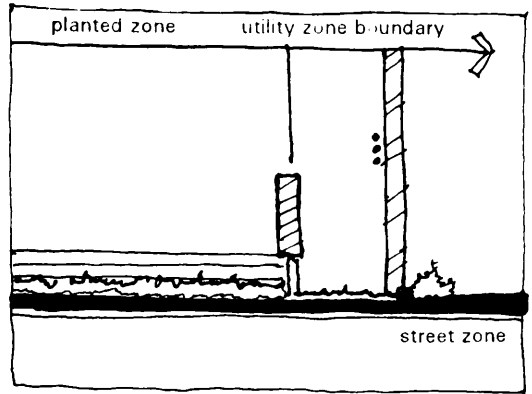
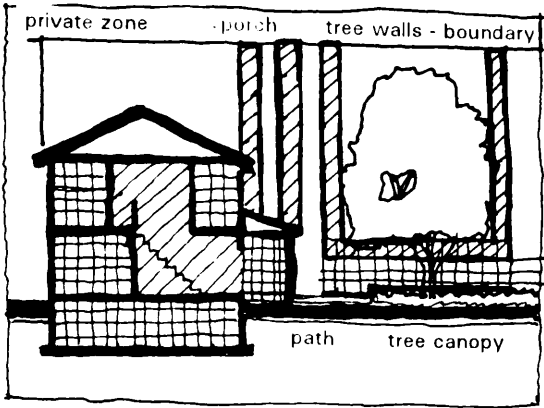
Study #13

**Study 14: Spatial Comparison between Interior Rooms of Dwelling
and Exterior Zones of the Front Yard**

14. What type of spaces are formed in the front yard by the vertical and horizontal planes; i.e., edges, objects, and boundaries? Are the spaces created in the front yard analogous to rooms inside the home?

Illustrates: This drawing shows in section the comparative relationship of the rooms in a residence to the spaces or zones formed in the front yard by public boundaries, plant material, building facade, fences, and driveway. The N-2 Highland Road Association example used here expresses interior spatial definition through horizontal and vertical planes, i.e., walls, ceilings, and floors. Spatial definition in the front yard is expressed through the public utility boundary, the driveway, the fence enclosing the yard, the tree canopy, the ground cover, the driveway edging, the cars parked in the driveway and the leaves massed across the width of the yard.

Meaning: Homeowners spatially define the front yard with edges, objects and boundaries which are different than the flat surfaces of interior walls, floors, and ceilings. The vertical and horizontal quality of the space in the front yard is not the same as the rectangular or square volumetric forms found inside the residence. Rather, they are multiple levels, open to the sky in areas, and gently flow from open to semi-enclosed in others; i.e., the spaces beneath tree canopies. The vertical planes in the residential landscape contain arching forms--tree limbs, differences in height--trees, shrubs, hedges, and differences in solid and permeable planes--fences, walls and plant material. Horizontal planes differ in ground surface zones--lawns, driveway, paths, porches and vegetation.



Spatial Comparison between Interior Rooms of Dwelling and Exterior Zones of the Front Yard

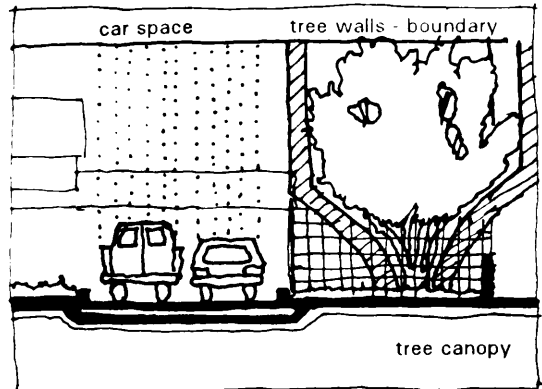
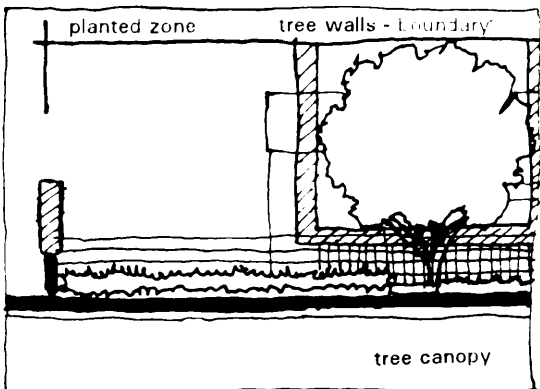
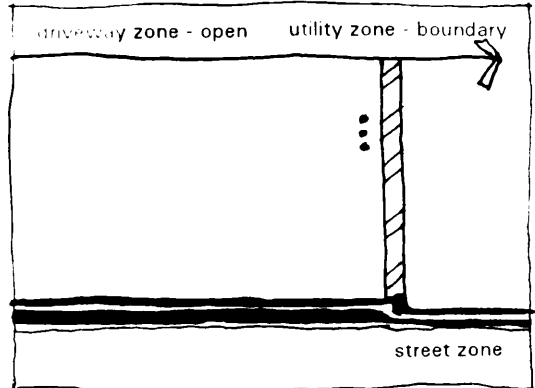
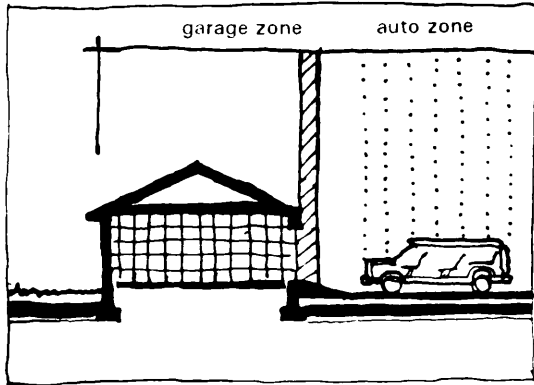


Figure F-18.

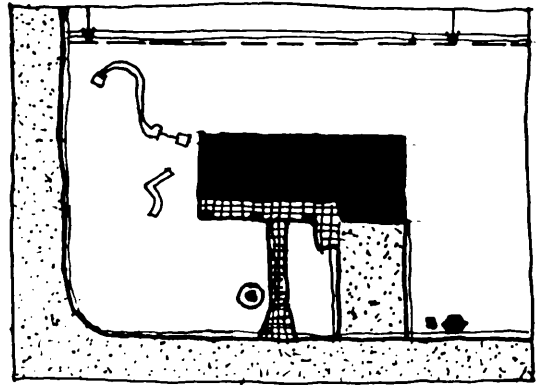
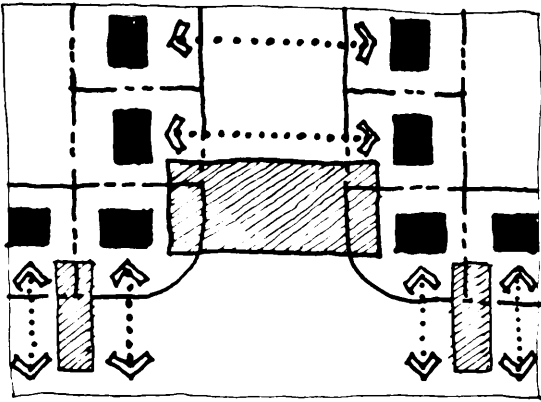
Study 14:

Study 15: Corner and Non-corner Lot Acknowledgement

15. Does the organization of corner lots define one or both street edges as the front yard?
Does orientation of dwelling affect spatial definition of the front yard?

Illustrate: This drawing shows two different types of street corner acknowledgement. First, the 1973 dwelling from N-5 Strathmore Glen is orientated to one street front only, continuing the rhythm of adjoining houses perpendicular to the road, but leaving the remaining street frontage unrecognized although it is designated as front yard. The front yard from 1946, N-3 Roxbury, illustrates the dwelling's orientation fronts the corner itself. Here, the front yards facing both streets are acknowledged by the residence.

Meaning: Orientation of the dwelling on corner lots is critical to the recognition of the entire front yard by both streets. Dwelling orientation, also, plays a large role in the location of the path, garage, driveway, plant material, and fencing, throughout the space.



1973 Corner Lot Acknowledges

One Street

Front Yard defined at one street frontage.

Second yard becomes a side yard

1946 Corner Lot Acknowledges

Two Streets

Front Yard defined at both street frontages

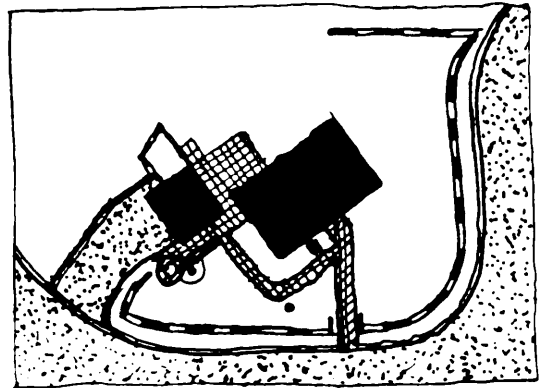
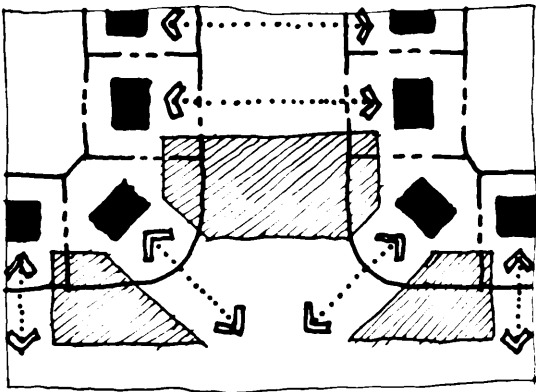


Figure F-19.

Study 16: Zones in the Front Yard

Designated by the Driveway, Pedestrian Path, and or Sidewalk

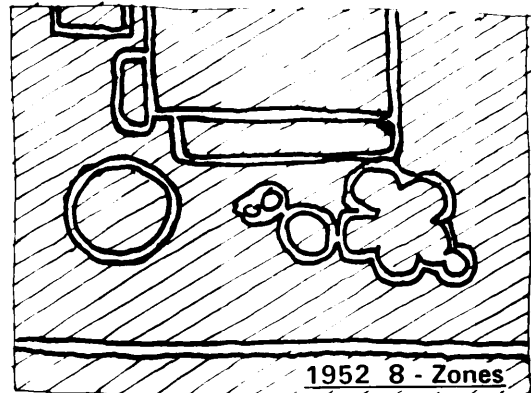
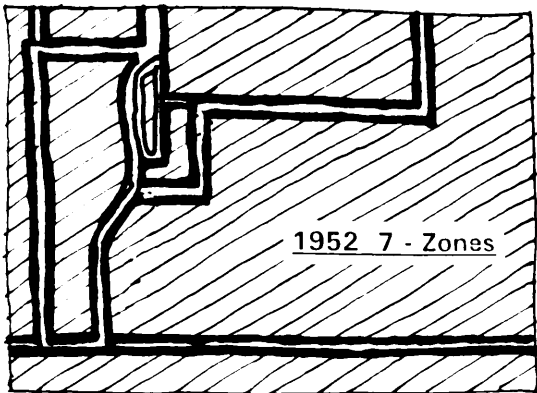
Designated by the Trees, Shrubs, and Vegetation in each Yard

16. Do homeowners form zones in the front yard? What groups--property lines, hard surfaces, or plant material--are used to define zones? Have these zones changed in front yards of different ages? Does the number of zones change through time? Do the zones indicate a pattern?

Illustrate: The drawings in the left-hand column show the number of zones per front yard defined by the driveway, pedestrian path, and sidewalk while the drawings on the right-hand side emphasizes the number of zones per front yard defined by trees, shrubs and landscape edges. Each drawing pair represents the same yard. Drawings in the left-handed column reveal an increase-peak-decrease pattern pertaining to the number of zones each front yard contains when formed by the driveway, pedestrian path, and sidewalks chronologically from oldest to youngest. The zones are more linear and geometrical in form. Drawings in the right-hand column reveal a decrease-peak-increase pattern through the number of zones formed by trees and plant material in each yard. These zones are curvilinear and round consisting of both maskings and independent forms.

Meaning: Middle-age front yards contain the most zones compared to the oldest and youngest front yards. Hard surfaces create strong geometrical lines in the residential landscape while plant material creates subtle shaped zones and round independent flowing forms. The front yards with the most zones in both categories indicate large amounts of detail in these spaces. The peak number of zones occur in the middle-age neighborhoods of N-3 Roxbury between the years 1945 and 1956. It can be seen in the drawings, driveway width began to change from

single to double-lane and connections between pedestrian path and driveway reflected an increase in the number of zones. The youngest front yards contain the least amount of zones due to a simplification and reduction of the pedestrian path, the decrease in sidewalk occurrence, and an increase in the frequency of planting and vegetation massing.



Zones in the Front Yard
 Designated by the Driveway,
 Pedestrian Path, and or Sidewalk

Zones in the Front Yard:
 Designated by the Trees, Shrubs,
 and Vegetation in each Yard

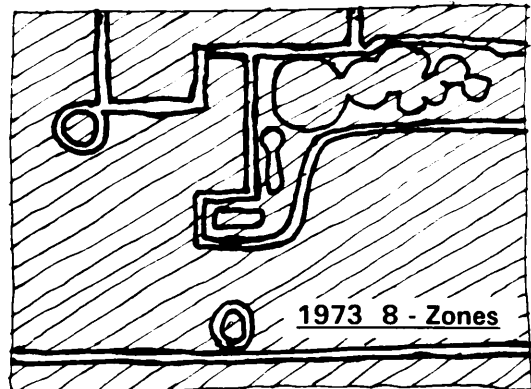
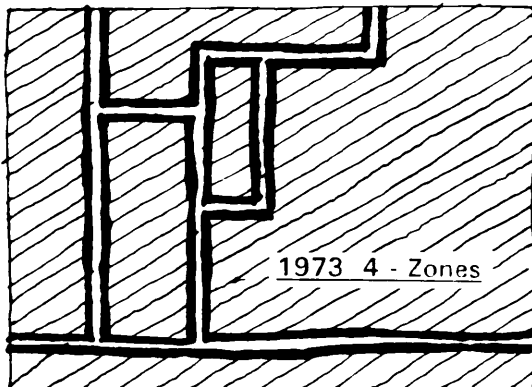
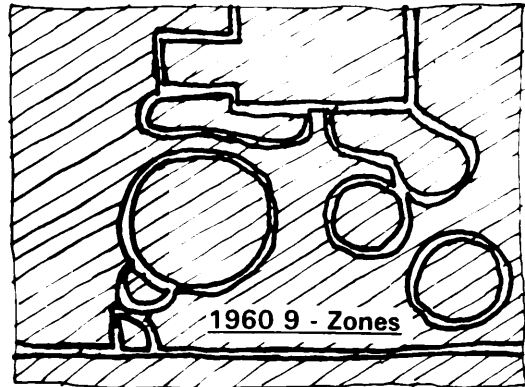
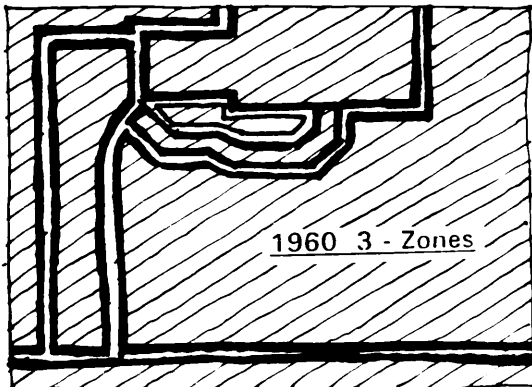
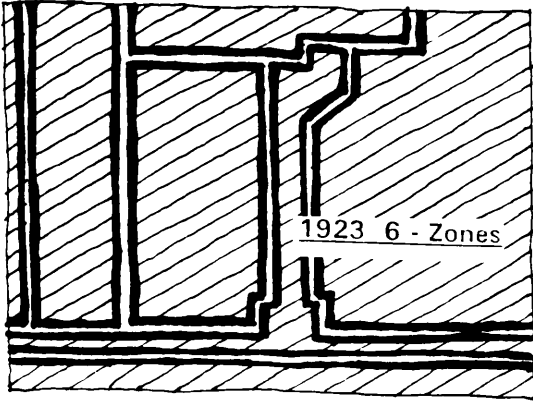
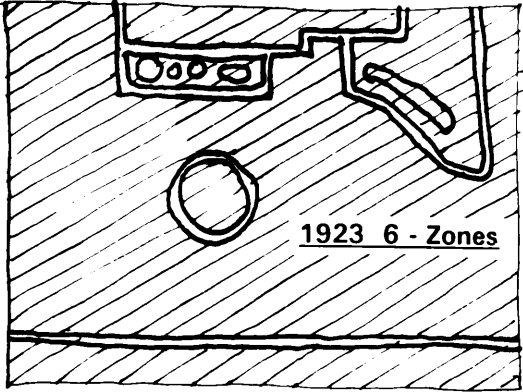


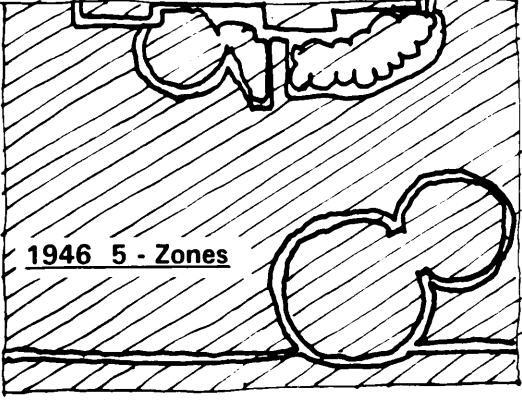
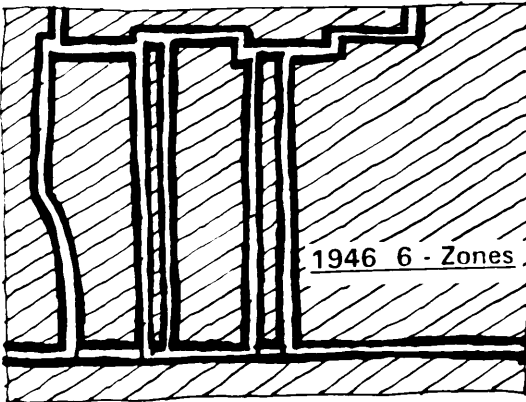
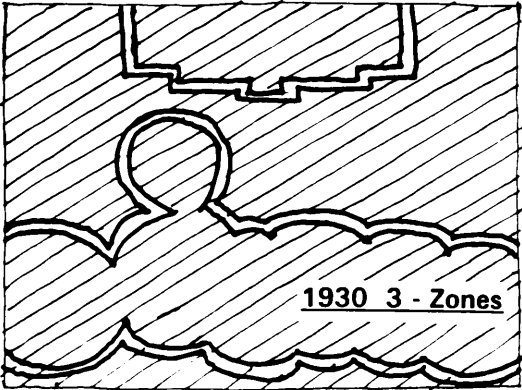
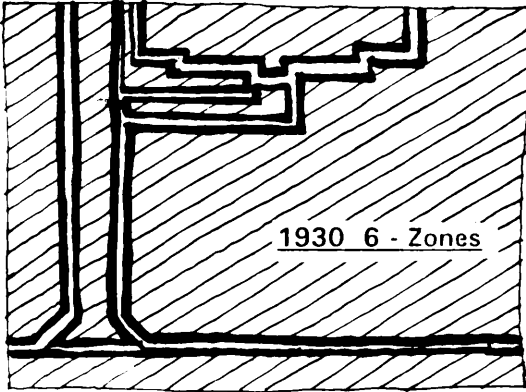
Figure F-20.

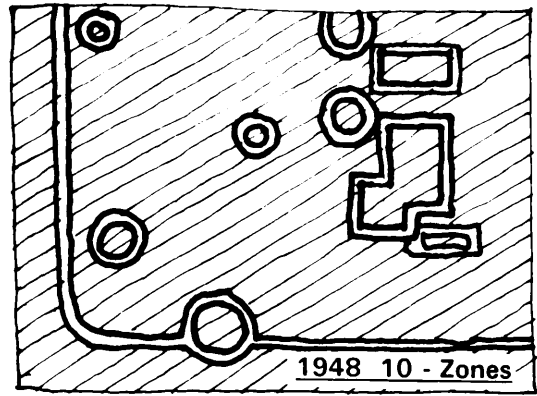
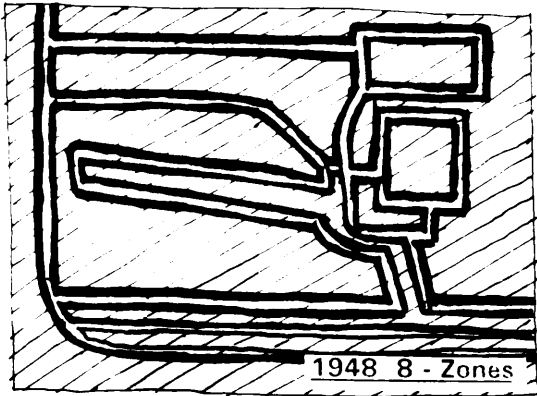


Zones in the Front Yard
 Designated by the Driveway,
 Pedestrian Path, and or Sidewalk



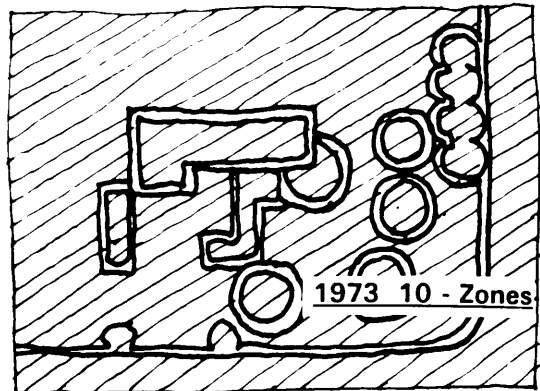
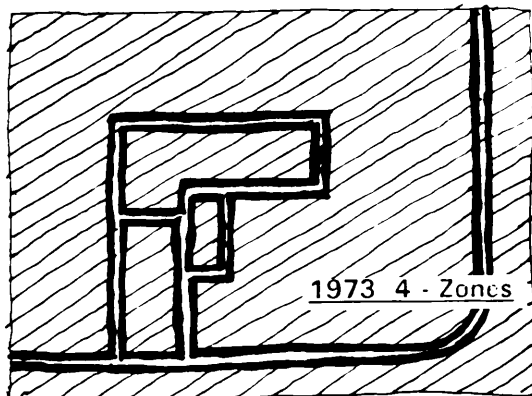
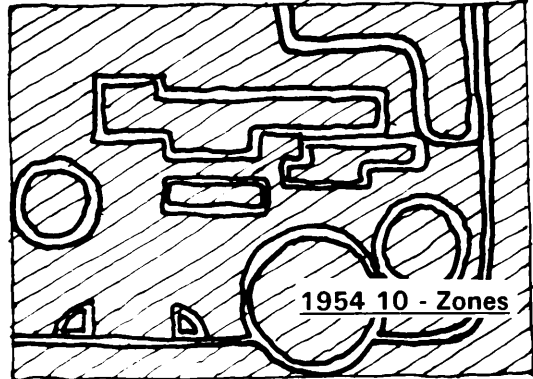
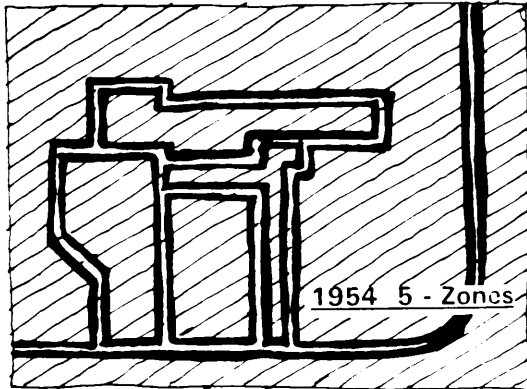
Zones in the Front Yard:
 Designated by the Trees, Shrubs,
 and Vegetation in each Yard





Corners:
Zones in the Front Yard
 Designated by the Driveway,
 Pedestrian Path, and or Sidewalk

Zones in the Front Yard:
 Designated by the Trees, Sh.ubs,
 and Vegetation in each Yar.

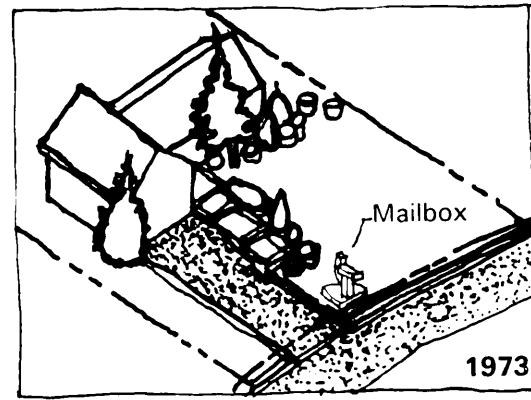
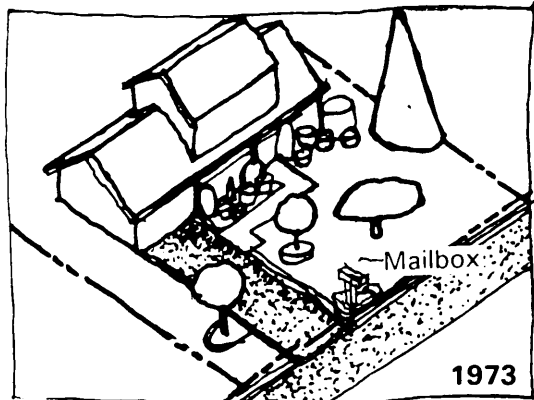
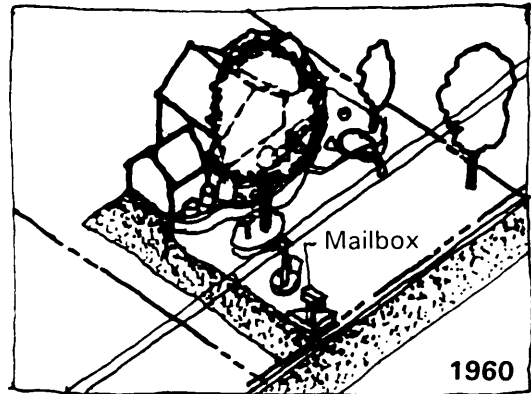
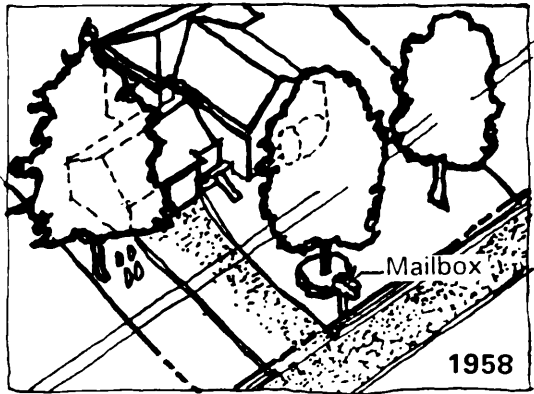
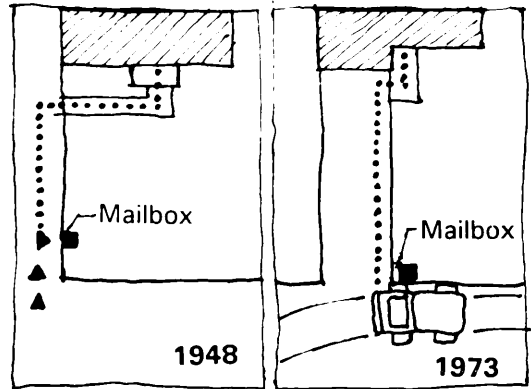
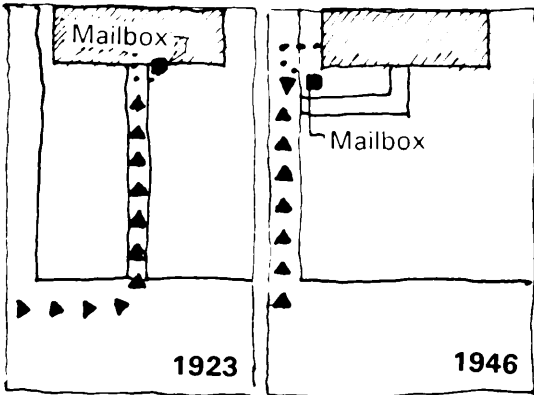
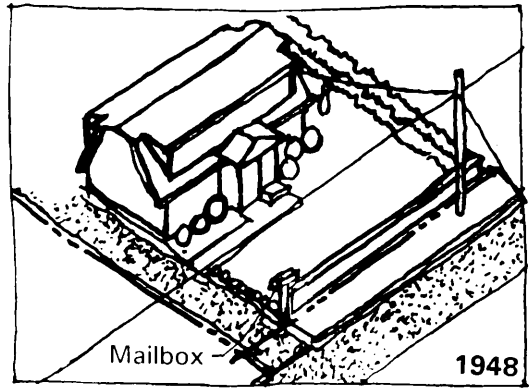
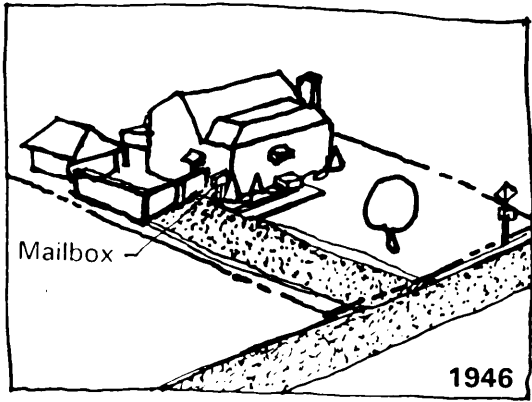


Study 17: Mail Delivery: Yesterday and Today

17. Where is the mailbox located in front yards today? Has its position changed? Does this indicate a change in mail delivery and retrieval?

Illustrate: This study shows as time passes, the mailboxes' location changed from wall mounted, detached and at the corner of the house, along the driveway, and to the corner of the driveway and street. Six axonometric case studies show the mailbox's location while four plans trace this movement of the mailbox from the dwelling into the front yard.

Meaning: The method of delivering and receiving mail has changed. The postal carrier delivers mail by vehicle to N-4 Morgan's Island, the 1958 and 1960 drawings, and N-5 Strathmore Glen, the 1973 drawing, while N-1 The Orchard, the 1948 drawing, and N-3 Roxbury, the 1946 drawing, mail is delivered by foot. Exceptions to this pattern exist; the drawings of 1946 and 1948 show the mailboxes' location detached from the house, but not at the street. Homeowners in N-4 Morgan's Island, the 1958 and 1960 drawings, and N-5 Strathmore Glen, the 1973 drawings, must either walk to the street side mailbox or pick-up mail as they enter and exit the driveway or use the drive as a pedestrian path.



Mail Delivery: Yesterday and Today

Study #17

Figure F-21.

Study 18: 0 Trees and Plant Material in the Front Yard

18. Where are tree(s) located in the front yard? Do older front yards contain more or less trees than younger front yards? Has plant material and foundation plantings become more or less organized in corner and non-corner lots and older and younger front yards? Does plant material form patterns of organization and spatial definition?

Illustrate: 1 of 40 front yards contain no trees. A hedge formed the boundary on the lot's right side while the driveway did on the left-side. A loosely defined bed of foundation plants and separate garden adjacent to the driveway defined an open-lawn.

Meaning: A variety of plant material is used as edges, objects, and boundaries to spatially define the front yard. Trees do not have to be included in the front yard to define the space.

1 Tree and Plant Material in the Front Yard

Illustrate: The drawings reveal that 8 of 40 front yards contain one tree located in the zone directly in front of the residence. 7 of 8 front yards have foundation plants while one yard, N-2 Highland Road Association, the 1952 drawing, contains both individual and groups of shrubs. Open lawns are maintained in all eight spaces.

Meaning: Plant material is restricted to the foundation planting bed and along side property limits to define an open lawn space that contains a single tree, an object, in 6 of 8 front yards. Displaying the tree as an object represents homeowner recognition and use of plant material as aesthetic element contributing to the image of the front yard.

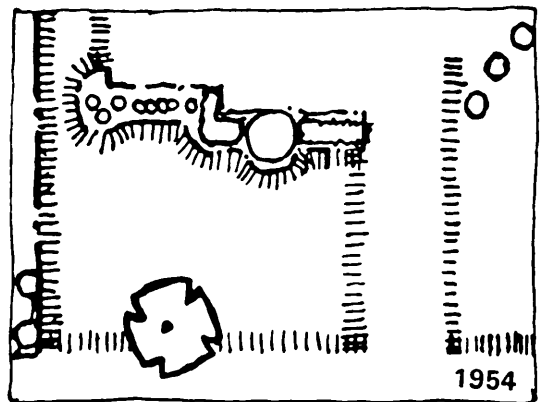
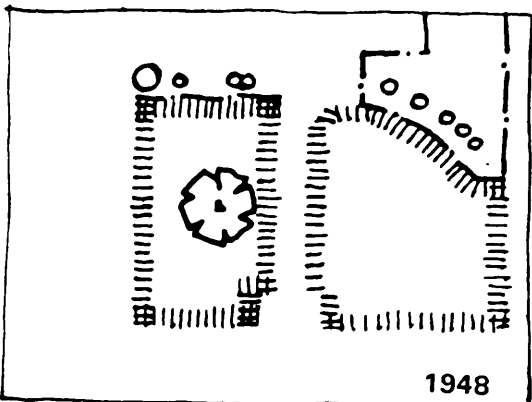
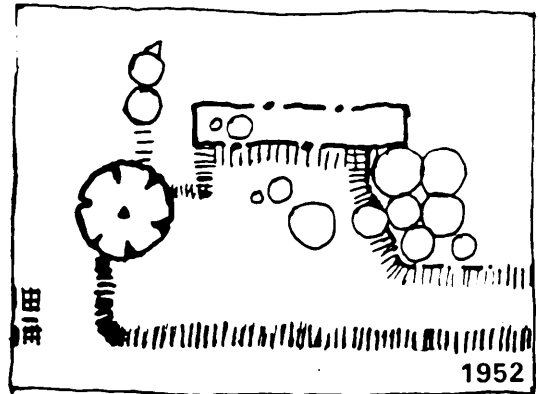
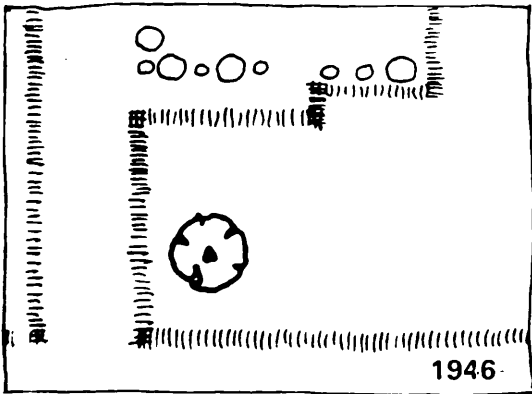
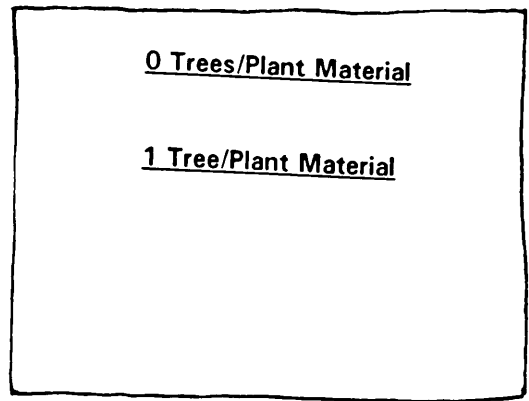
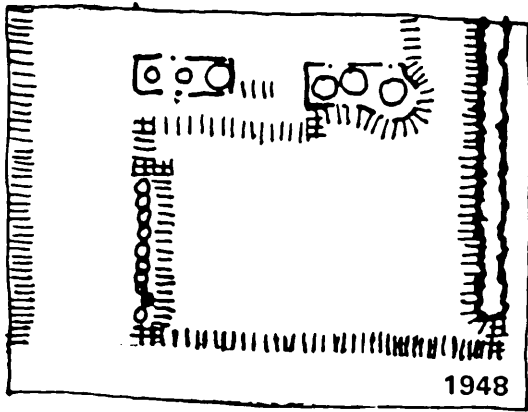


Figure F-21.

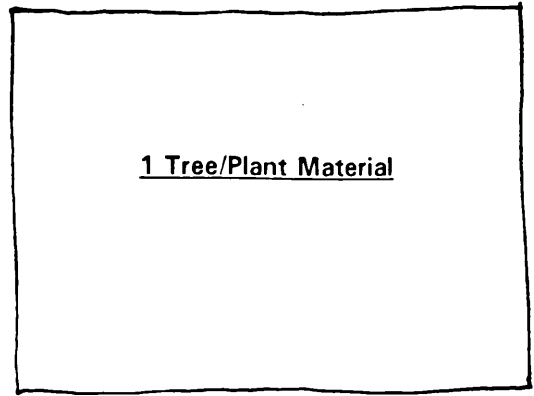
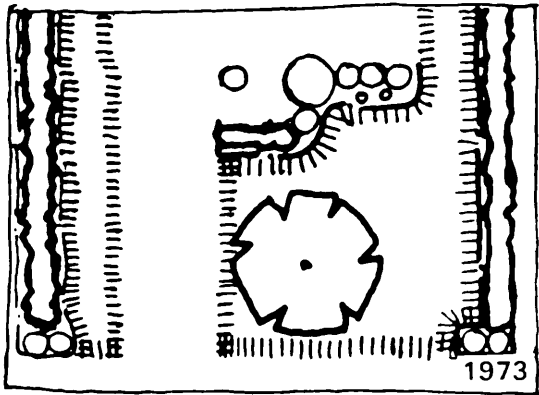
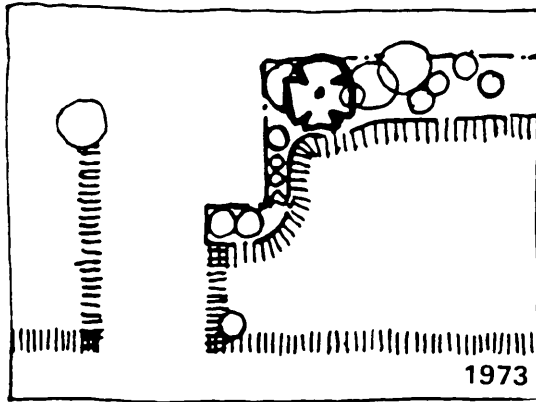
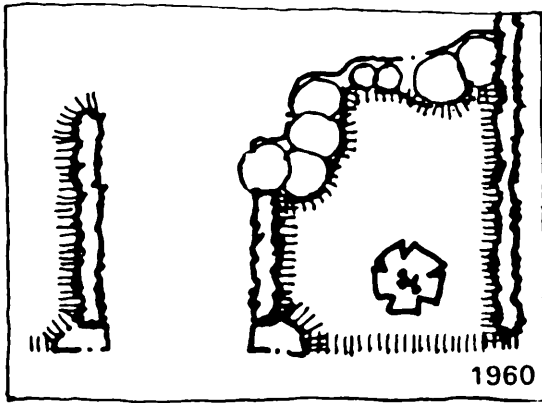
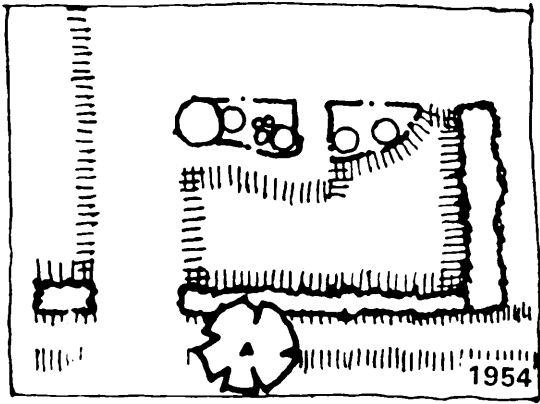


Figure F-22.

Study #18

2 Trees and Plant Material in the Front Yard

Illustrate: The drawing reveals that 5 of 40 front yards contain two trees each which are located in the zone directly in front of the residence as the 1 tree yards exhibited. All five front yards illustrate foundation plants while two yards, the drawings 1958 and 1970, show gardens extending out to adjoin paths. 4 of 5 front yards contain a single tree located at the corner of the driveway and street; the drawings 1946, 1949, 1958, and 1970. The three front yards, the drawings 1946, 1949, and 1970, show trees as free-standing objects in the lawn. The two yards, the drawings 1946 and 1958, show the trees linked by islands of ground cover and one tree contained and another excluded by a hedge, respectively. An open lawn is maintained in the single front yard, the drawing 1946.

Meaning: Homeowners use trees as objects in the lawn while foundation plants and gardens tie paths and different zones together. Locating trees in front of the residence and at the intersection of the driveway and street indicate recognition of entry and image as important homeowner values.

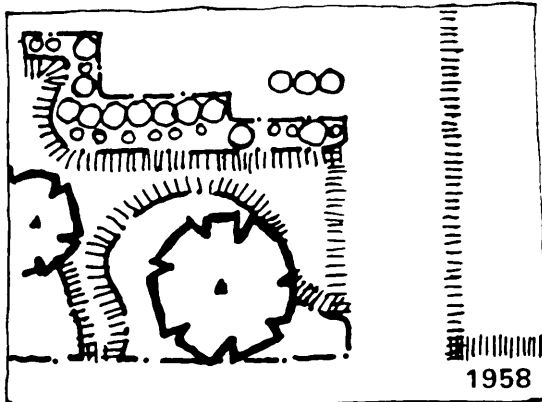
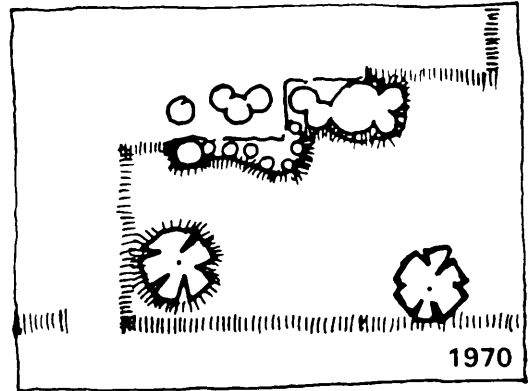
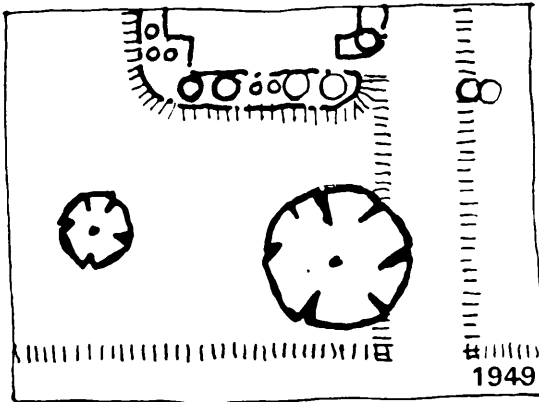
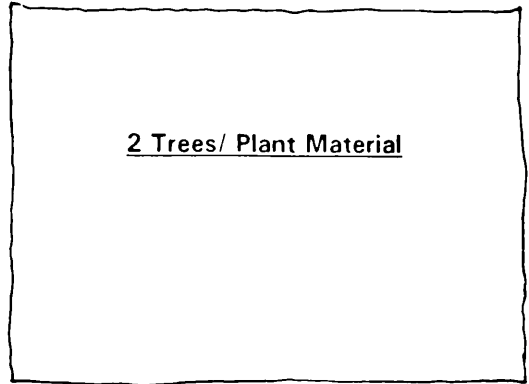
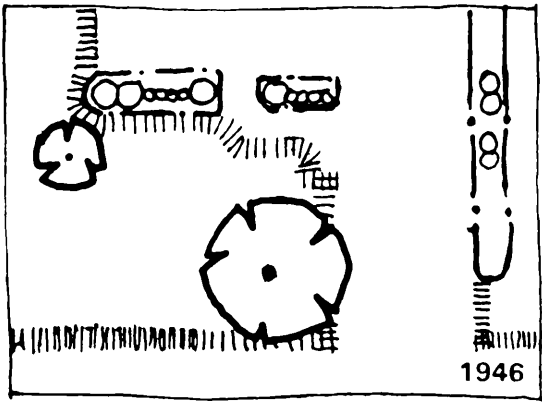
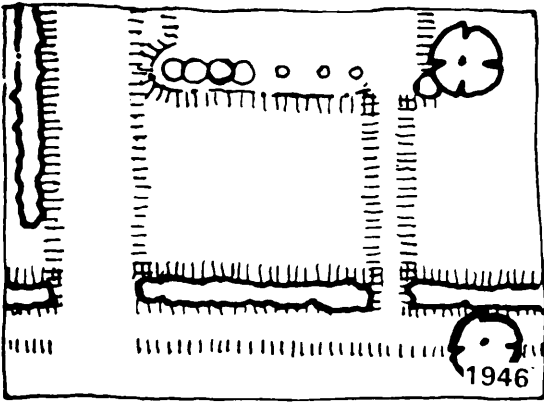


Figure F-23.

