National Park Service
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Olmsted Center
for Landscape Preservation

Cultural Landscape Report for Bellefield

Home of Franklin D. Roosevelt National Historic Site



"The 'opening down the middle' of the Empire State's robe of agriculture will soon be edged with velvet…
A 'class who can afford to let the trees grow' is getting possession of the Hudson."
– Nathaniel Parker Willis, Letters from Idlewild, Letter V, 1853

Cultural Landscape Report for Bellefield

Home of Franklin D. Roosevelt National Historic Site

Hyde Park, New York

Site History

Existing Conditions

Analysis and Evaluation

Treatment

Prepared by
Kirsten Holder, Historical Landscape Architect

Olmsted Center for Landscape Preservation
National Park Service, Boston, Massachusetts, 2012

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Foreword

Historically Bellefield was the neighboring property to the Roosevelt home. It became part of the Home of Franklin Roosevelt National Historic Site in 1975 when its owner, Gerald Morgan, had the great foresight to anticipate its importance to the Historic Site. He generously donated the mansion and twenty-six acres to the National Park Service and established a conservation easement to protect the northern portion of the property from development impacts. Now, forty years later, the Bellefield property hosts not only the park administrative offices and maintenance facilities, but also the main park entrance and visitor center. Opened in 2004, the Henry A. Wallace Visitor and Education Center serves visitors to both the National Park Service sites and the FDR Presidential Library. We are delighted that Bellefield, so important strategically to the public presentation of these important places, is the subject of a Cultural Landscape Report, the latest in an excellent series of reports prepared for the Roosevelt-Vanderbilt sites by the Olmsted Center for Landscape Preservation.

The report reveals the history of the property with many historic illustrations not previously known to park staff. It recommends treatments that will serve the operational needs of the park while retaining a great deal of historic character on the landscape. Bellefield also contains a hidden gem of a garden designed by Beatrix Farrand that has historic significance in its own right and is becoming better known as a visitor destination with every season. This document will guide the extension of this garden to embrace a wild garden on its perimeter.

Our sincere thanks to the Olmsted Center, particularly Kirsten Holder, Margie Coffin Brown, and Bob Page, for preparing this report. Thanks also to Dave Hayes and the members of the Beatrix Farrand Garden Association for so ably representing the park resources and operations needs during its preparation. This document is sure to provide lasting guidance for the treatment of this critical property.

Sarah Olson, Superintendent
Roosevelt-Vanderbilt National Historic Sites

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This report was a collaborative effort between the Olmsted Center for Landscape Preservation and the Home of Franklin D. Roosevelt National Historic Site with input from the Beatrix Farrand Garden Association. At the Olmsted Center, Kirsten Holder, Historical Landscape Architect prepared the report. Margie Coffin Brown, Historical Landscape Architect, served as the project manager. Historical Landscape Architects John Auwaerter and Stephanie Nelson provided review comments and Director Robert Page provided overall project guidance.

At the Home of Franklin D. Roosevelt National Historic Site, Dave Hayes, Integrated Resources Manager, served as the primary lead and project coordinator, reviewed drafts, and participated in meetings. Anna DeCordova, Horticulturist; Ann Jordan, Chief Curator; Henry Van Brookhoven, Facility Manager; Scott Rector, Chief of Interpretation; Frank Futral, Supervisory Museum Curator; and Dave Cerasaro, Grounds Foreman, participated in meetings, provided park information, and reviewed drafts. Special thanks to Sarah Olson, Superintendent and Carol Kohan, Deputy Superintendent, who provided overall project guidance, participated in meetings, and reviewed drafts.

Anne Cleves Symmes, Director of the Beatrix Farrand Garden Association, provided valuable history of the walled garden, images, and plant identification. Martha Kazelunas, Intern, created an inventory and planting plan of the existing conditions within the walled garden. Kate Kerin, Association Advisor to the Beatrix Farrand Garden Association, provided information on the history of the walled and wild garden. In addition, Eliott Lindsley, a friend of the Morgans, provided information on the appearance of the property in the mid 1900s, including the variety of flowers in the walled garden.

Staff from the National Park Service Northeast Cultural Resources Program also assisted with the report. Elizabeth Igleheart, National Register Coordinator, reviewed draft reports and refined the statement of significance. At the Environmental Design Archives at the University of California, Berkeley, Assistant Curator Miranda Hambro provided access and images from Beatrix Jones Farrand Collection.

INTRODUCTION

Bellefield is part of the Home of Franklin D. Roosevelt National Historic Site, which is located within the town of Hyde Park in Dutchess County, New York, approximately eighty-five miles north of New York City. Set along the eastern bank of the Hudson River, Bellefield is among the oldest extant eighteenth-century river estates in the region. In the latter years of the nineteenth century, Bellefield was one of many estates acquired and embellished by prominent industrialists, financiers, and politicians who enjoyed the picturesque and agriculturally productive region, the ease of transportation to New York City, and associations with influential neighbors. From 1885 to 1969, Bellefield was the home of Newbold and Morgan families. Thomas Newbold, a state senator, and his wife Sarah Coolidge, a descendent of Thomas Jefferson and the daughter of Hon. Thomas Jefferson Coolidge, acquired Bellefield in 1885. Their daughter, Mary Newbold, inherited the property in 1929 with her husband Gerald Morgan Sr., and passed the property to their son, Gerald Morgan Jr., in 1969, who later donated it to the National Park Service. All three generations enjoyed close ties with their neighbors, Franklin and Eleanor Roosevelt.

Over the past century, many estate owners gifted their properties to the government and non-profit organizations to both protect and provide public access to the Hudson River and its cultural heritage. President Franklin D. Roosevelt gifted portions of his adjacent property to the National Archives in 1939 and National Park Service in 1944. Gerald Morgan Jr. donated Bellefield to the National Park Service, and the property was incorporated into the Home of Franklin D. Roosevelt National Historic Site in 1975 based on the intent of preserving the setting of the Home of Franklin D. Roosevelt National Historic Site and adaptively reusing the Bellefield estate for administrative and maintenance operations. More recently, Gerald Morgan Jr. donated his land north of Bellefield to Scenic Hudson in 2011. The most conspicuous feature of the estate is the Federal and Colonial Revival Newbold-Morgan home, built in 1795 and renovated by McKim, Mead & White in 1909–11. The property also includes a walled garden designed by Beatrix Farrand in 1912, a collection of service buildings and structures, a network of pedestrian trails, a variety of native and exotic trees and shrubs, and a small cemetery that dates to the eighteenth century.

The property also includes the Henry A. Wallace Visitor and Education Center, which was constructed in 2003 on a portion of the estate transferred to the National Archives. As a hub for visitors, researchers, and school groups, the

facility is heavily used. Just east of the Wallace Center, hidden within fieldstone walls and hemlock hedges, is the Newbold's walled garden. Rehabilitated by the Beatrix Farrand Garden Association in collaboration with the National Park Service in the mid-1990s, it is now one of the most elegant and well-tended publicly-accessible gardens in the region and celebrated its centennial in 2012. In response to the increased visitation to the property and the educational and recreational opportunities that the site offers, this report presents new scholarship on the Bellefield property and provides treatment recommendations. These recommendations address the walled garden, gardens and orchards west of the home, as well as addressing issues associated with the long term management of the larger Bellefield cultural landscape, including parking, pedestrian circulation, and viewshed rehabilitation.