3 Trees and Plant Material in the Front Yard

Illustrate: This drawing reveals 7 of 40 front yards contain three trees while 6 of 7 illustrate the pattern of occurrence directly in front of the residence as one and two tree yards exhibit. The 1896 drawing had no foundation plants, the 1946, 1954, and 1960 drawings show the most detailed massing, while the 1946 drawing and the two 1958 drawings exhibited loosely defined foundation plantings. Hedges enclosed the front yard along the street in the 1896 and 1946 front yards. The four remaining front yards were not enclosed at their edges. 5 of 7 front yards' tree locations indicated they were objects in the lawn. The remaining two front yards, the 1946 drawing and the 1960 drawing, both use two trees each to frame the residence and frame the entry path, respectively.

Meaning: Homeowners are using trees to define space in two front yards while the other five use trees as specimens in the landscape. Foundation plants are not as common in three tree yards as they are in two or one-tree yards. Although, the number of trees per front yard has increased, locating them in the zone in front of the residence remains a strong value to homeowners.

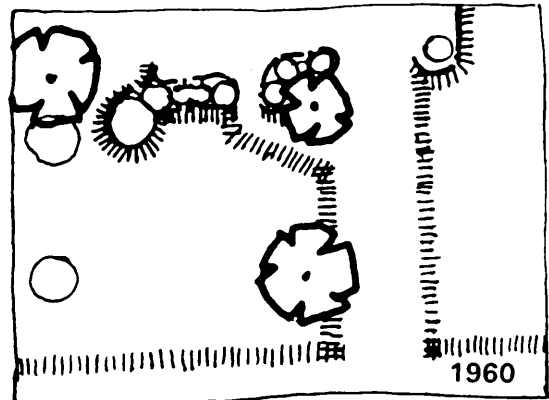
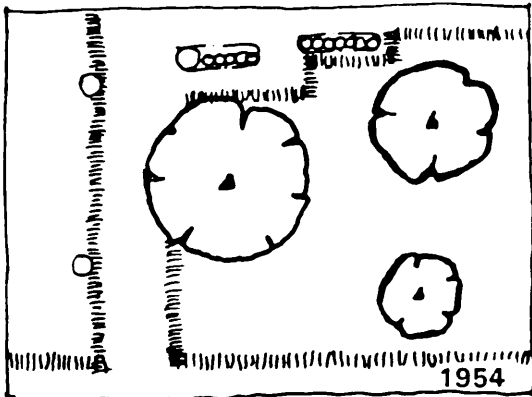
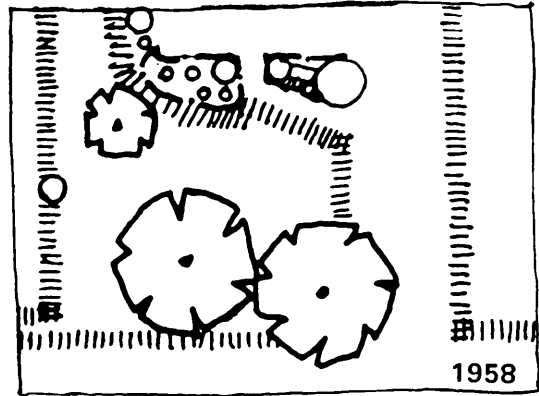
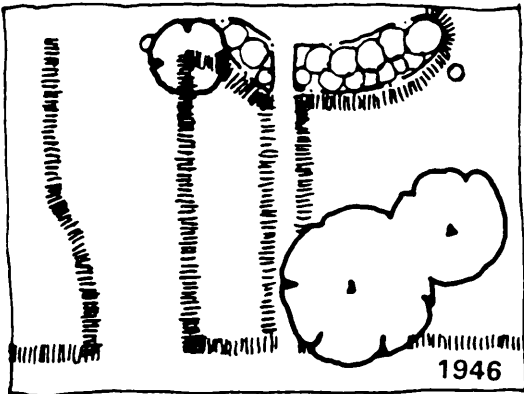
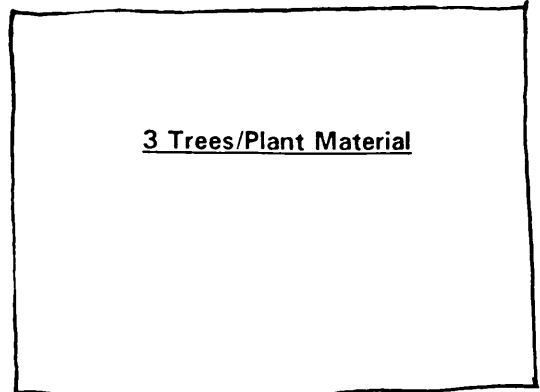
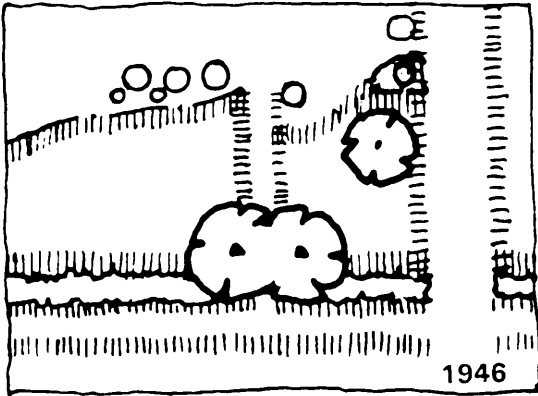
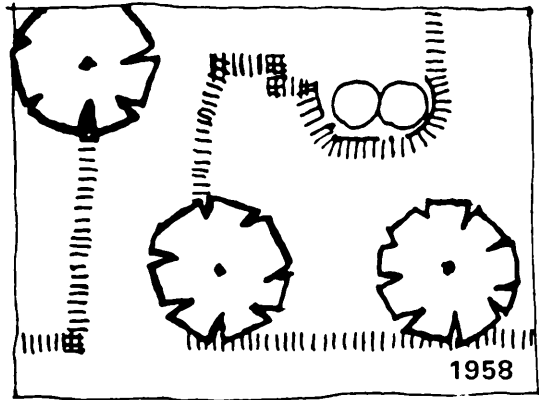
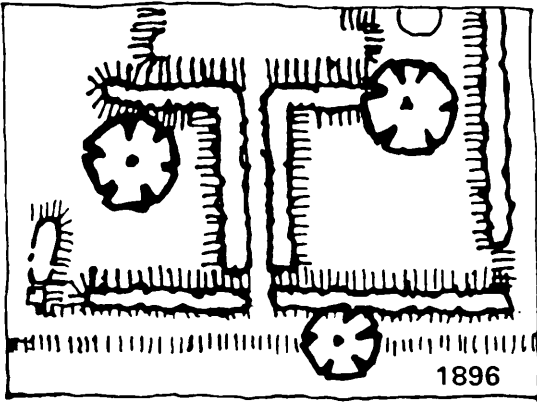


Figure F-24.

Study #18

4 Trees and Plant Material In the Front Yard

Illustrate: This drawing shows 5 of 40 front yards contain 4 trees while only 2 of 4 indicate the pattern of tree location in front of the residence. Foundation plantings were well defined maskings in 4 of 5 front yards; the drawings 1952, 1960, 1970, and 1973. The 1948 drawing shows just 4 individual shrubs. Four front yards, the drawings 1948, 1960, 1952, and 1973, illustrate the use of gardens at the intersection corner of driveway and road and along the entry path. 4 of 5 front yards have at least 3 trees occupying space in front of the residence, leaving no open lawn space.

Meaning: Homeowners with four tree lots are limited for open space in the front yard. Only one front yard, the drawing 1948, exhibited any organization of space; i.e., plant material framed the entry to the residence. The lawn and ground cover are horizontal surfaces linking the individual trees to the ground plane

5 Trees and Plant Material in the Front Yard

Illustrate: The drawings show only 2 of 40 front yards contain 5 trees. The drawing 1954, shows 5 trees massed together as are its foundation plants. Again, all the trees are to the one side of the driveway in front of the residence. The second five tree yard, the 1923 drawing, has its 5 trees randomly located as individual objects in two zones of grass created by a bisecting pedestrian path.

Meaning: Front yards with five trees indicate both random and group patterns of organization. Lawns are primary areas for tree sites.

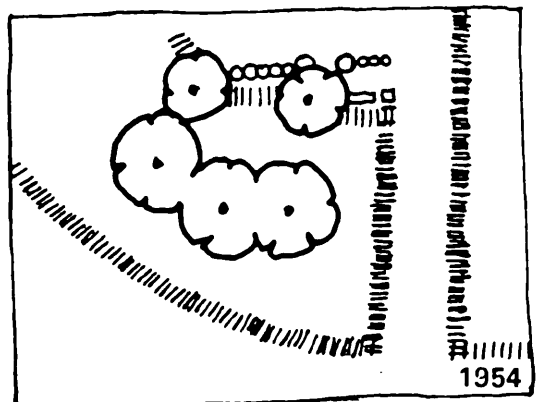
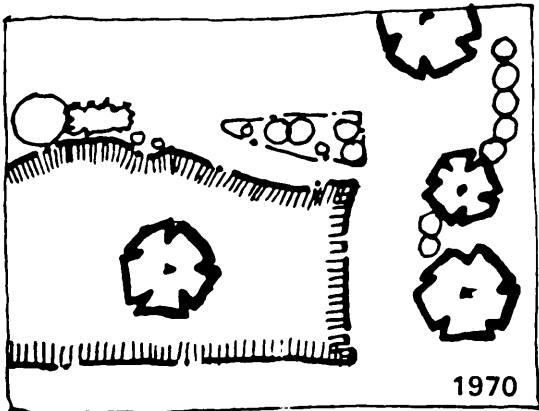
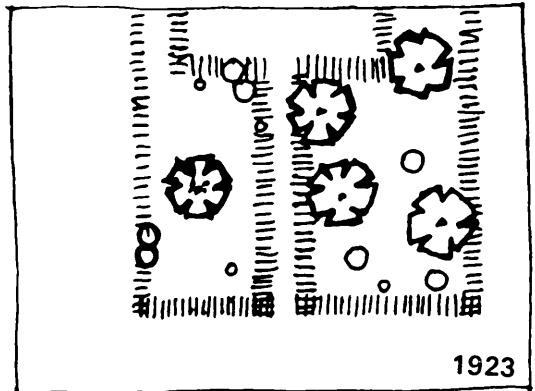
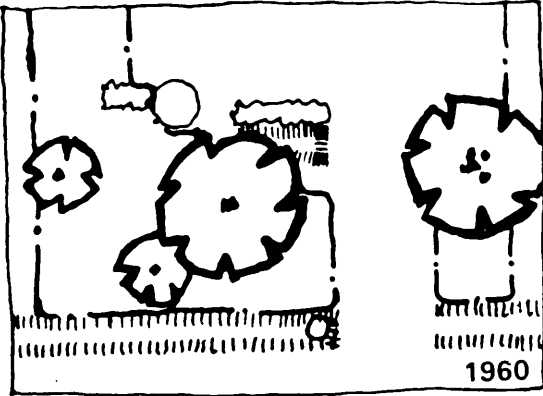
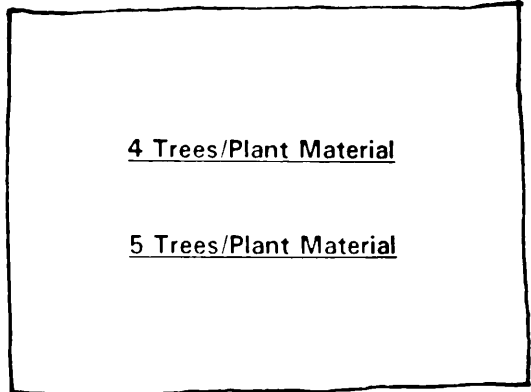
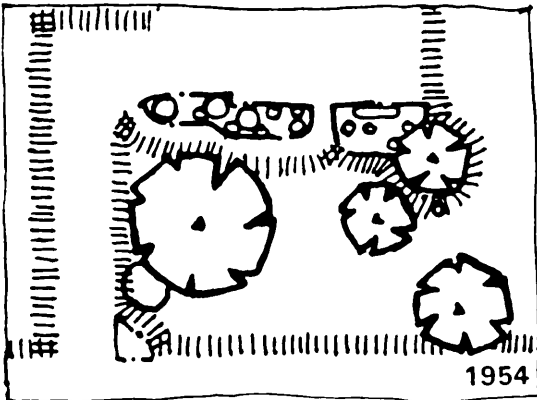
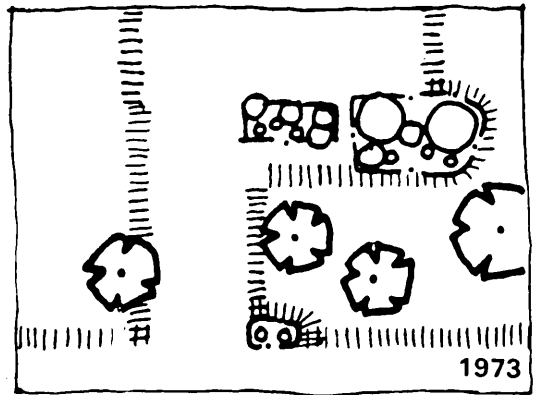
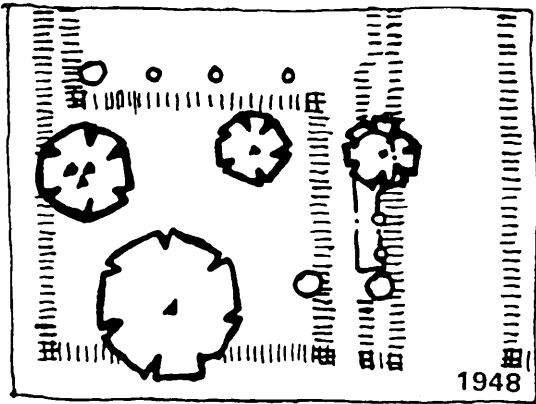


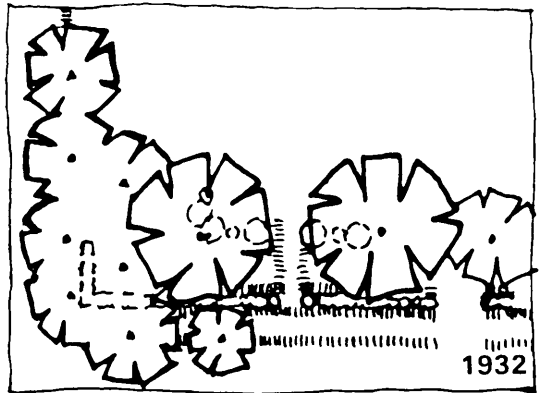
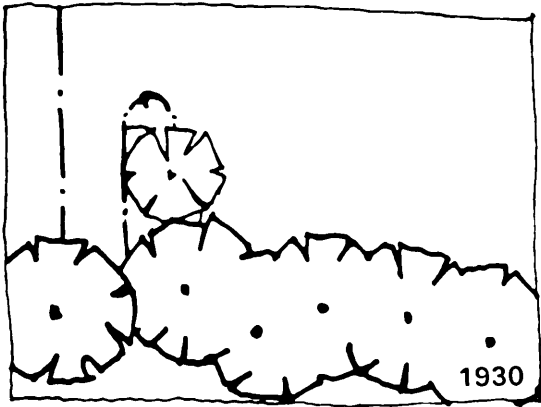
Figure F-25.

Study #18

5 + Trees and Plant Material in the Front Yard

Illustrate: 4 of 6 front yards contain 5 + trees that are located on both sides of the driveway. Foundation plants and gardens are present in both spaces. Organization of trees and plant material in both case studies show uses as boundaries framing entry to the dwelling and the driveway.

Meaning: The front yard is spatially defined in spaces containing 5 + trees and foundation plants. This increase in number of trees per front yard indicates a tendency for a more organized space.



5 + Trees/Plant Material

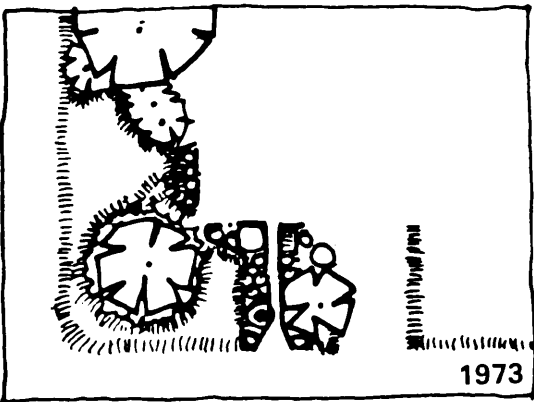
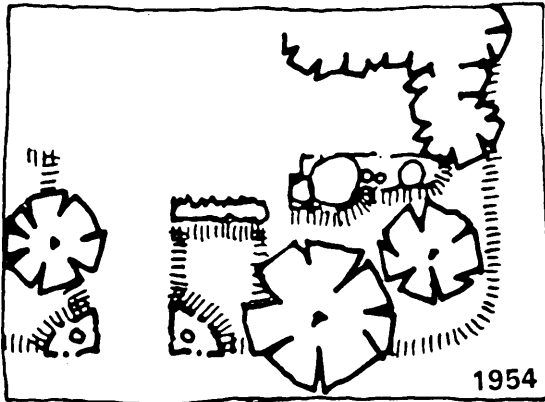
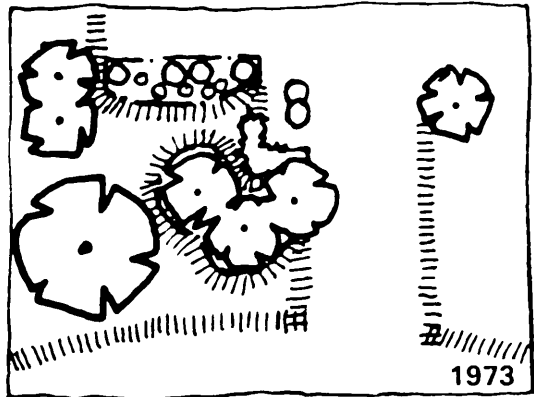
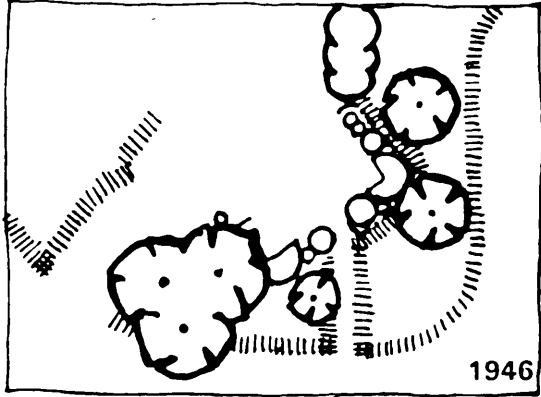


Figure F-26.

Study #18

Study 19: Residential Footprints of Corner and Non-corner Lots

19. Has the dwelling's role as a primary boundary changed in the front yard? Does the architectural form of contemporary residences influence the character of the front yard?

Illustrate: The drawings chronologically list the residential footprints for the ten corner lots and 14 of 30 non-corner lots. The non-corner lot drawings indicate a change in the architectural form of the residence from rectangular to multiple outgrowths in the center of the massing during the years 1930, 1946, 1948, and 1949. The 1952 and 1954 drawings show the addition of the garage; a detached form parallel to the residence's plan. The drawings, 1958, 1960, 1970, and 1973 emphasize the integration of the detached garage and this additional architectural form moving to one side of the massing. Corner lots show rectangular forms with outgrowths attached at the corners in the two 1945 drawings, footprints orientated differently in the 1945 and 1946 drawings, and footprints emphasizing the garage attached to one end of the residence in the 1973 drawing.

Meaning: The facade of the residence, whether non-corner or corner lot, illustrates growth in its form as homeowners need to expand the dwelling as time elapses.

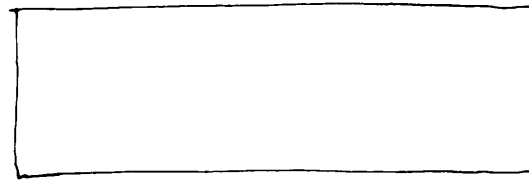
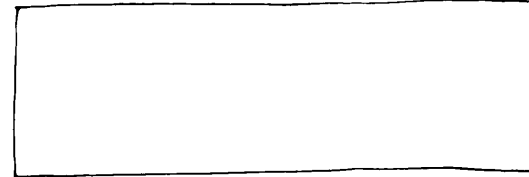
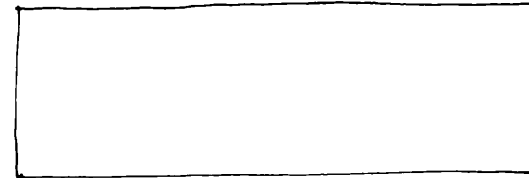
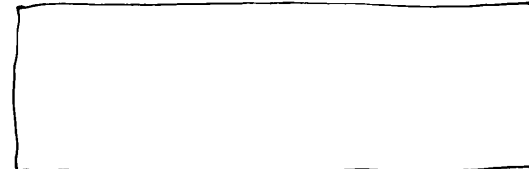
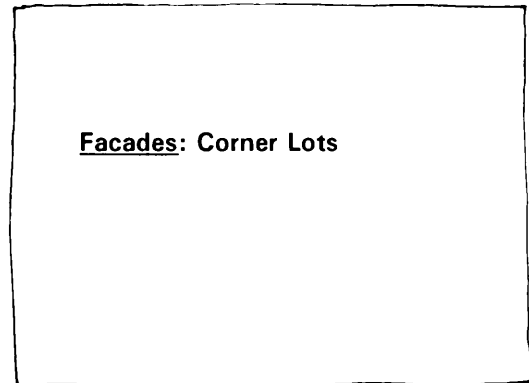
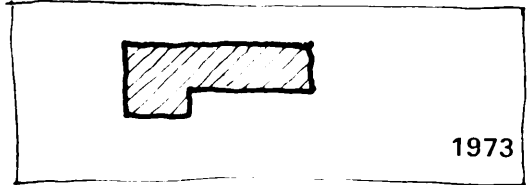
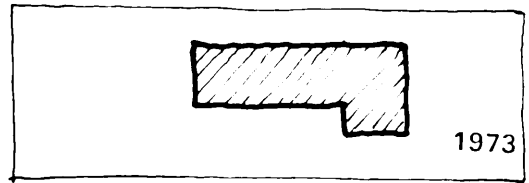
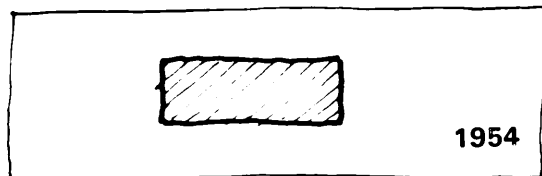
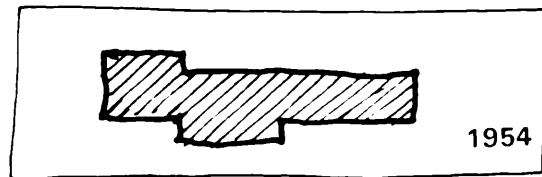
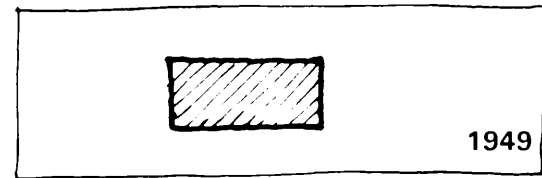
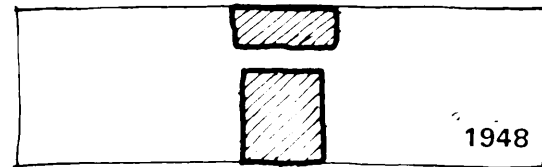
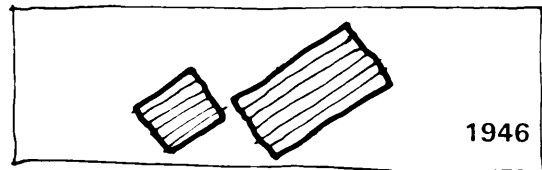
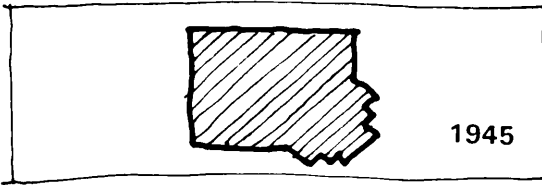
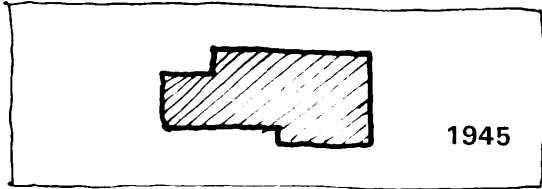
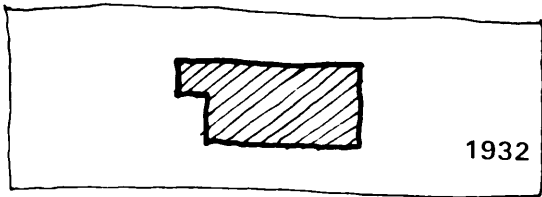
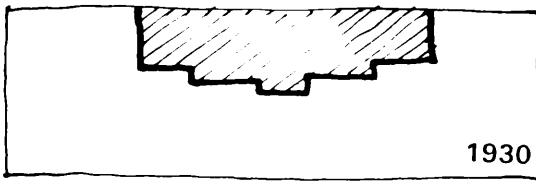
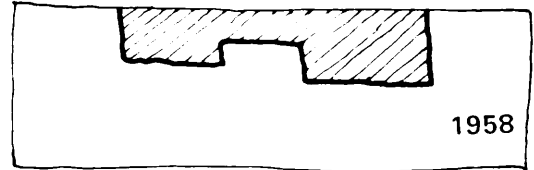
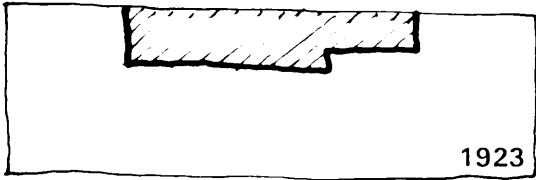
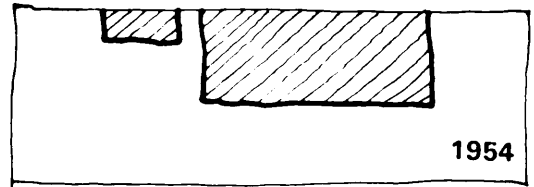
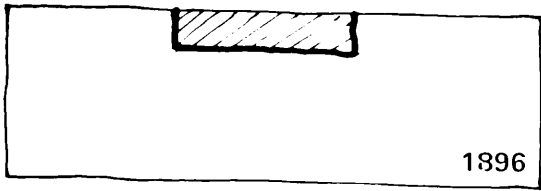
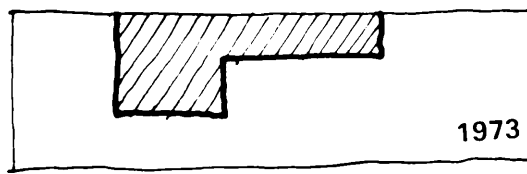
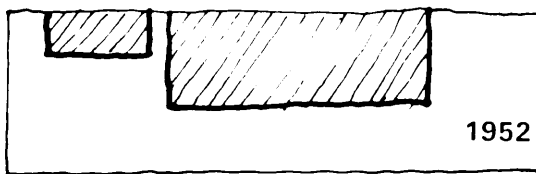
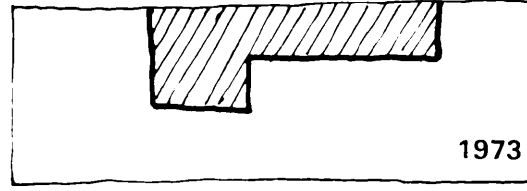
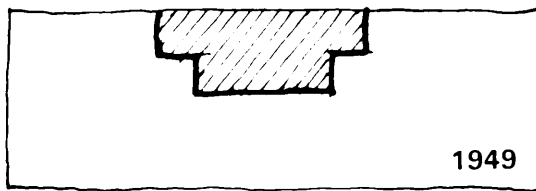
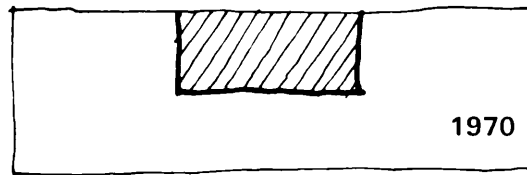
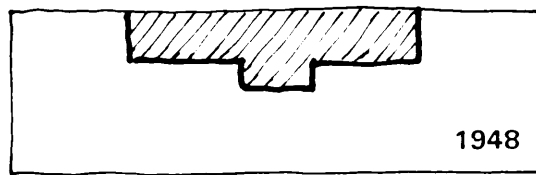
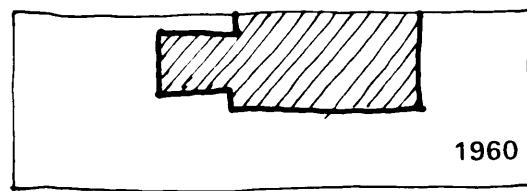
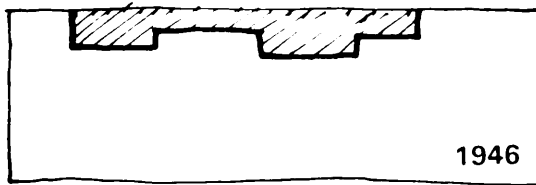
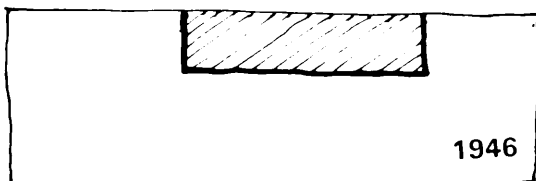


Figure F-27.



Facades: Non-corner Lots
Form of dwelling has changed
from square to rectilinear

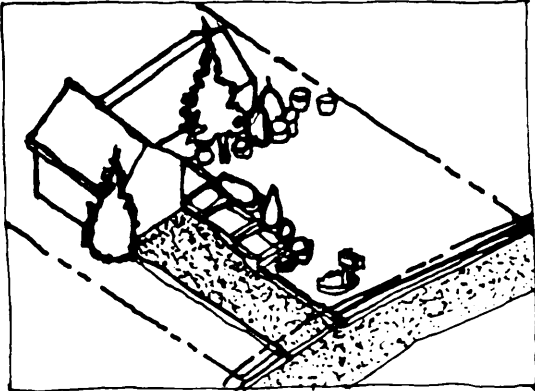
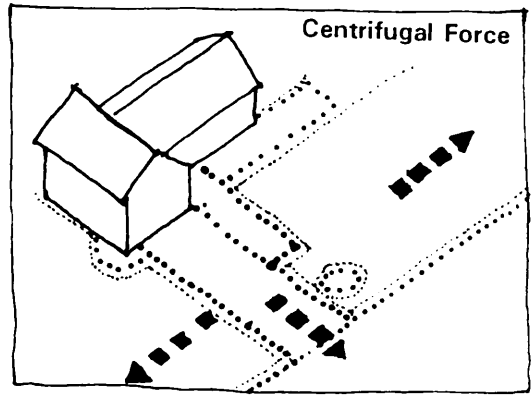
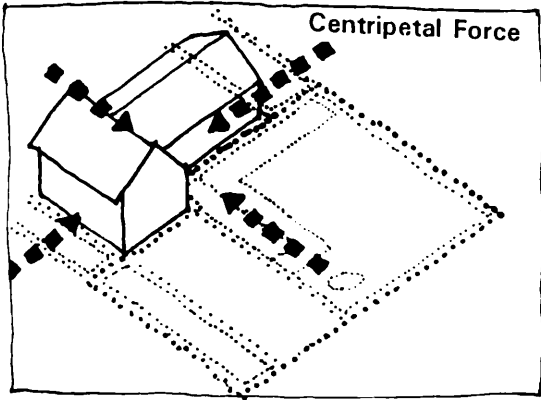


Study 20: Edges and Boundaries

20. Are edges and boundaries arranged in particular directions to indicate enclosure and delineation of property limits? Do the zones formed by the arrangement of hard surfaces and plant material in both unenclosed and enclosed yards reflect private and public spaces?

Illustrate: This study reveals that the front yard is divided into zones which correspond to two types of forces with focus upon the dwelling; the central point of the entire yard. Centripetal forces direct the attentions of such zones--side yards, foundation planting strip, pedestrian path, open lawn--inwardly to the dwelling. Centrifugal forces focus attention on the following zones--the neutral buffer strip between driveway edge and property line, the sidewalk, and the grassy median strip between the road and sidewalk. The driveway is a neutral zone because it exhibits both centripetal and centrifugal tendencies. The third and fourth set of drawings indicate edges occur perpendicular to the dwelling and street while boundaries occur laterally in the front yards of N-3 Roxbury, N-4 Morgan's Island, and N-5 Strathmore Glen.

Meaning: Zones of space contain qualities of attachment to the dwelling more than others and are dependent upon homeowner organization of the space. Residents organize space so that edges are horizontal and perpendicular to the street in the three youngest neighborhoods while human attention is drawn more inward in older yards. Boundaries of the front yard, foundation plantings, hedges, fences, and walls are located laterally indicating change in property limits, prohibiting movement, and enclosing space.



Edges and Boundaries

Edges are Horizontal and Perpendicular to House and Street

Boundaries are Predominantly Lateral

Zones in the Front and Side Yards belong to the Dwelling and Home Environment

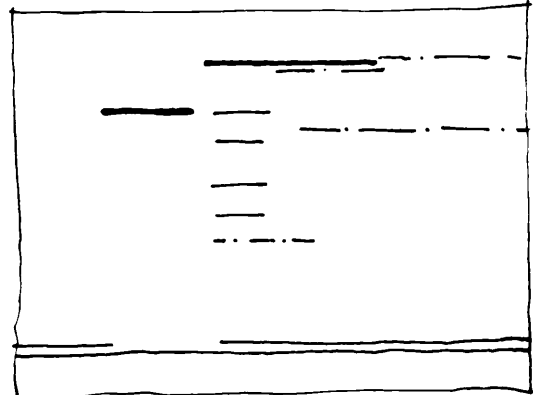
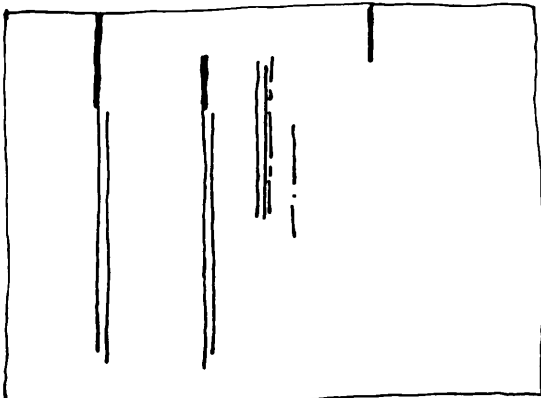
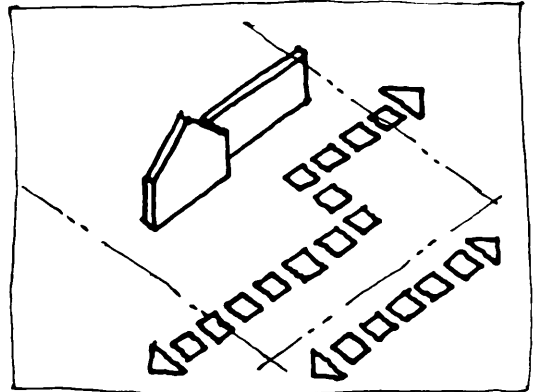
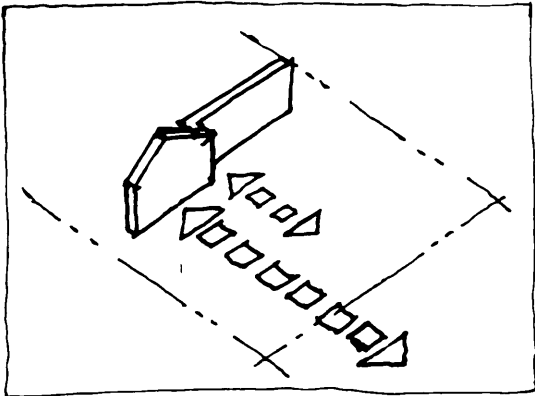
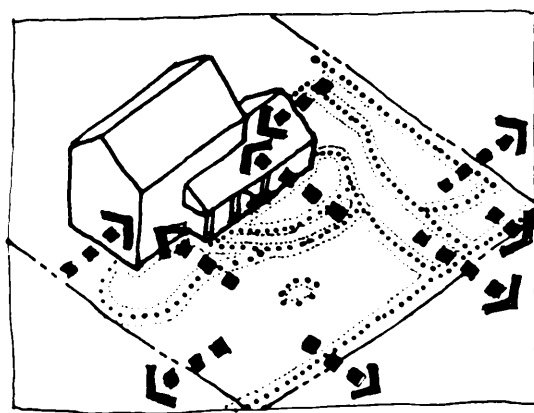
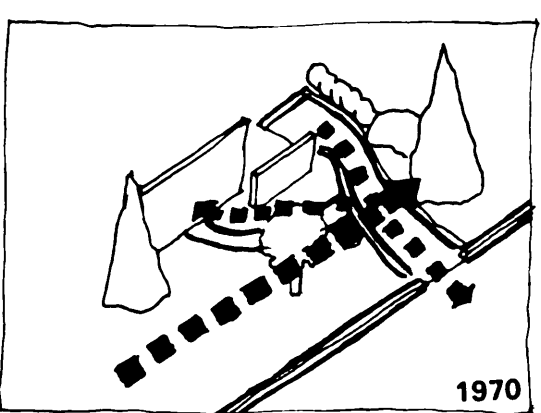
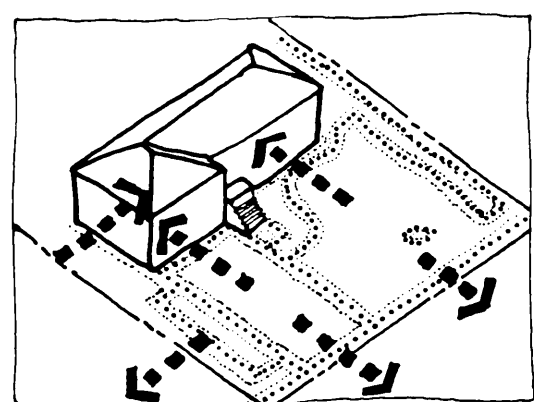
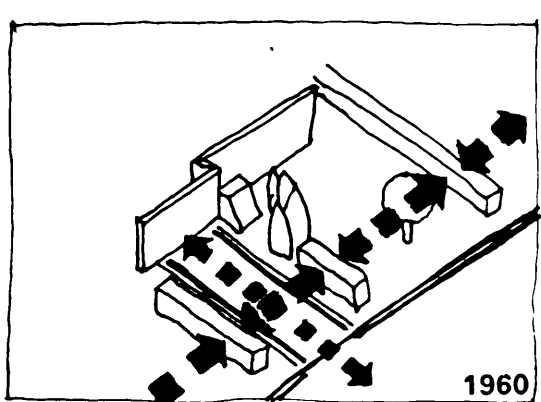
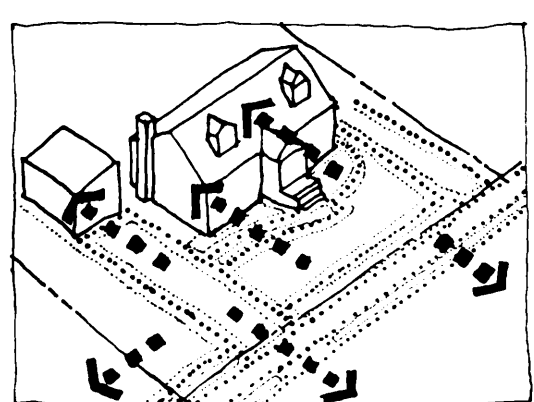
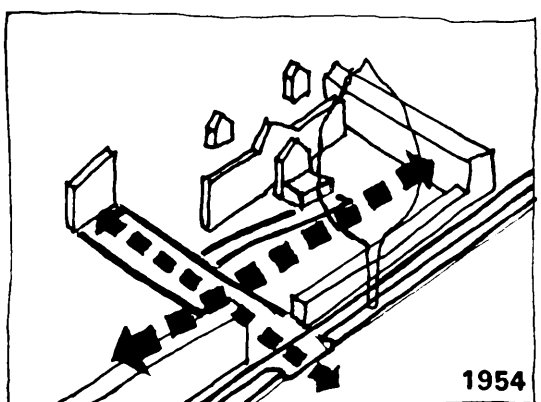
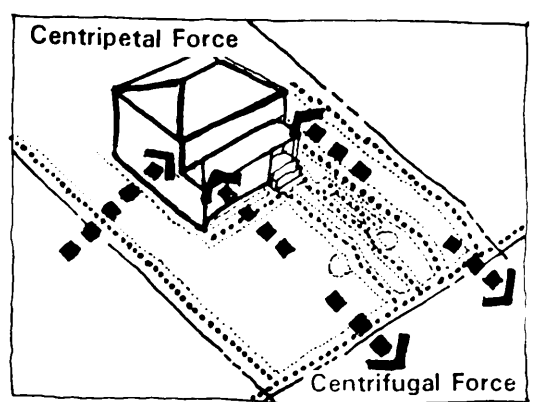
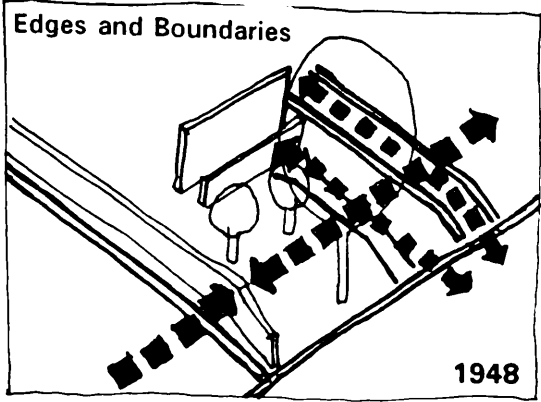


Figure F-28.

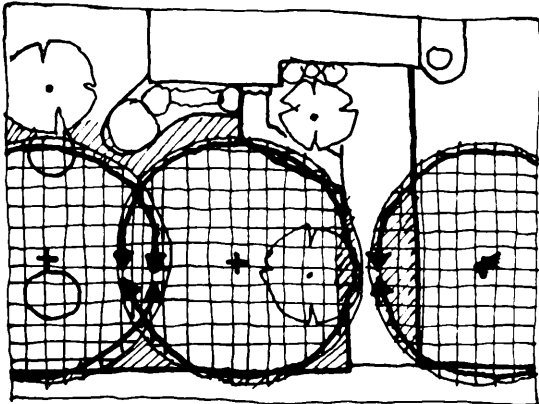


Study 21: Seasonal Edges and Boundaries

21. Are particular edges, objects, and boundaries revealed during different seasons? Are they defined in one season more than another?

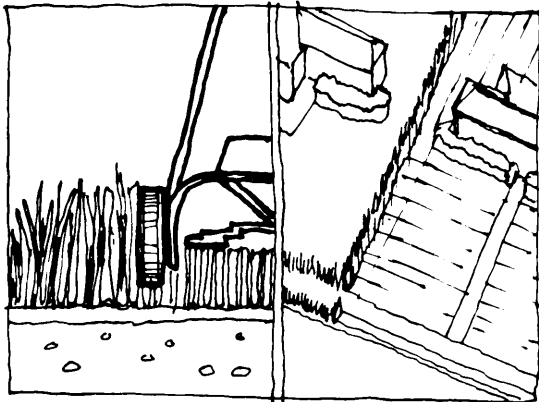
Illustrate: This study shows change in seasons elicit individual edges, objects, and boundaries pertinent to each season. Sprinkler use in spring, summer, and fall covers circular areas (coverage varies with sprinkler type) indicating edges of wet and dry spaces. Cutting grass in the spring, summer, and fall creates new edges between adjacent lawns through differences in lawn cutting height. Winter snows record car movement in the driveway in the form of tire tracks. Edges, objects and boundaries are made from snow shoveling, plowing, and massing along driveways, sidewalks, and footpaths. The leaves of fall create both edges and patterns where they land, when raked, and undertake the role of objects and boundaries to pedestrians and automobiles when massed in the street for collection.

Meaning: Seasons contain different edges, objects, and boundaries homeowners manipulate into livable and pleasing residential environments.



Sprinkler Patterns

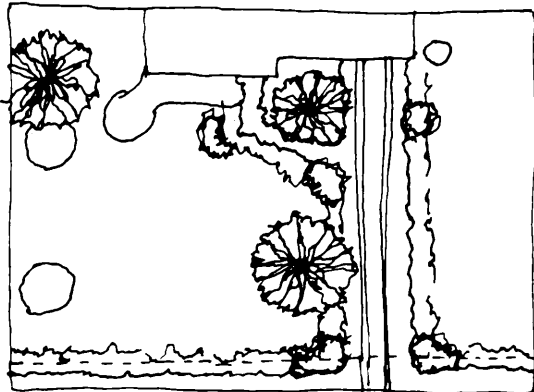
Area of coverage does not reach certain corners of the yard and does reach paths, driveways and the street. Edges are delineated by the wet/dry zones.



Seasonal Edges and Boundaries

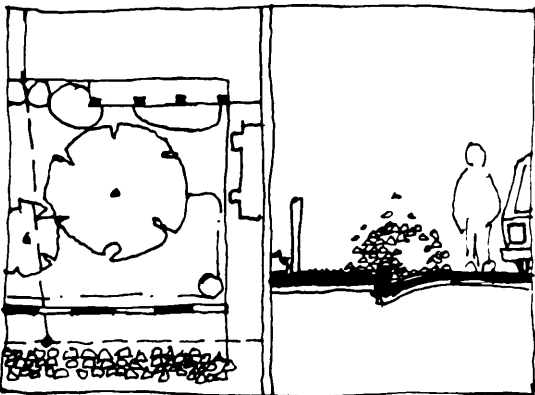
Grass Cutting Height

Mowing grass at a lower height than an adjoining properties, differentiates front yards and indicates property limits.



Snow

Snow removal often results in distinct boundaries or piles at the corners of paths, driveways, and roads. Tire tracks represent numerous edges and records the number of times the car goes in out of the driveway; something not noticed during the other seasons with asphalt surfaces.



Leaves

In the Fall, leaves are piled along the public edge of the front yard for collection by the City. Boundaries are established by the leaves forcing cars and people to find alternative paths of circulation.

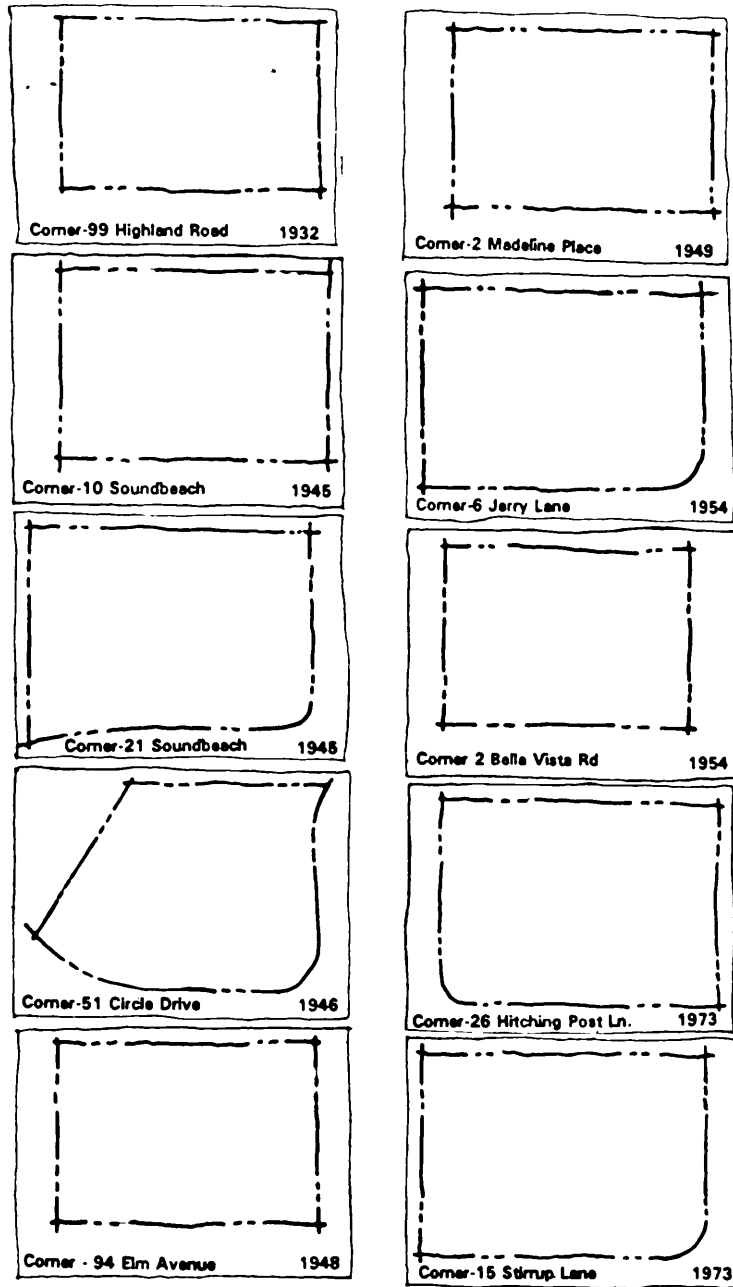
Figure F-29.

Study 22: Corners - Property Lines

22. Do property lines indicate a change in the articulation of the bounded space in older to younger corner lots?

Illustrate: The property lines of the ten corner lots articulate the radius of the corner as time passes.

Meaning: Homeowners have a round edge at one corner of their property today. A trend amongst these ten lots is to delineate the corner of each property starting with 1946--the year cited in these studies that boundaries at the property line the sidewalk began to disappear in N-3 Roxbury.



Corners:
 Space is influenced by round
 property lines in younger yards

Figure F-30.

Study #22

Level III. Results and Findings

Continuing the process of analysis, comparison of the twenty-two individual drawing studies to each other revealed patterns of similar occurrences between several of the studies. Those studies sharing changes in landscape taste or affecting the character of the space were grouped as follows under the applicable group headings.

Twenty-two Analytical Drawing Studies:

- Study 1: Chronological Study
- Study 2: Right-Entry Driveway
- Study 3: Left-Entry Driveway
- Study 4: Corner Driveway Right and Left Entry
- Study 5: Corner Lots-Trees and Plant Material
- Study 6: Open Lawn Area, Lawn Areas and Gardens
- Study 7: Location of Fence Through Time
- Study 8: Public Boundary-Zone of Utilities, Sidewalks, and Street Signs Diminish with Time
- Study 9: Hedge as Boundary and Enclosure
- Study 10: Edge, Object, and Boundary
- Study 11: Definition of Pedestrian and Vehicular Entry
- Study 12: Change in Driveway Width and Effect of Garage's Integration with Dwelling
- Study 13: Driveway as Entry and Exit Path
- Study 14: Spatial Comparison between the Interior Rooms of Dwelling and Exterior Zone of the Front Yard
- Study 15: Corner and Non-corner Lot Acknowledgement
- Study 16: Zones in the Front Yard Designated by the Driveway, Pedestrian Path, and or Sidewalk Designated by the Trees, Shrubs, and Vegetation in each Front Yard
- Study 17: Mail Delivery--Yesterday and Today
- Study 18: 0 Trees and Plant Material in the Front Yard
- Study 18: 1 Tree and Plant Material in the Front Yard
- Study 18: 2 Trees and Plant Material in the Front Yard
- Study 18: 3 Trees and Plant Material in the Front Yard
- Study 18: 4 Trees and Plant Material in the Front Yard
- Study 18: 5 Trees and Plant Material in the Front Yard
- Study 18: 5 + Trees and Plant Material in the Front Yard
- Study 19: Residential Footprints of Non-corner and Non-corner Lots
- Study 20: Edges and Boundaries
- Study 21: Seasonal Edges and Boundaries
- Study 22: Corner Lots and their Property Limits

Plant Material and Trees

- 1. Chronological Study
- 5. Corner Lots-Trees and Plant Material
- 6. Open Lawn Area, Lawn Areas and Gardens
- 9. Hedge as Boundary and Enclosure
- 16. Zones in the Front Yard Designated by the Driveway, Pedestrian Path, and or Sidewalk Designated by the Trees, Shrubs, and Vegetation in each Front Yard
- 18. 0 Trees and Plant Material in the Front Yard
- 1 Tree and Plant Material in the Front Yard
- 2 Trees and Plant Material in the Front Yard
- 3 Trees and Plant Material in the Front Yard
- 4 Trees and Plant Material in the Front Yard
- 5 Trees and Plant Material in the Front Yard
- 5 + Trees and Plant Material in the Front Yard
- 21. Seasonal Edges and Boundaries

Driveway as Pedestrian Path

- 1. Chronological Study
- 4. Corner Driveway Right and Left
- 11. Definition of Pedestrian and Vehicular Entry and Exit to the Front Yard
- 12. Change in Driveway Width and Effect of Garage's Integration with Dwelling
- 13. Driveway as Entry and Exit Path
- 15. Corner and Non-corner Lot Acknowledgement
- 16. Zones in the Front Yard Designated by the Driveway, Pedestrian Path, and or Sidewalk Designated by the Trees, Shrubs, and Vegetation in each Front Yard
- 17. Mail Delivery--Yesterday and Today

Edges, Objects, and Boundaries

- 1. Chronological Study
- 7. Location of Fence Through Time
- 8. Public Boundary-Zone of Utilities, Sidewalks, and Street Signs Diminish with Time
- 9. Hedge as Boundary and Enclosure
- 10. Edge, Object, and Boundary
- 16. Zones in the Front Yard Designated by the Driveway, Pedestrian Path, and or Sidewalk Designated by the Trees, Shrubs, and Vegetation in each Front Yard
- 17. Mail Delivery--Yesterday and Today
- 18. 0 Trees and Plant Material in the Front Yard
- 1 Tree and Plant Material in the Front Yard
- 2 Trees and Plant Material in the Front Yard
- 3 Trees and Plant Material in the Front Yard
- 4 Trees and Plant Material in the Front Yard
- 5 Trees and Plant Material in the Front Yard
- 5 + Trees and Plant Material in the Front Yard
- 20. Edges and Boundaries
- 21. Seasonal Edges and Boundaries
- 22. Corner Lots and their Property Limits

Garage and Driveway

- 1. Chronological Study
- 2. Right-Entry Driveway
- 3. Left-Entry Driveway
- 4. Corner Driveway Right and Left Entry
- 12. Change in Driveway Width and Effect of Garage's Integration with Dwelling
- 14. Spatial Comparison between the Interior Rooms of Dwelling and Exterior Zone of the Front Yard
- 15. Corner and Non-corner Lot Acknowledgement
- 17. Mail Delivery--Yesterday and Today
- 19. Residential Footprints of Non-corner and Non-corner Lots

Openness and Closure in the Front Yard

- 1. Chronological Study
- 6. Open Lawn Area, Lawn Areas and Gardens
- 7. Location of Fence Through Time
- 8. Public Boundary-Zone of Utilities, Sidewalks, and Street Signs Diminish with Time
- 9. Hedge as Boundary and Enclosure
- 12. Change in Driveway Width and Effect of Garage's Integration with Dwelling
- 14. Spatial Comparison between the Interior Rooms of Dwelling and Exterior Zone of the Front Yard
- 16. Zones in the Front Yard Designated by the Driveway, Pedestrian Path, and or Sidewalk Designated by the Trees, Shrubs, and Vegetation in each Front Yard

These groupings were then arranged diagrammatically illustrating the similarities and dissimilarities between them. This organization demonstrates two overall themes concerning taste formation and the influence of taste in the forty front yards while it also is the third level of results; i.e., group relationships of the changes in landscape taste that affect the character of the front yard.

The first relationship is:

Plant Material (Foundation Plants)...Edges, Objects, and Boundaries....Openness and Closure (Spatial Definition). This relationship addresses a general theme front yards have undergone a change that espouses simply defined spaces over diverse and detailed organizations. The drawing, (see Figure F-31, Appendix E), illustrates this first theme of front yards changing from diverse to simple spaces through three boxes and their overlapping areas. Each box contains the drawing studies that are listed under a single group heading as shown on the previous page. Studies which occur under two group headings are located in the overlapping area of the two boxes.

Illustrate: The first drawing illustrates three boxes with the center box containing two overlapping sections. In the lower left-hand corner of the drawing a key presents the particular drawing studies that comprise the group heading of a single box and the overlapping section. Drawing studies are listed numerically as to their occurrence per the three groupings; i.e., if they are common to all three studies, any two studies, or an individual study.

These boxes include the groupings Plant Material, Edges, Objects, and Boundaries, and Openness and Closure. They occur in this order because the center box--Edges, Objects, and Boundaries--contains studies which overlap with studies grouped under Plant Material and Openness and Closure separately. Drawing studies #1--Chronological Study and #16--Zones in the Front Yard are common to all three groupings and are illustrated in all three boxes. Drawings common to the groupings on either side of the center box--Plant Material and Openness and

Closure share one study, study #9, in common and this is shown by presenting each in their respective boxes. The remaining studies not located in the overlap areas support the entire group heading of the single box only.

Study 9--Change in Hedge Location, Study 16--Zones in the Front Yard, Study 18, Trees and Plant Material, and Study 21-- Seasonal Edges and Boundaries are contained in the overlap area between the Plant Material and Edges, Objects, and Boundaries boxes because they illustrate individually their dual role as an edge, object or boundary and some function of plant material.

Study 1--Chronological Drawing Study, contains the fourth drawing layer from each of the forty data collection drawings arranged chronologically to show overall changes between plant material used as edges, objects, and boundaries. Study 9--Hedge as Boundary and Enclosure indicates a decrease in enclosure; i.e., the disappearance and dis-use of the hedge as a boundary at street side while an intensification of foundation plantings begins to occur near the residence. Study 18--Trees and Plant Material--shows through time younger front yards contain more common organizations of foundation plantings, a pattern between 1 tree, 2 tree, and 3 tree front yards; i.e., yards containing these number of trees per front yard are located directly in front of the residence. Study 21- Seasonal Edges and Boundaries--emphasizes the different seasons influences plant material and the residential environment through multiple edges, objects, and boundaries as time elapses.

Study 1--Chronological Drawing Study, Study 7--Location of Fence through Time, Study 8--Public Boundary, Study 9--Hedge as Boundary and Enclosure, Study 16--Zones in the Front Yard, are studies found in the overlapping sections common to the groupings, Edges, Objects, and Boundaries and Openness and Closure.

Each of these studies addresses the spatial definition of the front yard by examining changes in edges, objects, and boundaries. Specifically, Study 1, Chronological Drawing Study,

illustrates individual front yards depicting overall changes. Study 7--Location of Fence through Time addresses the removal of the fence, a boundary, and emphasizes a move from closure to openness. Study 8--Public Boundary indicates the removal of streetsigns and sidewalks, objects and edges, fostered closure to openness as well as increasing the depth from dwelling to street through time. Study 9--Hedge as Boundary and Enclosure indicates a decrease of enclosure at street side while an intensification of foundation plantings occurs near the residence. Study 16--Zones in the Front Yard-- exhibits a pattern of increase-peak-decrease for the number of zones created by the driveway, pedestrian path, and sidewalk. A pattern of decrease-peak-increase was established by the trees, shrubs, and vegetation. Significantly, the patterns indicate a reduction in the number of zones formed by hard surfaces while the number of zones formed by plant material increases from N-3 Roxbury through N-5 Strathmore Glen.

These patterns address homeowner desire for less hard surfaces and an increased use of plant material in front yards. The decrease in hard surfaces indicates the move towards a more simple spatial definition while the increase in plant material illustrates it being used as a form of adornment and a means to accent entry paths, driveways, foundation planting zones, and street corners. In general, this theme that the front yards' character shifting from diversity to simplicity through time addresses a visible change. Older neighborhoods, today, contain more individual characteristics compared to the youngest neighborhoods which contain front yards with similar definition, repetition of similar architectural forms, application of similar foundation plantings, and common forms of enclosure and exclusion.

Meaning: The grouping, Plant Material, has relationships with the grouping, Edge, Object, and Boundary, because homeowners manipulate plant material forming edges, objects, and boundaries in the residential landscape. Edges, Objects, and Boundaries, has ties to the grouping, Openness and Closure, illustrating as time elapses homeowners adapt to new tastes which influences new methods of enclosure. Specifically, corner lots show homeowner concern

for public image through detailed organizations of plant material and trees on the lot's two street fronts. The lawn, a popular element in middle-class front yards, is listed under the two group headings, Plant Material and Openness and Closure because it is used as a linking element between trees, objects, and different front yards of a neighborhood. Enclosure of open lawn spaces emphasizes the importance of a particular ground cover to the homeowner and describes the simplicity of the space through the use of a single plant material.

The oldest neighborhoods, N-1 The Orchard (1937) and N-2 Highland Road Association (1945), contained the most boundaries, the most objects, and the second highest number of edges. Front yards constructed in neighborhoods N-3 Roxbury 1950, in N-4 Morgan's Island (1956), and N-5 Strathmore Glen (1972), show a steady decrease in the occurrence of objects per neighborhood, less boundaries, and an increase in the number of edges. Changes in the occurrence of edges, objects, and boundaries addresses the shift from diversity to simplicity as Table T-6 illustrates, (see Table T-6).

The garage's shift in location from backyard to front yard, the driveway's change in width, and the increase in openness created by the dis-use of vertical boundaries addresses new tastes in the residential landscape.

The second relationship is

Garage and Driveway (Organization of Space Associated with the Automobile)....Entry and Exit to the Front Yard....Edges, Objects, and Boundaries.

Illustrates: This diagram emphasizes the theme location of spaces, edges, objects, and boundaries associated with entry and exit to the front yard change through time undertaking new functions. Expression of this theme is made through the diagrammatical relationship of the overlapping categories Garage and Driveway, Entry and Exit to the Front Yard and Entry and Exit to the Front Yard and Edges, Objects, and Boundaries, (see Figure F-32, Appendix E).

This drawing shows three boxes arranged from left to right, Garage and Driveway, Entry

and Exit to the Front Yard, and Edges, Objects, and Boundaries with the center box, Entry and Exit to the Front Yard, containing two overlapping sections. Again, in the lower left-hand corner of the drawing a key presents the particular drawing studies that comprise the group heading of the single box and its overlapping section. Drawing studies are listed numerically as to their occurrence per the three groupings; i.e., if they are common to all three studies, any two studies, or an individual study.

Specifically, Study 1-- Chronological Study is common to all three groupings because it contains the fourth drawing layer from each of the forty data collection drawings and is arranged chronologically. Individual changes in the front yard's character are exhibited. Drawing studies common to the grouping, Garage and Driveway and Entry and Exit to the Front Yard are found in the overlapping box between them. Drawing studies common to Entry and Exit and the Front Yard and Edges, Objects, and Boundaries are found in the overlapping box between these groupings.

The overlapping box between Garage and Driveway and Entry and Exit to the Front Yard contain drawing studies: 1--Chronological Study, Study 2 & 3--Right and Left Entry Driveway, Study 4--Corner Lots- Right and Left Entry Driveways, Study 15-Corner Lot Acknowledgement, Study 17--Mailbox Location through Time.

Right and Left-Entry Driveways, Corner Lots-Right and Left-Entry Driveways are in the overlapping box illustrating as time elapses the garage's integration with the dwelling and the driveway shifted in location. The driveway was assigned a dual function of serving as both pedestrian and vehicular path. Change in entry and exit to the front yard shifted approach to the dwelling from axial to off-center in N-3 Roxbury, N-4 Morgan's Island, and N-5 Strathmore Glen as Study 1 exhibits. Study 15--Corner Lot Acknowledgement emphasizes the two common types of dwelling orientation found--recognition of one street front or recognition of two street fronts. Study 15 illustrates entry and exit to the front yard by both vehicle and pedestrian are

organized respective to the orientation of the dwelling. Entry by automobile in the 1946 drawing--house orientated to one street front--finds the driveway and path are parallel and more closely associated with another. Entry by automobile in the 1973 drawing--house orientated to corner lot--finds the driveway and path possessing separate functions and locations. Important to note, this corner lot arrangement occurs only in 2 of 40 front yards. Study 17--Mailbox Location through Time, addresses the mailboxes' shift from the house to corner of driveway and street as a function of changes brought to the front yard by the automobiles' popularity. In so doing, function of mail delivery changed from delivery by foot to delivery by vehicle. This also creates a new function for the homeowner; he or she has to retrieve mail by car or by foot.

The overlapping box between Entry and Exit to the Front Yard and Edges, Objects, and Boundaries contains the following studies; Study 1--Chronological Study, Study 16--Zones in the Front Yard, and Study 17, Mailbox Location in the Front Yard.

Again, Study 1 Chronological Study illustrates the fourth layer of the data collection drawings, the location of edges, objects, and boundaries, and changes in regard to Entry and Exit to the Front Yard. Study 16--Zones in the Front Yard indicates the number of zones formed by hard surfaces establishes an increase-peak-decrease pattern through time. The number of zones formed by plant material contained in particular front yards form a decrease-peak-increase pattern through time. These patterns address the reduction in homeowner use of hard surfaces: i.e., edges, objects, and boundaries to form zones. New zones contain not only different locations compared to the old zones, but dual roles; e.g., the driveway, pedestrian path, foundation planting zone and elimination of sidewalks. Study 17 Mailbox Location in the Front Yard illustrates an object relocated while serving the same function, but in a more efficient manner; i.e., reduction in delivery time for the postal carrier and emphasizing the function of the driveway to serve as a coordinator for multiple functions in the front yard.

Meaning: In general, this relocation of edges, objects, and boundaries combined with their new

functions addresses changes in middle-class lifestyles. Homeowners' taste for emphasizing automobile related functions has increased and new methods of entry and exit are being implemented in the front yard. The width of driveways, the use of quarter gardens and plantings along driveways and paths indicate new functions influence the spatial definition and entry to this space.

The grouping, Entry and Exit to the Front Yard, contains ties to Edges, Objects, and Boundaries found in the front yard. Specifically, the architectural form of the dwelling changed through time, the garage merged with the house, and exterior spaces developed volumetric qualities unlike those found inside the dwelling. Most importantly, homeowners organized older front yards with axial entries and exits and vertical boundaries while younger front yards were comprised of off-centered entries and exits in open spaces defined by horizontal edges. Seasonal changes affect entry and exit to the front yard as well. Trees and plant material serve more functions on corner lots; i.e., framing entry to the lot, framing the dwelling, connecting street fronts, and recognizing the front yard by the structure's orientation. These changes represent new images and attitudes of the middle-class and its changing lifestyle.

V. Conclusions and Implications

This thesis attempted to investigate middle-class landscape taste as an influential role in the formation of the front yard's current character. Its purpose does not involve identifying principles from which a middle-class front yard can be constructed. It is about knowing what qualities are important to homeowners, how they change through time, and what affects the construction of taste in the residential landscape.

Three groups of components, edges, objects, and boundaries inherent to the forty front yards were identified by researchers, Jackson (1951), Lewis (1990), and Mugerauer (1985), as relevant indicators of taste formation in the residential landscape. Each were studied to see if change in their organization, function, and use was evident in yards of varying age. Documentation of the edges, objects, and boundaries, of each space involved drawing these components in five layers depicting individual and combinations of the three types for their enclosure and exclusion qualities. Drawing was used as a seeing process; a vehicle to perceive and compare things freely to get at the hidden meanings and extraction of underlying patterns (Edwards 1989).

Visual illustration of the front yard's edges, objects, and boundaries reveals change in the space's character because as time elapses tastes change. Different objects represented change in lifestyles. Different edges represented change in horizontal movement and direction. Different boundaries were indicative of changes in methods of enclosure and exclusion. Specifically, conclusions are presented about landscape taste and its influence on the character of each neighborhood and then generally about the most prevalent changes.

In N-1 The Orchard (1937), the oldest neighborhood, the presence of a physical boundary--fence, hedge, or wall--enclosing 7 of 8 front yards at all three property limits represents a strong statement by the homeowner for closure of the space. It expresses the

homeowner is concerned with separation of private and public spaces.

Most importantly, enclosure of these spaces in the oldest neighborhoods indicate homeowner desires to divide public and private space for emphasis of function and use. Porches, religious statuary, benches located in different spaces in the front yard represent specific functions the edges, objects, and boundaries are organized to accommodate. 6 of 8 front yards contain separate pedestrian paths and separate driveways to indicate two different activities take place in two uncommon spaces within the front yard.

These conclusions do not say the front yards of N-1 The Orchard have changed from a prior taste. Rather, they represent change between the five neighborhoods today. Simply, they present the current character of eight spaces that were constructed during the 1920s. This same time period, the years immediately following the end of World War I, was identified by Jackson as the beginning of the automobile's association with the residential landscape. Jackson's identification of the garage's location at the rear of the lot, the garage being detached, the driveway's width and side yard placement, and the dwelling being the central focus of the lot at that time are, also, revealed in these eight front yards (1980, 107).

The results of the neighborhood characterization of N-2 Highland Road Association, average age being 1945, revealed homeowner concern for not only the enclosure and exclusion of private and public spaces, but the quality and form of the edges, objects, and boundaries delineating these areas has significant value to the image of the space. The singular and combined use of the fences, hedges, and walls expressed intentions for aesthetic appeal and public image in the front yard.

The use of multiple boundary markings as indicators of entry and exit, significantly, represent a desire for individual experiential quality. Whether, it was walking or driving through a fenced, hedged, or walled lot--N-2: 1, 2, 4, 6, 7, 8, passing beneath overhead canopies of tree limbs--N-2: 4, 8 or cutting across an open lawn--N-2: 3, 5 each front yard exhibited an

individual character. Worthen found that homeowners try to achieve individuality through the organization of the front yard especially property lines (1975). But as homeowners age, front yards age. Tastes change and people adapt the types of edges, objects, and boundaries to delineate property lines to reflect a particular image which is seen in 6 of 8 front yards here. Utilizing hedges, groundcovers and trees, closure is created with several boundary markers.

The neighborhood characterization of N-3 Roxbury (1950), raised the conclusion, that front yards, not enclosed at their physical limits espoused the shifting of street side boundaries to the residence's foundation. In other words, when there is a street side hedge or fence, there is little foundation planting; when the street side hedge or fence disappears, foundation planting intensifies. Detailed massing of foundation plants, garden walls, and fences aligning with the dwelling's facade exhibited this pattern. Examination of front yards in all five neighborhoods enclosed by fences, walls, or hedges at its street's edge were noted for lacking detailed foundation plant material.

Smith felt foundation plantings were commonly found in open space front yards to imbue a "feeling of permanence" between the residence and yard (1991). The forty case study drawings indicate that homeowners of front yards, lacking a barrier at the street, feel a boundary is necessary to separate private and public domains and to show the dwelling is the primary focus of the lot.

Open democratic spaces became a common feature to front yards in the 1950s as property lines were left undelineated by developers and homeowners to express resident membership and sense of belonging (Smith 1991). Worthen found the method homeowners marked property lines with changed as, "The concern with precise delineation of property lines seemed to fade as the tracts aged," (1975). Chronological examination of neighborhoods N-1 The Orchard through N-5 Strathmore Glen reveal these two similar findings through the openness and closure of particular front yards.

The landscape component, openness, that Pennypacker found relevant to middle-class front yards is different from the openness exhibited by 7 of 8 front yards in N-3 Roxbury. Her definition implies openness encompasses belonging to a group and having nothing to hide; both specific middle-class characterizations. However, the front yards in N-3 Roxbury maintained an independence and self-sufficiency about the household through a boundary of plant material between the residence and the street and the fence at the facade's corners (1992). The areas defined as open in the front yard are areas indicative of homeowners sense of belonging to the community.

The neighborhood characterization of N-4 Morgan's Island (1956), revealed the conclusion, that changes associated with the automobile initiated reduction of the detached garage, increased use of the driveway as pedestrian path, change in mailbox location, and change in driveway width to meet the shifting tastes of middle-class lifestyles. Changes such as these, espouse neighborhood identification. Homeowners, here, desire front yards that are more functional and incorporate the image of the automobile as a significant role in their lifestyle.

The garage's integration with the residence in 8 of 8 front yards in N-4 Morgan's Island characterizes a change in homeowner and automobile relationship compared to N-1 The Orchard and N-2 Highland Road Association whose garages were detached and at rear corners of their lots. More importantly, it says the automobile is part of homeowner lifestyle and the garage provides a place for its storage within the residence as well as a homeowner created multi-purpose space (Jackson 1980; Mugerauer 1985). The garage's new location emphasizes the separation of private and public space; i.e., automobile related activities are consolidated in the front yard and street, while the rear yard is reserved for non-vehicular activities.

The duality of the driveway to serve both pedestrians and automobiles alleviates the need for specific pedestrian path which created more zones in the front yards of N-1 The

Orchard, N-2 Highland Road Association, and N-3 Roxbury. It, also, identifies the method of entry, exit, and approach to the dwelling were affected by the automobile and the reduction of edges, objects, and boundaries. People no longer axially approach the residence's main entry. Rather, they approach it from the driveway which establishes the pedestrian at an angle to the main entry. This is interesting, in that, homeowners shifted methods of entry from path to driveway. Both Jackson and Mugerauer point out, driveways of older front yards were specifically comprised for storing, parking, and repairing the automobile.

In The Necessity for Ruins, Jackson claims, homeowners allocated the automobile to rear corners of the lot due to noise, dirt, and smells associated with it (1980). New locations of entry and exit to the front yard occurred after N-1 The Orchard and N-2 Highland Road Association were constructed. At the time of their construction, many families could only afford a home and walking was more prevalent to the neighborhoods as the presence of public sidewalks in 6 of 8 front yards in N-1 The Orchard and 3 of 8 in N-2 Highland Road Association indicated.

The subsequent change in driveway width from single to double-lane in 6 of 8 front yards and the change in mailbox location from wall mounted in 4 of 8 front yards are responses to increases in the number of automobiles per Glen Cove household, 2, compared to the older neighborhoods (U.S. Department of Commerce 1990) .

The mailboxes' move to the corner of the street and driveway in 4 of 8 front yards emphasized an interesting change in the experience of the front yard for both the postal carrier and the homeowner. Significantly, it addresses the reduction of walking for the postal carrier, reliance on the automobile to deliver the mail, and the reliance of the homeowner on the automobile to retrieve mail as he or she drives into the space. It, also, expresses homeowners of this neighborhood retrieve mail differently than N-1 The Orchard and N-2 Highland Road Association. Automobile associated functions related to the front yards represent some current

characteristics of how and why front yards in this neighborhood are organized. Assignment of new locations to the mailbox, path, garage, and driveway indicate homeowner intentions to use spaces differently in the younger front yard than the older spaces illustrate.

Each of these changes contributed to the reduction and simplification of the front yard's spatial definition. They express a more simple homeowner lifestyle that is found by creating spaces associated with the function of the automobile. Patterns of similarity exhibited in the eight front yards of N-4 Morgan's Island comprise a neighborhood identification for this space.

The findings of the neighborhood characterization of N-5 Strathmore Glen, 1972, raised the following conclusion. Openness is significantly more noticeable in younger front yards containing less boundaries, less objects, and more horizontal edges; i.e., less vertical barriers of enclosure, less individualized objects and an increase in horizontal methods of enclosure. 6 of 8 front yards in N-5 indicate enclosure through changes in topography and lawn cutting height. The remaining two front yards indicate property limits through alignment of plant material and hedges. Reducing vertical barriers to subtle lines in the ground plane permits uninterrupted spatial definition of the front yard.

Adding to this trend for openness in N-5, the disappearance of the public boundary, i.e., the sidewalks, the overhead cables, utility poles and relegation of street signs to corner lots at the street edge in all eight lots, visually and physically reduces the quantity of boundaries enclosing the front yard to its lowest point amongst all five neighborhoods. Several general conclusions are presented summarizing the findings of this investigation.

Middle-class landscape taste played an influential role in the formation of the current front yard's character. Homeowners change the appearance of front yards to maintain their independence and sense of belonging to the community. Edges, objects, and boundaries are arranged resulting in the enclosure and exclusion of spaces.

Enclosure and exclusion relationships illustrated a human need for organization and

delineation of one's private property. The results indicated middle-class citizens enclosed front yards with fences or very subtle edges. Spatial definition changed from enclosed to open as a result of the reduction of boundaries and objects and the increased use of edges to define property limits. Front yards maintaining perimeter fencing were grouped in the oldest neighborhoods, N-1 The Orchard and N-2 Highland Road Association. N-3 Roxbury, illustrated a visible reduction of boundaries, i.e., hedges, fences, walls, and plant material to less noticeable, but readable edges in 7 of 8 front yards.

Chronologically, several primary character changes occurred from 1896 to 1993 in the history of these forty Glen Cove front yards. The reduction in the quantities of objects and boundaries and the increase in use of edges is indicative of homeowner desires to spatially define the front yard as an open space while maintaining a sense of belonging to the community and an independent and self-sufficient household.

Examination of N-1 The Orchard found two front yards contained religious statues and one of two contained a bench. Both were enclosed by fencing. The religious statues are objects representing homeowner ties to religion. The bench represented a particular homeowner involvement with the front yard, that, the barbecue grill did to the front yard in N-2 Highland Road Association, the flagpole did to the front yard in N-3 Roxbury, the anchor and boat did to the front yard in N-4 Morgan's Island, and the single basketball hoop did to the front yard in N-5 Strathmore Glen.

These forms of involvement spoke about participating in the space religiously, athletically, patriotically, and decoratively in the front yard. Significant to these distinct forms of involvement with the front yard are their number of occurrences per neighborhood and their meaning. These first four neighborhoods N-1 The Orchard, N-2 Highland Road Association, N-3 Roxbury, and N-4 Morgan's Island contained respectively, 22, 23, 24, and 22 objects per space. N-5 Strathmore Glen contained 17 (See Table T-6). The ± 2 change between objects

of the first four neighborhoods reflects the argument of this thesis; the front yard possesses a common place character, in that, front yards in 4 of 5 neighborhoods contain a similar number of objects. The low number of individually distinct objects per neighborhood, anomalies, compared to the high number of common objects per neighborhood indicated this pattern also. In other words all forty front yards shared common objects while each front yard contained objects unfounded in any of the other spaces.

It is not surprising, that N-5 Strathmore Glen, the youngest neighborhood contained the least amount of objects, nine. What was unusual, the three neighborhoods N-2 Highland Road Association, N-3 Roxbury, and N-4 Morgan's Island, contained more objects than the oldest neighborhood, N-1 The Orchard. This finding is similar to Worthen's conclusion, that, as the front yard increases in age, the number of objects it contains decreases (1975).

Examining the number of boundaries per neighborhood, the totals expressed a similar pattern of common occurrences with N-2 Highland Road Association, N-3 Roxbury, and N-4 Morgan's Island containing 47, 46, and 47 boundaries respectively. N-1 The Orchard, the oldest neighborhood, contained 60 boundaries and N-5 Strathmore Glen, the youngest neighborhood, contained the least number, 39.

This pattern reflected the closed character of the front yard in neighborhood N-1 The Orchard, 1937, and the change for openness in the front yards of neighborhood N-5 Strathmore Glen in 1972. These patterns represented by N-2 Highland Road Association, N-3 Roxbury and N-4 Morgan's Island indicated a reduction in boundaries occurred while the number of edges increased.

Examination of the edges revealed a pattern similar to the boundaries. The three neighborhoods, N-2 Highland Road Association, N-3 Roxbury, and N-4 Morgan's Island, were ± 2 occurrences distant from each other while the oldest neighborhood contained 44 edges, the second highest value in the five neighborhoods and N-5 Strathmore Glen contained 47

edges, the highest number of occurrences. The lowest number occurred in the middle-age neighborhood, N-3 Roxbury, at 41. The figures contribute to the disappearance of the fence and hedge from the front yard and the shift from diverse spatial definitions to more simple and functional open spaces.

The trend for openness in the front yard saw the consolidation of the house and garage. The residence was the central focus of the front yard in the oldest neighborhoods N-1 The Orchard and N-2 Highland Road Association. In N-3 Roxbury it changed its form to accommodate the garage and N-4 Morgan's Island and N-5 Strathmore Glen revealed lots with attached garages contain residents expressing driveways with dual roles. In the youngest front yards of N-5 Strathmore Glen, the automobile and garage have a much increased role in the structure and focus of the front yard.

Lastly, changes in tastes brought new means of entry and exit to the front yard, new methods to enclose front yards that espouse openness, and the automobile brought new functions to the driveway. The methods of enclosure in N-1 The Orchard and N-2 Highland Road Association restricted the number of entries and exits to one or two, the driveway and path. N-4 Morgan's Island and N-5 Strathmore Glen espoused use of the driveway and its off axis approach to the main entry of the dwelling as a single space serving two roles.

Validity of the Results

Validating the results involves two forms of verification with reference to the drawing methods imposed in this study. Internal validation, the process whereby the individual items comprising a composite measure were correlated with the measure to examine changes in the landscape taste through three steps used in the methodology.

First, the data collection drawings were reasonable interpretations of the existing conditions. The analytical extraction drawings illustrated visible changes. Collecting data in layers, revealed the composite structure of the front yard and changes in its landscape taste affected the space's character. Secondly, the common application of the twenty-two analytical drawings to different diagrammatical relationships found in the groupings of landscape changes provided strong ties between experiential quality, width of the spaces, plant material defining entry to dwellings and the location of pedestrian paths. Emphasis on the drawing method revealed patterns of change and conveyed information to validating the present character of the individual front yards. It, also, addresses the importance of the information each layer revealed specifically, taste in property lines, taste in hard surfaces, taste in plant material, and taste in all three.

External validation was made through comparison of the resultant diagrammatical relationships to other presumed indicators. In this case, other indicators of taste formation and influence on the front yard's character include Worthen's study of fifty southern Californian yards and Mugerauer's study of midwestern yards. Further external validation could be achieved through different research methods; i.e., a survey questionnaire or an open and close-ended interview. Agreement between what homeowner's think and what was observed in their front yards could elucidate more changes and patterns in landscape taste.

Application of the Results

The results of this thesis lead to the question, are the results applicable? Is it useful to the people of Glen Cove and any other suburban community? First, the results are applicable to other communities for validation and understanding of what qualities of landscape taste are important to middle-class homeowners. Comparison between Glen Cove and other communities could reveal larger patterns and qualities of character present in Glen Cove, but not found as a result of this investigation. Secondly, the drawing process resulted in a lengthier process than originally thought, but was imperative to understanding the meaning of landscape taste in a particular community as well as deciphering the character of the space. I, as the researcher, have an understanding for the character of these neighborhoods from working with these drawings and the results. This thesis produced drawings which visually explain the changes in the City's taste in diagrammatic form (See Figure F-31 - F-32).

Throughout this study, I have discussed how homeowners form taste and why taste is important to middle-class homeowners and the character of their suburban front yards. The use of drawing as a tool for comprehending the meaning of relationships represents a unique path for ascertaining results as well as a divergence from conventional sociological research methods. It is not the only feasible method, but it is a satisfactory method to understand landscape taste. Assessment of the residential landscape must breach underlying relationships between homeowner and land. It should examine the magnitude of residential living and manipulation put forth in the land for homeowner suitability as exhibited by May Theilgaard Watts in Reading the Landscape of America (Watts 1975).

Implications

Designers record ideas on paper to visualize their thoughts and form relationships. Homeowners interested in changing the space surrounding their residence use intuition to make decisions of taste; to decide the organizational arrangement of edges, objects, and boundaries as Lewis noted (1990). Observing and drawing these arrangements as they existed contextually, questions arose which went beyond the scope of this investigation. These conclusions represent interpretations of the results and findings for the current character of the space. The implications of the results and findings discuss issues noteworthy of further research to understand the limits of what this investigation did not reveal. Several of these issues are presented for further research.

1. This thesis illustrates that landscape tastes change as the result of several influences through time. Examination of the twenty-two analytical drawing studies, uncovered front yards possess particular qualities unifying neighborhoods while others do not. Those qualities include the edges, objects, and boundaries, sidewalks, fences, hedges, mailbox location, attached or detached garages, and the presence of separate pedestrian paths. Not address in this investigation, but revealed here were signs of ethnic diversity.

The 1990 U.S. Census indicated over thirty-two ethnic groups reside in varying amounts throughout the City of Glen Cove. Investigating landscape taste as it pertains to a sample of ethnic groups could offer a more regional viewpoint of an area while measuring to a degree its affect upon the commonplace character of the space. Similar studies by Raitz and Van Dommelen in 1990 revealed regionalization of landscape tastes in Kentucky.

2. The time of year the investigation is conducted, i.e., the seasonal aspect, should be

examined for its affect upon the drawings' abilities to represent the character of the space. Edges, objects, and boundaries are influenced by the seasons affecting the experiential quality and use of the front yard. Each season has its own climatic factors and aspects that tend to cause homeowners to act in a particular manner. Specifically, in the spring homeowner's fertilize lawns, plant gardens, and prepare the yard for the up-coming growing season. The summer finds homeowners mowing and watering the lawn. In the fall, after the leaves drop, they are raked, and piled for collection and removal from the street. The winter months find homeowners shoveling, piling, and blowing snow. Each of these activities are homeowner responses to seasonal variations in the residential landscape. Photographing and drawing the residential environment in a single season sets a parameter to the clarity and definition of the edges, objects, and boundaries under examination. A question raised, then, is it necessary to draw the front yard in all four seasons or any combination of seasons to decipher a better understanding of taste's influence upon the front yard's character?

3. Corner lots imply homeowner attention for protecting his/her private property through delineation of property limits with plant material more than non-corner lots. Corner lots possess a large public image because they front more public zones, i.e., the two public streets. Objects of public infrastructure, road signs, fire hydrants, utility poles, lampposts and sidewalks, are located on corner lots more than non-corner lots. These issues raise several questions for further research. Are the plant materials homeowners organize on corner lots reflective of aesthetic desires for adornment of the space? Are they arranged for defining the home's orientation declaring one street frontage the front yard and the other a side yard? or Are they arranged intentionally as boundaries for protection from the two public streets?

4. The perspective from the street and the perspective from the residence are two distinct

views as well as being private and public spaces. Are changes in landscape taste contingent to the observer's viewpoint? If the homeowner views the front yard from inside his home he is concealed in an environment that limits his view. The question arises, do homeowner tastes influence the organization of the front yard so as to screen the public's view or does taste enhance the organizational arrangement of the spaces' edges, objects, and boundaries to appeal to the view from inside the dwelling?

5. Drawing requires patience and honesty. This thesis found that drawing older front yards in a layered process required more drawing than the younger front yards as a response to an increase in the number of detailed edges, objects, and boundaries per front yard. Particularly, N-1 The Orchard and N-2 Highland Road Association, the first and second oldest neighborhoods in the investigation, required the longest time approximately two hours per drawing. Does this imply the character of the front yard can be associated with the type of drawing, the person drawing, and the length of time necessary to draw the edges, objects, and boundaries according to the definitions set forth originally?