PROJECT SCOPE AND METHODOLOGY

A cultural landscape report is the primary document used by the National Park Service to inform long-term management and treatment decisions for its historically significant landscapes. The report follows the approach defined in the *Guide to Cultural Landscape Reports: Contents, Process and Techniques* (National Park Service, 1998). This report for the Bellefield cultural landscape is organized into four chapters: site history, existing conditions, evaluation and analysis, and treatment. The first chapter includes a detailed history of the landowners and evolution of the landscape and built features. The second chapter documents existing conditions of the park landscape in 2012. The third chapter contains an analysis and evaluation of the significance and integrity with respect to the park's historic period (1793–1945). The final treatment chapter provides guidance for the long-term management of the landscape. The narrative is supplemented with photographs, maps, diagrams, and period plans. Additional detailed information is included in appendices. The cultural landscape report focuses on the 23.4-acre property containing the Bellefield house and surrounding grounds, but also includes documentation of the adjacent 52.3-acre parcel known as the Rogers land, owned by the National Park Service and the 86.4-acre parcel of Scenic Hudson, donated by Gerald Morgan Jr. in 2011 (Figure 0.1).

Research for this cultural landscape report has been undertaken at a thorough level of investigation, which includes review of all available historical resources including both primary and secondary sources.[1] Primary source materials included construction documents, plans, maps, photographs, and written documentation from the collections of the Home of Franklin D. Roosevelt National Historic Site; the Franklin D. Roosevelt Presidential Library; the Environmental Design Archives at University of California, Berkeley; the New York State GIS Clearinghouse; the Denver Service Center Technical Information



Figure 0.1 Location map and project area for the Bellefield property. The combined Roosevelt-Vanderbilt National Historic Sites is shown in green, the project area for the Bellefield CLR is outlined in red, and Rogers Land and the Scenic Hudson Property are outlined in black (OCLP 2012).

Center; Hyde Park Public Library; the Poughkeepsie Journal; The Hyde Park Townsman; and the Smithsonian Institution Research Information System.

A wealth of secondary source material has been compiled through the work of many researchers over the years relating to the character and history of Bellefield. Sources specific to Bellefield included, but were not limited to, *Historic Structure and Grounds Report, Bellefield Mansion and Estate* (Snell, 1981); *Cultural Landscapes Inventory* (Uschold, 1999); *Historic Plant Inventory for the Bellefield Property, Home of Franklin D. Roosevelt National Historic Site* (Brown and Claeys, 1995); *Cultural Landscape Report for Springwood* (Auwaerter and Curry, 2011); *FDR and the Land: Historic Resource Study for the Roosevelt Estate* (Auwaerter and Sears, 2011); and the park's updated draft National Register documentation (2012). These existing reports provide landscape context, describe extant features, and document the landscape's significance. They also provide a framework for a treatment approach and recommendations.

SUMMARY OF FINDINGS

HISTORICAL OVERVIEW

The site history chapter is organized into six sections corresponding to distinct periods in the development of the Bellefield landscape. The periods are Early History to 1795; Johnston through Rogers, (1795–1885); Newbold Family, (1885–1929); Morgan Family, (1929–1975); and National Park Service, (1975–present). Each section describes the contextual history as well as the site specific history of the Bellefield property. Sections conclude with a summary description that documents the character of the Bellefield landscape at the end of each era. The history is accompanied by historic photographs, diagrams, and period plans that illustrate the detailed condition of the landscape at the end of each period.

Prior to European settlement of the Hudson River Valley, the area that encompasses the Home of Franklin D. Roosevelt National Historic Site and the Bellefield property was inhabited by the Wappinger tribes, who farmed and hunted along the terraces of the Hudson River. In 1609, the Dutch East India Company explored the Hudson River and established the first trading post in the region, which they named New Netherlands. Following English colonization, land speculators purchased and subdivided land between the Hudson River and the Connecticut state line. Speculators retained nine water lots, each a thousand acres, along the Hudson River where they farmed or collected income from the sale of lumber and fur. Water Lot Six included the present-day location of Bellefield.

The Water Lots remained undeveloped until the middle of the eighteenth century when transportation routes and a postal road between Manhattan and Albany triggered development around Hyde Park. Judge John Johnston built the federal-style Bellefield home between 1795–96 (which is the core of the existing Bellefield house), purchased additional land to create a large estate, built a barn and garage, constructed the stone wall along Albany Post Road, and named the property Bellefield. Rail lines extended into upstate New York in 1831 and reached Hyde Park between 1849 and 1851, which enabled a faster transport of goods and public access to New York City. The property passed through several landowners and decreased in acreage until 1885, when Thomas Newbold and his wife Sarah Coolidge purchased the twenty-acre parcel that included the Bellefield house. At that time, Bellefield was one of several prominent estates in Hyde Park along the eastern shore of the Hudson River. The Newbolds occupied the Bellefield house and maintained a close relationship with their neighbors to the south, the Roosevelts. The families along the Hudson River were dedicated to local community organizations and participated in many of the same recreational activities. The Newbolds undertook a number of major improvements to

Bellefield during the first two decades of the twentieth century. These included renovation and expansion of the Bellefield house, and construction of a large garage according to the design of architects McKim, Mead, & White. The Newbolds also hired landscape gardener Beatrix Jones (later known as Beatrix Farrand) to design the walled garden.

Mary Newbold Morgan, who married Gerald Morgan Sr., inherited the Bellefield property from her father in 1929, and lived there with her family during the spring and fall months. The Morgans maintained the gardens and house, purchased additional land from the Rogers and Roosevelt estates to the north (Scenic Hudson property) and west (Rogers Land), and made little significant change to the Bellefield property. Gerald Morgan Jr. inherited the property from his mother in 1969, and donated the land to the National Park Service in several transactions between 1973 and 1975. In 1975 the National Park Service incorporated the property into the Home of Franklin D. Roosevelt National Historic Site and moved the park maintenance facilities and administrative offices to the Bellefield house and service buildings.

EXISTING CONDITIONS

The existing conditions chapter documents the existing (2012) landscape through narrative and graphics. It is based upon field inventory, the most current site surveys and plans, the park's geographic information system (GIS) database, and discussions with park staff about current use pertaining to maintenance, administration, and interpretation. The chapter also addresses the regional context, environmental conditions, and the Hyde Park setting.

Situated south of the village center of Hyde Park, the twenty-four acre Bellefield property is a partially preserved country estate that reflects architectural and landscape design of the early twentieth century. The grounds include the Federal and Colonial Revival Bellefield house, main entrance drive, east lawn areas dotted with mature trees and shrubs, a walled garden, service related buildings and structures, pedestrian walks, and a cemetery. Hidden from the Albany Post Road, the Wallace Center and parking area stand behind the Bellefield house on the western half of the property. Visitors to the Home of Franklin D. Roosevelt and the Wallace Center enter on the new visitor entrance road, FDR Drive, which follows the northern boundary of the property. To the northwest of the house, the service area consists of several buildings and structures including the old barn, old garage, new garage, pump house, water tower, cold frames, and stone house.

ANALYSIS AND EVALUATION

The analysis and evaluation chapter provides an overview of the historical significance of the Bellefield landscape, describes the characteristics and features that contribute to the significance of the landscape, and evaluates the integrity of the historic landscape. Bellefield was administratively listed in the National Register when the National Park Service acquired the property in 1975. It is included in the Home of Franklin D. Roosevelt National Historic Site National Register documentation accepted by the National Register on February 8, 1980. The significance of the Bellefield property was not fully documented, and the boundary of the historic district was subsequently expanded.

According to the updated National Register documentation in progress (Draft, 2012), the Bellefield home, built in 1795–96, renovated in 1850, and again in 1909–11 by McKim, Mead & White, is significant under Criterion C in the area of architecture at the national level for representing the work of the prominent architectural firm. The walled garden, built by the Newbolds in 1912, is also significant under Criterion C in the area of landscape architecture at the national level for illustrating the work of notable landscape gardener Beatrix Farrand. The Bellefield property is also significant under Criterion D, at the state level in the area of Landscape Architecture, for the Greenhouse.

The overall period of significance for the Home of Franklin D. Roosevelt National Historic Site extends from the construction of the Roosevelt Estate and Springwood in 1793, to 1945, the year of Franklin D. Roosevelt's death and installation of his grave monument, and includes a discontinuous date of 1962 for Eleanor Roosevelt's burial in the Rose Garden. The construction of the Bellefield property falls within this period, beginning with the original construction of the house in 1795–96, through the completion of the last major improvement on the property, the construction of Camp Morgan (the Department of Defense communications camp) in 1939.

Despite many changes at Bellefield, the landscape retains historic integrity and conveys its historic significance. All aspects of integrity are evident including location, design, setting, materials, workmanship, feeling, and association. The National Park Service has made changes since the mid-1970s and the National Archives has made changes since the early 2000s, the most significant being the construction of the Wallace Center, but they do not detract from conveying the character of historic resources particularly within the eastern and northern portions of the Bellefield property.

Many landscape characteristics and features from the period of significance remain in the landscape today. Landscape characteristics and features are evaluated using the categories of natural systems and topography (Hudson River

estate landscape), spatial organization (estate organization and landscape areas), circulation (roads, pathways, and parking areas), vegetation (gardens, trees, lawns, and orchards), buildings and structures (Bellefield house, service area buildings, Wallace Center, walls, and built features), views and vistas (views of Bellefield and the Hudson River Valley), small-scale features (headstones, gates, lights, and signs), and archeological sites. Each feature is presented with a description of the Historic Condition, Post Historic and Existing Conditions, and Evaluation to determine the feature's contributing or non-contributing status.

TREATMENT

The treatment chapter describes a preservation strategy for management of the Bellefield landscape. It includes a framework for treatment that establishes a treatment character date and preferred treatment, addresses park issues, and provides an overall philosophy that guides the individual treatment tasks. The intent of this treatment philosophy is to maintain or reestablish many of the domestic qualities of the landscape, as well as accommodate park and visitor needs. The treatment tasks are organized according to landscape character areas including the East Lawn Area, Bellefield House and Grounds Area, Walled Garden, Cemetery and Service Area, and Wallace Center and Parking Area. The narrative guidelines and tasks are supplemented by annotated treatment plans, diagrams, and images.

This *Cultural Landscape Report* will guide park treatment and use of the Bellefield property by outlining a strategy for implementing the direction provided in the 2010 *General Management Plan*. The report will build upon previous report findings and fill existing gaps of information regarding the Bellefield property. Key treatment tasks for the rehabilitation of the Bellefield landscape include resurfacing and narrowing the main entrance drive, reestablishing the pedestrian pathways, planting the wild garden, and interpreting extant structures and features. The treatment for the walled garden and surrounding wild garden has been based on similar projects also designed by Farrand in the region. Without the complete set of plans for the garden, additional analysis suggests elements that she used in other garden designs and may have intended for the Newbold family. Gardens such as the Straight, Paige, and Whitney gardens in New York and the Milliken and Scott garden in Maine provide examples of planting design, natural gardens, lawn, stone pathways, and materials characteristic of Beatrix Farrand designs.

RECOMMENDATIONS FOR FURTHER WORK

This cultural landscape report for Bellefield provides documentation on the overall development of the Bellefield property. Given the scope of the project,

further research could focus on the Rogers land, to the west of Bellefield, which is managed as part of the Roosevelt Estate. Further research could also focus on the Scenic Hudson property, to the north of Bellefield, if the National Park Service acquires the property. This research would result in additional information on the changes in land use, landscape features, and development within these two parcels.

ENDNOTES

1 As defined in the National Park Service *Cultural Resource Management Guideline* (DO-28, 1998), "thorough" means research in selected published and documentary sources of known or presumed relevance that are readily accessible without extensive travel and the promise expeditious extraction of relevant data; interviewing all knowledgeable persons who are readily available, non-destructive investigation, and presenting findings in no greater detail than required by the task directive. *National Park Service, Cultural Resource Management Guideline*, NPS-28, web edition, 11 June 1998, http://www,cr.nps.gov/history/online_books/nps28/28contents.htm, 17–19.

1. SITE HISTORY

This chapter details the evolution of the Bellefield landscape. The history is organized into five periods, beginning with the prehistoric activities in the area and extending up to the present. The focus is on the current Bellefield property, but also addresses the adjoining land that was once within the Bellefield, Rogers, and Roosevelt estates. The early history period, to **1795**, includes the geological processes that formed the Hudson Valley, the use of the area by Native Americans, and the arrival of European settlers. This period extends through the colonial period, when land speculators purchased and subdivided the agricultural and wooded land along the Hudson River, and ends at the conclusion of the American Revolution, when Jacob Bush sold the Bellefield property.

The second period includes the Johnston through Rogers ownership, **1795–1885**, and begins with the construction of the Bellefield house and development of the surrounding estate grounds. The period extends through several property owners with the addition of new buildings and vegetable gardens in the west lawn and the development of neighboring estates in Hyde Park. The third period spans the Newbold family ownership, **1885–1929**, including the renovation by McKim, Mead & White of the Bellefield house, construction of additional support buildings in the service area, and construction of the walled garden south of the Bellefield house designed by Beatrix Jones (Beatrix Farrand). The Newbolds expanded the flower and garden beds in the west lawn and planted trees along the property boundaries and along the main driveways. This period extends to Thomas Newbold's death in 1929 and transfer of the property to his daughter, Mary Newbold. The Morgan family period, **1929–1975,** includes the transfer of ownership from Mary Newbold to her son Gerald Morgan Jr., with minor changes to the house and landscape. This period includes the Morgan ownership, Franklin D. Roosevelt's presidency, and the establishment of the Franklin D. Roosevelt National Historic Site and extends to the Morgan family's donation of Bellefield to the National Park Service. The final period includes the National Park Service management of the property, **1975–present**, and encompasses the renovation of the Beatrix Farrand Garden and construction of the Henry A. Wallace Visitor and Education Center (hereafter, Wallace Center).

The eastern, more developed half of the Bellefield property has evolved from agricultural fields, later into the formal entry of a country estate, and now includes the park administrative building and visitor circulation. The estate retains the historic home and walled garden, which conceal the new visitor center, parking

areas, and access roads from Albany Post Road. The majority of the buildings and structures that were present during the historic period still exist. To the west, the Rogers Land was early on part of the Bellefield estate before the Newbold period, retains much of its natural character. Pedestrian trails and dirt roads, built during the historic period, remain intact alongside stone walls and bridges.