VI. Ending

The residential landscape, the suburban landscape, the front yard, are all part of man's broader cultural and historic landscape. As keepers of the land, middle-class homeowners define the land and define themselves through the organizational arrangement of this space. Robert Melnick said, "In their setting, location, and organization, they (cultural and historic landscapes) are representative of the way in which certain groups of people have responded over the years to the need to impose human uses on the land," (1981 57).

Studying the elements man places in the residential landscape has added to the body of knowledge concerned with how man formulates landscape taste and to advancing the profession of landscape architecture. Knowing what influences homeowner taste can manifest research of humans defining themselves in the suburban landscape and the impact man has throughout the community, home environment, and landscape of his fellow man.

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Member AIA Student Chapter
Member City of Glen Cove Beautification Committee

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"Pulaski, Virginia - An Analysis of the Built Form of A Southwest Virginia Town", May 1992

"Tom's Creek Development - Study Problem - Planning for Stormwater Management", May 1992

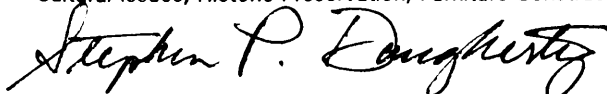
"Worship with the Land and the Sea", Undergraduate Thesis, May 1990

Community Design Competition Research Booklet - North Bellport, New York - Chapter, "The Suburb as a Type", May 1989

"The Woods at Welwyn, Glen Cove, New York" - Subdivision Proposal, May 1988

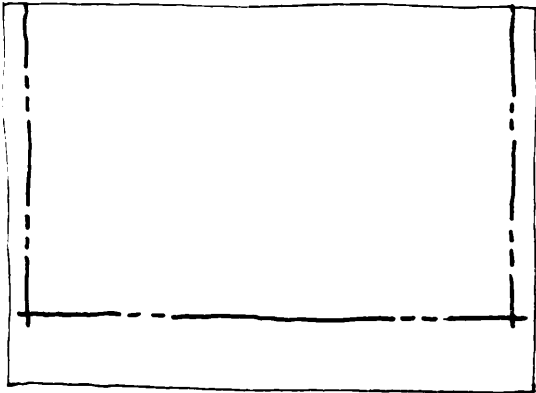
Interests:

Cultural Issues, Historic Preservation, Furniture Construction, Golf, Tennis, Swimming, Biking



Appendices:

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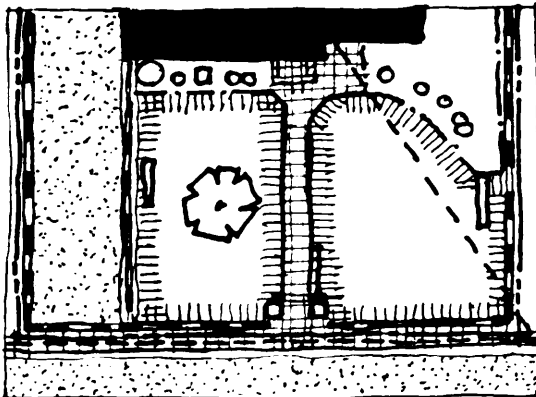
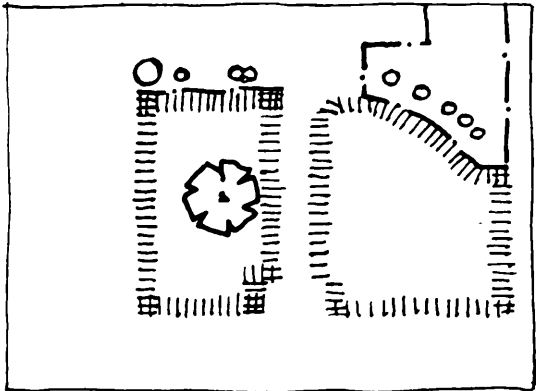
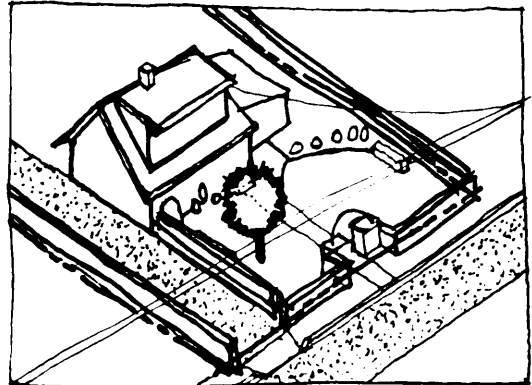
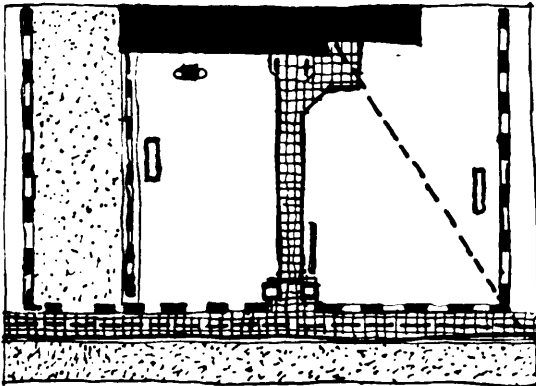


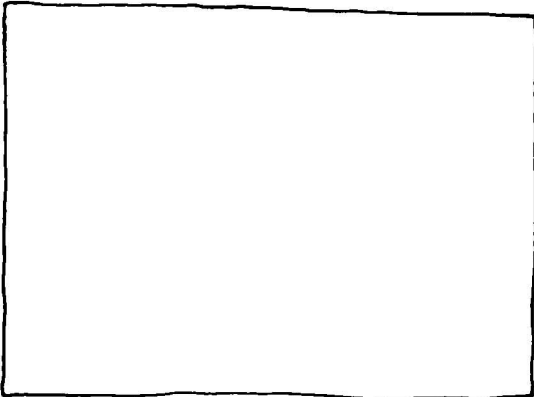
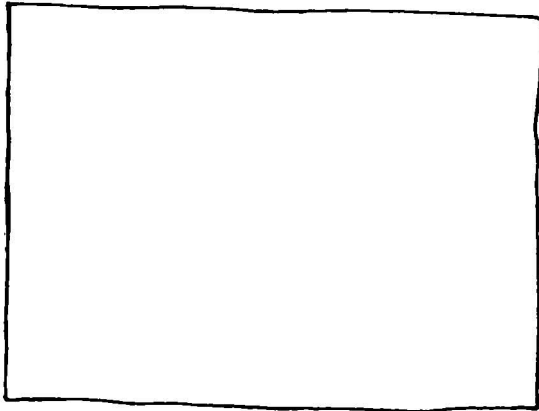
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Front Yard: 21 First Street

Age: 1923
Size: 50' x 100' (.11 acres)
Assessed Value: \$3,100.00

N-1 - 1





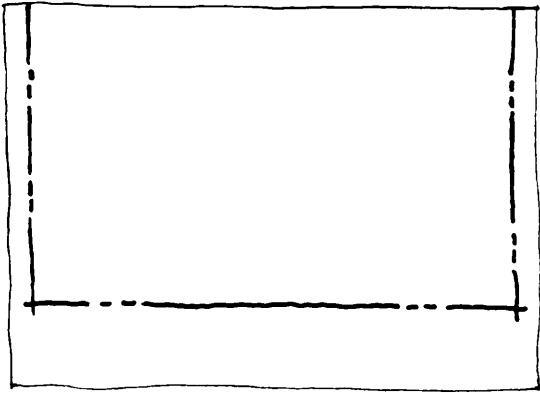
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N-1 - 1





Neighborhood:
N - 1 The Orchard

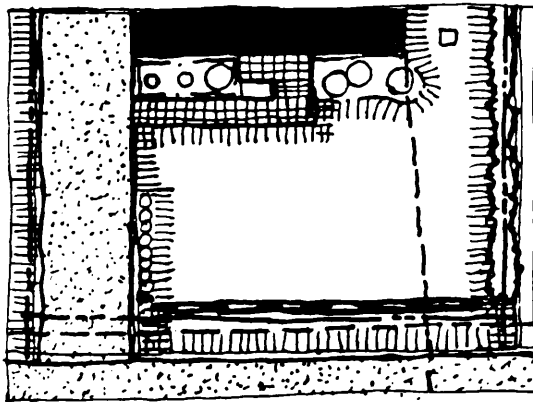
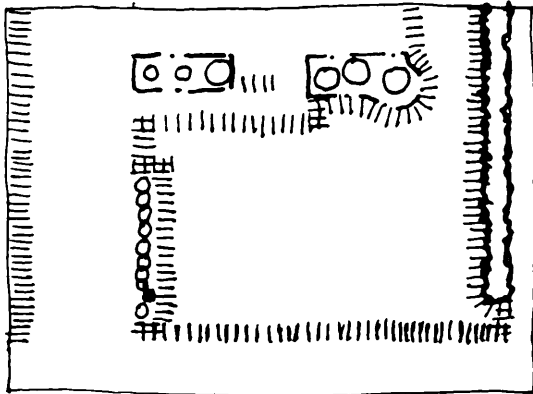
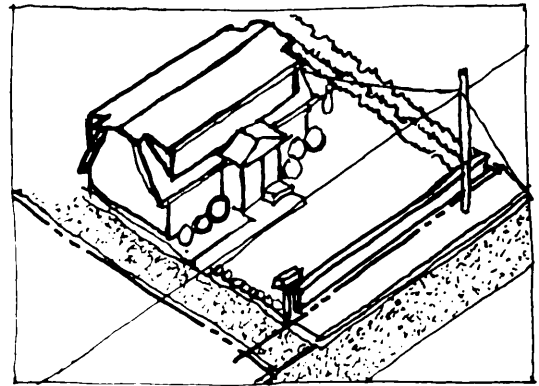
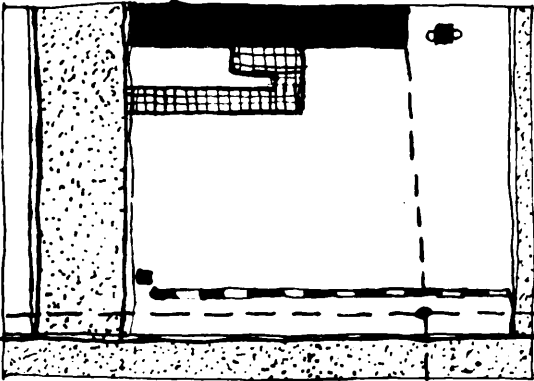
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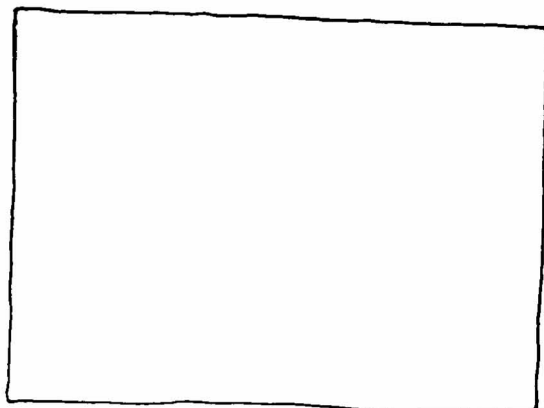
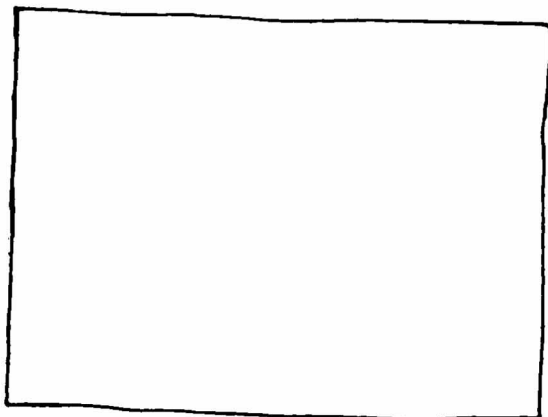
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Size: 50' x 125' (.14 acres)

Assessed Value: \$4,600.00

N-1 - 2





Neighborhood:

N - 1 The Orchard

Front Yard: 21 Nassau Avenue

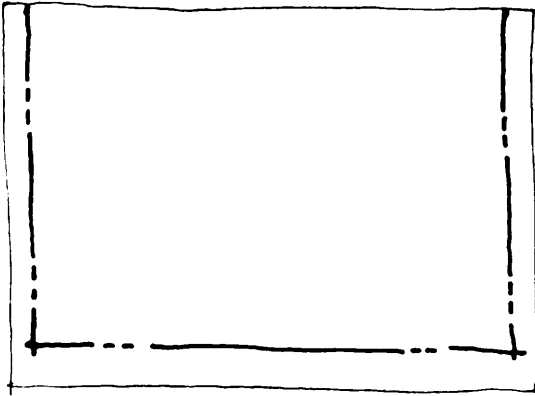
Age: 1948

Size: 50' x 125' (.14 acres)

Assessed Value: \$4,600.00

N-1 - 2



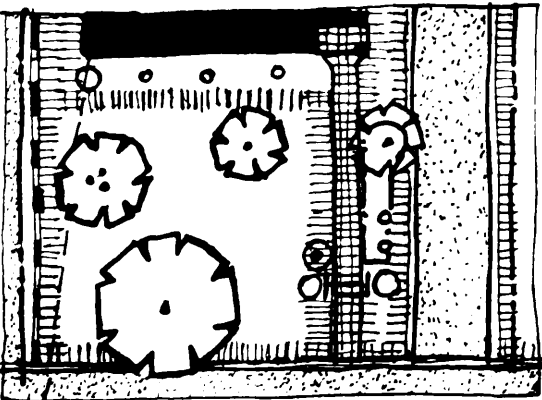
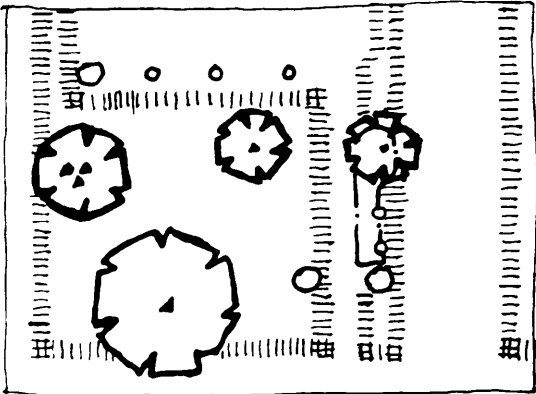
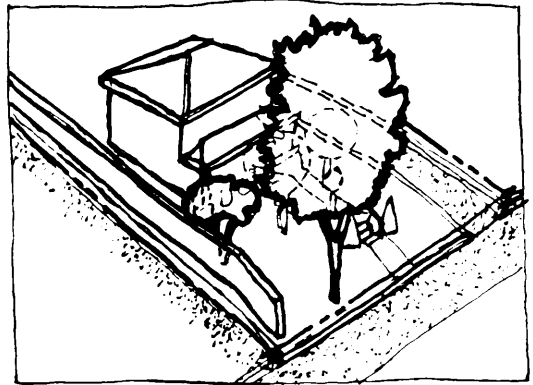
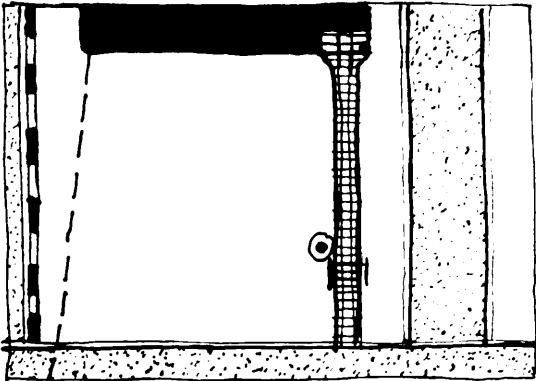


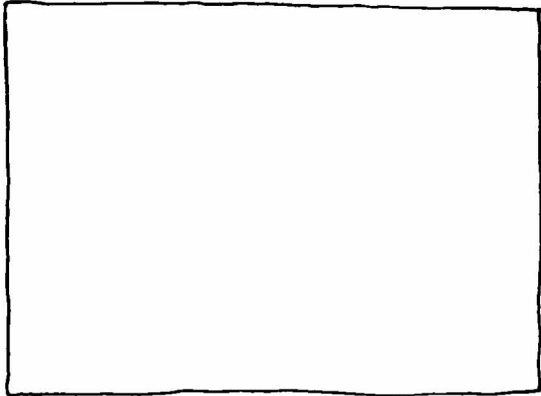
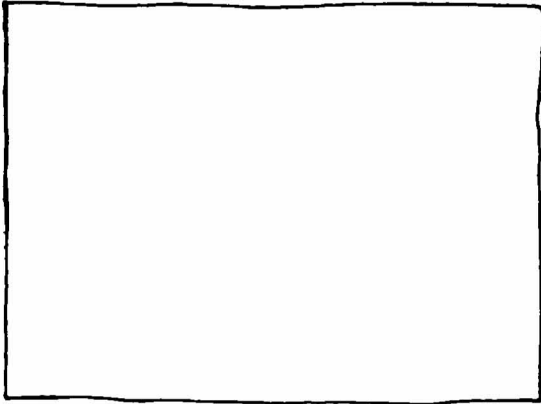
Neighborhood:
N - 1 The Orchard

Front Yard: 37 Nassau Avenue

Age: 1948
Size: 50' x 125' (.14 acres)
Assessed Value: \$7,930.00

N-1 - 3





Neighborhood:

N - 1 The Orchard

Front Yard: 37 Nassau Avenue

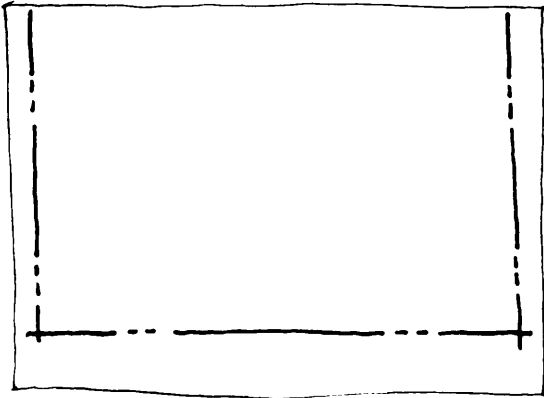
Age: 1948

Size: 50' x 125' (.14 acres)

Assessed Value: \$7,930.00

N-1 - 3





Neighborhood:
N - 1 The Orchard

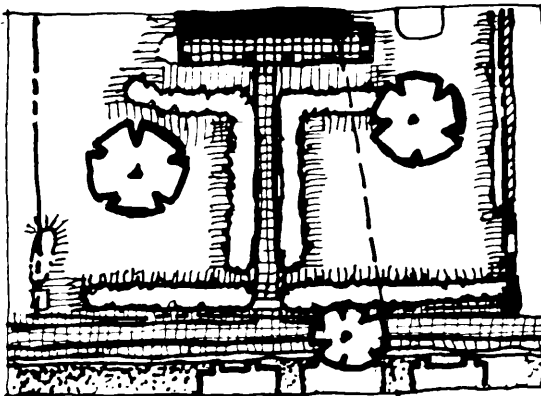
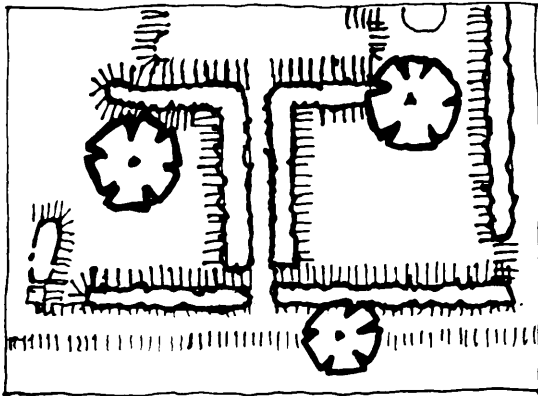
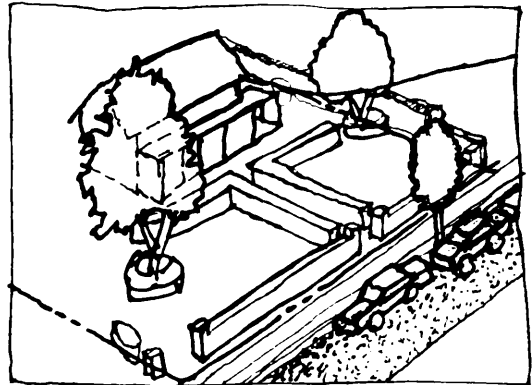
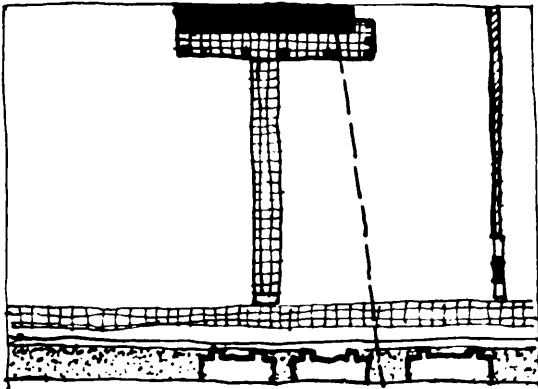
Front Yard: 83 Elm Avenue

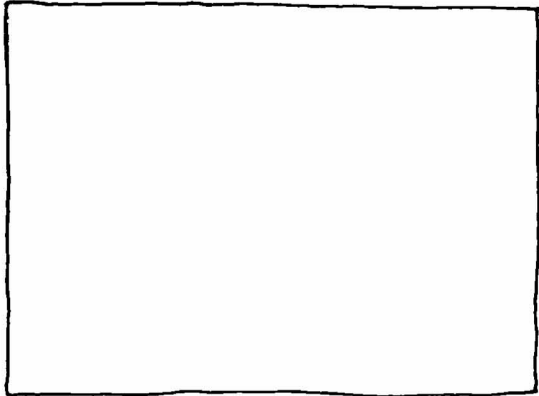
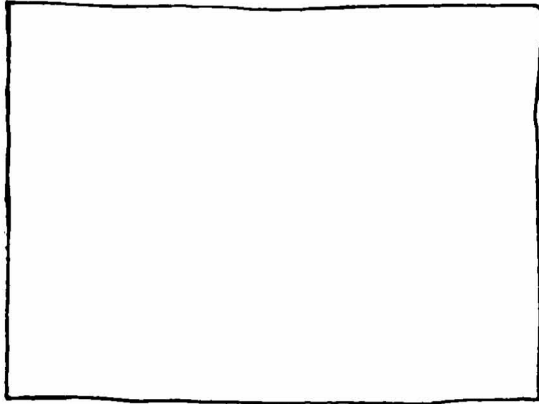
Age: 1896

Size: 107.82' x 403.59' (1 acre)

Assessed Value: \$3,050.00

N-1 - 4





Neighborhood:

N - 1 The Orchard

Front Yard: 83 Elm Avenue

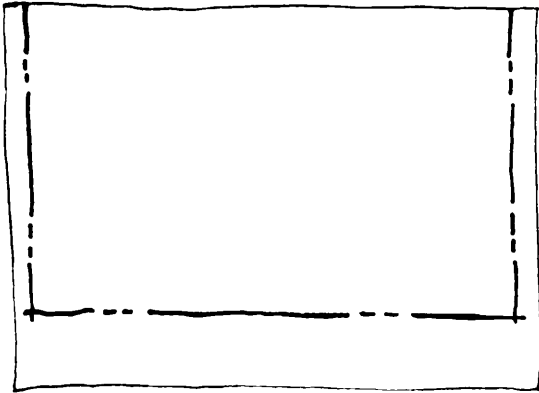
Age: 1896

Size: 107.82' x 403.59' (1 acre)

Assessed Value: \$3,050.00

N-1 - 4



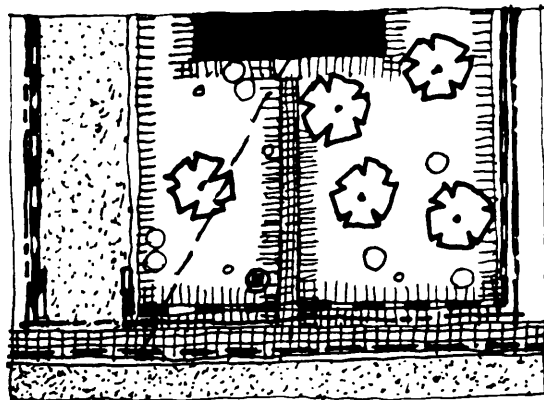
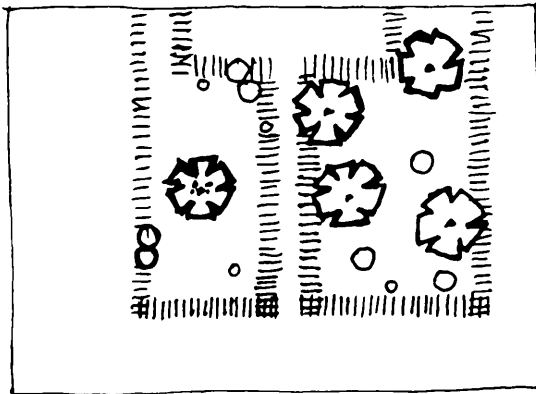
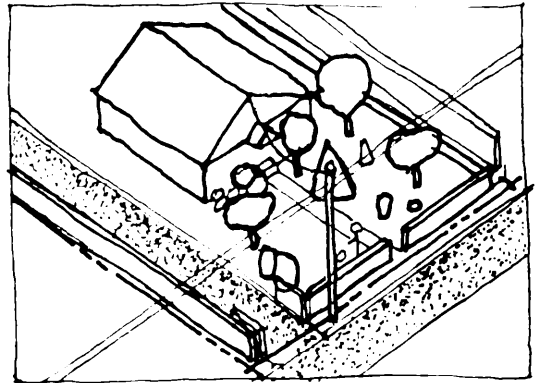
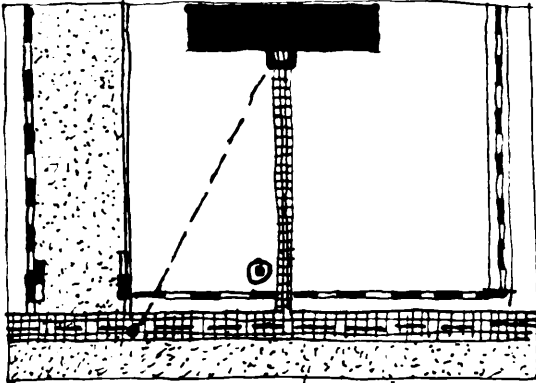


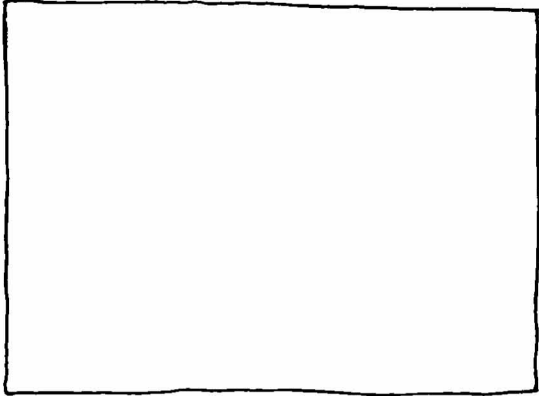
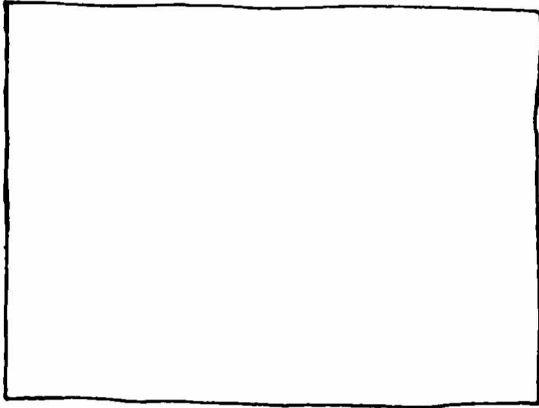
Neighborhood:
N - 1 The Orchard

Front Yard: 23 First Street

Age: 1923
Size: 50' x 100' (.11 acres)
Assessed Value: \$3,050.00

N-1 - 5





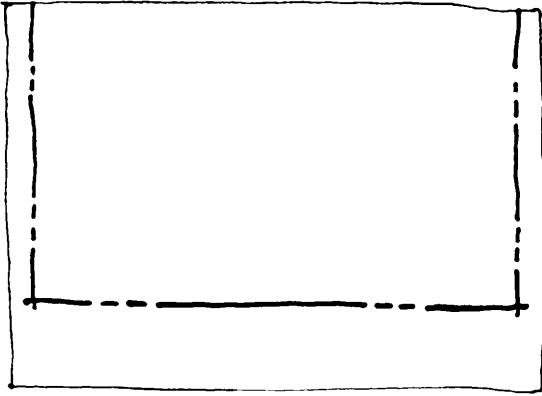
Neighborhood:
N - 1 The Orchard

Front Yard: 23 First Street

Age: 1923
Size: 50' x 100' (.11 acres)
Assessed Value: \$3,050.00

N-1 - 5



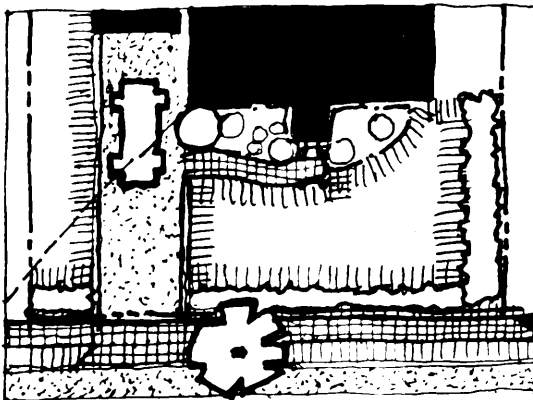
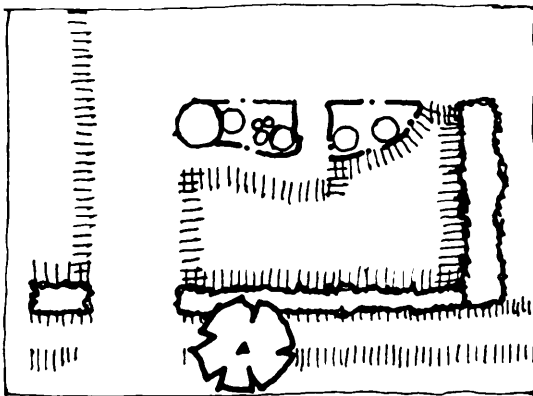
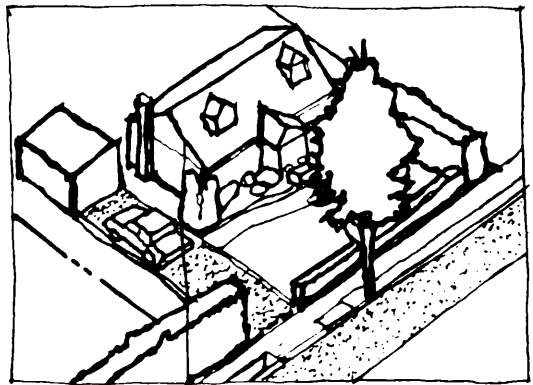
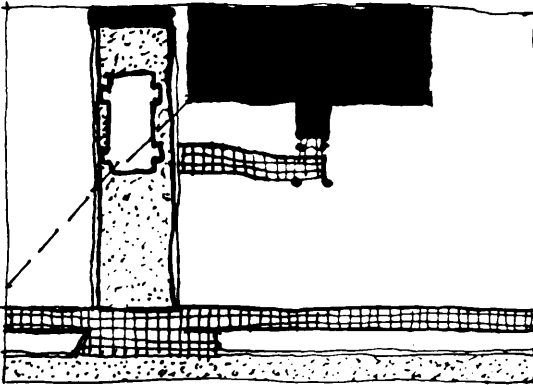


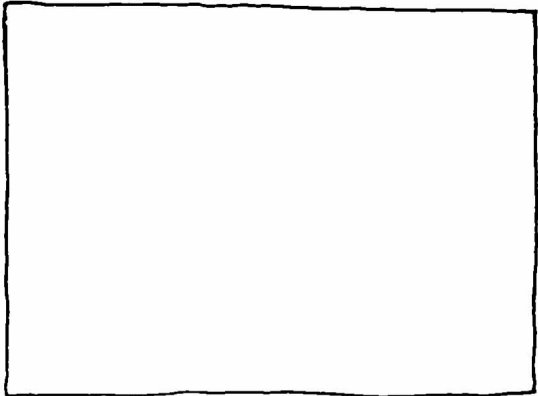
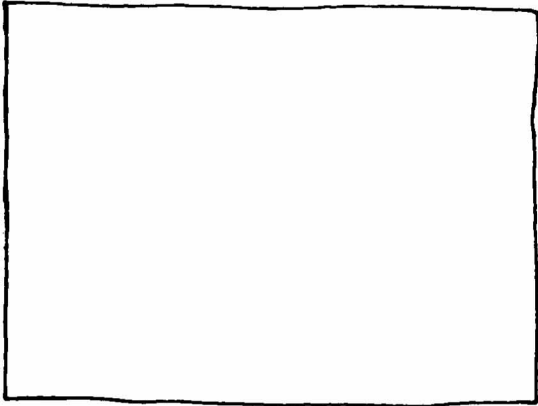
Neighborhood:
N - 1 The Orchard

Front Yard: 53 Bella Vista Rd.

Age: 1954
Size: 68.58' x 100' (.16 acres)
Assessed Value: \$8,000.00

N-1 - 6





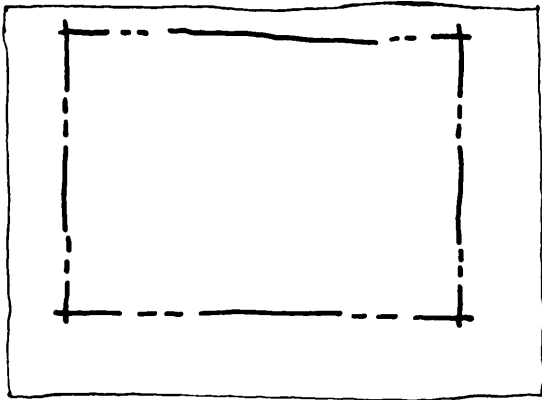
Neighborhood:
N - 1 The Orchard

Front Yard: 53 Bella Vista Rd.

Age: 1954
Size: 68.58' x 100' (.16 acres)
Assessed Value: \$8,000.00

N-1 - 6



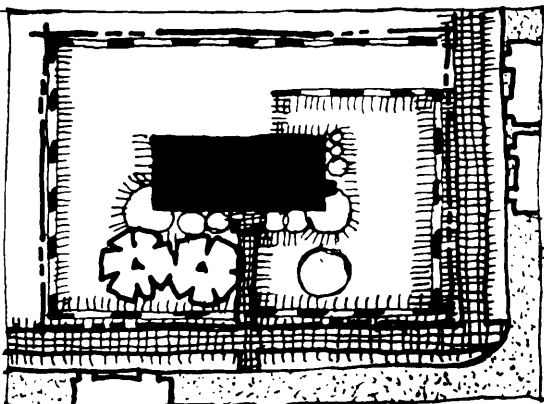
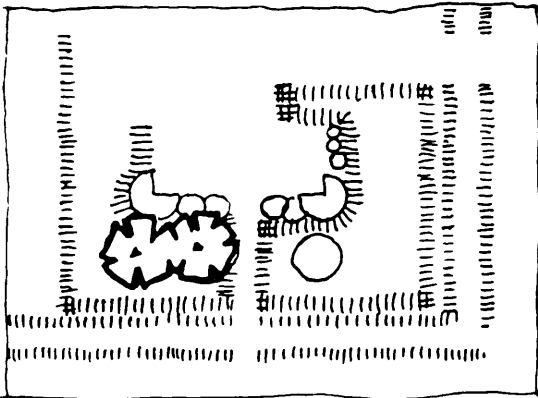
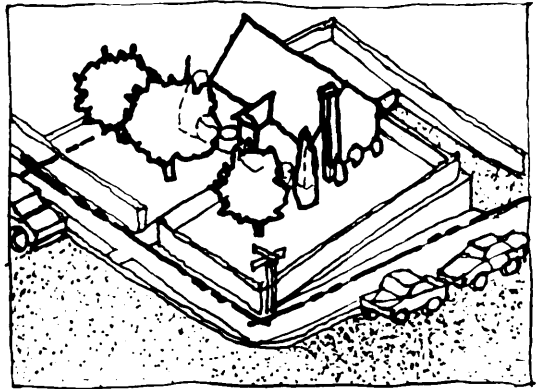
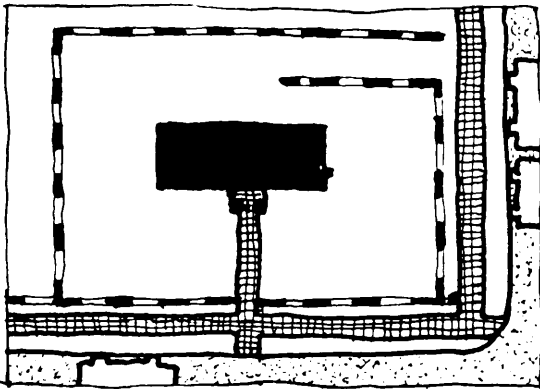


Neighborhood:
N - 1 The Orchard

Front Yard: Corner 2 Bella Vista Rd

Age: 1954
Size: 50' x 100' (.11 acres)
Assessed Value: \$6,400.00

N-1 - 7

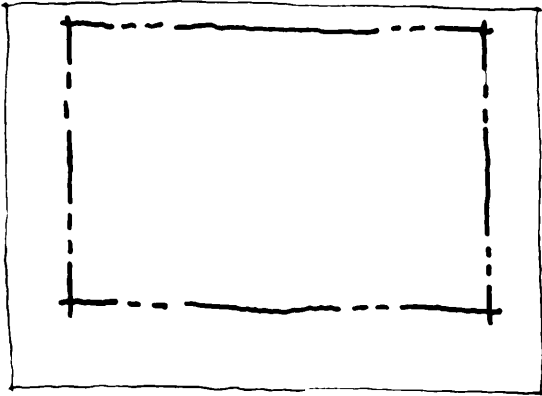




Neighborhood:
N - 1 The Orchard

Front Yard: Corner 2 Bella Vista Rd
Age: 1954 N-1 - 7



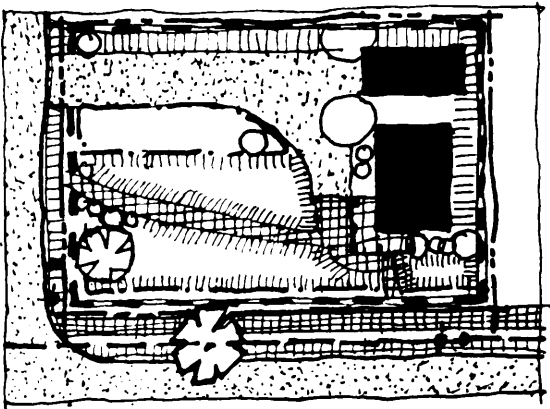
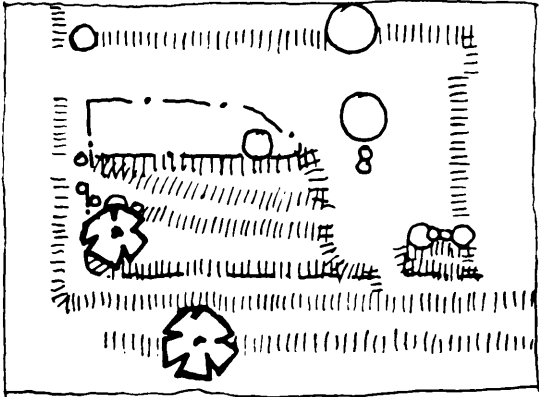
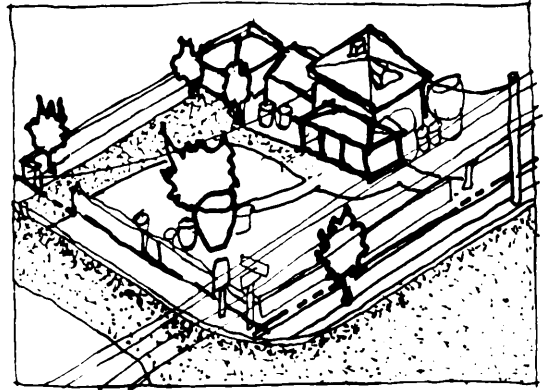
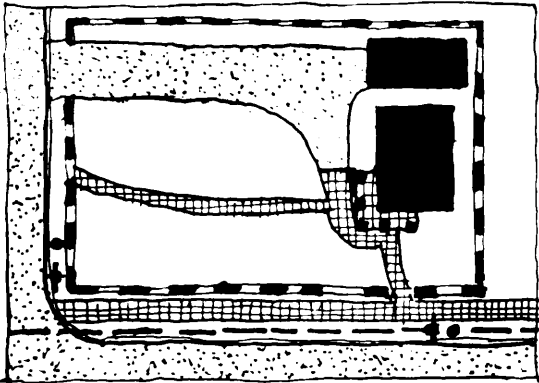


Neighborhood:
N - 1 The Orchard

Front Yard: Corner - 94 Elm Avenue

Age: 1948
Size: 50' x 100' (.11 acres)
Assessed Value: \$4,600.00

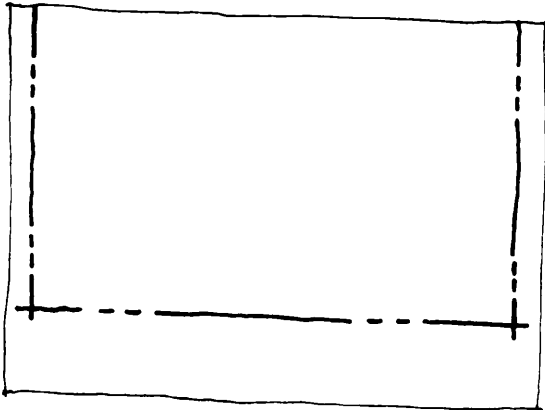
N-1 - 8





Neighborhood: N - 1 The Orchard	Front Yard: Corner - 94 Elm Avenue Age: 1948	N-1 - 8
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Neighborhood:

N - 2

Highland Road Association

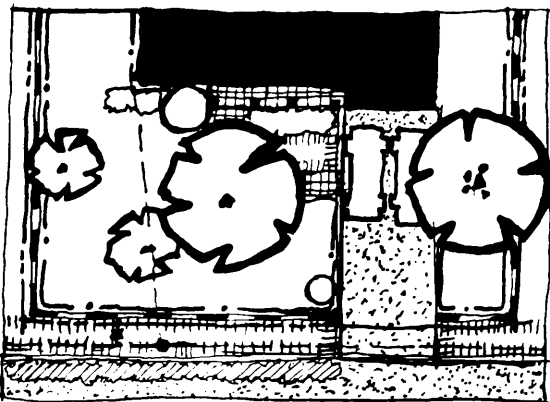
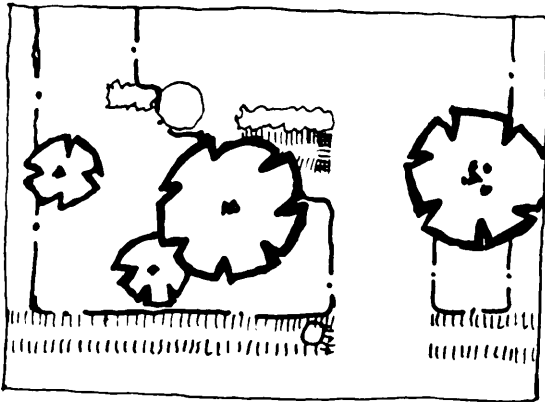
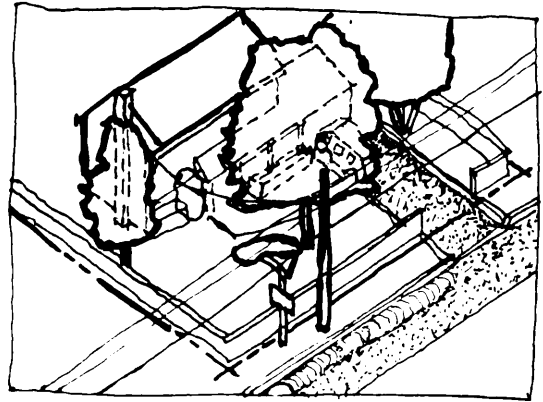
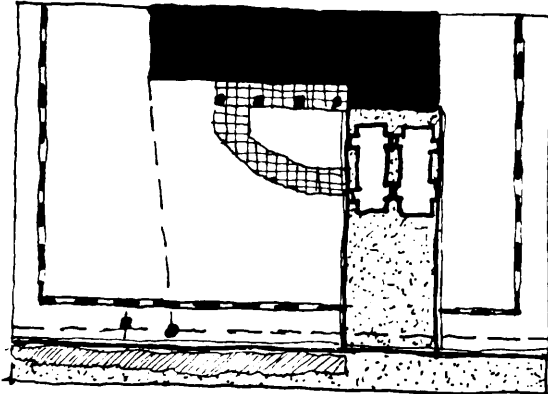
Front Yard: 60 St. Andrew's Lane