EARLY HISTORY TO 1795

PRE-CONTACT HISTORY

Shifts in the tectonic plates, about 250 million years ago during the Alleghenian orogeny, formed the Appalachian Range through present day New York State. During the Wisconsin Glacial Episode that began 110,000 years ago, the glacier retreated north from the Terminal Moraine on Long Island and left moraines, or glacial debris, across the region. Between 17,000 and 18,000 years ago the glacier further retreated to the Hudson Highlands where it sculpted several mountains and moraines in present-day Dutchess County.

At the end of the Wisconsin Glacial Episode when the glacier began its permanent retreat around 10,000 years ago, the region was cool and moist and mid elevations in the Hudson Valley contained beech forests.[1] As the temperature warmed, between 4,000 and 5,000 years ago, American chestnut (*Castanea dentata*), chestnut oak (*Quercus montana*), red oak (*Quercus rubra*), white oak (*Quercus alba*), black oak (*Quercus velutina*), and red maple (*Acer rubrum*) were the predominant forest species. The glacial meltwater collected and formed Lake Albany in the Hudson lowlands. As Lake Albany retreated to the present day banks of the Hudson River, cooler conditions allowed the beech-maple forest to dominate once again.[2]

The Hudson River originated in the Adirondacks region and flowed south through Troy, New York, where the river transitioned to an ecologically rich estuary that extended to New York Harbor.[3] The retreating glacier left behind two terraces along the banks of the Hudson River—the river valley terrace, which contained alluvial deposits that were well-suited for agriculture, and the upper terraces above the rocky outcroppings, where the land was better for grazing.[4] The Bellefield property and Albany Post Road lie within this lower terrace.

In the early seventeenth century, the Hudson River was home to the Algonquian speaking Wappinger tribe. At that time, the Wappingers had lived in the region for thousands of years in small villages along the terraces as well as on the banks of the east side of the river. Each village consisted of between six hundred and eight hundred individuals who grew maize and squash, and also hunted and gathered. The villages were located near Wappingers Falls, in the southern part of Dutchess

County, and their camps and trails existed along the Hudson River.[5] Bellefield lies within the Wappinger's homeland and was likely used for agriculture or hunting due to its rich soil deposits and proximity to the river.

COLONIAL SETTLEMENT

In 1609, the Dutch East India Company hired English navigator Henry Hudson to take the first European trip up the Hudson River, opening trade and European settlement along the river. Hudson began his trip in the New York harbor, spent nights in the lower and mid-Hudson River, and sent boats as far north as the confluence of the Mohawk River, north of Albany. Hudson and his crew likely encountered members of the Wappinger tribe and sailed past the future site of Bellefield.[6] After this expedition, the Dutch established New Netherland, which included a series of towns and trading posts that relied on fur trade. The settlers introduced their agricultural practices, but the area that would become Bellefield remained unsettled. The trading post and demand for farming land displaced many of the Native American groups and created conflict between the Dutch and the tribes in the 1630s and 1640s. The two groups negotiated a peace treaty in 1645, although the Wappinger tribe subsequently became increasingly fractured.[7]

In 1664 the English took control over the Dutch colony and the provincial governors distributed land grants to help protect their territory from the threat of French invasion. Despite English rule, the Dutch culture persevered in the region for centuries.[8] In addition to early British and Dutch settlers, small numbers of German Palatines, French Huguenots, and Belgian Walloons lived in the region.[9] English and Dutch landowners managed large parcels of agricultural land, which were typically maintained by tenant farmers or slaves. By 1714 the first census for Dutchess County reported 30 slaves out of a total population of 447. Landowners on the Hudson River with slaves included wealthy families such as the Livingstons, Schuylers, and Van Cortlandts.[10]

During the late seventeenth and early eighteenth centuries, the British government issued crown grants or patents to land speculators in an effort to encourage settlement. In 1697, nine British land speculators purchased approximately 149,000 acres known as the "Great Nine Partners Patent" between the Hudson River and the Connecticut state line and from present-day Poughkeepsie to Crum Elboogh Creek, later known as Crum Elbow Creek, in Hyde Park village.[11] Many landowners settled along the Hudson River and along Crum Elbow Creek, which flows through the present day Vanderbilt Mansion National Historic Site to the Hudson River. The partners received income from fur and lumber resources on an equal basis. In preparation to sell the land in 1699, the partners subdivided the entire patent area into thirty-six lots. Within this total land area, they created nine properties along the Hudson River, which they retained, and named Water

Lots One through Nine. Each partner received one Water Lot that included approximately one thousand acres east of the Hudson River. The Water Lots were the most valuable land because the river served as the primary transportation route to New York City.[12]

Landowners of Water Lots One through Nine from south to north, included Henryck TenEyck (Water Lot One), Lt. Col Henry Filkins (Water Lot Two), Major Augustine Graham (Water Lot Three), James Emmot (Water Lot Four), John Aertson (Water Lot Five), William Creed (Water Lot Six), David Jamison (Water Lot Seven), Caleb Heathcote (Water Lot Eight), and Jarvis Marshall (Water Lot Nine) (Figures 1.1 and 1.2). Bellefield and the Rogers Land are situated on Water Lot Six and the Scenic Hudson property is on Water Lot Seven.

Overland transportation routes also spurred development in Hyde Park in the eighteenth century, and families moved from New York City and Connecticut to the growing area. The Colonial Council of New York passed a bill in 1703 that allowed for the construction of Albany Post Road from King's Bridge in Westchester County, New York, north to Albany, New York, which increased settlement and travel along the corridor. By 1722, the Albany Post Road was complete through Dutchess County, though its route would later shift slightly west.[13] In the early eighteenth century, about half a dozen families lived in Dutchess County, and most of the land was under private ownership.[14] Concentrated European settlement in Dutchess County began in 1715 when Samuel Staats purchased part of the Pawling's estate in the northern part of the present Town of Hyde Park.[15] The first hamlet, "Stoutenburgh," the present village center of Hyde Park, contained a river landing, houses, grain mills, and agricultural businesses.

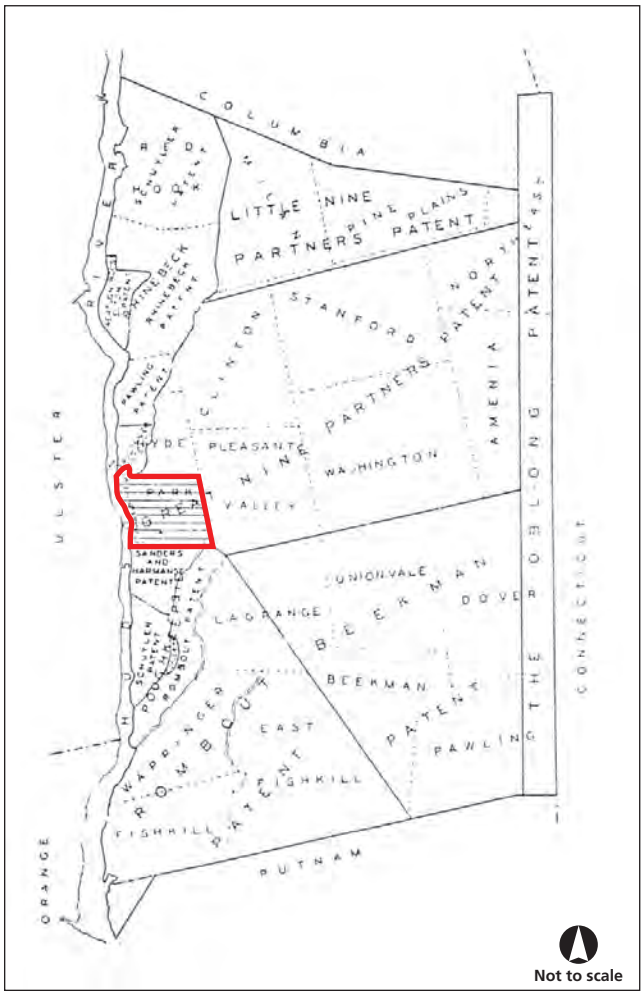


Figure 1.1. Great Nine Partner's Patent Map, 1734. The Partners owned parcels along the Hudson River, shown in red, and throughout present day Dutchess County (ROVA Archives, annotated by OCLP).

During the late eighteenth century, Hyde Park retained a small population with two schools, and two churches built by local Quakers and a Dutch Reformed group. Hyde Park contained four landings on the waterfront, built during the eighteenth century. The surrounding region continued to grow and in Dutchess County the population increased from 400 to 40,000 people between 1714 and 1790.[16] By 1772, the British established a postal rider service to transport mail between Albany and Manhattan and by 1785 a stagecoach route for passengers and mail connected the two cities through Hyde Park. During the American Revolution, residents were divided as National Empire

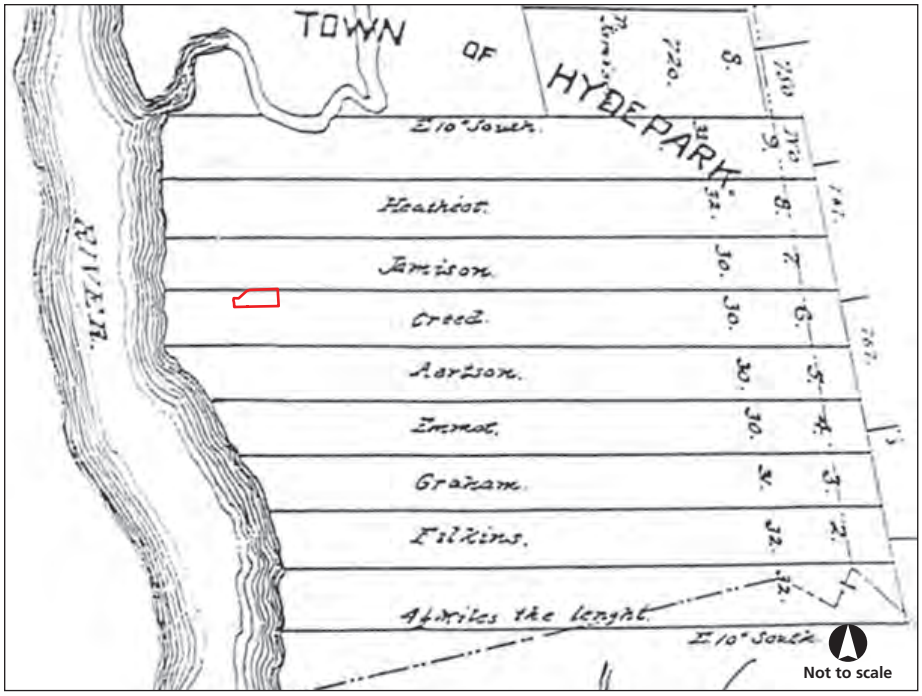


Figure 1.2. Great Nine Partner's Water Lot Map, 1734. The Partners retained nine Water Lots along the Hudson River. Present day Bellefield is outlined in red (ROVA Archives, annotated by OCLP).

Loyalists (or Tories) and Patriots (or Whigs), while the Quaker settlement in the eastern section of town remained neutral.[17]

Following the American Revolution, agricultural practices along the Hudson Valley were transformed as farmers grew wheat, hay, and other agricultural products for the New York City markets. Improved technology, use of water for power, and more efficient machinery resulted in an increase in production. Building materials and food were transported to merchants in New York City.

WATER LOT SIX AND HYDE PARK

William Creed, a lawyer from Long Island, chose not to develop Water Lot Six and in 1717 he passed the undeveloped lot to his grandchildren, Augustine and William Creed. Augustine inherited the northern half of the lot (current site of Bellefield), and William inherited the southern half (current site of Springwood). In 1740, Augustine Creed sold the six hundred-acre northern half of Water Lot Six to Anthony Yalverton from Poughkeepsie, who in turn sold the property to Daniel Devoe, a yeoman from Westchester County in 1742.[18]

In the next decade, Daniel Devoe sold the six hundred acre northern half of Water Lot Six and Water Lot Five to Charles Crooke, a lawyer from New York City.[19] The Crooke family built their house in 1750 on Water Lot Five, (south of present day Springwood). The Crookes called their property Krom or Crooked Elbow and used the land on Water Lots Five and Six for agriculture. While the Crooke family did not build a house on Water Lot Six, the property was known as the "Old House Lot," which suggests that there may have been a building or

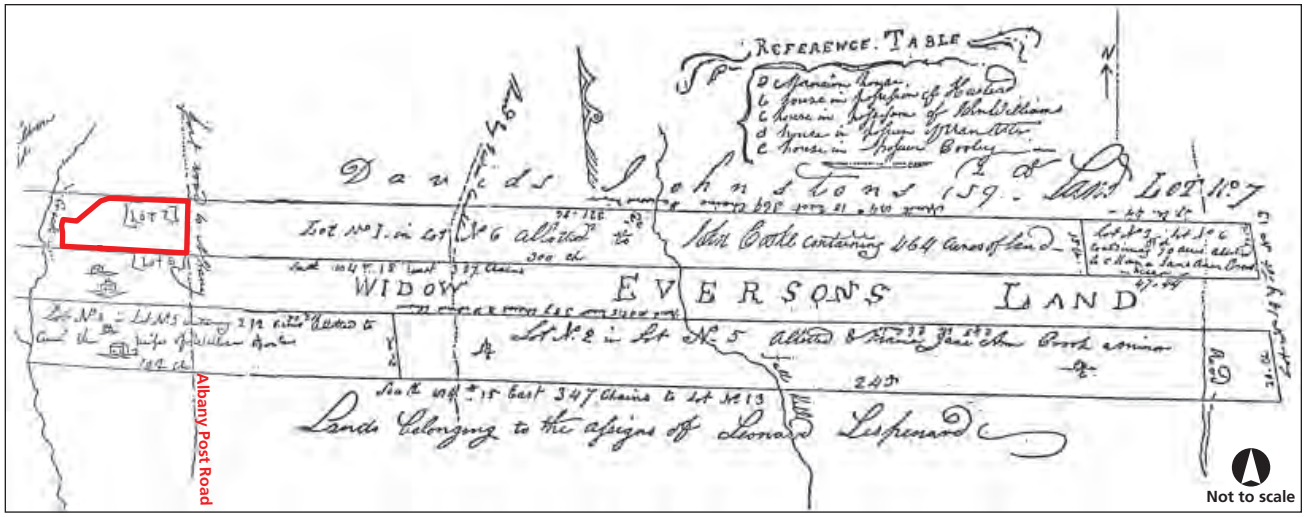


Figure 1.3. Survey Map of Water Lots Five, Six, and Seven, 1793. Map showing Crooke family ownership two decades after Charles Crooke's death. Annaka Crooke owned Water Lot Five. Widow Everson owned the southern portion of Water Lot Six. John Crooke owned the northern portion of Water Lot Six, which was the future site of Bellefield and outlined in red. David Johnston owned Water Lot Seven (ROVA archives, annotated by OCLP).