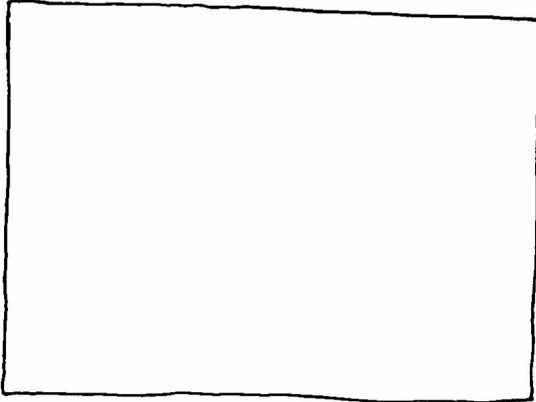
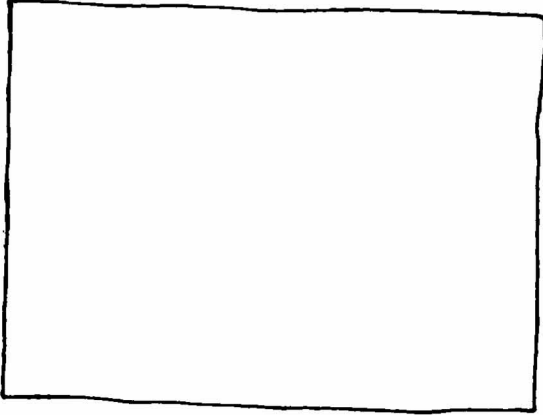
Age: 1952

Size: 80' x 150' (.28 acres)

Assessed Value: \$8,600.00

N-2 - 1





Neighborhood:
N - 2
Highland Road Association

Front Yard: 60 St. Andrew's Lane

Age: 1952
Size: 80' x 150' (.28 acres)
Assessed Value: \$8,600.00

N-2 - 1



Neighborhood:

N - 2

Highland Road Association

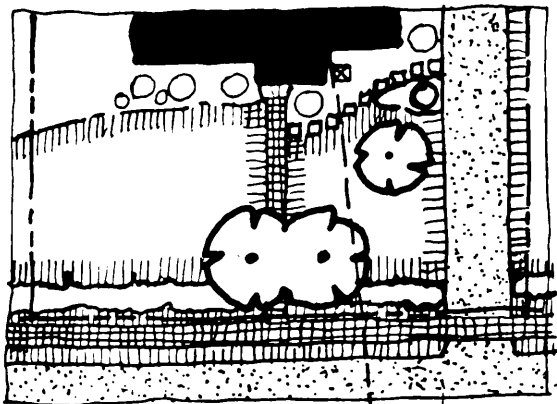
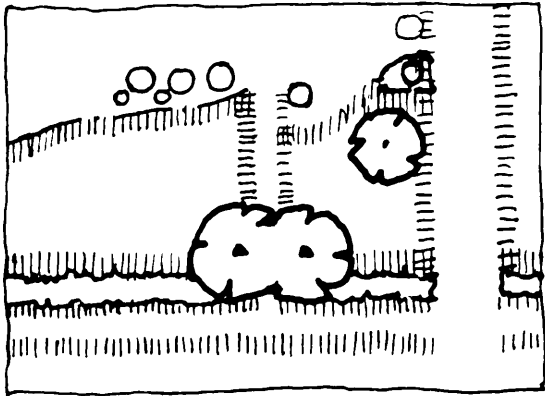
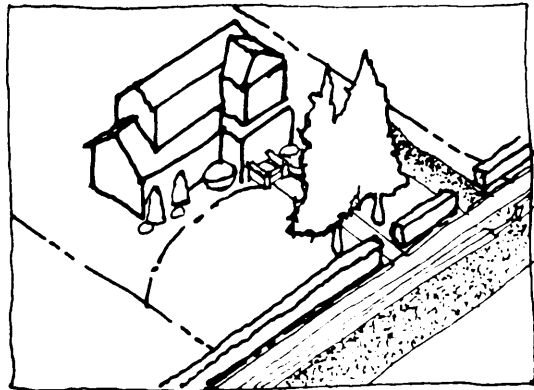
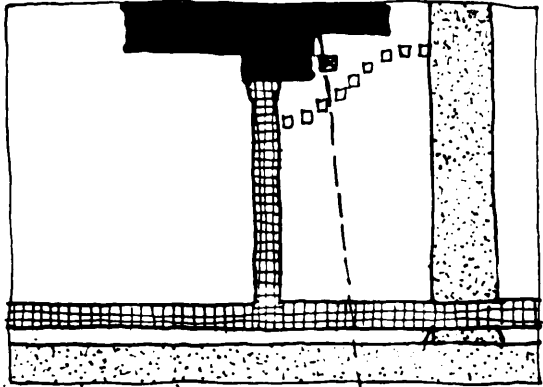
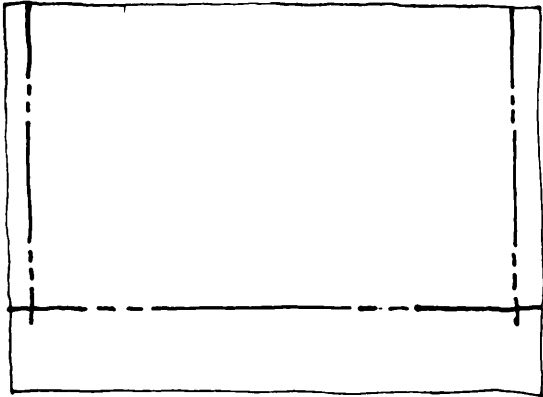
Front Yard: 45 Franklin Avenue

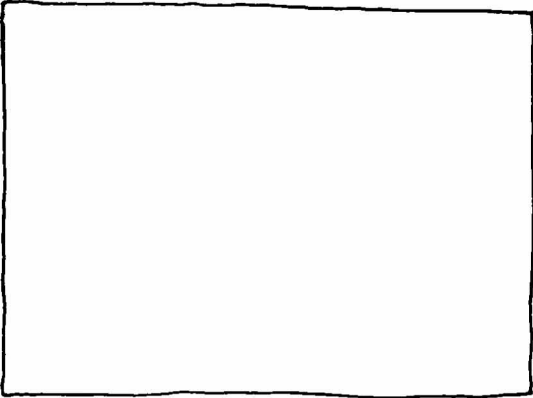
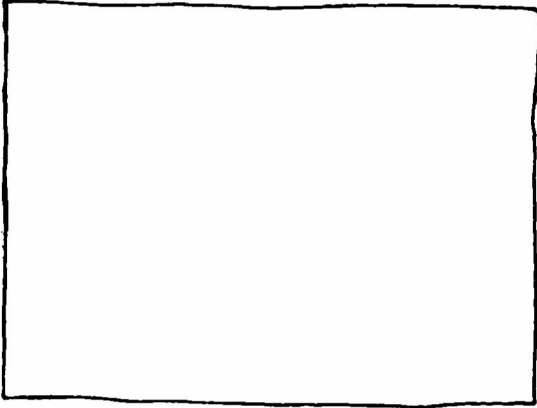
Age: 1946

Size: 100' x 146.42' (.34 acres)

Assessed Value: \$7,950.00

N-2 - 2





Neighborhood:

**N - 2
Highland Road Association**

Front Yard: 45 Franklin Avenue

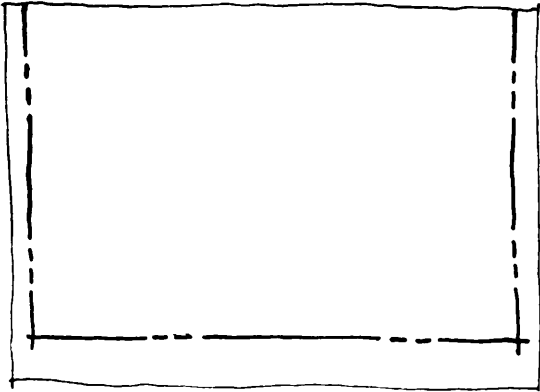
Age: 1946

Size: 100' x 146.42' (.34 acres)

Assessed Value: \$7,950.00

N-2 - 2





Neighborhood:

N - 2

Highland Road Association

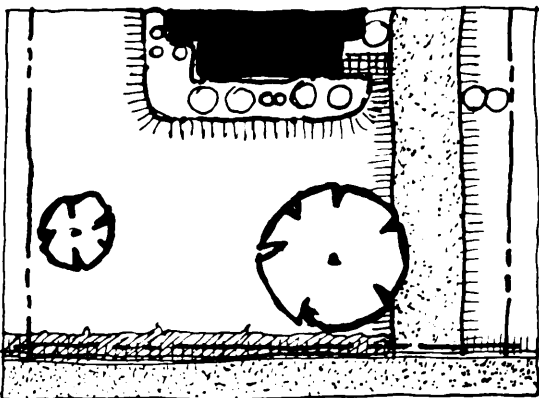
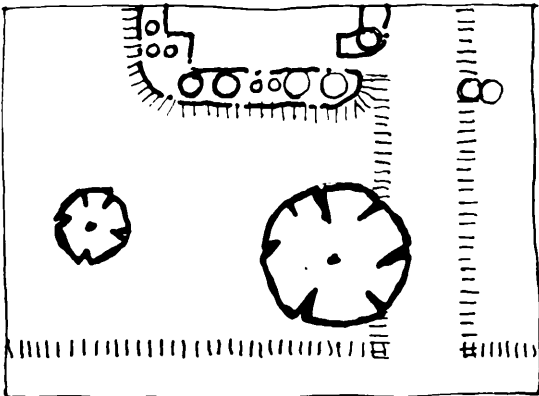
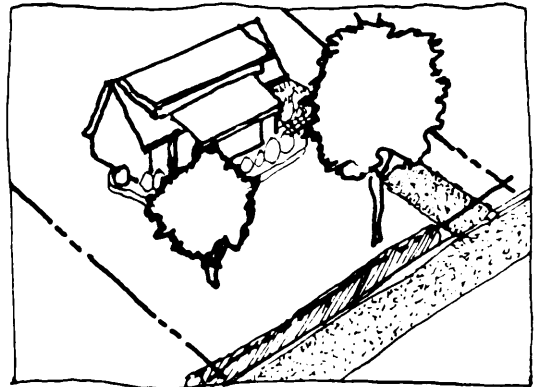
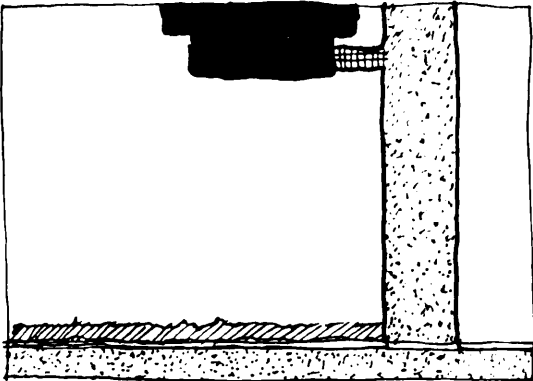
Front Yard: 35 Frances Terrace

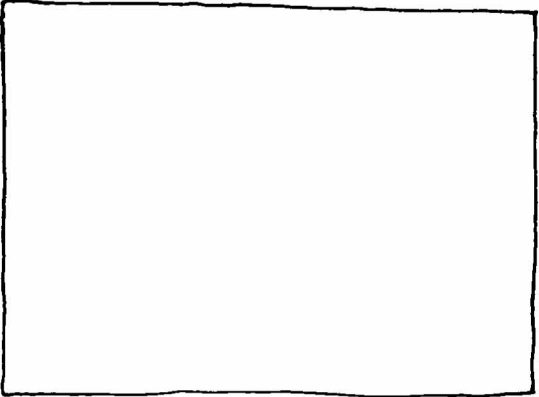
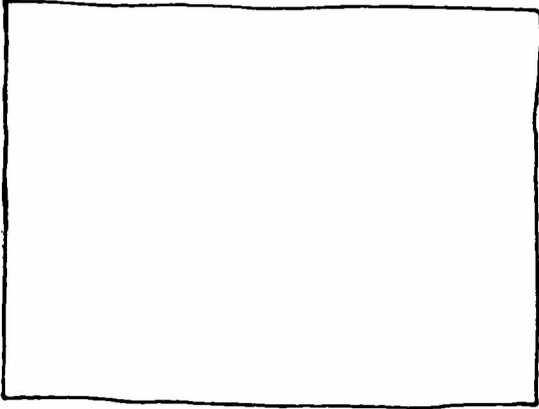
Age: 1949

Size: 100' x 132.90 (.31 acres)

Assessed Value: \$4,500.00

N-2 - 3





Neighborhood:

N - 2

Highland Road Association

Front Yard: 35 Frances Terrace

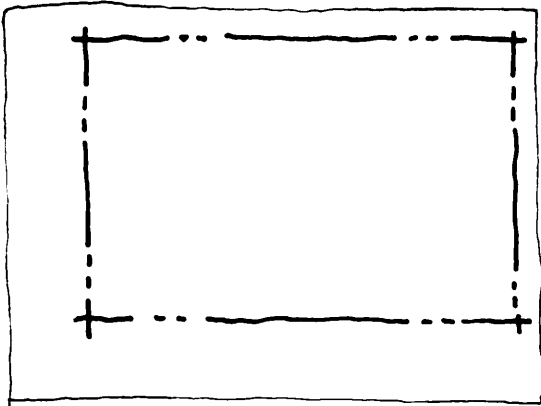
Age: 1949

Size: 100' x 132.90 (.31 acres)

Assessed Value: \$4,500.00

N-2 - 3





Neighborhood:

N - 2

Highland Road Association

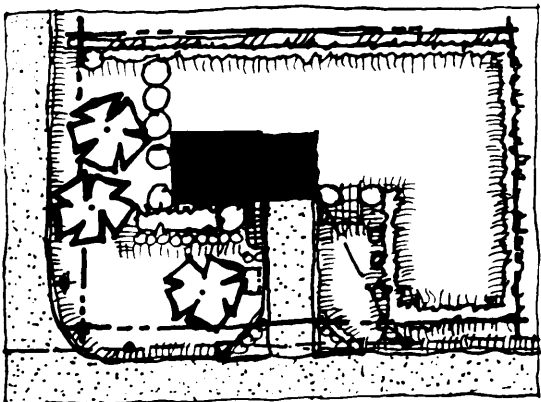
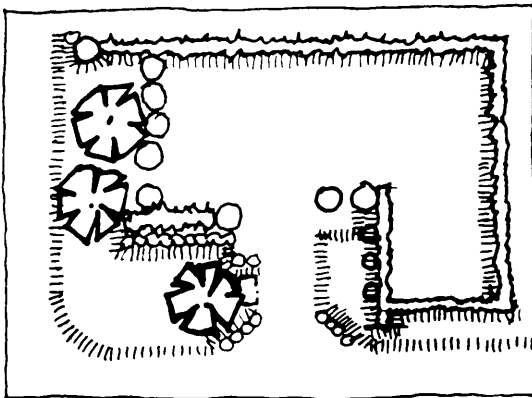
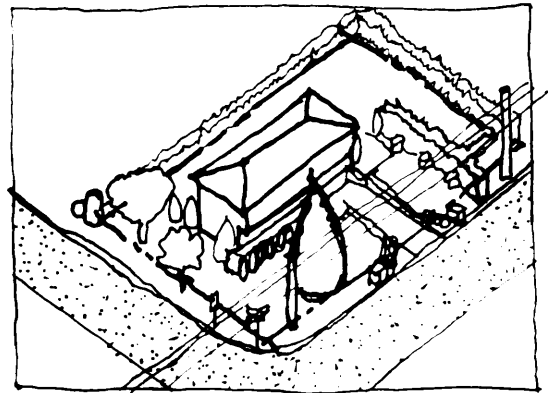
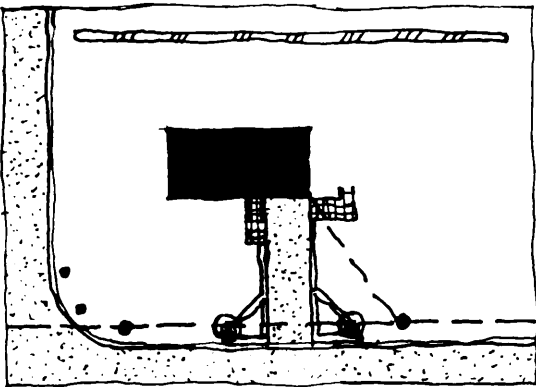
Front Yard: Corner-2 Madeline Place

Age: 1949

Size: 60' x 150' (1.21 acres)

Assessed Value: \$3,350.00

N-2 - 4

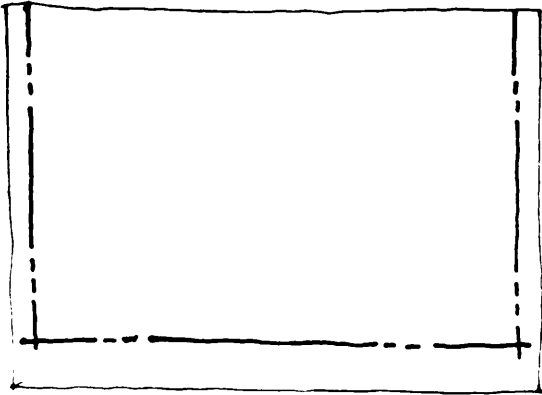




Neighborhood:
N - 2 Highland Road Association

Front Yard: Corner-2 Madeline Place
Age: 1949 **N-2 - 4**





Neighborhood:

N - 2

Highland Road Association

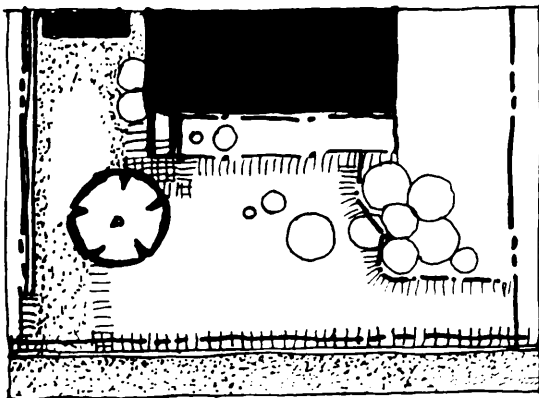
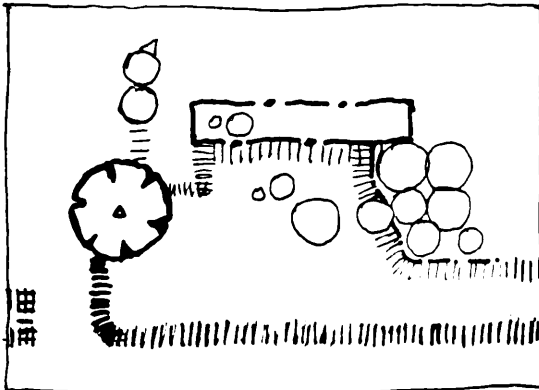
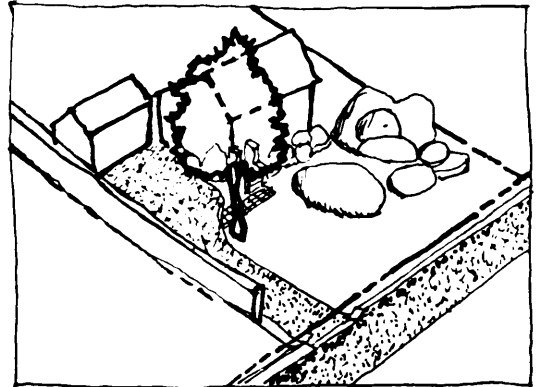
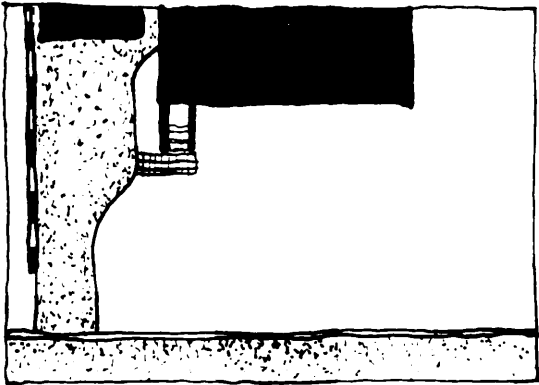
Front Yard: 1 Madeline Place

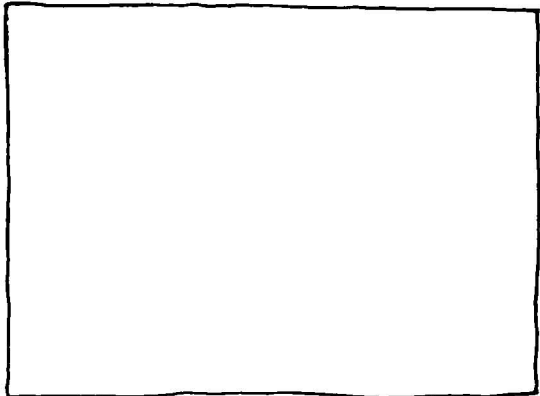
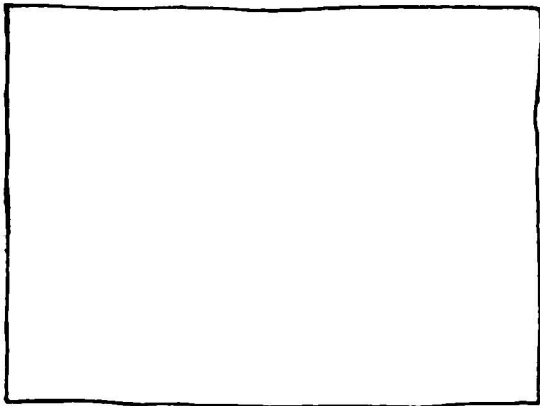
Age: 1952

Size: 65' x 115' (.17 acres)

Assessed Value: \$3,270.00

N-2 - 5





Neighborhood:

N - 2

Highland Road Association

Front Yard: 1 Madeline Place

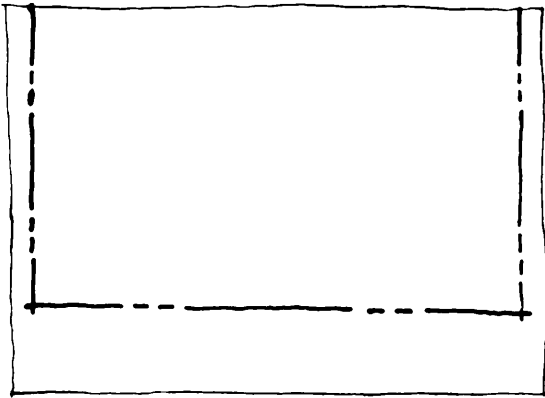
Age: 1952

Size: 65' x 115' (.17 acres)

Assessed Value: \$3,270.00

N-2 - 5



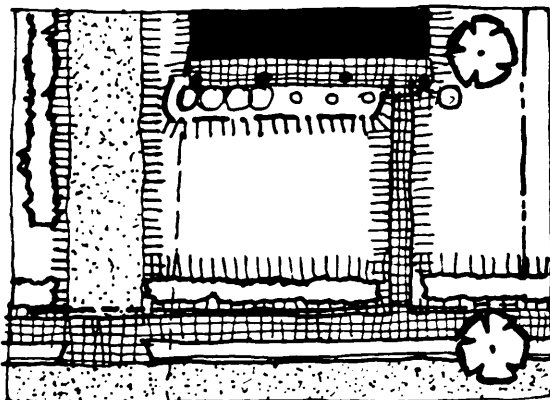
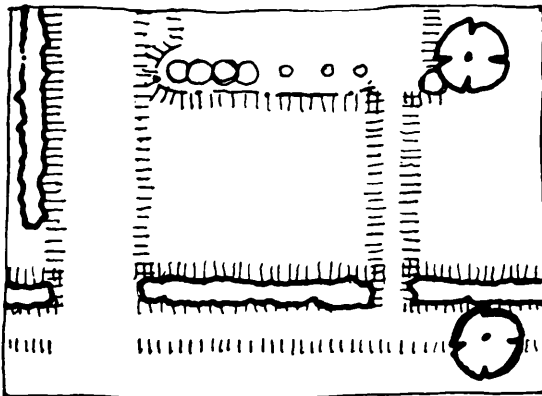
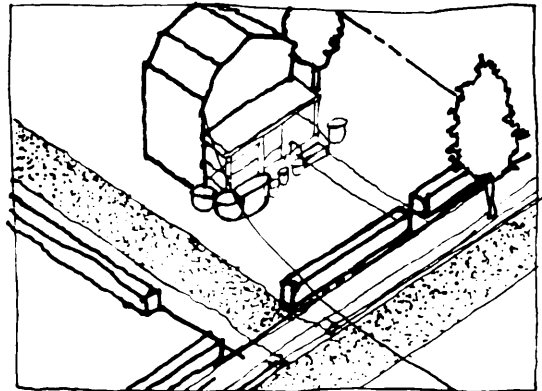
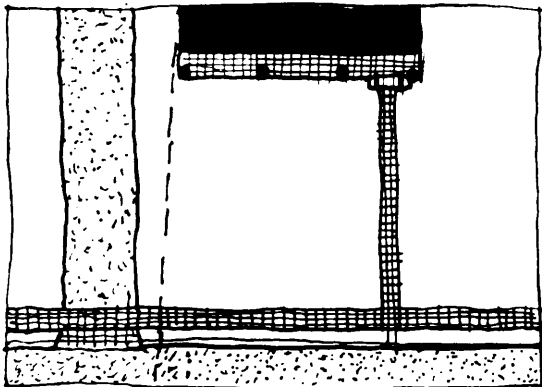


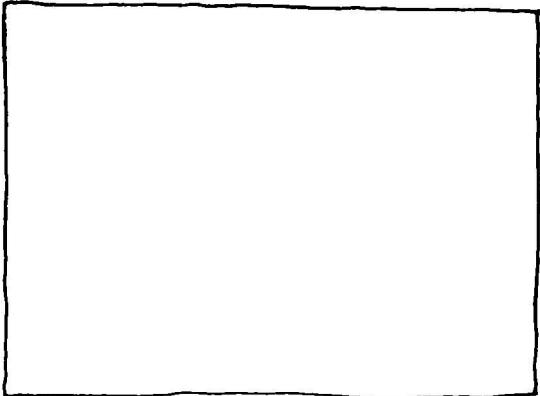
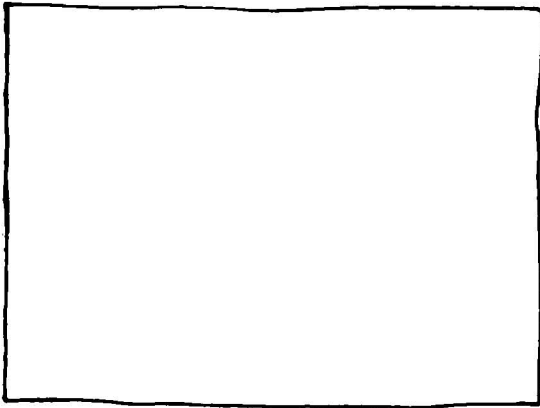
Neighborhood:
N - 2
Highland Road Association

Front Yard: 57 Franklin Avenue

Age: 1946
Size: 50' x 141.31' (.16 acres)
Assessed Value: \$3,650.00

N-2 - 6



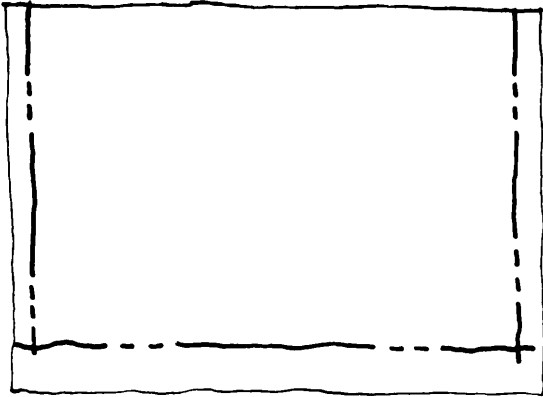


Neighborhood:
N - 2
Highland Road Association

Front Yard: 57 Franklın Avenue

Age: 1946
Size: 50' x 141.31' (.16 acres)
Assessed Value: \$3,650.00
N-2 - 6





Neighborhood:

N - 2

Highland Road Association

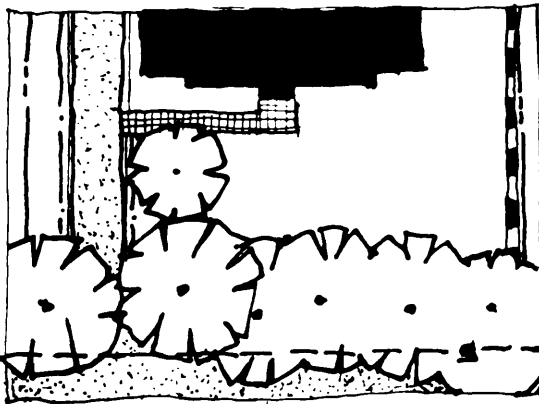
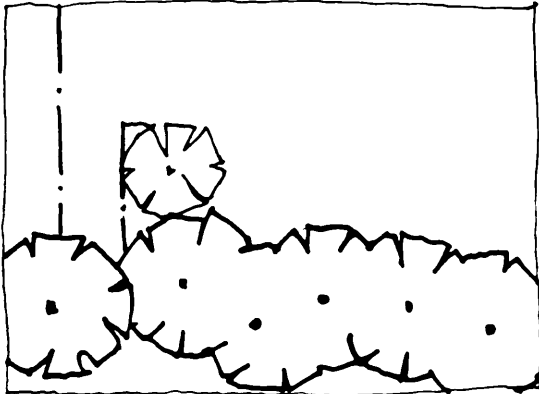
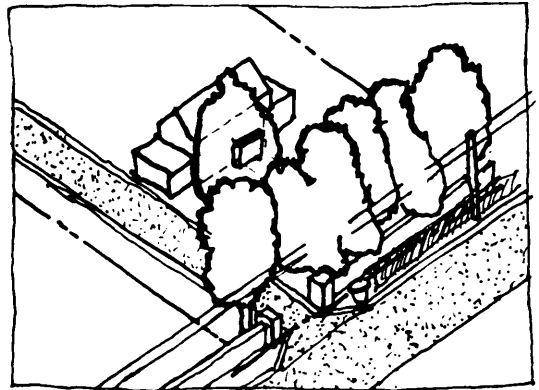
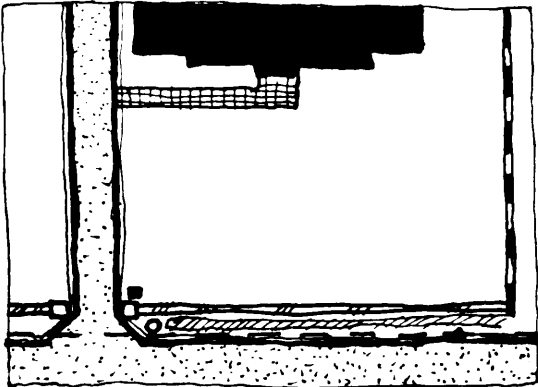
Front Yard: 25 St. Andrew's Lane

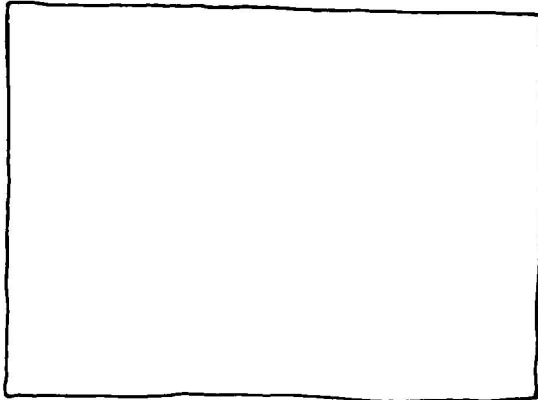
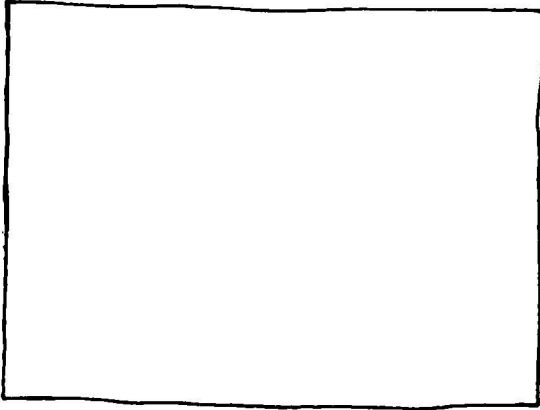
Age: 1930

Size: 100' x 275' (.63 acres)

Assessed Value: \$19,300.00

N-2 - 7





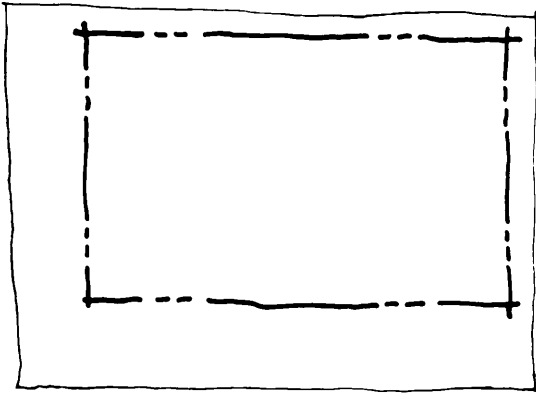
Neighborhood:
N - 2
Highland Road Association

Front Yard: 25 St. Andrew's Lane

Age: 1930
Size: 100' x 275' (.63 acres)
Assessed Value: \$19,300.00

N-2 - 7





Neighborhood:

N - 2

Highland Road Association

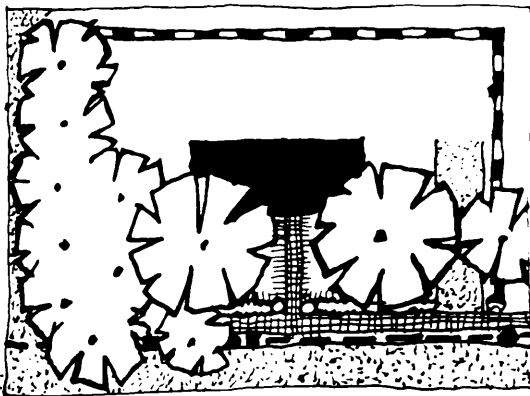
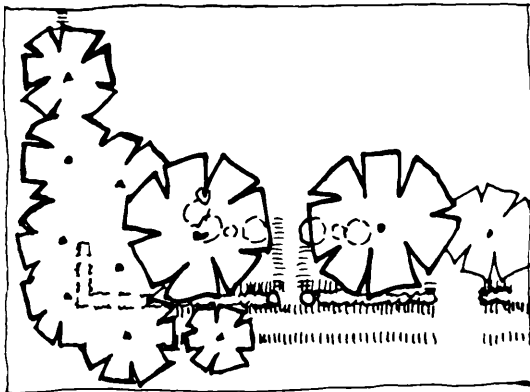
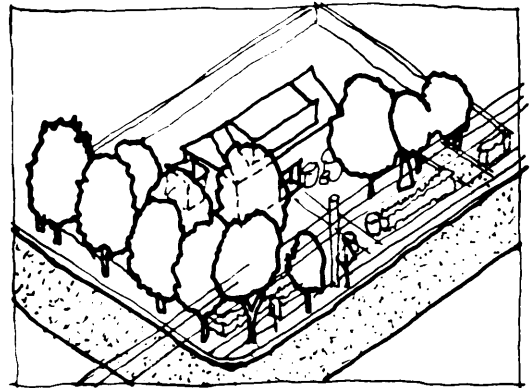
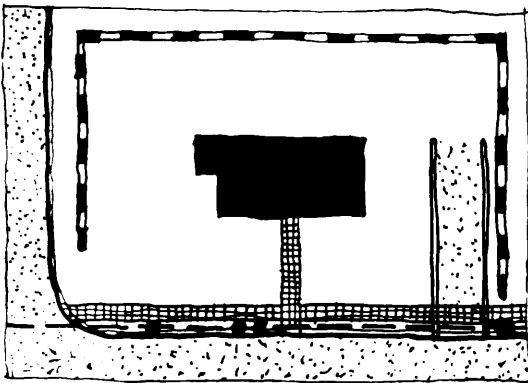
Front Yard: Corner-99 Highland Road

Age: 1932

Size: 135' x 166.09' (.51 acres)

Assessed Value: \$15,300.00

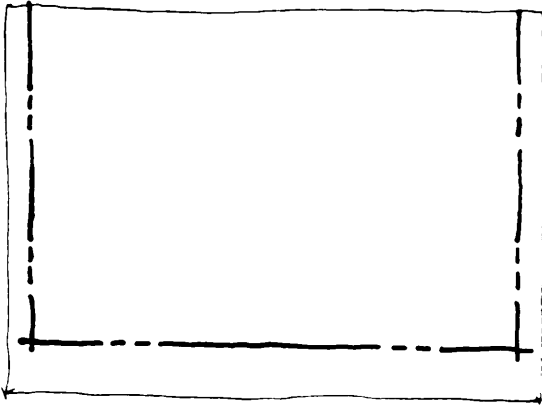
N-2 - 8





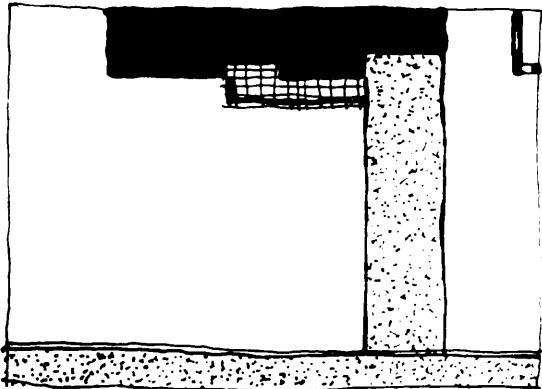
Neighborhood: N - 2 Highland Road Association	Front Yard: Corner-99 Highland Road Age: 1932	N-2 - 8
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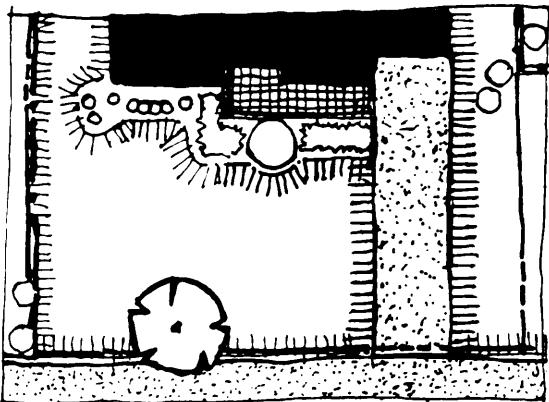
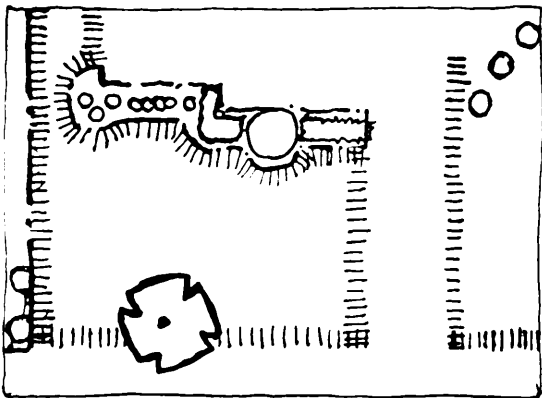
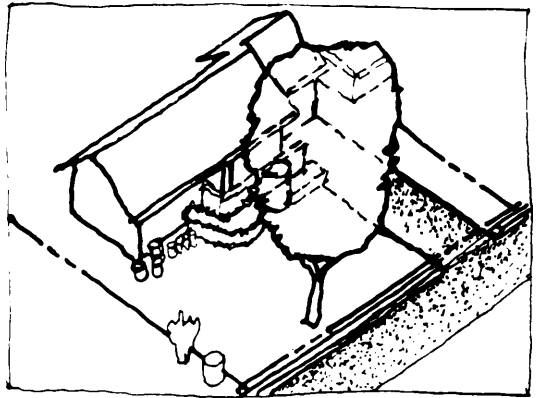


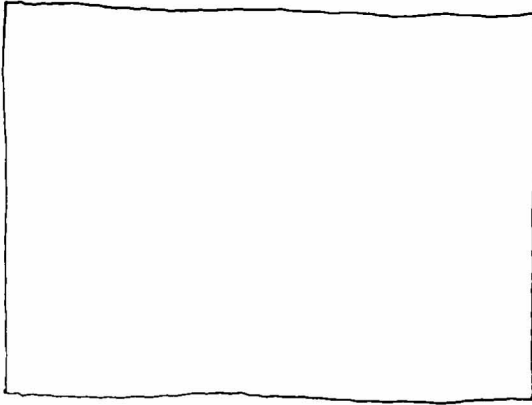
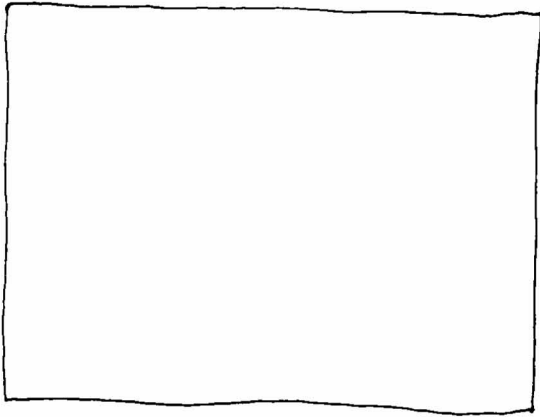
Neighborhood:
N - 3 Roxbury

Front Yard: 14 Sherman Road
Age: 1954
Size: 83' x 110.81' (.21 acres)
Assessed Value: \$7,150.00



N-3 - 1





Neighborhood:

N - 3 Roxbury

Front Yard: 14 Sherman Road

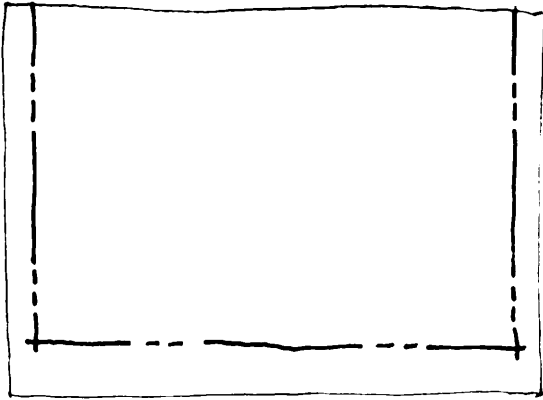
Age: 1954

Size: 83' x 110.81' (.21 acres)