structure on the property prior to 1751.[20] They established a cemetery in the northern half of the lot, (on the current Bellefield property), next to the river road (later known as the stone cottage road).[21] At his death in 1763, Charles Crooke Sr. left Charles Jr. what he described as, "all that part of my lands in Dutchess County, at a place called by the name of Krom, or Crooked Elbow, on the east side of Hudson River, being twenty chains wide in Lot Five, and fifteen chains wide in Lot Six, along the river, and running back into the woods about four miles to the rear of said lots."[22]

Charles Crooke Jr. passed away in 1772 and his wife, Jannitje Van Valkinburg, and the couple's children, Charles, Annaka, and John, inherited the land (Figure 1.3).[23] John Crooke inherited 464 acres of the northern portion of Water Lot Six, which included the Crooke family cemetery, and Annaka Crooke inherited and lived on Water Lot Five.[24] In 1793, John Crooke sold 175 acres of the northwestern half of Water Lot Six, the future site of Bellefield, to Jacob Bush (Figure 1.4).[25]

John Everson, owner of the southern portion of Water Lot Six, died in 1772 and his widow inherited the property. She gave the southern portion of the lot to her nephews, John and Cornelius Ray.[26] Between 1780 and 1793 the brothers built a tenant farmhouse, the present core of the Springwood house, and outbuildings on the west side of Albany Post Road as many of the river lot properties were divided between the riverside and upland lots.[27]

LANDSCAPE SUMMARY, 1795

In 1775, as illustrated in Drawings 1.1 and 1.2, the landscape that encompassed the future site of Bellefield contained agricultural fields that extended between the upper terraces above Albany Post Road and forested areas near the Hudson River. The Wappinger tribe had most likely cleared and cultivated land along the upper terraces of the Hudson River that European settlers later used for agriculture.

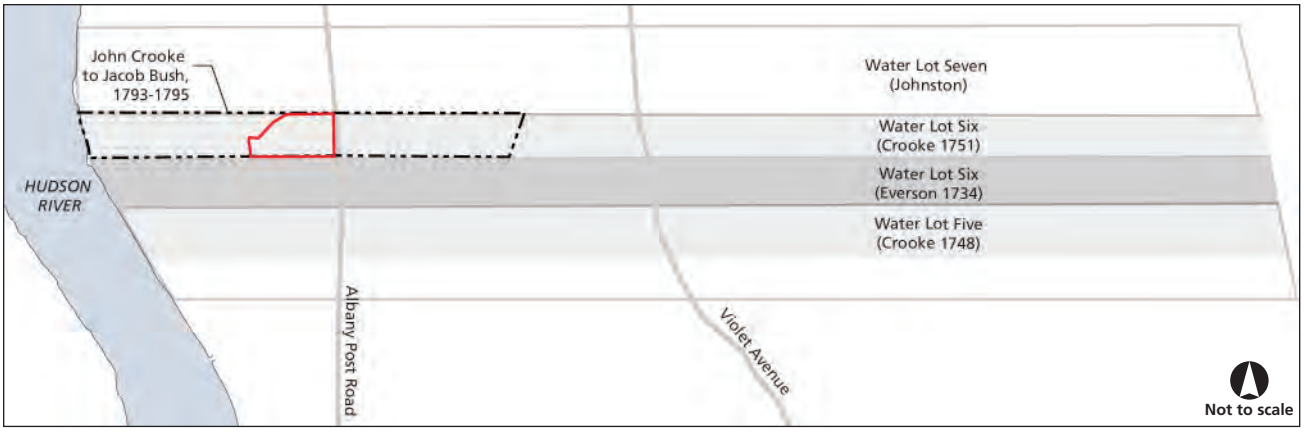
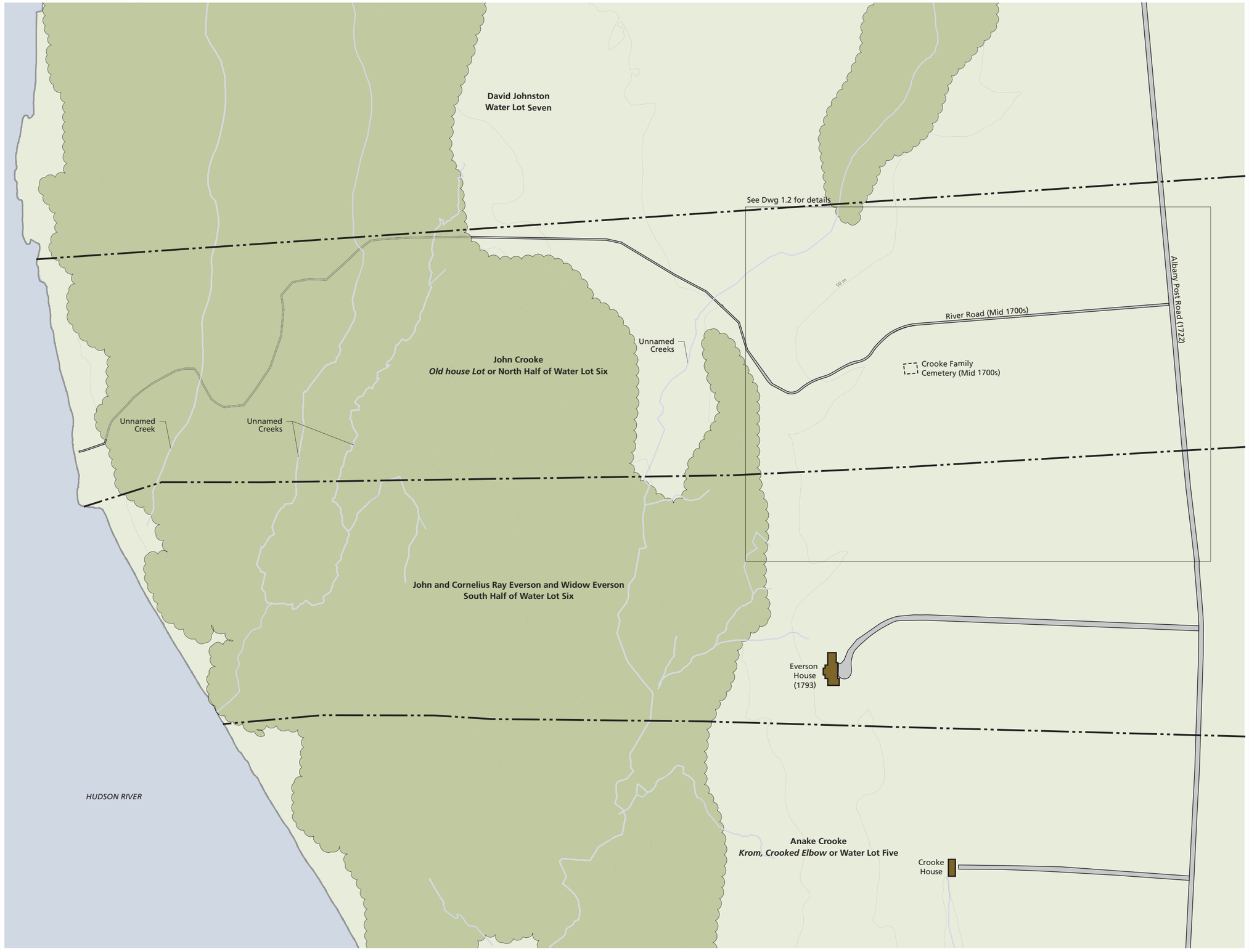