Assessed Value: \$7,150.00

N-3 - 1



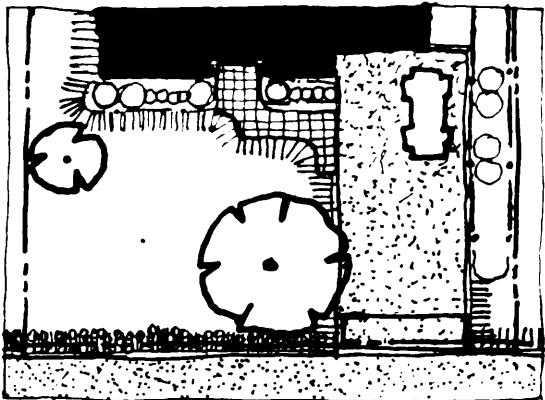
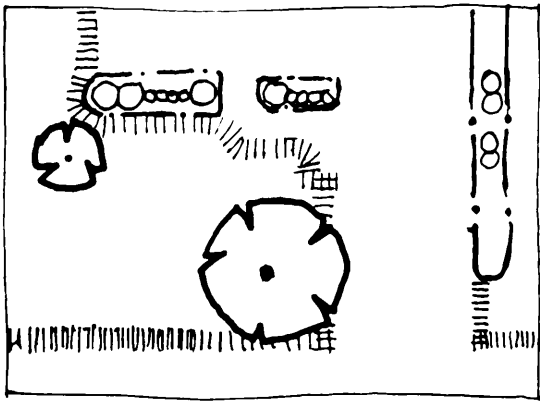
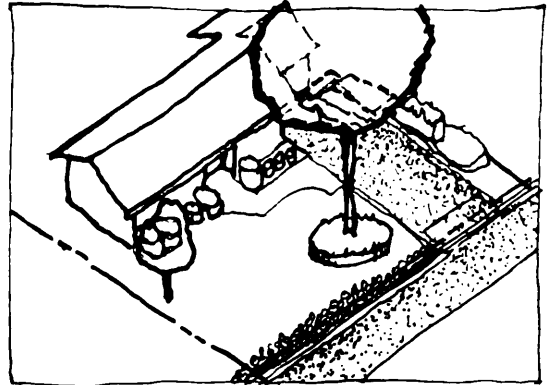
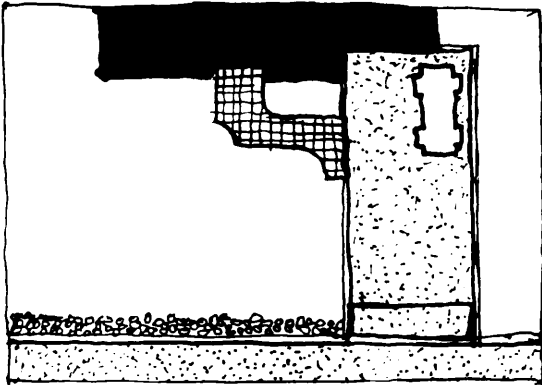


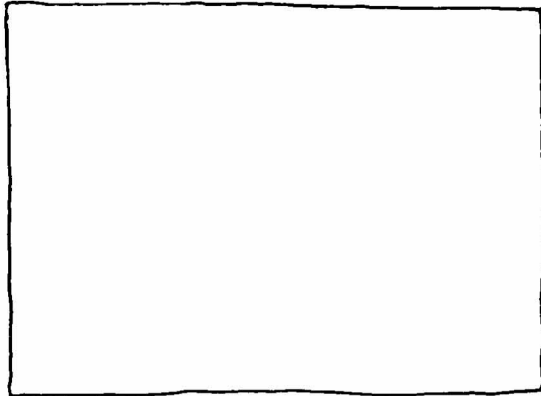
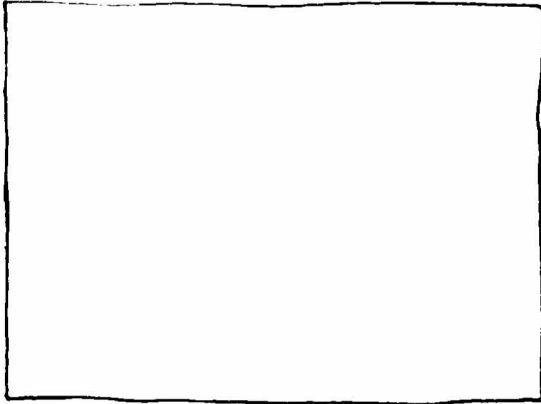
Neighborhood:
N - 3 Roxbury

Front Yard: 10 Willets Road

Age: 1946
Size: 75' x 136.88' (.24 acres)
Assessed Value: \$8,360.00

N-3 - 2





Neighborhood:

N - 3 Roxbury

Front Yard: 10 Willets Road

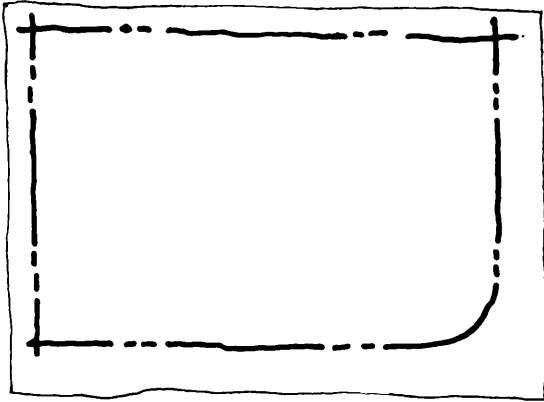
Age: 1946

Size: 75' x 136.88' (.24 acres)

Assessed Value: \$8,360.00

N-3 - 2



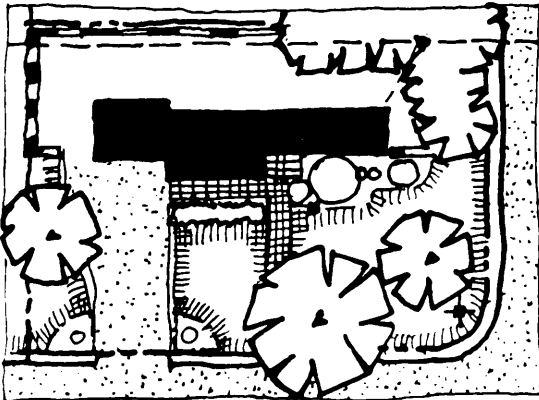
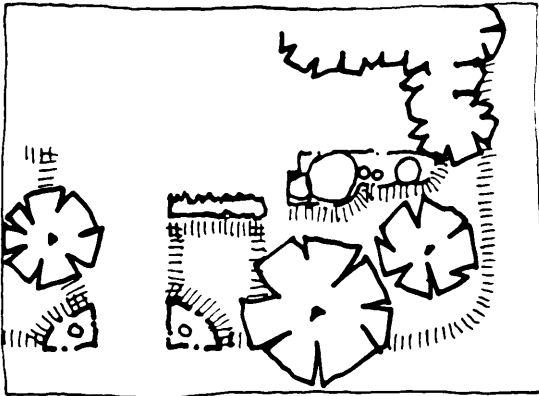
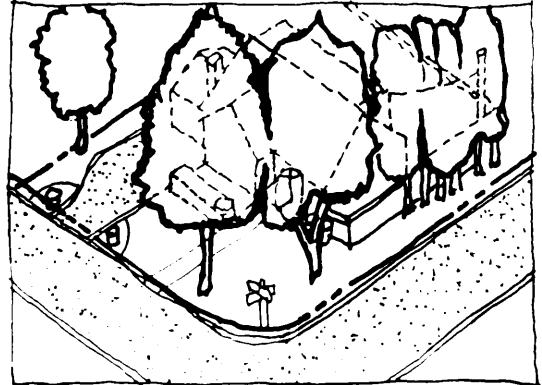
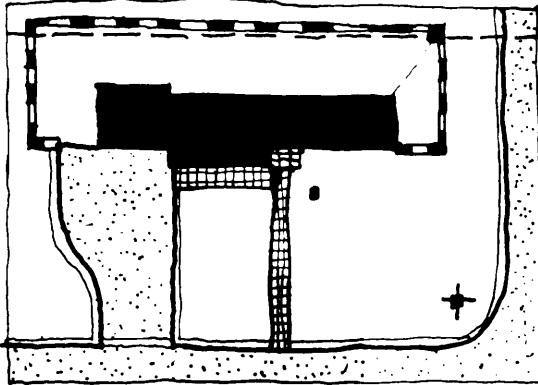


Neighborhood:
N - 3 Roxbury

Front Yard: Corner-6 Jerry Lane

Age: 1954
Size: 100' x 121.80' (.28 acres)
Assessed Value: \$10,540.00

N-3 - 3

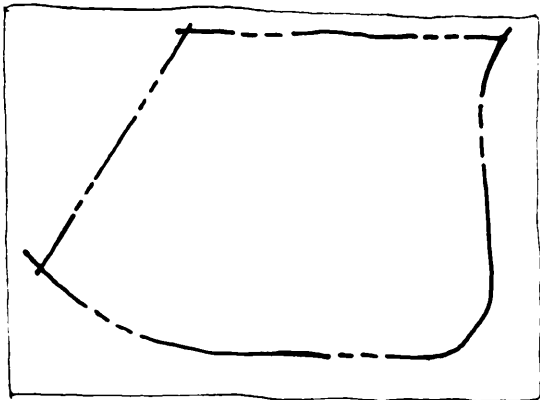




Neighborhood:
N - 3 Roxbury

Front Yard: Corner-6 Jerry Lane
Age: 1954 N-3 - 3



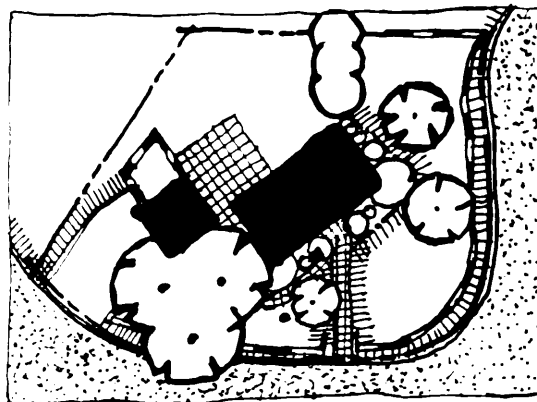
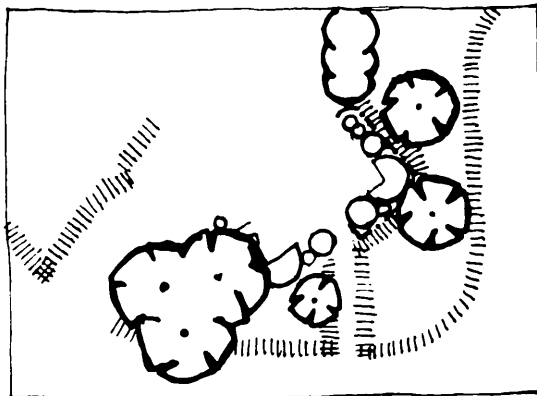
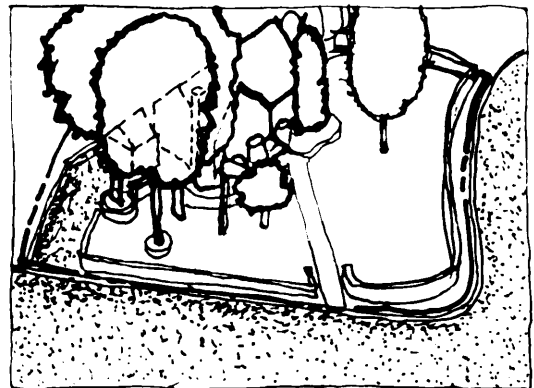
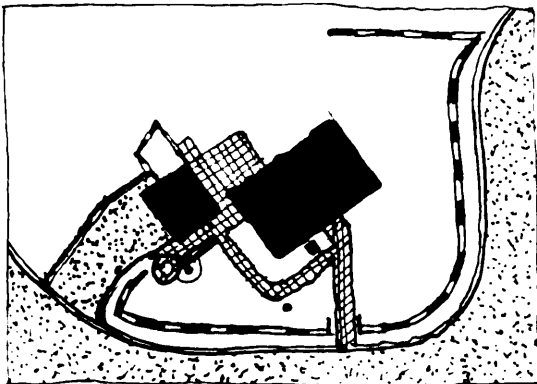


Neighborhood:
N - 3 Roxbury

Front Yard: Corner-51 Circle Drive

Age: 1946
Size: 89.23' x 125' (.25 acres)
Assessed Value: \$7,200.00

N-3 - 4



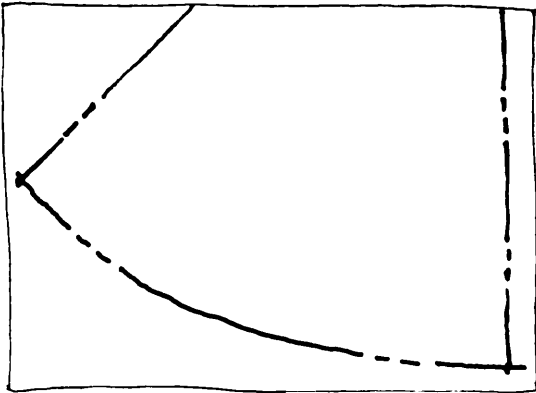


Neighborhood:
N - 3 Roxbury

Front Yard: Corner-51 Circle Drive
Age: 1946

N-3 - 4

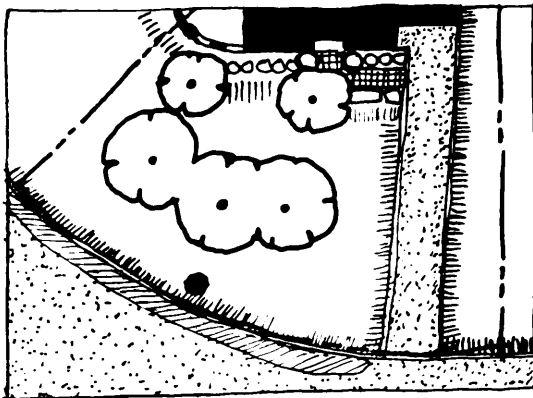
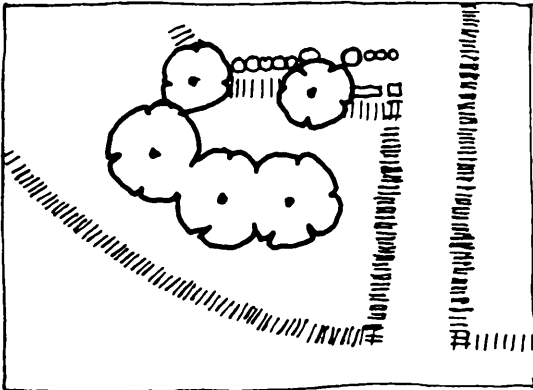
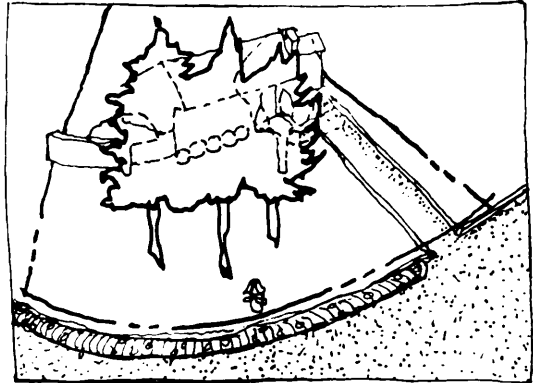
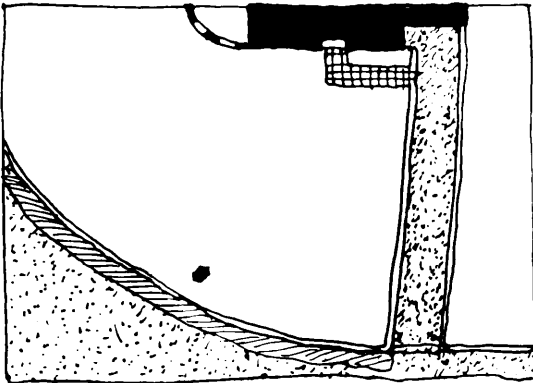


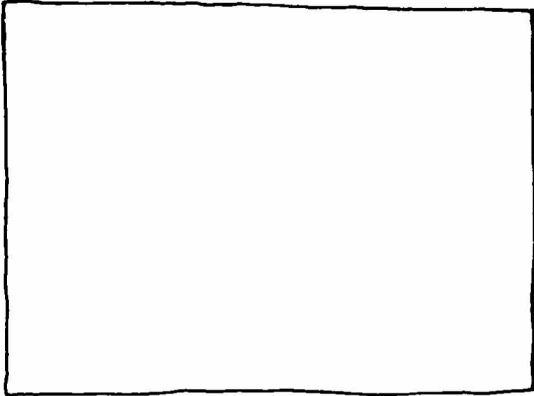
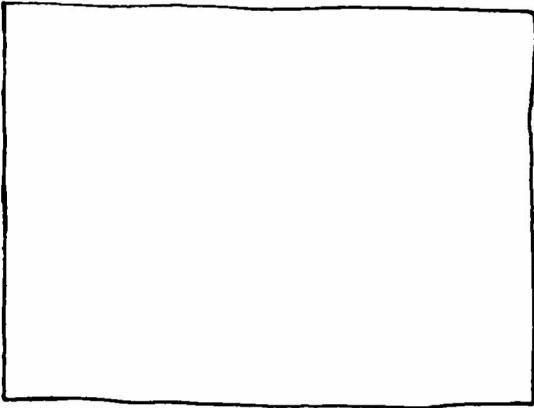


Neighborhood:
N - 3 Roxbury

Front Yard: 3 Sherman Road
Age: 1954
Size: 157.08' x 130' (.47 acres)
Assessed Value: \$10,890.00

N-3 - 5



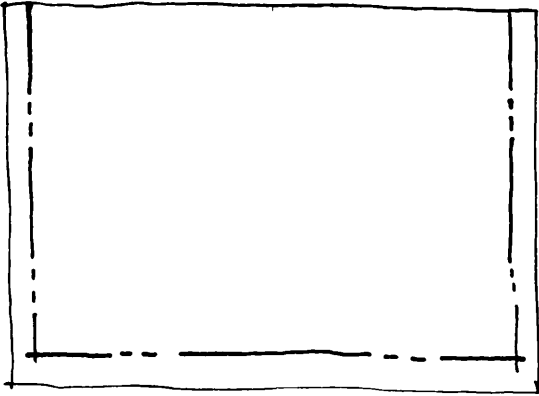


Neighborhood:
N - 3 Roxbury

Front Yard: 3 Sherman Road
Age: 1954
Size: 157.08' x 130' (.47 acres)
Assessed Value: \$10,890.00

N-3 - 5





Neighborhood:
N - 3 Roxbury

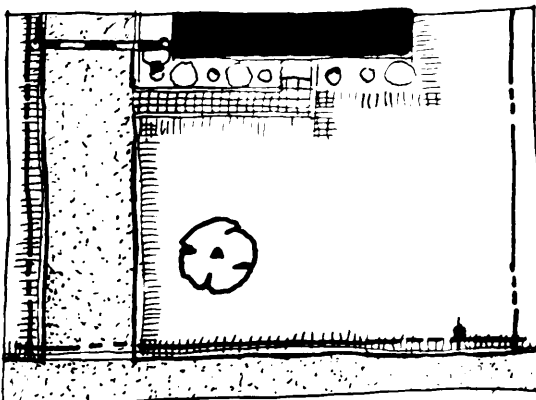
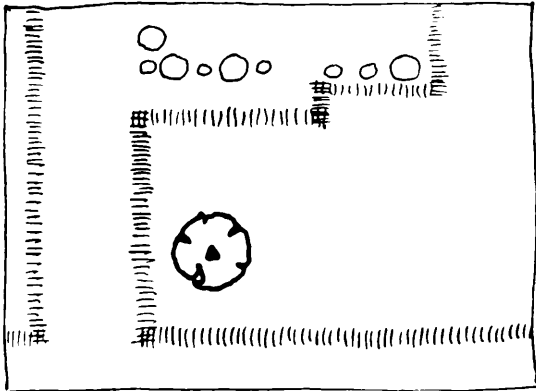
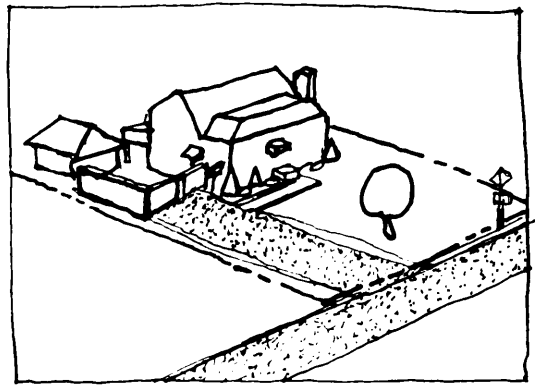
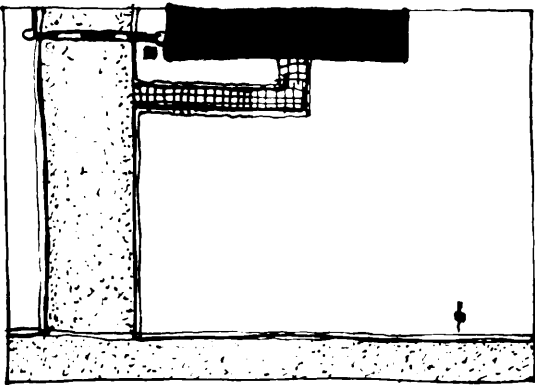
Front Yard: 25 Willets Road

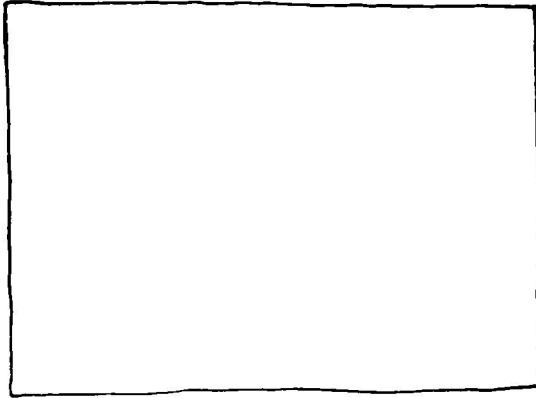
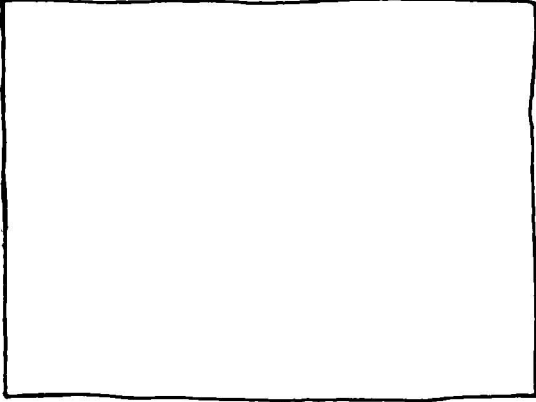
Age: 1946

Size: 65' x 155' (.23 acres)

Assessed Value: \$7,400.00

N-3 - 6





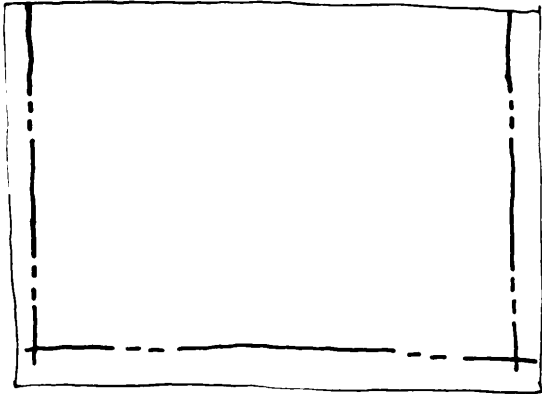
Neighborhood:
N - 3 Roxbury

Front Yard: 25 Willets Road

Age: 1946
Size: 65' x 155' (.23 acres)
Assessed Value: \$7,400.00

N-3 - 6



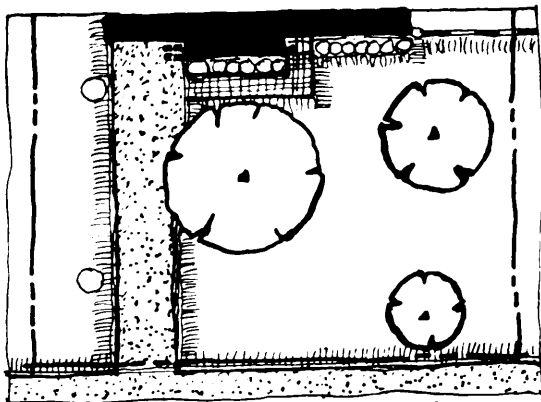
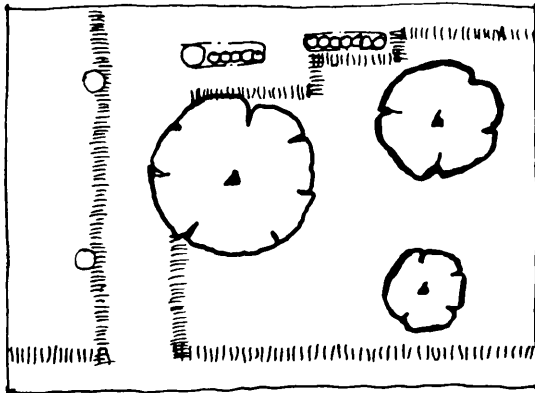
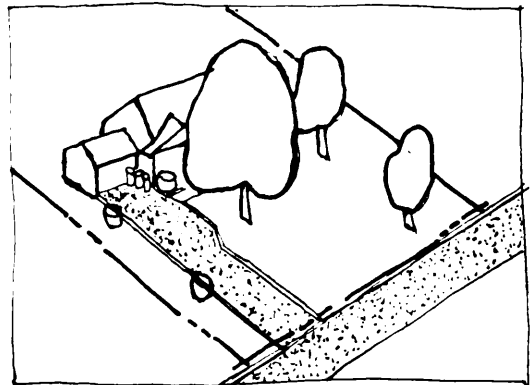
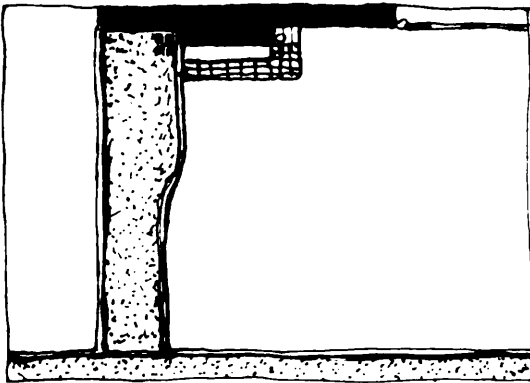


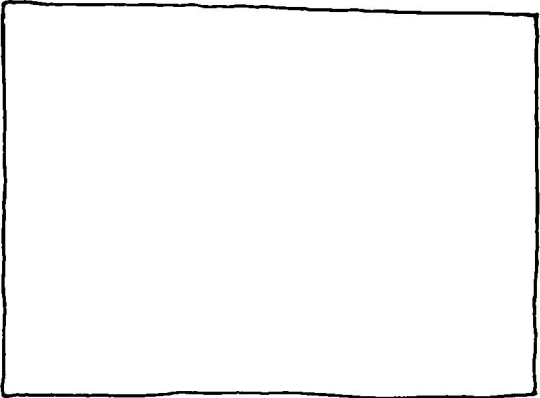
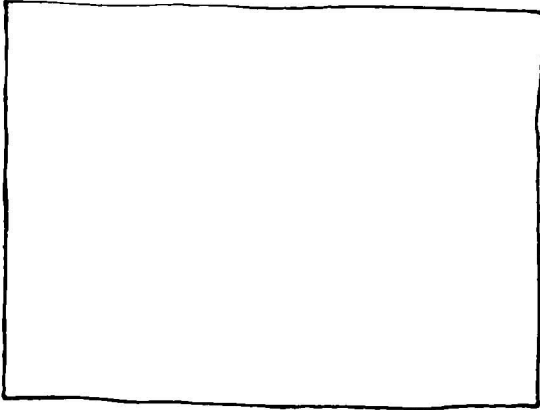
Neighborhood:
N - 3 Roxbury

Front Yard: 17 Jerry Lane

Age: 1954
Size: 85' x 100' (.20 acres)
Assessed Value: \$8,300.00

N-3 - 7





Neighborhood:

N - 3 Roxbury

Front Yard: 17 Jerry Lane

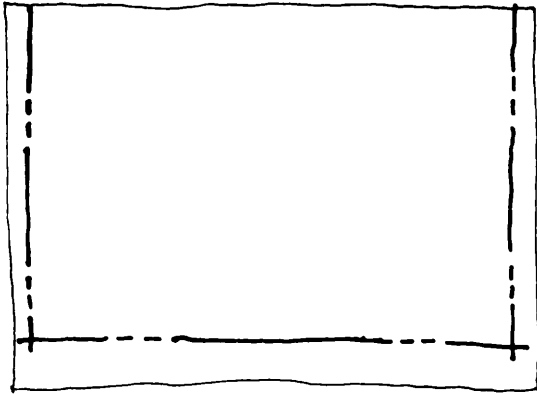
Age: 1954

Size: 85' x 100' (.20 acres)

Assessed Value: \$8,300.00

N-3 - 7





Neighborhood:
N - 3 Roxbury

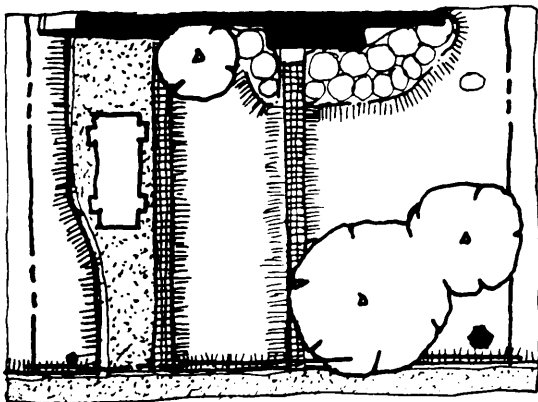
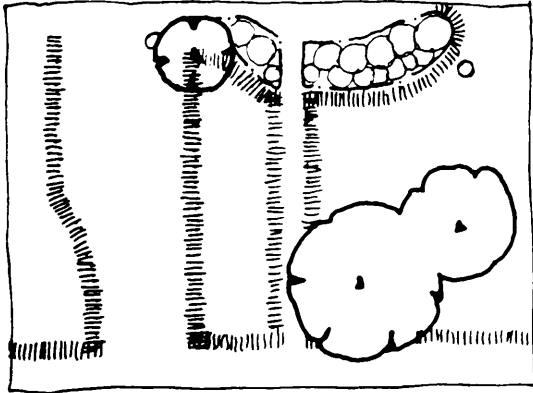
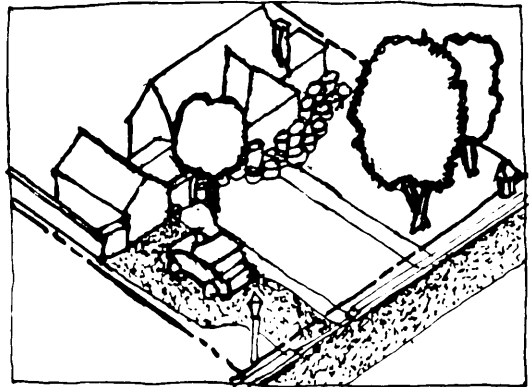
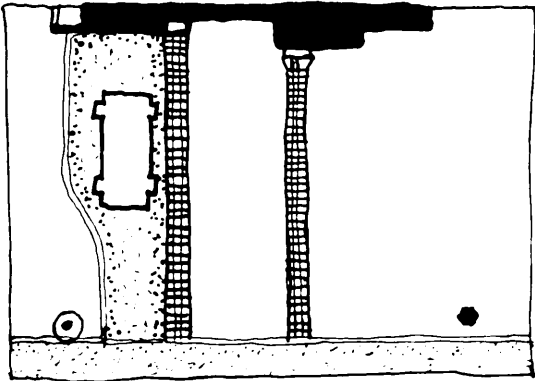
Front Yard: 39 Circle Drive

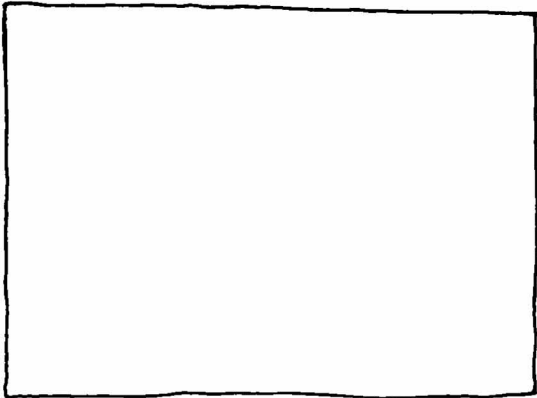
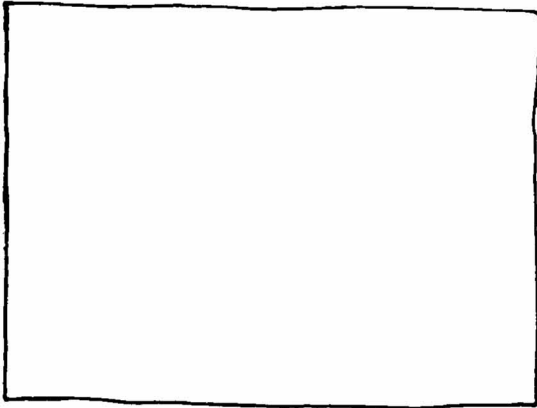
Age: 1946

Size: 80' x 125' (.23 acres)

Assessed Value: \$9,150.00

N-3 - 8





Neighborhood:
N - 3 Roxbury

Front Yard: 39 Circle Drive

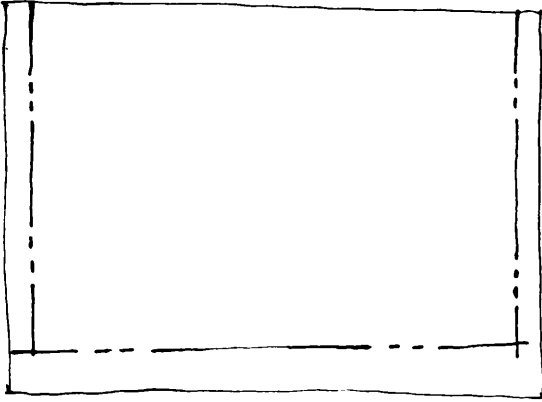
Age: 1946

Size: 80' x 125' (.23 acres)

Assessed Value: \$9,150.00

N-3 - 8



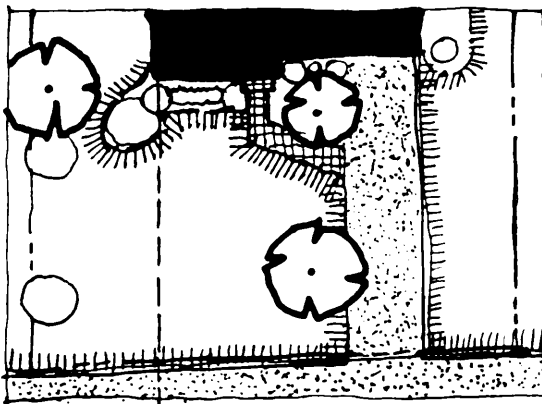
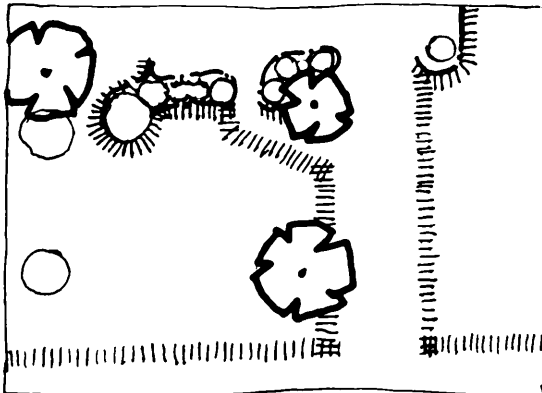
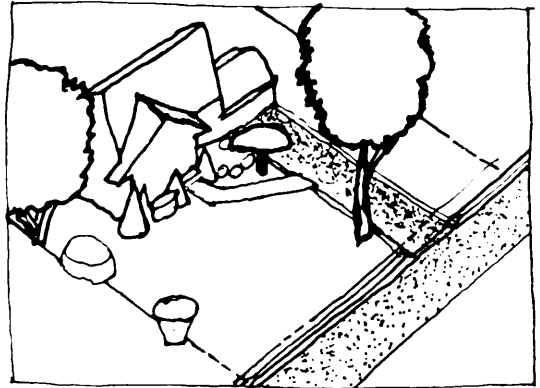
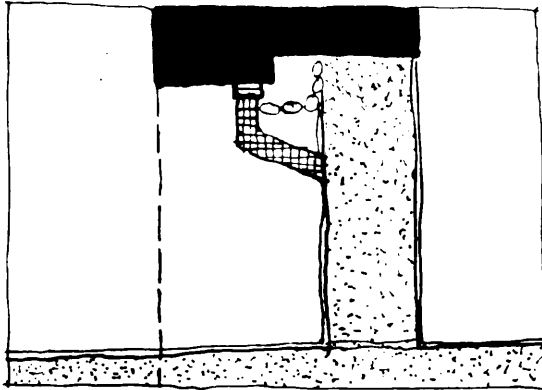


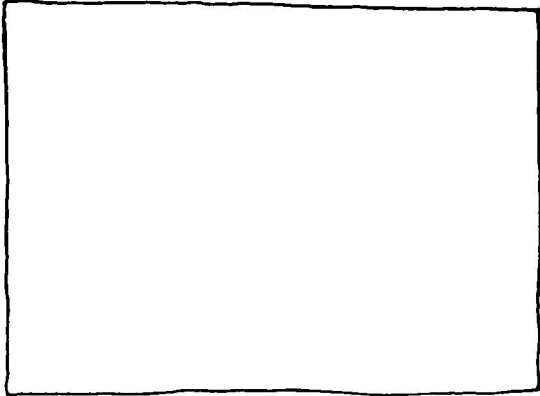
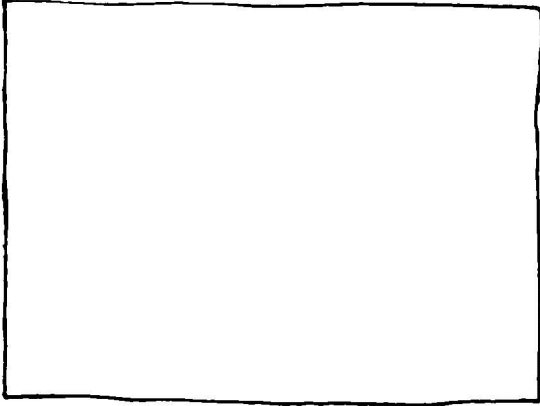
Neighborhood:
N - 4 Morgan's Island

Front Yard: 6 Soundbeach

Age: 1960
Size: 101' x 236' (.54 acres)
Assessed Value: \$15,040.00

N-4 - 1





Neighborhood:

N - 4 Morgan's Island

Front Yard: 6 Soundbeach

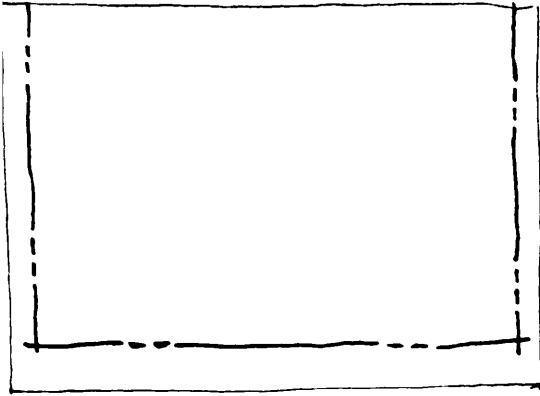
Age: 1960

Size: 101' x 236' (.54 acres)

Assessed Value: \$15,040.00

N-4 - 1



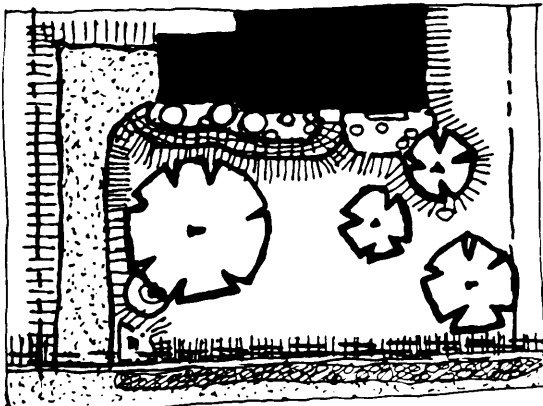
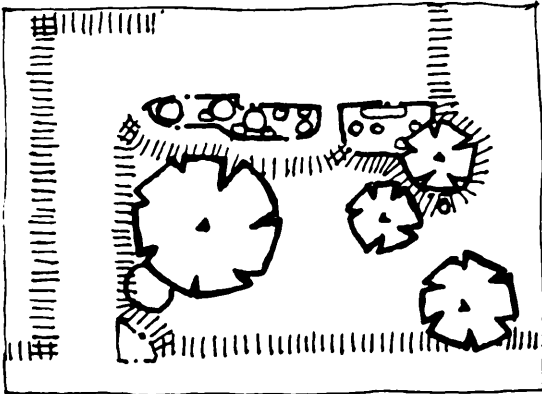
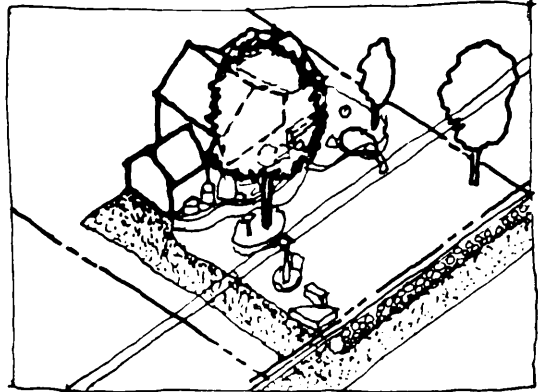
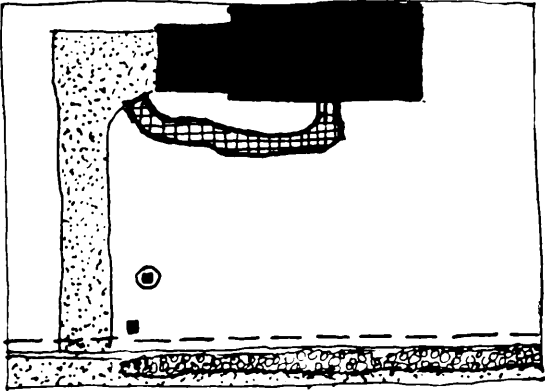


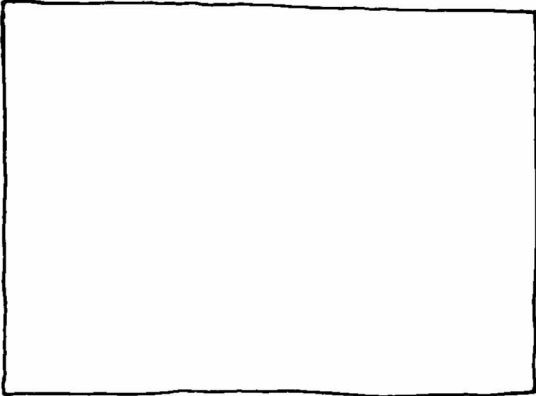
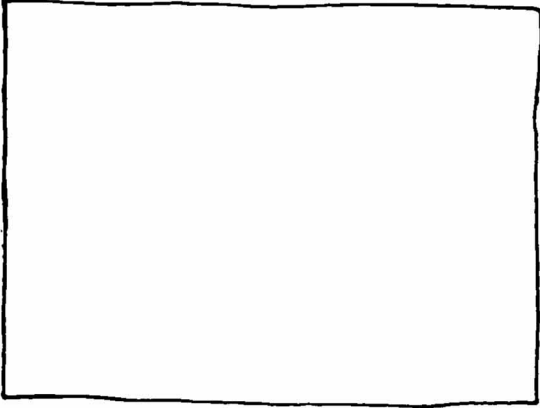
Neighborhood:
N - 4 Morgan's Island

Front Yard: 5 Shell Drive

Age: 1960
Size: 210.17x 145' (.69 acres)
Assessed Value: \$12,700.00

N-4 - 2





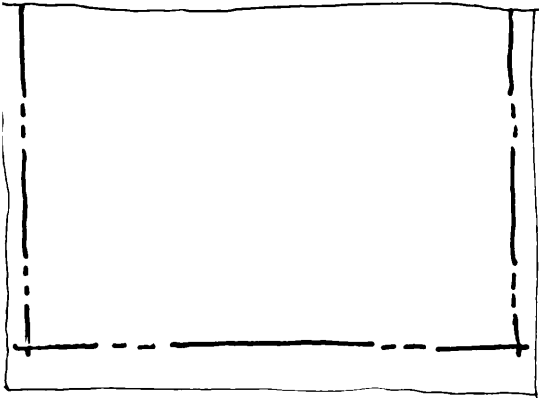
Neighborhood:
N - 4 Morgan's Island

Front Yard: 5 Shell Drive

Age: 1960
Size: 210.17x 145' (.69 acres)
Assessed Value: \$12,700.00

N-4 - 2



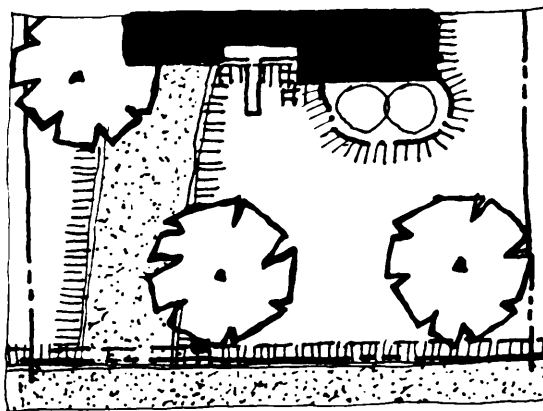
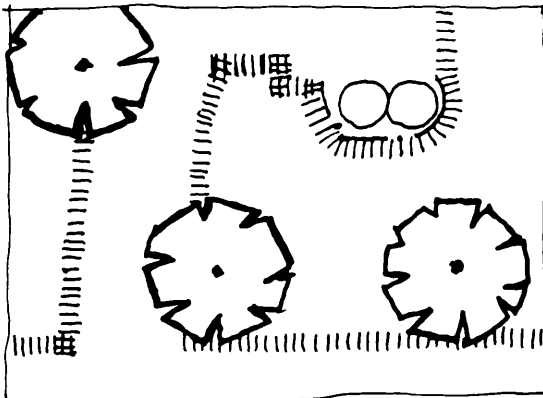
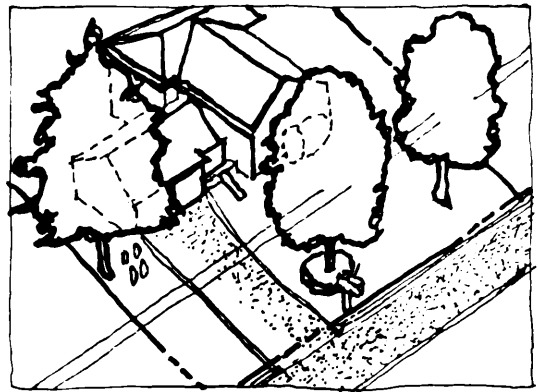
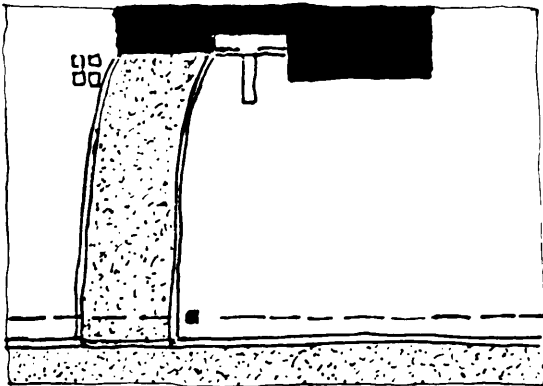


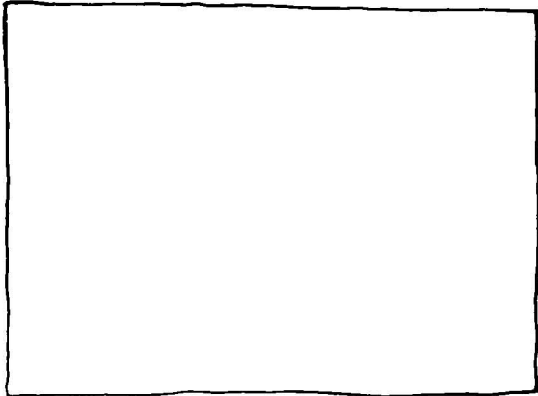
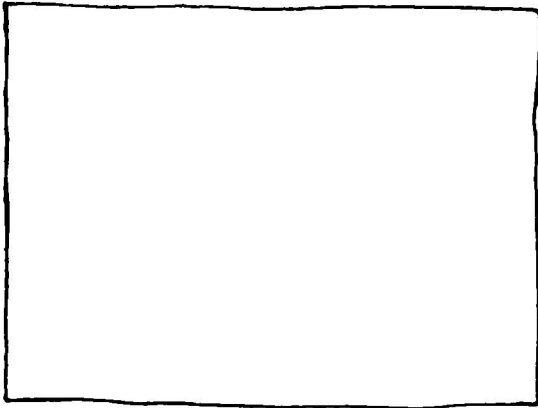
Neighborhood:
N - 4 Morgan's Island

Front Yard: 10 Mansion Drive

Age: 1958
Size: 175' x 115' (.46 acres)
Assessed Value: \$12,130.00

N-4 - 3





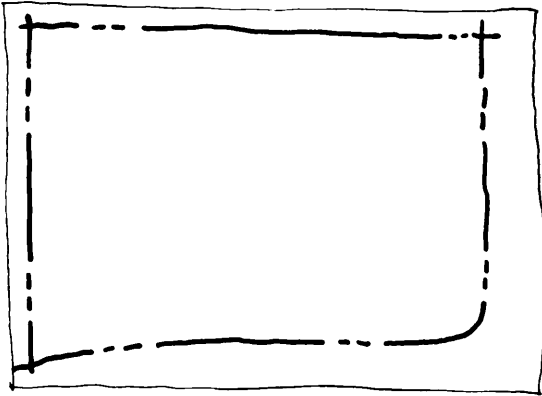
Neighborhood:
N - 4 Morgan's Island

Front Yard: 10 Mansion Drive

Age: 1958
Size: 175' x 115' (.46 acres)
Assessed Value: \$12,130.00

N-4 - 3



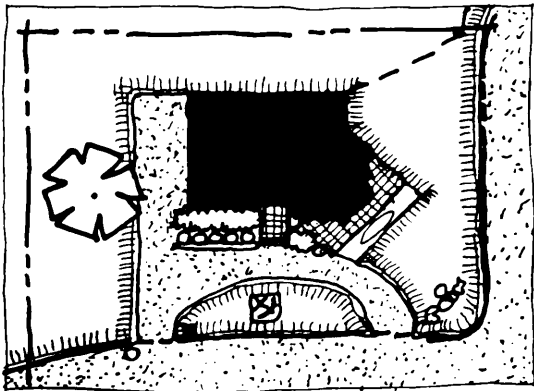
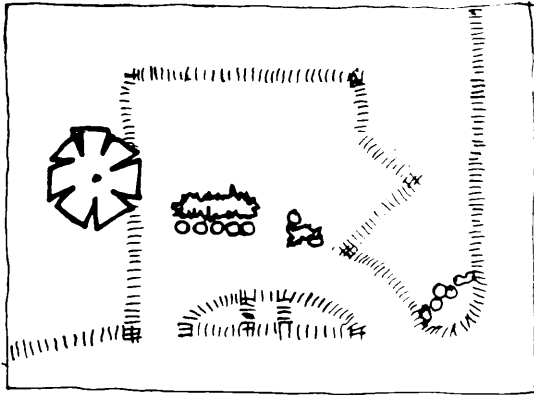
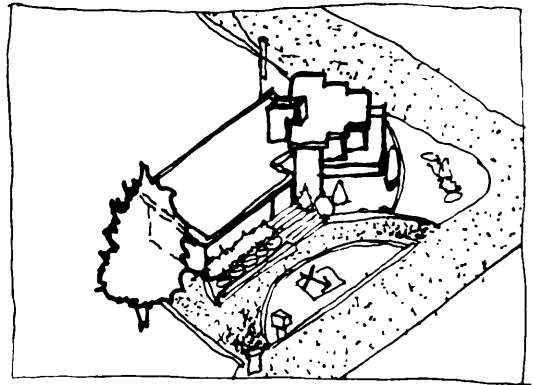
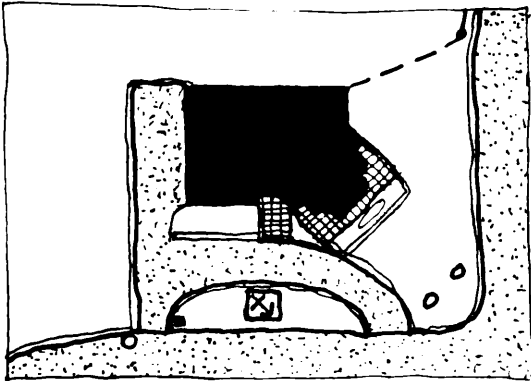


Neighborhood:
N - 4 Morgan's Island

Front Yard: Corner-21 Soundbeach

Age: 1945
Size: 200' x 110.39' (.51 acres)
Assessed Value: \$19,650.00

N-4 - 4



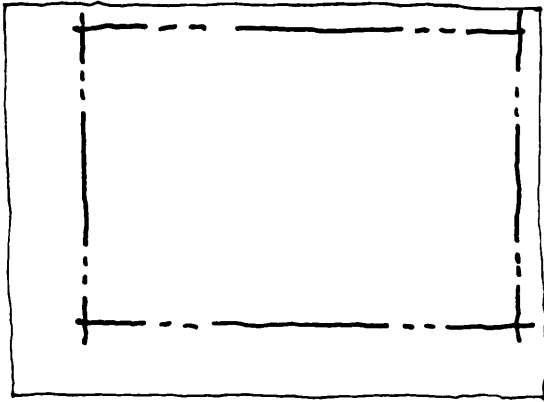


Neighborhood:
N - 4 Morgan's Island

Front Yard: Corner-21 Soundbeach
Age: 1945

N-4 - 4



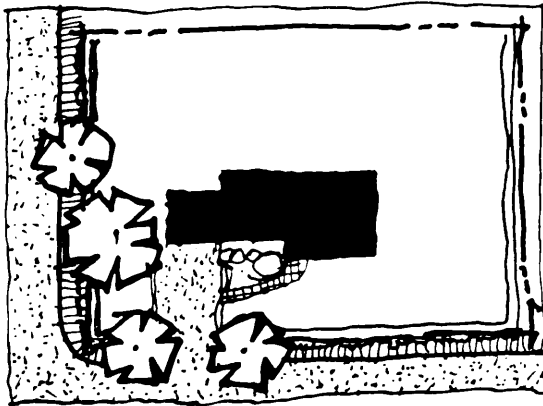
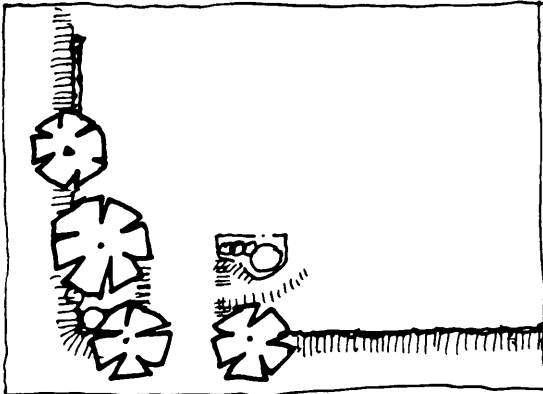
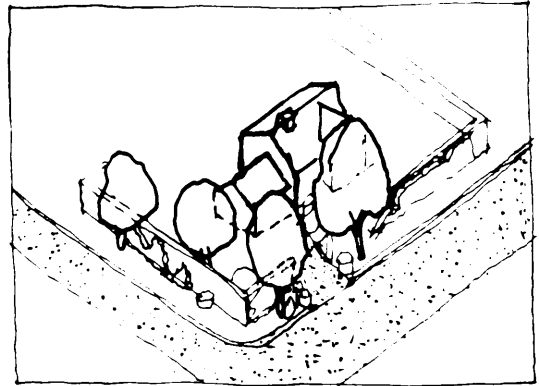
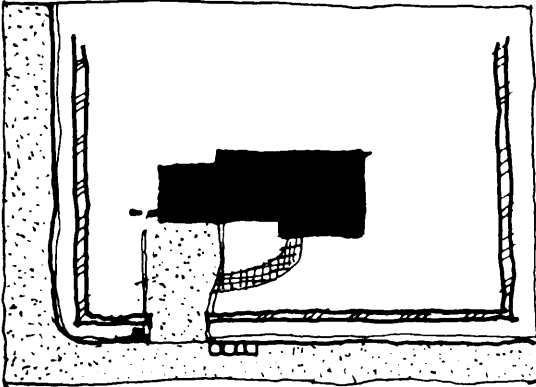


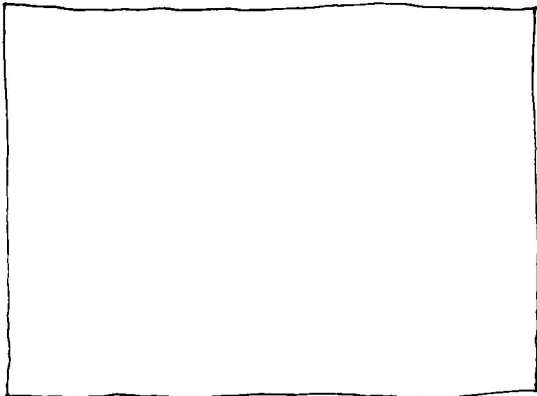
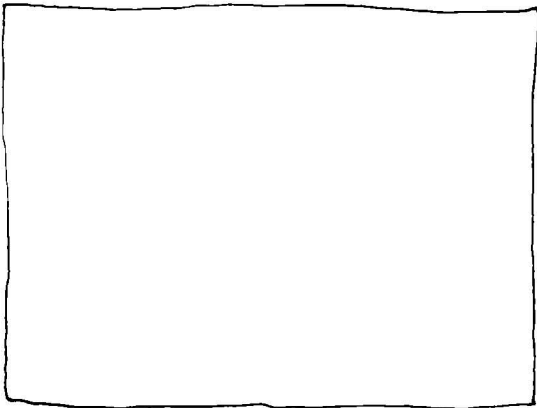
Neighborhood:
N - 4 Morgan's Island

Front Yard: Corner-10 Soundbeach

Age: 1945
Size: 150' x 120.49' (.41 acres)
Assessed Value: \$23,000.00

N-4 - 5





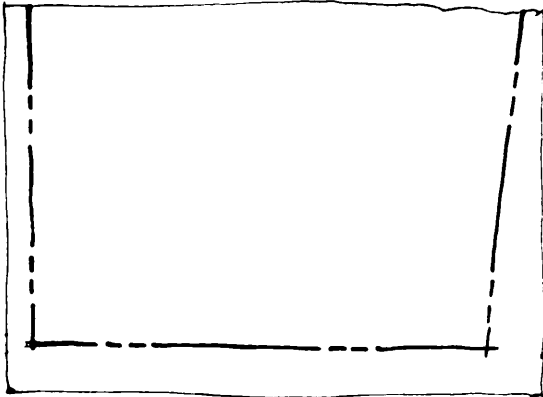
Neighborhood:
N - 4 Morgan's Island

Front Yard: Corner-10 Soundbeach

Age: 1945
Size: 150' x 120.49' (.41 acres)
Assessed Value: \$23,000.00

N-4 - 5



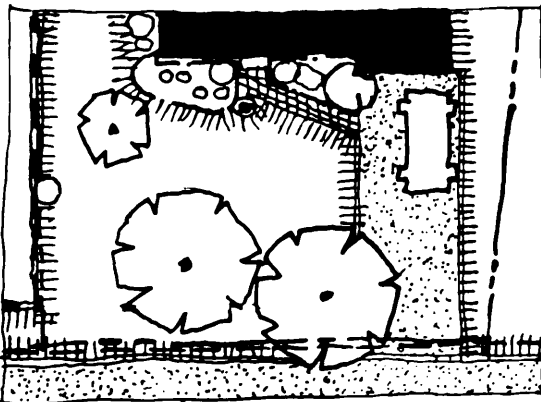
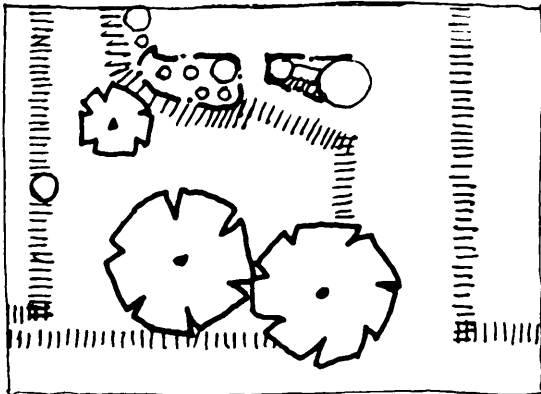
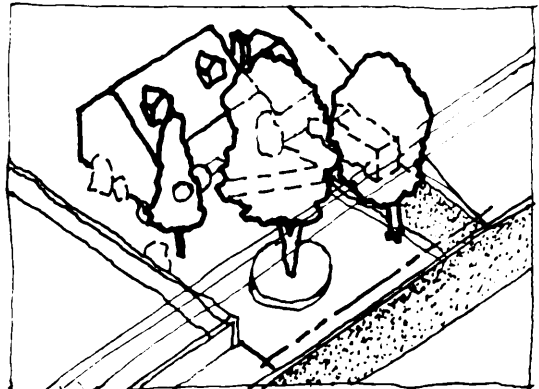
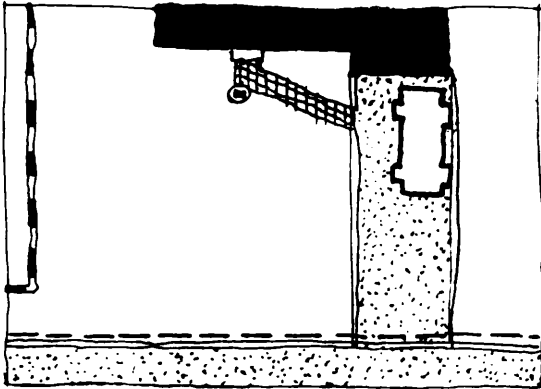


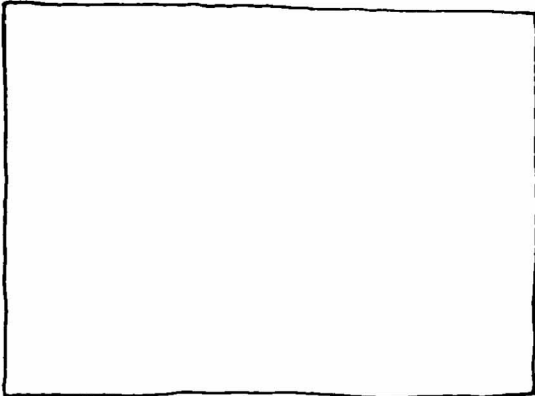
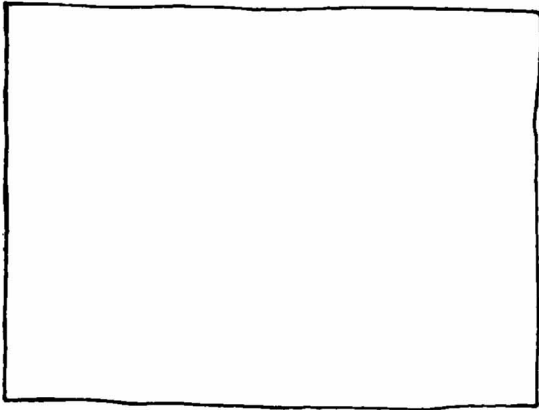
Neighborhood:
N - 4 Morgan's Island

Front Yard: 1 Shell Drive

Age: 1960
Size: 208' x 279' (1.34 acres)
Assessed Value: \$13,300.00

N-4 - 6





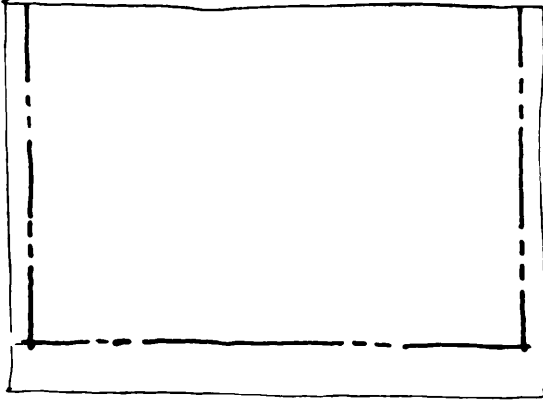
Neighborhood:
N - 4 Morgan's Island

Front Yard: 1 Shell Drive

Age: 1960
Size: 208' x 279' (1.34 acres)
Assessed Value: \$13,300.00

N-4 - 6



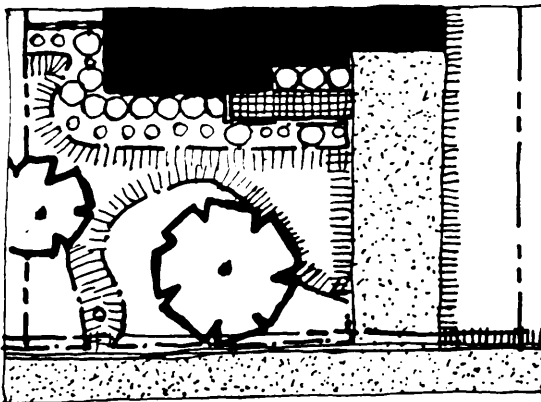
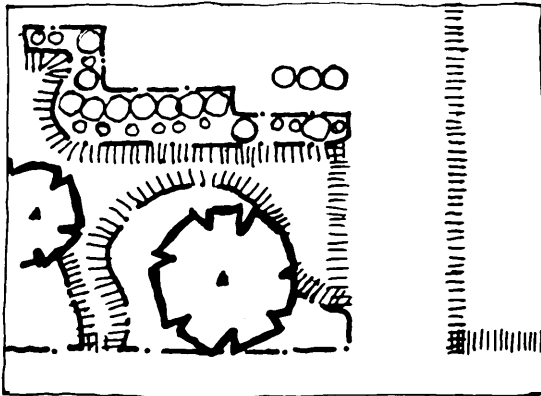
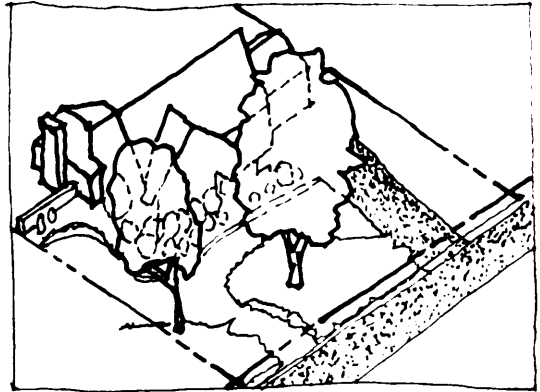
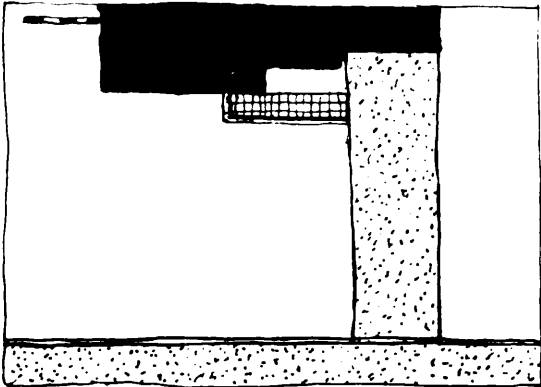


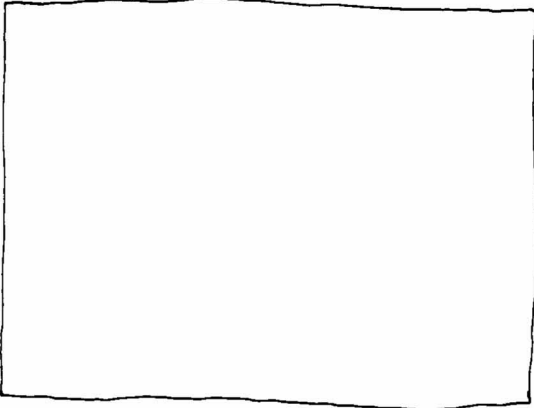
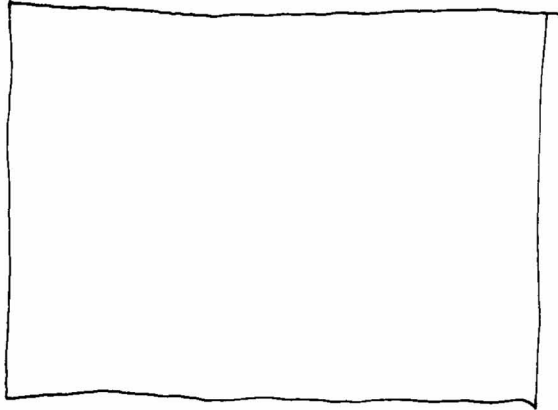
Neighborhood:
N - 4 Morgan's Island

Front Yard: 11 Mansion Drive

Age: 1958
Size: 100' x 330.59' (.76 acres)
Assessed Value: \$15,500.00

N-4 - 7





Neighborhood:
N - 4 Morgan's Island

Front Yard: 9 Mansion Drive

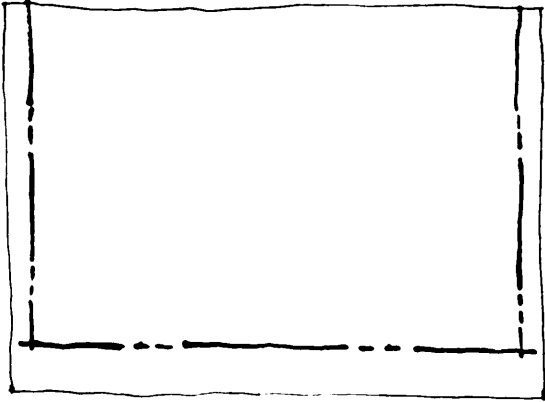
Age: 1958

Size: 100' x 330.59' (.76 acres)

Assessed Value: \$15,500.00

N-4 - 7



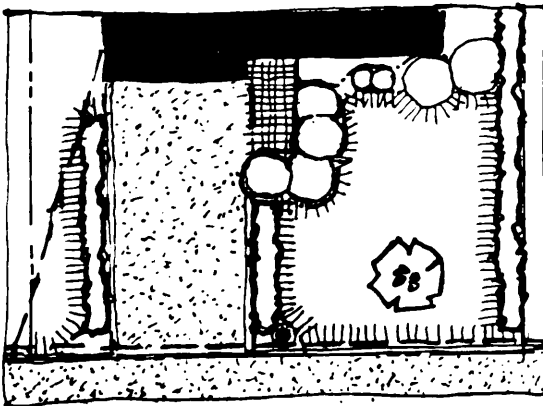
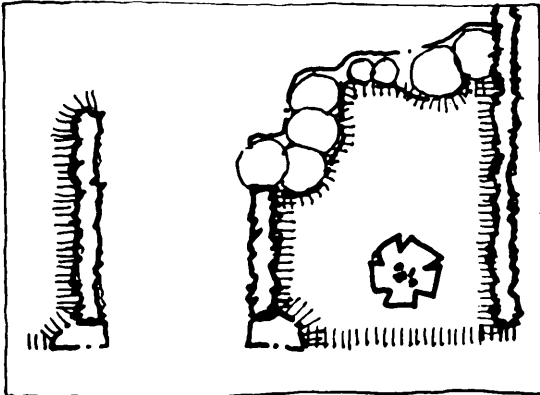
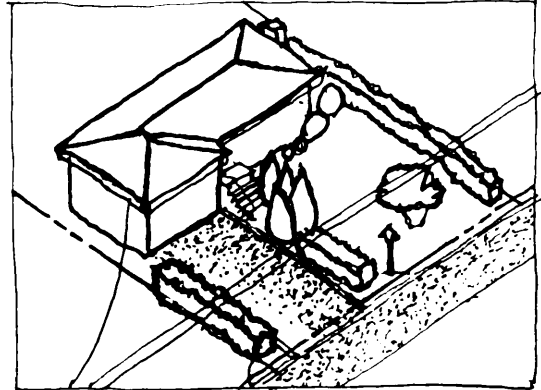
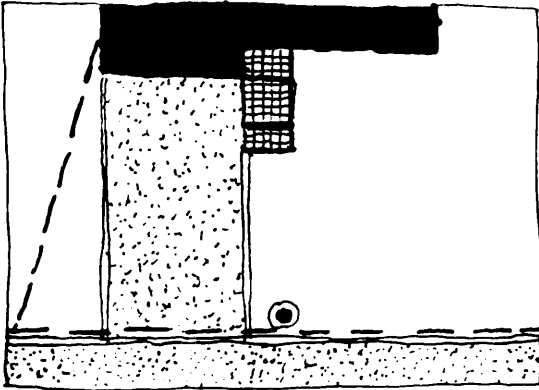


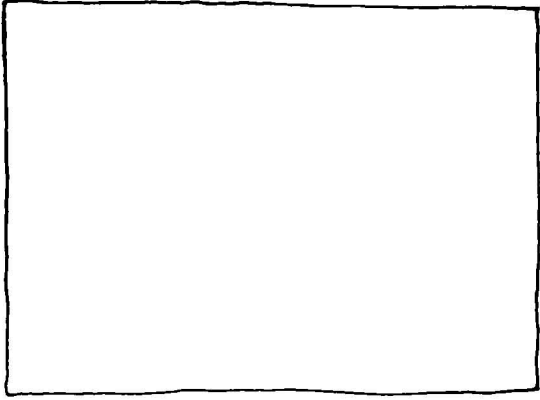
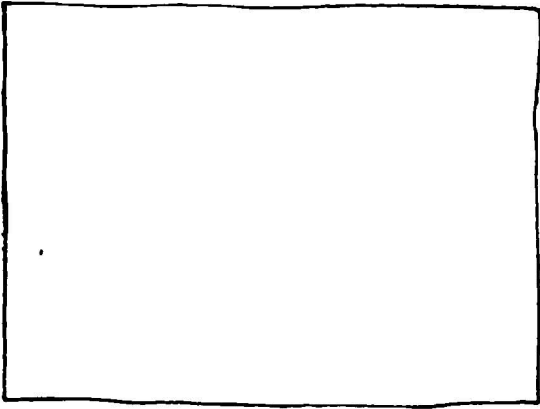
Neighborhood:
N - 4 Morgan's Island

Front Yard: 25 Eastland Drive

Age: 1960
Size: 115' x 181' (.48 acres)
Assessed Value: \$15,040.00

N-4 - 8





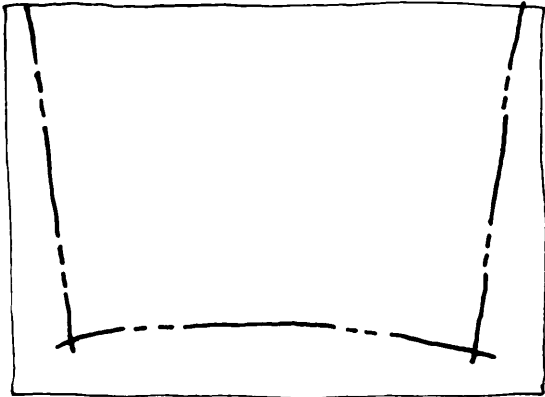
Neighborhood:
N - 4 Morgan's Island

Front Yard: 25 Eastland Drive

Age: 1960
Size: 115' x 181' (.48 acres)
Assessed Value: \$15,040.00

N-4 - 8





Neighborhood:

N - 5 Strathmore Glen

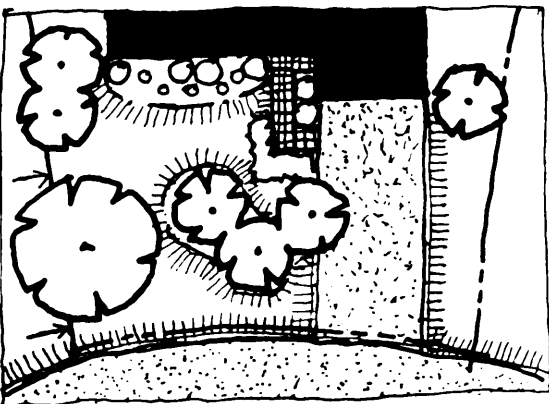
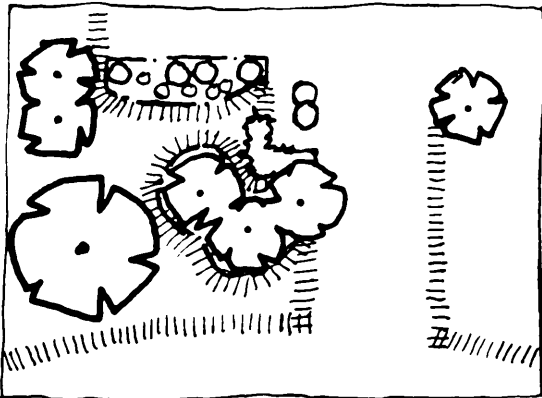
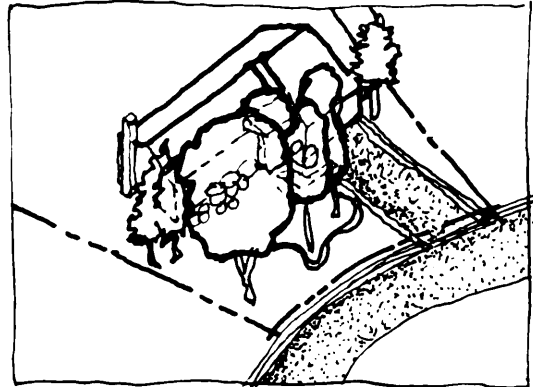
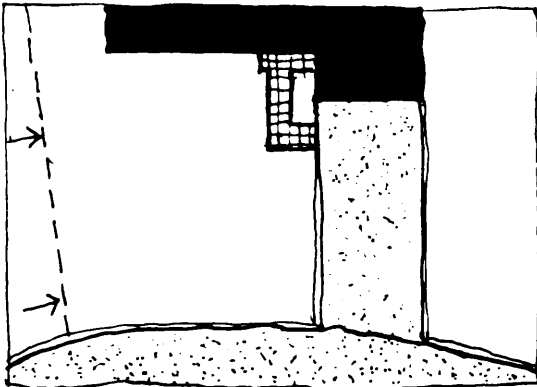
Front Yard: 49 Hitching Post Ln.

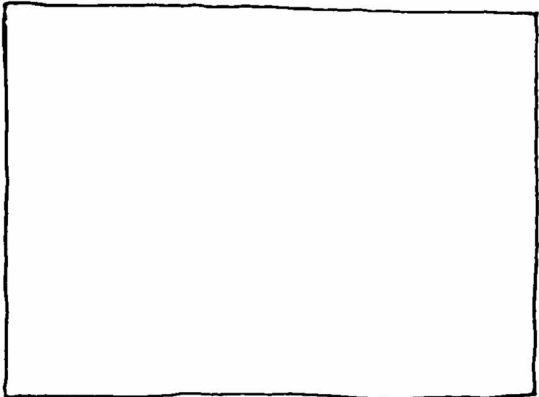
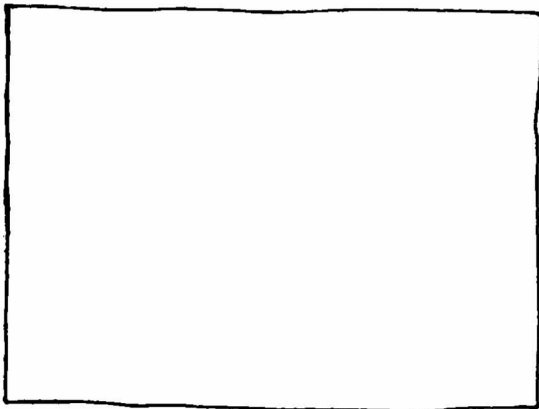
Age: 1973

Size: 71' x 100' (.16 acres)

Assessed Value: \$10,900.00

N-5 - 1





Neighborhood:
N - 5 Strathmore Glen

Front Yard: 49 Hitching Post Ln.

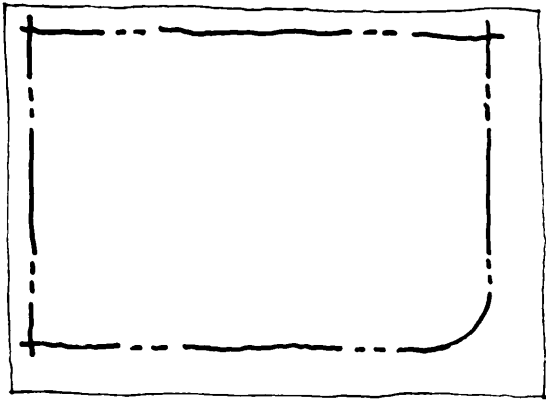
Age: 1973

Size: 71' x 100' (.16 acres)

Assessed Value: \$10,900.00

N-5 - 1



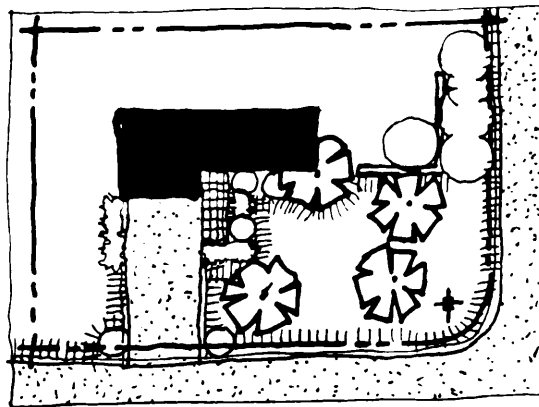
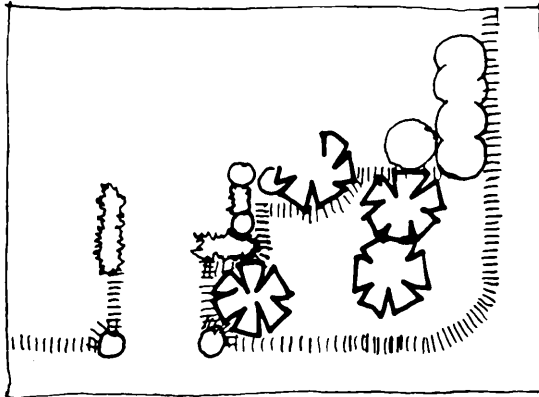
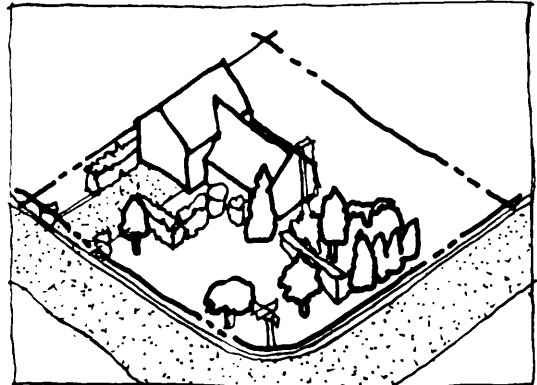
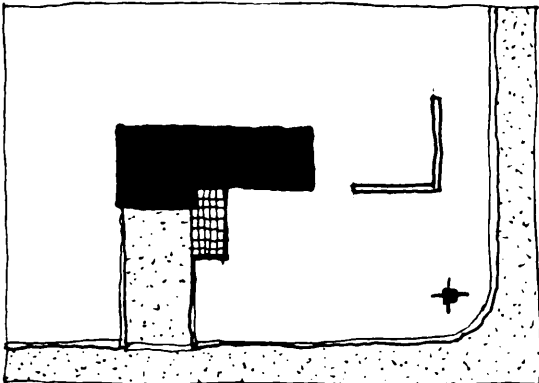


Neighborhood:
N - 5 Strathmore Glen

Front Yard: Corner-15 Stirrup Lane

Age: 1973
Size: 85' x 100' (.20 acres)
Assessed Value: \$12,900.00

N-5 - 2





Neighborhood:

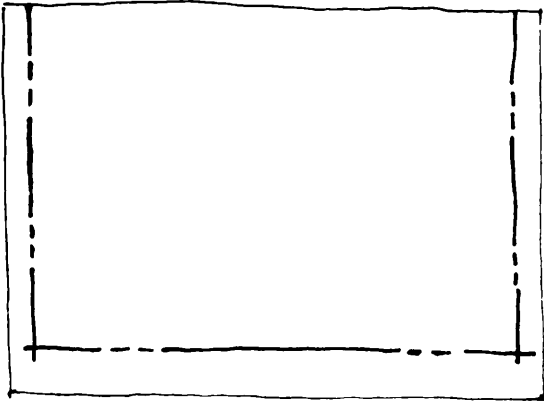
N - 5 Strathmore Glen

Front Yard: Corner-15 Stirrup Lane

Age: 1973

N-5 - 2



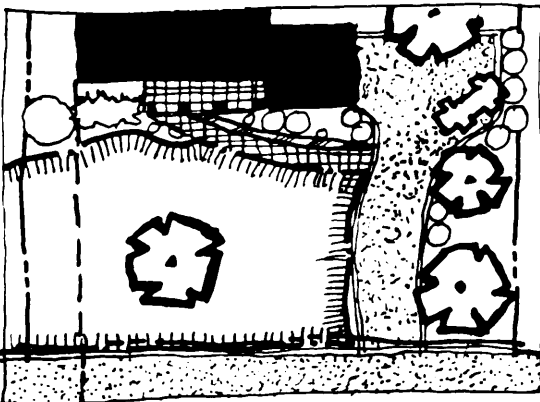
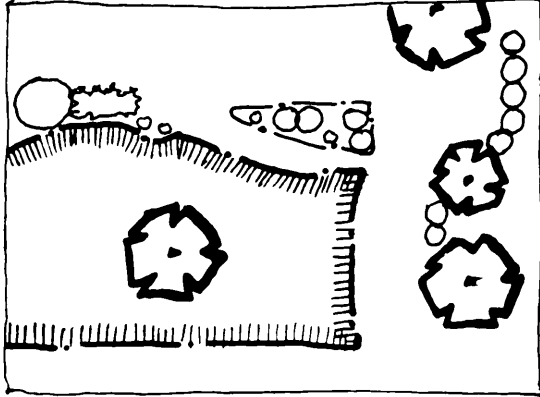
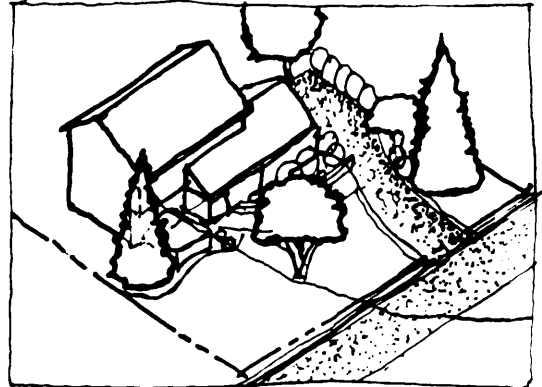
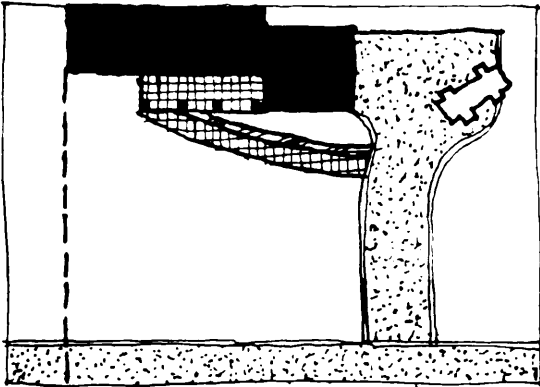