Figure 1.4. Bush property, 1793. Jacob Bush purchased 175 acres from John Crooke in 1793. The future site of Bellefield is outlined in red (OCLP, based on 1793 Survey of Water Lots).

The topography of the Water Lots, including the property initially owned by the Crooke family that was subdivided, sloped down from the flat terraces along Albany Post Road to the Hudson River. The Maritje Kill and four unnamed creeks ran northeast to southwest through the Water Lots toward the Hudson River. Water Lot Five (owned by Annaka Crooke), Water Lot Six (owned by the Everson family), and Water Lot Seven (owned by David Johnston), extended from the terraces above Albany Post Road to the Hudson River.

Transportation expanded with the construction of Albany Post Road, completed by 1722 within Dutchess County, ran north to south and connected Albany to the King's Bridge in Westchester County. Landowners of the water lots built smaller east to west dirt and gravel roads off of Albany Post Road to access their homes and the Hudson River. Within the future Bellefield property, a river road (later stone cottage road) ran west from the Albany Post Road, near the Crooke family cemetery, and continued down to the bank of the Hudson River. Vegetation along the east bank of the Hudson River likely consisted of a beech-maple and oak forest on the steeper terrain and agriculture fields within the flat terraces.

The land that contains the current site of Bellefield remained undeveloped prior to 1795 with the exception of the Crooke family cemetery and river road. Early deeds suggested the presence of a structure with reference to the "Old House Lot," however, no documentation exists on such a building. By 1795, nearby houses included the Everson house stood on the southern portion of Water Lot Six, which was owned by John and Cornelius Ray, and the Crooke house, owned by Annaka Crooke, stood on the northern portion of Water Lot Five. Views across the Hudson River to the Hudson highlands may have existed and users of the Albany Post Road would have viewed the early estates on Water Lots Five and Six.



Cultural Landscape Report

Bellefield
Home of Franklin D. Roosevelt National Historic Site
Hyde Park, NY

Early History to 1795

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. Great Nine Partner's Patent Map, 1734
2. Survey Map of Water Lots Five, Six, and Seven, 1793

DRAWN BY

Kirsten Holder, AutoCAD 2011 and Illustrator CS5

LEGEND

- Building
- Presumed wooded area
- Paved/unpaved vehicular circulation
- Fields
- Water body
- Property line
- 10 Meter contour

NOTES

1. All features shown in approximate scale and location.
2. Plan shows landscape in 1795.
3. Estate boundaries and topography along Hudson River are approximate.
4. Features outside of the Bellefield area are approximate.
5. Due to lack of documentation, this plan does not show features removed during the period.

0′ 100′ 200′ 400′ 800′

Drawing 1.1



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SOURCES

1. Great Nine Partner's Patent Map, 1734
2. Survey Map of Water Lots Five, Six, and Seven, 1793

DRAWN BY

Kirsten Holder, AutoCAD 2011 and Illustrator CS5

LEGEND

- Presumed wooded area
- Paved/unpaved vehicular circulation
- Fields
- Water body
- Property line
- 1 Meter contour (54 m)

NOTES

1. All features shown in approximate scale and location.
2. Plan shows landscape in 1795.
3. Features outside of the Bellefield area are approximate.
4. Due to lack of documentation, this plan does not show features removed during the period.

0′ 75′ 150′ 300′

Drawing 1.2

JOHNSTON THROUGH ROGERS, 1795–1885

After the United States became an independent country, the new nation struggled to establish a stable economy, and land development and construction of transportation routes along the Hudson River were also unsteady. Throughout the eighteenth and nineteenth centuries, landowners and business owners along the Hudson River flourished and then declined due to drops in the stock market, crop failures, and unsuccessful railroad ventures.

The population of Hyde Park and Dutchess County increased as more families from New York City purchased summer houses and moved to the region in search of a rural lifestyle. The village of Stoutenburgh became known as Hyde Park in 1812, the namesake of the adjoining estate (present site of the Vanderbilt Mansion), which was owned by Dr. John Bard. Hyde Park was part of the Town of Clinton until 1821, when it was established as its own town.

In 1795 Jacob Bush, the owner of the northwestern half of Water Lot Six, sold the 175-acre parcel to John Johnston, a local judge and gentleman farmer from Clinton. Johnston built the Bellefield house and quickly developed his property into a large river farm that was typical for the Hudson Valley in the mid-eighteenth century. By 1820, Johnston was forced to sell Bellefield due to financial hardship. The lot was purchased by William Henderson, then by Ephraim Holbrook, and then by James Boorman, who sold a portion of the lot to his daughter and son-in-law, Mary and Josiah Wheeler in 1845. The Boorman and Wheeler families lived adjacent to one another until 1866 when the Wheelers sold Bellefield to Dr. Francis U. Johnston. The property then passed through several owners including Henry Coggershall, Allison Butts, Anne Livingston, and Archibald Rogers prior to 1885.

Following the American Civil War, commercial businesses grew in Hyde Park as the sturgeon and caviar industry expanded during the 1870s. This quickly led to the establishment of businesses that produced related products such as medicinal oil, dried fish, and fresh fish. Secondary industries also emerged such as ice harvesting and specialized tool production. The population of the Town of Hyde Park grew slowly and reached 2,800 people by 1880.[28]

HUDSON RIVER ESTATES

The estates along the east bank of the Hudson River embody a variety of architectural styles that reflect their changes in operation from their early development as agricultural enterprises to their later use as country estates for wealthy landowners. Several large manors along the east side of the Hudson River were originally built for income production and their location on the flat terraces took advantage of the rich agricultural soils. The estates were developed in the

water lots to the north and south of Bellefield. The estates to the north extending into Columbia County are now part of the Hudson River Historic District.[29] Along the Hudson River, wealthy landowners in the mid-eighteenth century such as Robert Livingston Jr. held a country seat and leased farms within his Clermont Estate that contained farm buildings, tenant compounds, and animal houses. By the late-eighteenth century, around the time of Bellefield's construction, landowners built new houses that reflected interest in classical architecture and emphasized innovation and often contained designed garden areas and pleasure grounds.