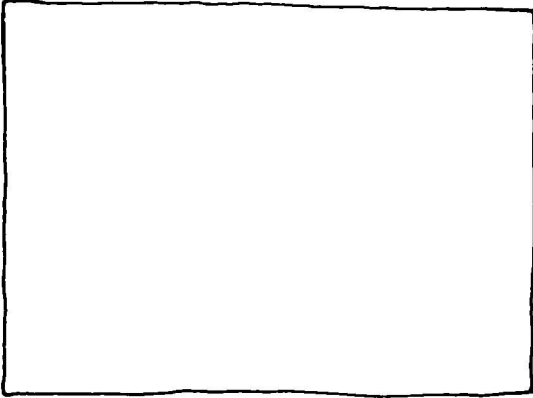
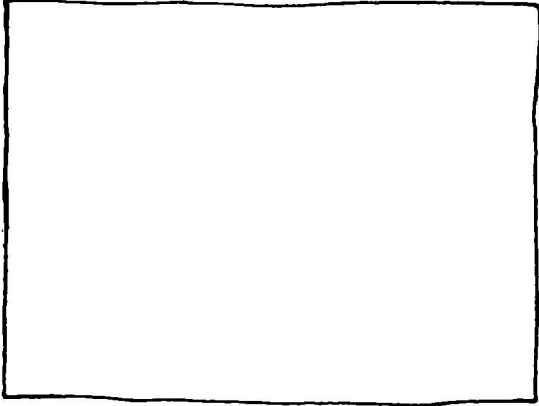
Neighborhood:
N - 5 Strathmore Glen

Front Yard: 59 Sugarmaple Lane

Age: 1970
Size: 91' x 200' (.42 acres)
Assessed Value: \$12,850.00

N-5 - 3





Neighborhood:

N - 5 Strathmore Glen

Front Yard: 59 Sugarmaple Lane

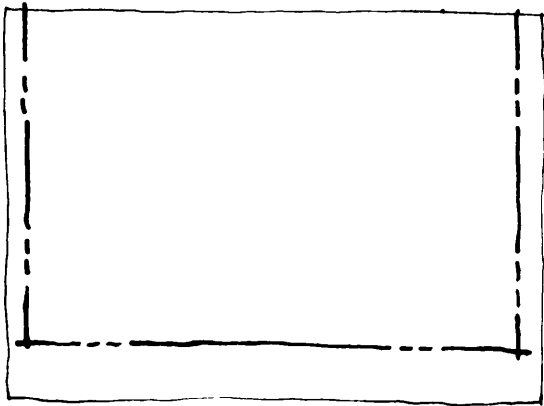
Age: 1970

Size: 91' x 200' (.42 acres)

Assessed Value: \$12,850.00

N-5 - 3





Neighborhood:
N - 5 Strathmore Glen

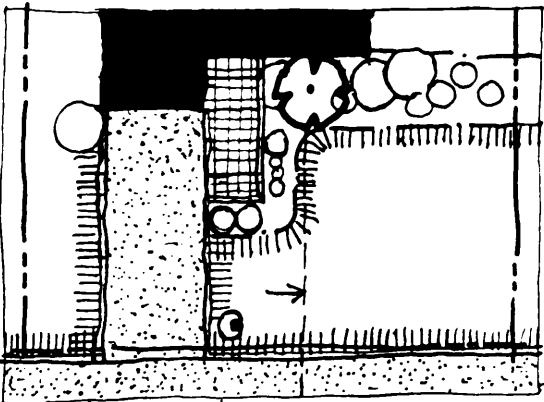
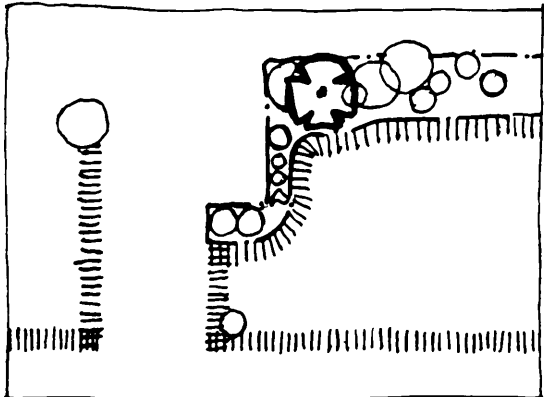
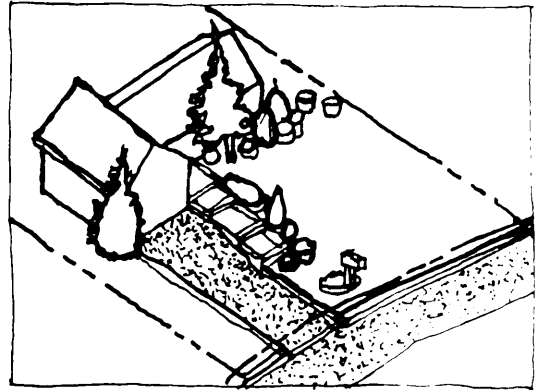
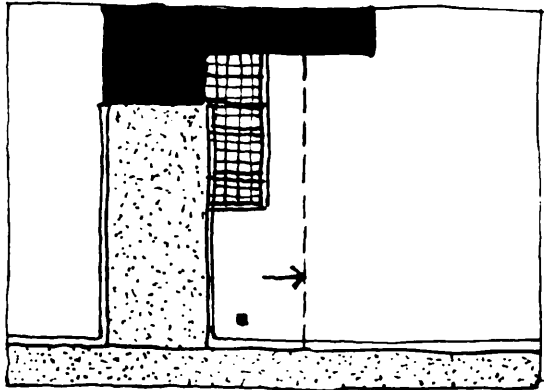
Front Yard: 17 Branding Iron Lane

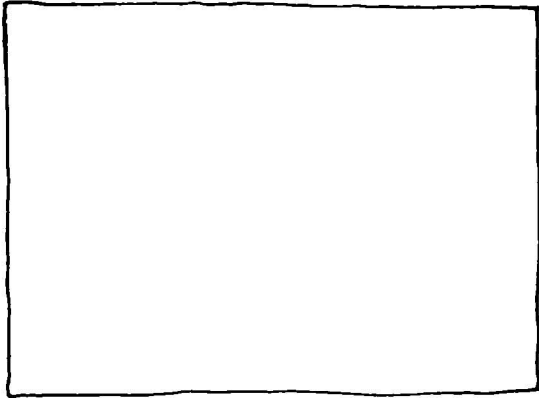
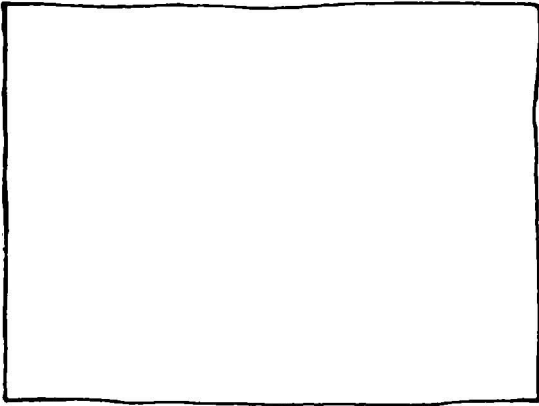
Age: 1973

Size: 100' x 100' (.23 acres)

Assessed Value: \$12,800.00

N-5 - 4





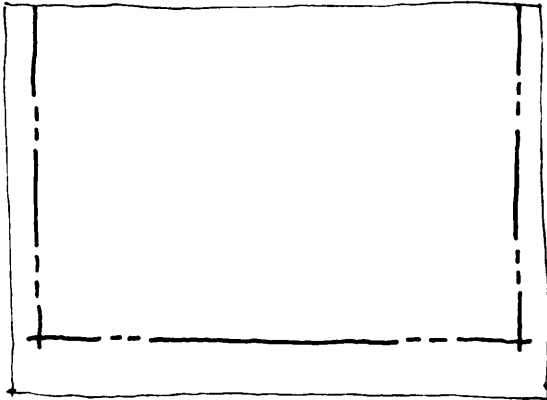
Neighborhood:
N - 5 Strathmore Glen

Front Yard: 17 Branding Iron Lane

Age: 1973
Size: 100' x 100' (.23 acres)
Assessed Value: \$12,800.00

N-5 - 4

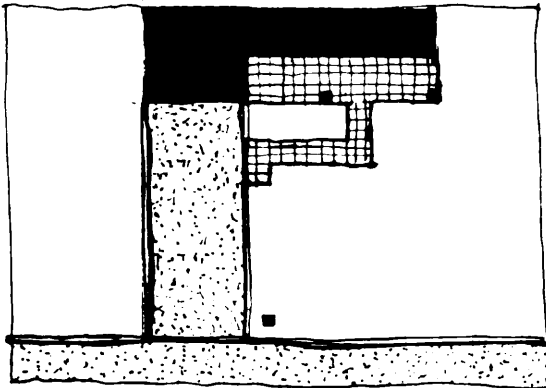




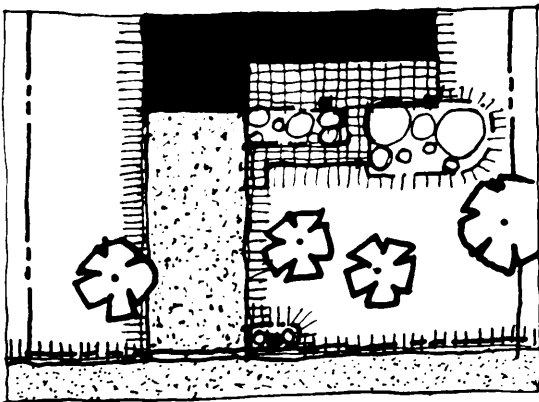
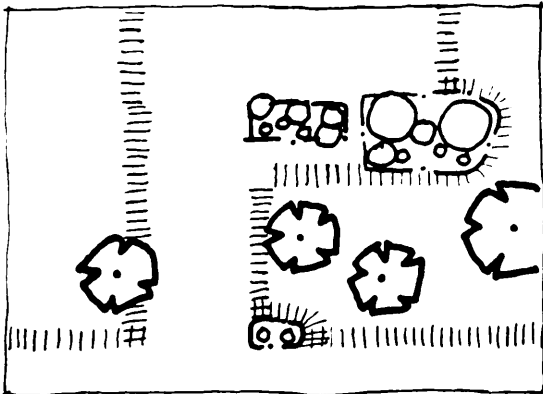
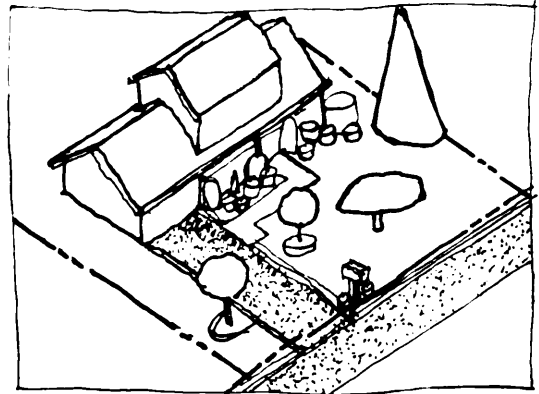
Neighborhood:
N - 5 Strathmore Glen

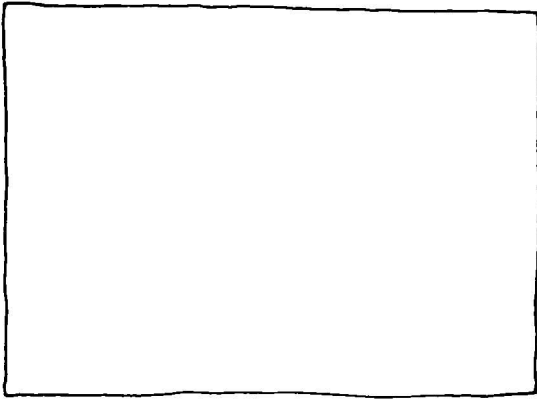
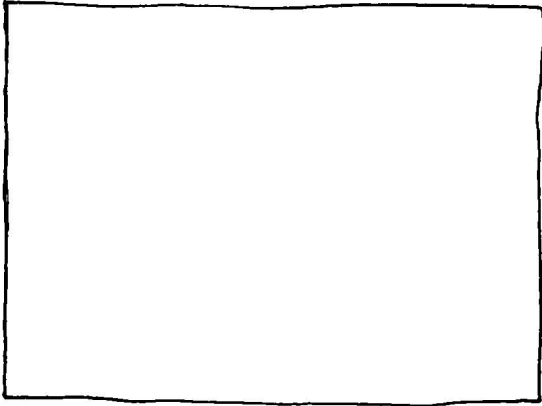
Front Yard: 18 Stirrup Lane

Age: 1973
Size: 85' x 100.49' (.20 acres)
Assessed Value: \$12,950.00



N-5 - 5





Neighborhood:

N - 5 Strathmore Glen

Front Yard: 18 Stirrup Lane

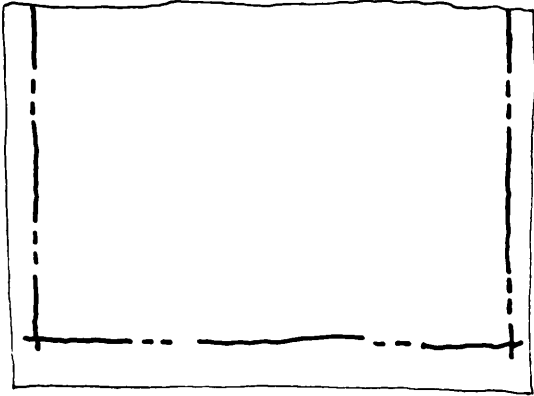
Age: 1973

Size: 85' x 100.49' (.20 acres)

Assessed Value: \$12,950.00

N-5 - 5



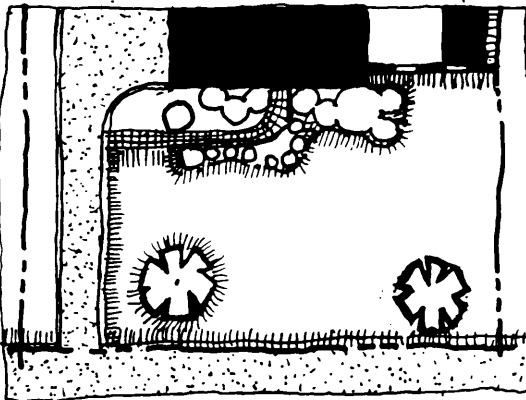
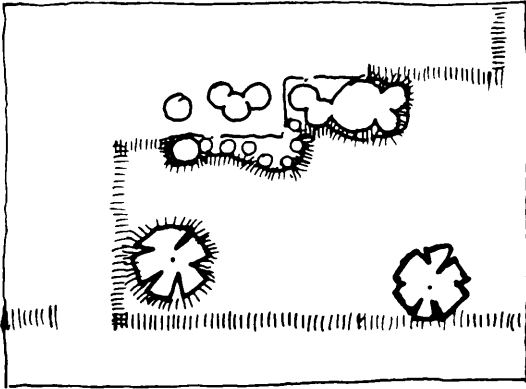
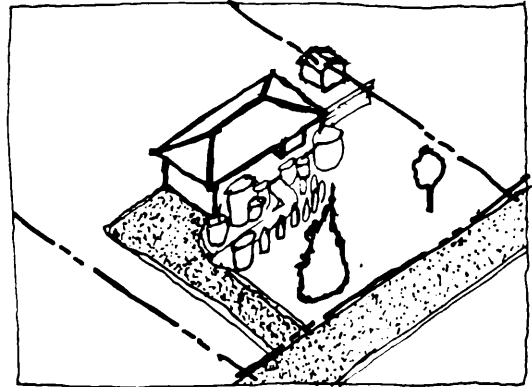
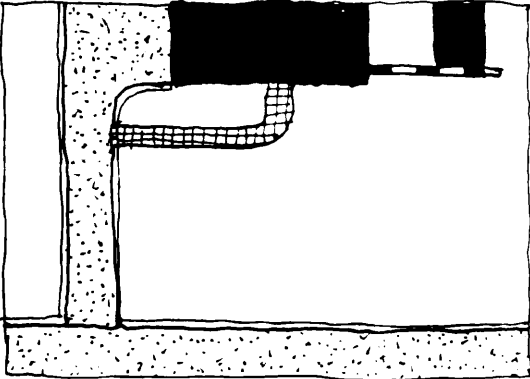


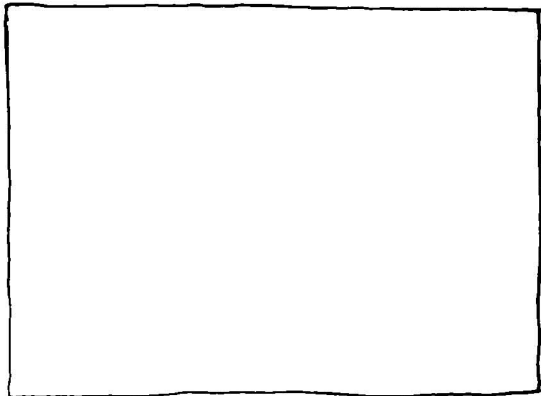
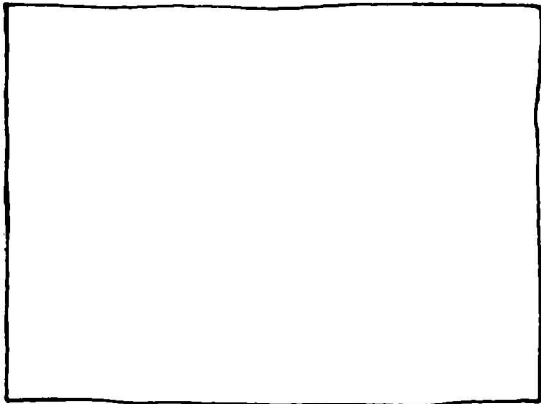
Neighborhood:
N - 5 Strathmore Glen

Front Yard: 54 Sugarmaple Lane

Age: 1970
Size: 91.81' x 200' (.19acres)
Assessed Value: \$11,680.00

N-5 - 6





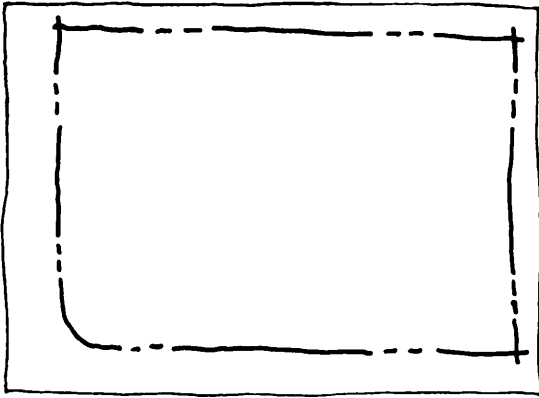
Neighborhood:
N - 5 Strathmore Glen

Front Yard: 54 Sugarmaple Lane

Age: 1970
Size: 91.81' x 200' (.19acres)
Assessed Value: \$11,680.00

N-5 - 6





Neighborhood:

N - 5 Strathmore Glen

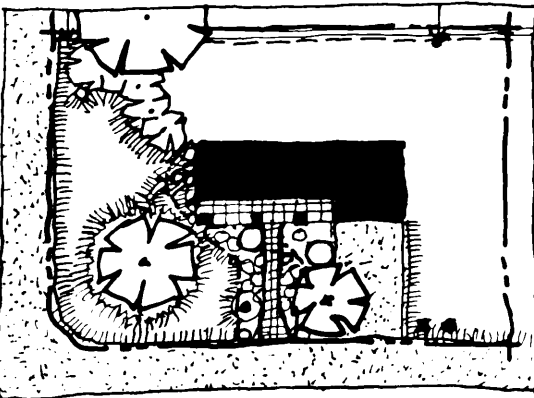
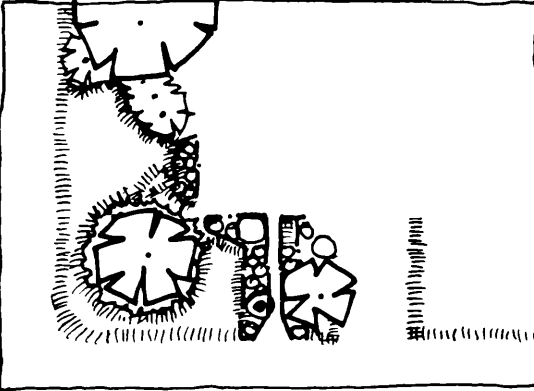
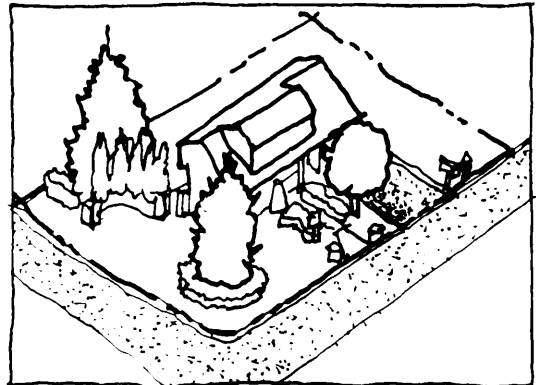
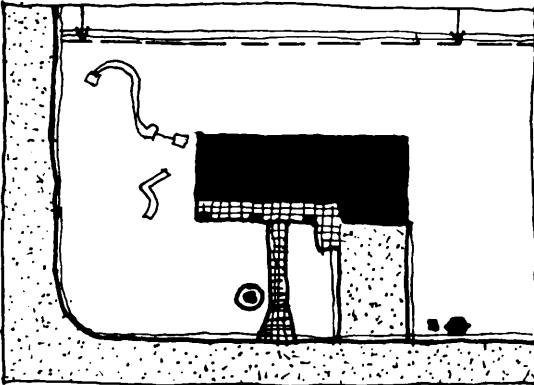
Front Yard: Corner-26 Hitching Post Ln.

Age: 1973

Size: 85.70' x 100' (.20 acres)

Assessed Value: \$13,050.00

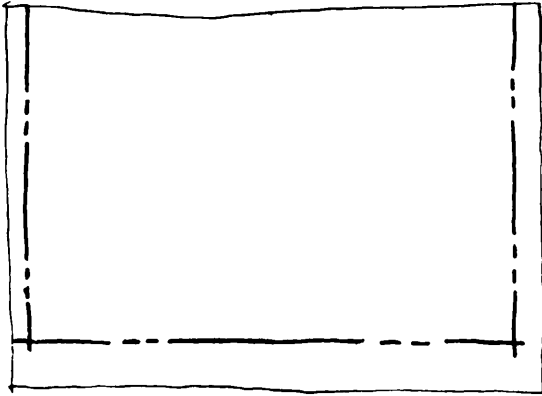
N-5 - 7





Neighborhood: N - 5 Strathmore Glen	Front Yard: Corner-26 Hitching Post Ln. Age: 1973	N-5 - 7
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Neighborhood:

N - 5 Strathmore Glen

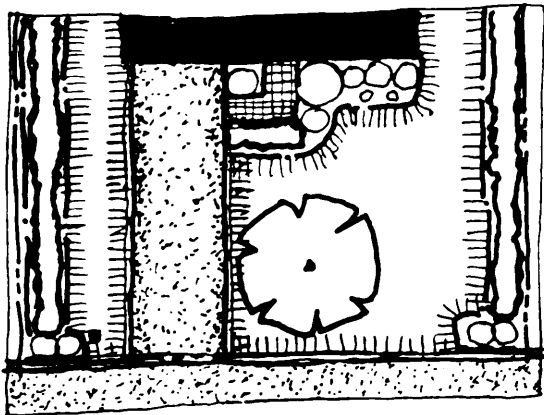
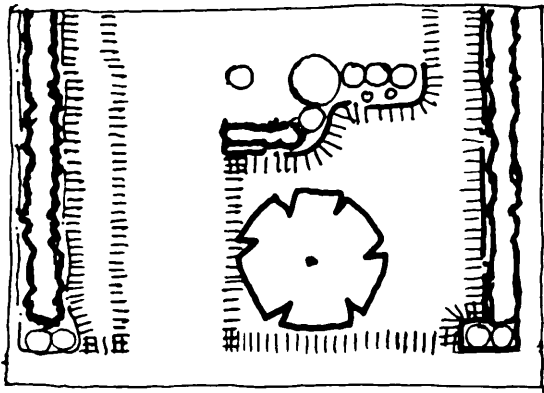
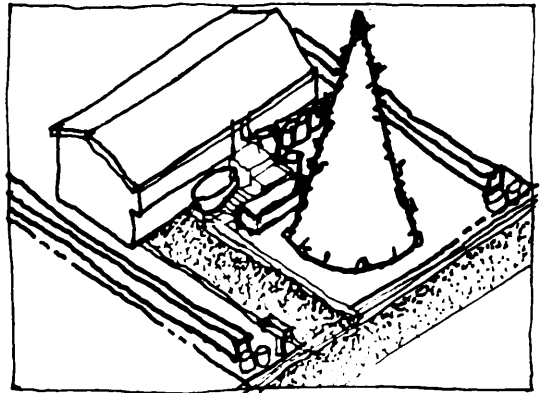
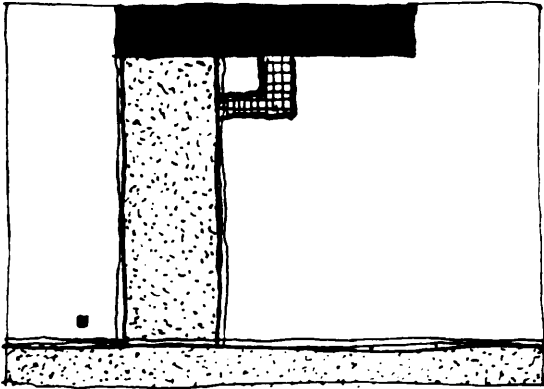
Front Yard: 4 Branding Iron Lane

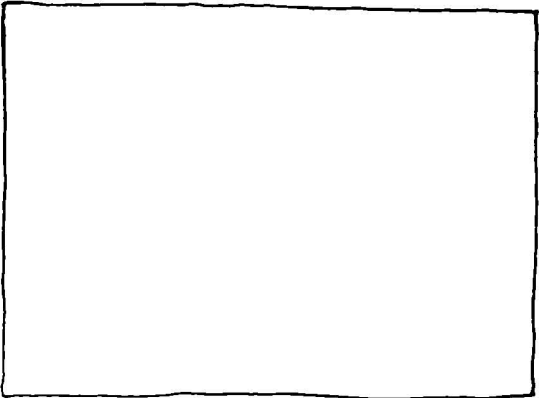
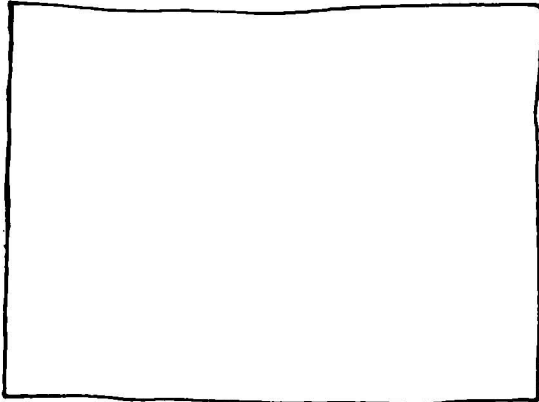
Age: 1973

Size: 71' x 100' (.16 acres)

Assessed Value: \$10,050.00

N-5 - 8





Neighborhood:

N - 5 Strathmore Glen

Front Yard: 4 Branding Iron Lane

Age: 1973

Size: 71' x 100' (.16 acres)

Assessed Value: \$10,050.00

N-5 - 8



Appendix B. Homeowner Demographics

N - 1 The Orchard:

Address	Owner	Sect-Blk-Lot		Assed Value			Age	Zone
				Land/	Total/Resid			
C02 Bella Vista Ave	Petrofere	22 - 6 - 50	\$540	6,400	5,860	1954	R - 4	
53 Bella Vista Ave.	Saraco, Marg.	22 - 12 - 87	\$1,173	8,000	6,827	1954	R - 4	
21 Nassau Ave.	Fitzpatrick	22 - 16 - 121	\$664	4,600	3,946	1948	R - 4	
37 Nassau Ave.	Tornicchio, France.	22 - 16 - 113	\$650	7,930	7,280	1948	R - 4	
21 First Strt	Riolo, Angelina	22 - 1 - 45	\$540	3,100	2,560	1923	R - 4	
23 First Strt	Romano, John & Louise	22 - 1 - 48	\$540	2,800	2,260	1923	R - 4	
83 Elm Ave.	Dougherty, Anna	23 - F - 237	\$1961	3,050	1,089	1896	R - 4	
C94 Elm Ave.	Famiglietti, Anthony	23 - F	\$869	4,600	3,731	1948	R - 4	
Average Assessed Value =			\$866	5,060				

N - 2 Highland Road Association:

01 Madeline Pl.	Leach, A & M	23 - 3 - 427	\$990	3,270	2,280	1952	R - 2
C02 Madeline Pl.	Leach, A & M	23 - 3 - 424	\$1,000	3,350	2,350	1949	R - 2
57 Franklin Ave.	Giorgi, M & P	23 - 8 - 3	\$1,343	3,650	2,307	1946	R - 4
46 Franklin Ave.	Misano, L & C	23 - 8 - 4	\$2,257	7,950	6,693	1946	R - 4
80 St. Andrew's Ln	Bongiorno, B.	23 - 55 - 390	\$1,858	8,600	6,944	1952	R - 2
25 St. Andrew's Ln	Bruno, K & G	23 - 23 - 2	\$3,456	19,300	16,844	1930	R - 2
35 Frances Terr.	Gartmeyer, F & C.	23 - 6 - 8,9,10,11	\$1,124	4,600	3,376	1949	R - 4
99 Highland Rd	Popkin, J & R	23 - 7 - 74, 73, 171	\$5,845	15,300	9,455	1932	R - 2
Average Assessed Value =			\$2,209	8,240			

N - 3 Roxbury:

C51 Circle Dr.	Capobianco	23 - F-2 - 15	\$2,290	7,200	4,910	1946	R - 3
39 Circle Dr.	Mouquin, G.	23 - F-2 - 13	\$1,740	9,150	7,410	1946	R - 3
10 Willets Rd.	Strangolagalli, A.	23 - F - 2 - 21	\$1,680	8,380	6,680	1946	R - 3
25 Willets Rd.	Alois, Richard	23 - 44 - 13	\$1,510	7,400	6,890	1946	R - 3
C06 Jerry Ln.	Ladha, A & S.	23 - 58 - 12	\$2,160	10,540	8,380	1954	R - 3
17 Jerry Ln.	Hunt, E.	23 - 57 - 13	\$1,700	8,300	6,600	1954	R - 3
03 Sherman Rd.	Kraus, S. F & T.	23 - 48 - 23	\$2,510	10,980	8,470	1954	R - 3
14 Sherman Rd.	Maesch, M.	23 - 47 - 8	\$1,780	7,150	5,380	1954	R - 3
Average Assessed Value =			\$1,919	8,635			

N - 4 Morgan's Island:

09 Mansion Dr.	Boz - A & C	30 - 38 - 79	\$3,170	12,130	8,980	1958	R - 2
10 Mansion Dr.	Parsons, J. H.	30 - 39 - 88	\$3,406	15,500	12,084	1958	R - 2
01 Shell Dr.	Anglias, J & M	30 - 37 - 83	\$5,108	13,300	8,192	1960	R - 2
06 Shell Dr.	Trainor, J & E	30 - 37 - 81	\$5,310	12,700	7,390	1960	R - 2
25 Eastland Dr.	Zulman, M & A	30 - 42 - 39	\$3,700	14,900	11,340	1960	R - 2
06 Soundbeach	Yurasko, J.	30 -	\$3,224	10,900	7,676	1960	R - 2
C10 Soundbeach	Boyd	30 - 40 - 102	\$4,310	23,000	10,890	1945	R - 2
C21 Soundbeach	Frederick W & S,	30 - 38 - 138	\$3,810	19,650	15,840	1960	R - 2
Average Assessed Value =			\$4,116	15,903			

N - 5 Strathmore Glen:

59 Sugrmpie Ln	Speranza, R & R	6 - 30 - 77	\$3,345	12,850	9,505	1970	R - 2
54 Sugrmpie Ln	Katz, Martin N	30 - 76 - 8	\$2,510	11,680	830	1970	R - 2
C28 Hitching Pat	Hankes, E & M	30 - 79 - 11	\$2,100	13,050	10,950	1973	R - 3
49 Hitching Pat	Mistretta, R & S	30 - 60 - 73	\$2,100	10,900	8,800	1973	R - 3
04 Branding Iron			\$1,491	10,050	8,559	1973	R - 3
17 Branding Iron	Kaneti, J	30 - 81 - 7	\$2,100	12,800	10,700	1973	R - 3
C15 Stirrup	Bernatein, L & J	30 - 80 - 6	\$2,100	12,900	10,800	1973	R - 3
18 Stirrup Ln.	Clement, D & R	30 - 81 - 1	\$2,100	12,950	10,850	1973	R - 3
Average Assessed Value =			\$2,230	12,144			

(See 30.61(F) {8})

Residence Districts

R - 3

R - 3A

R - 4

single family dwellings
public, parochial, and
private
elementary and
secondary schools

same as R - 3

single family dwellings
two family dwellings
any municipal uses
public, parochial, and
private

elementary and
secondary schools

10,000 s.f.

6,500 s.f.

6,500 s.f. (single family)

90' 65'

7,500 s.f. (two family)

30' 30'

75' (two family)

30' 30'

30'

30' 20'

20'

25' 30'

30'

15' 8'

8'

30' 20'

20'

960 s.f. 960 s.f.
(720 s.f. on first floor)

(720 s.f. on first floor)
family of two - family unit

720 s.f. (576 s.f. on
first floor); 600 s.f./

2 1/2 stories (max. 35')

2 1/2 stories (max. 35')

2 1/2 stories (max. 35')

Same as R - 1

20%

25%

Same as R - 1

Same as R - 1

Same as R - 1

Zoning 30.5

"Lot": Land occupied or to be occupied by a building and its accessory buildings, or by a dwelling group and its accessory buildings, together with such open spaces as are required under the provisions of this Chapter, containing not less than the minimum area required by this Chapter for a lot in the district in which land is situated, having its principal frontage on a street or on such other means of access as may be determined in accordance with the provisions of law to be adequate as a condition as to the issuance of a building permit for a building on such land.

30.11

Zoning 30.5

94. "Variance": A grant of relief from the requirements of the Ordinance which permits construction in a manner that would otherwise be prohibited by the Ordinance.

95. "Yard, front": An open unoccupied space in the same lot with the building between the front line of the building and the front line of the lot and extending the full width of the lot.

96. "Yard, line": A line drawn parallel to a street or lot-line at a distance therefrom equal to the respective yard dimension required by this Chapter.

97. "Yard, rear": An unoccupied ground area on the same lot with the building between the rear lot line and a line drawn parallel thereto extending from the lot line to lot line.

98. "Yard, side": An occupied ground area on the same lot with the building between any property line other than a street or rear lot line drawn parallel thereto, and between the front and rear yards.

99. "Yard, required": Any yard measured between a line drawn parallel to a street or lot line at a distance equal to the respective yard dimension required by this Chapter.

Supp. #2, 7/15/83.

30.16b

Appendix C:

Internal Revenue Service Designation of Social Classes:

Figures Reflect 1991 Returns

	<u>Adjusted Gross Income</u>	<u># of Returns</u>
Poverty	\$1.00 - \$5,000.00	887,000
Lower-		16,100,000
Class	\$5,000.00 - \$9,999.00	15,300,000
	\$10,000.00 - \$14,999.00	13,800,000
	\$15,000.00 - \$19,999.00	11,600,000
Middle-		
Class	\$20,000.00 - \$24,999.00	9,800,000
	\$25,000.00 - \$29,999.00	7,900,000
	\$30,000.00 - \$39,999.00	12,400,000
	\$40,000.00 - \$49,999.00	8,800,000
	\$50,000.00 - \$74,999.00	11,400,000
Upper		
Class	\$ 75,000.00 - \$ 99,999.00	3,600,000
	\$100,000.00 - \$199,999.00	2,600,000
	\$200,000.00 - \$499,999.00	668,000
	\$500,000.00 - \$999,999.00	119,000
	\$1,000,000.00 +	<u>52,000</u>
		115,027,000

4% of the number of returns are in the poverty income bracket.

15% of the number of returns are in the lower income bracket.

57% of the number of returns are in the middle class income bracket.

24% of the number of returns are in the upper class income bracket.

1990 Census Of Population And Housing Summary Tape File 3A

040 New York
160 Glen Cove city

ANCESTRY

Universe: Persons

Reported single ancestry (000-862, 900-994, 998):	
Arab (400-415, 417-418, 421-430, 435-481, 490-499).....	31
Austrian (003-004).....	58
Belgian (008-010).....	23
Canadian (931-934).....	0
Czech (111-114).....	39
Danish (020, 023).....	54
Dutch (021, 029).....	40
English (015, 022).....	377
Finnish (024-025).....	13
French (except Basque) (000-001, 016, 026-028, 083).....	140
French Canadian (935-938).....	64
German (032-045).....	689
Greek (046-048).....	231
Hungarian (125-126).....	101
Irish (050, 081, 099).....	1,174
Italian (030-031, 051-074).....	5,073
Lithuanian (129).....	70
Norwegian (082).....	119
Polish (142-143).....	1,093
Portuguese (084-086).....	19
Romanian (144-147).....	20
Russian (148-151).....	454
Scotch-Irish (087).....	135
Scottish (088).....	133
Slovak (153).....	28
Subsaharan African (500-599).....	52
Swedish (089-090).....	65
Swiss (091-096).....	45
Ukrainian (171-174).....	16
United States or American (939-994).....	664
Welsh (097).....	0
West Indian (excluding Hispanic origin groups) (300-359).....	87
Yugoslavian (152, 154, 176-177).....	15
Race or Hispanic origin groups (200-299, 900-928).....	3,535
Other groups (002, 005-007, 011-014, 017-019, 049, 075-080, 098,..	1,200
Reported multiple ancestry (000-998).....	6,173
Unclassified or not reported (863-899, 995-997, 999).....	2,119

Total housing units.....	8,798
YEAR STRUCTURE BUILT	
1989 to March 1990.....	60
1985 to 1988.....	476
1980 to 1984.....	340
1970 to 1979.....	832
1960 to 1969.....	1,362
1950 to 1959.....	2,489
1940 to 1949.....	1,075
1939 or earlier.....	2,164
BEDROOMS	
No bedroom.....	214
1 bedroom.....	1,290
2 bedrooms.....	1,904
3 bedrooms.....	3,038
4 bedrooms.....	1,639
5 or more bedrooms.....	713
SELECTED CHARACTERISTICS	
Lacking complete plumbing facilities.....	33
Lacking complete kitchen facilities.....	77
Condominium housing units.....	150
SOURCE OF WATER	
Public system or private company.....	8,789
Individual drilled well.....	3
Individual dug well.....	0
Some other source.....	6
SEWAGE DISPOSAL	
Public sewer.....	8,496
Septic tank or cesspool.....	272
Other means.....	30
Occupied housing units.....	8,466
HOUSE HEATING FUEL	
Utility gas.....	2,543
Bottled, tank, or LP gas.....	139
Electricity.....	490
Fuel oil, kerosene, etc.....	5,256
Coal or coke.....	11
Wood.....	4
Solar energy.....	0
Other fuel.....	15
No fuel used.....	8

YEAR HOUSEHOLDER MOVED INTO UNIT

1989 to March 1990.....	1,178
1985 to 1988.....	1,881
1980 to 1984.....	1,217
1970 to 1979.....	1,666
1960 to 1969.....	1,028
1959 or earlier.....	1,496

TELEPHONE

No telephone in unit.....	214
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VEHICLES AVAILABLE

Occupied housing units.....	8,466
None.....	919
1.....	2,617
2.....	3,210
3 or more.....	1,720

MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS

Specified owner-occupied housing units.....	4,343
With a mortgage.....	2,426
Less than \$300.....	7
\$300 to \$499.....	81
\$500 to \$699.....	274
\$700 to \$999.....	525
\$1,000 to \$1,499.....	598
\$1,500 to \$1,999.....	360
\$2,000 or more.....	581
Median (dollars).....	1,228
Not mortgaged.....	1,917
Less than \$100.....	0
\$100 to \$199.....	49
\$200 to \$299.....	69
\$300 to \$399.....	338
\$400 or more.....	1,461
Median (dollars).....	401

SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1989

Specified owner-occupied housing units.....	4,343
Less than 20 percent.....	2,238
20 to 24 percent.....	518
25 to 29 percent.....	382
30 to 34 percent.....	304
35 percent or more.....	860
Not computed.....	41

1990 Census Of Population And Housing Summary Tape File 3A

040 New York
160 Glen Cove city

HOUSEHOLD INCOME IN 1989
Universe: Households

Less than \$5,000.....	316
\$5,000 to \$9,999.....	551
\$10,000 to \$12,499.....	184
\$12,500 to \$14,999.....	164
\$15,000 to \$17,499.....	210
\$17,500 to \$19,999.....	187
\$20,000 to \$22,499.....	313
\$22,500 to \$24,999.....	197
\$25,000 to \$27,499.....	363
\$27,500 to \$29,999.....	228
\$30,000 to \$32,499.....	368
\$32,500 to \$34,999.....	224
\$35,000 to \$37,499.....	269
\$37,500 to \$39,999.....	248
\$40,000 to \$42,499.....	342
\$42,500 to \$44,999.....	231
\$45,000 to \$47,499.....	227
\$47,500 to \$49,999.....	152
\$50,000 to \$54,999.....	359
\$55,000 to \$59,999.....	347
\$60,000 to \$74,999.....	930
\$75,000 to \$99,999.....	956
\$100,000 to \$124,999.....	416
\$125,000 to \$149,999.....	206
\$150,000 or more.....	429

1990 Census Of Population And Housing Summary Tape File 3A

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VALUE

Universe: Specified owner-occupied housing units

Less than \$15,000.....	6
\$15,000 to \$19,999.....	5
\$20,000 to \$24,999.....	0
\$25,000 to \$29,999.....	0
\$30,000 to \$34,999.....	19
\$35,000 to \$39,999.....	10
\$40,000 to \$44,999.....	18
\$45,000 to \$49,999.....	0
\$50,000 to \$59,999.....	30
\$60,000 to \$74,999.....	52
\$75,000 to \$99,999.....	86
\$100,000 to \$124,999.....	168
\$125,000 to \$149,999.....	133
\$150,000 to \$174,999.....	221
\$175,000 to \$199,999.....	362
\$200,000 to \$249,999.....	1,020
\$250,000 to \$299,999.....	807
\$300,000 to \$399,999.....	814
\$400,000 to \$499,999.....	297
\$500,000 or more.....	295

1990 Census Of Population And Housing Summary Tape File 3A

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AGE
Universe: Persons

Under 1 year.....	212
1 and 2 years.....	643
3 and 4 years.....	581
5 years.....	185
6 years.....	311
7 to 9 years.....	837
10 and 11 years.....	507
12 and 13 years.....	597
14 years.....	256
15 years.....	230
16 years.....	213
17 years.....	271
18 years.....	248
19 years.....	307
20 years.....	388
21 years.....	353
22 to 24 years.....	1,138
25 to 29 years.....	2,037
30 to 34 years.....	2,081
35 to 39 years.....	1,647
40 to 44 years.....	1,596
45 to 49 years.....	1,540
50 to 54 years.....	1,299
55 to 59 years.....	1,362
60 and 61 years.....	504
62 to 64 years.....	828
65 to 69 years.....	1,315
70 to 74 years.....	894
75 to 79 years.....	643
80 to 84 years.....	555
85 years and over.....	571

Appendix E
Figure F-31 Diversity and Simplicity Diagram

Appendix E
Figure F-32 Location and Function Diagram