Development in the nineteenth century was influenced by an appreciation of nature, based on the principles of the Romantic Movement. During this period, architects and designers renovated or rebuilt existing buildings, added new buildings, and re-established more natural landscapes. At the same time, artists of the Hudson River School emphasized natural or unspoiled beauty in their landscape paintings and created scenes from nature to evoke a spiritual state. Painters were influenced by the Romantic style and portrayed the peaceful coexistence of humans and the pastoral setting. They often enhanced natural scenery and combined multiple features to create an exaggerated landscape. Thomas Cole, and later Frederic Edwin Church, painted dramatic landscape scenes of mountains, rivers, lakes, trees, and hillsides in the Hudson Valley. Ultimately, their paintings sparked travel, tourism, and development in these scenic areas.

Similar to the landscape painters, landscape designers in the mid-1800s incorporated garden features inspired by nature and designed circulation systems with vantage points of the surrounding scenic landscape. Andrew Jackson Downing published *A Treatise on the Theory and Practice of Landscape Gardening* in 1841, which included general principles for landscape design and vegetation layout for country residences. In his treatise, Downing depicts the picturesque views in the Hudson Valley:

> There is no part of the Union where the taste in Landscape Gardening is so far advanced, as on the middle portion of the Hudson. The natural scenery is of the finest character, and places but a mile or two apart often possess, from the constantly varying forms of the water, shores, and distant hills, widely different kinds of home landscape and distant view.[30]

Similar to the composition of a landscape painting, Downing laid out scenes in the landscape that included elements and features in the foreground, middle ground, and background. His treatise was widely read and its principles adopted by wealthy individuals from cities, who were attracted to country estates in the Hudson Valley. While there is no direct link between Downing and the

Bellefield property, Boorman's Italianate renovations of the house during the mid-nineteenth century and the opening of the framed view to the highlands on the west side of the Hudson River was evident. Writer Nathaniel Parker Willis described the transformation of the Hudson River Valley in a letter written in 1853 from his home in the Hudson Highlands:

> The 'opening down the middle' of the Empire State's robe of agriculture will soon be edged with velvet, and, for its common cloth, we must look to the sides and skirts, broad back and towering shoulders. A 'class who can afford to let the trees grow' is getting possession of the Hudson; and it is at least safe to rejoice in this, whatever one may preach as to the displacement of the laboring tiller of the soil by the luxurious idler. With bare fields fast changing into wooded lawn, the rocky wastes into groves, the angular farmhouses into shaded villas, and the naked uplands into waving forests, our great thoroughfare will soon be seen (as it has not been for many years) in something like its natural beauty. It takes very handsome men and mountains to look well bald.[31]

Landowners with an interest in the picturesque were likely attracted to the beauty of the Hudson River Valley. Growing industrialization and urbanization in the cities contrasted to the river estates and open landscape of rural areas. Much of the agricultural land remained along the Hudson River Valley through the eighteenth and nineteenth centuries with farms, pastures, and managed forests despite the increase in large estates. This land was typically owned and managed by wealthy landowners with individual farmers who leased the land.

CONSTRUCTION OF BELLEFIELD

In 1795 Jacob Bush sold 175 acres of the northwest part of Water Lot Six to John Johnston who named his property "Bellefield"—a name that would persist through a half dozen successive owners. Johnston was the grandson of David Jamison, one of the original Nine Partners and owner of Water Lot Seven. Johnston was married to Susannah Bard, daughter of Dr. Samuel Bard, who was another prominent landowner to the north of Bellefield.[32] The Johnstons built a sixteen-room Federal style house near Albany Post Road along with the main entrance drive that connected Albany Post Road to the house. Their land excluded the fifty square-foot Crooke family cemetery that sat at the edge of the wooded area, which was still owned by descendants of the Crooke family. The house, as originally designed, remains the core of the present day structure and the main entrance drive remains in its original location. While some of his neighbor's homes, including the Everson house, were at the edge of the terrace overlooking the Hudson River, the Johnstons located their home in the middle of the flat terrace, closer to the road. The tree-lined horseshoe-shaped main entrance drive looped from the road, to the front entrance of the Bellefield house, and back to the road. Within the main entrance drive, a third pathway or drive likely connected

the Bellefield house directly to Albany Post Road.[33] The house and front yard could be clearly viewed from Albany Post Road. Behind the Bellefield house, the Johnstons likely built a barn (currently known as old barn or yellow barn) that stood directly north of the cemetery. The barn was seventy feet long and twenty-two feed wide, had two stories with three stalls and two rooms on the first floor, and one large room on the second floor. The barn was likely used for agricultural purposes.[34] Between the house and the service area, they likely laid out a gravel pathway, gardens, and a cistern that supplied water to the residence.

Between 1795 and 1820 the Johnstons purchased a total of 332 acres of the lot between Maritje Kill and the Hudson River. [35] These acquisitions included eighty-one acres in 1799 and seventy-six acres in 1811 in the southern portion of the lot from the Everson family, including the house (Springwood). In addition, the Johnstons inherited three hundred acres to the north of Bellefield on Water Lot Seven from his father David Johnston in 1809.[36] Soon after, the Johnstons purchased additional farmland from the Everson family and built a small complex of farm buildings east of Albany Post Road, near the Everson property line.[37]

Following an increase in use, Albany Post Road was moved slightly west of its original alignment in 1807. Following realignment, Dutchess County renamed the road the Highland Turnpike and converted the stretch between Poughkeepsie and Hyde Park to a toll road.[38] After the road was resurveyed and rebuilt, Johnston constructed a stone wall along the west edge of Albany Post Road.

In the early 1800s Johnston began to lead a more public and expensive lifestyle. In 1807 he was appointed presiding judge of the Court of Common Pleas of Dutchess County and in 1811 he served as a vestryman of St. James Episcopal Church in the village of Hyde Park. To support his family's lifestyle and extensive landholdings, Johnston sought an additional source of income. Samuel Bard, Dr. John Bard's son and Johnston's father in law, recommended that he invest in Merino sheep. Samuel Bard believed that "[the raising of Merino sheep] is the softest, easiest and most pleasant way of making a fortune."[39] Johnston may have built stone walls west of the Bellefield house to serve as pasture fences to contain his sheep herds. In 1813 Johnston invested heavily in merino sheep, but in 1815 disease killed much of his flock. Unable to pay for his debts, he resigned as judge in 1817 and formed a law partnership with Jacob Van Ness in Poughkeepsie.[40] Three years later, Johnston was appointed clerk of the Court of Dutchess County and was elected as town supervisor for Hyde Park.[41]

The Johnstons sold the Bellefield property with the two homes, Springwood and Bellefield, in 1820 to William Henderson, who owned the property for five years. Henderson was a merchant and member of the Committee of Supervisors for the Tontine Coffee House from New York City. As part of the sale, Henderson agreed to pay off two mortgages on the southern half of the lot. Henderson passed away

in 1825 and his heirs sold the 405-acre property to Ephraim Holbrook, a merchant from New York City.[42] Holbrook also purchased part of Water Lot Seven. Similar to Johnston, Holbrook was involved in several public roles within Hyde Park including vestryman of the St. James Episcopal Church and tax assessor.[43]

ECONOMIC AND TRANSPORTATION DEVELOPMENT

Before the Erie Canal opened in upstate New York in 1825, the primary crop in the Hudson Valley was grain. Once merchants were able to transport grain from other areas of New York on the canal, farmers in the Hudson Valley transitioned to other forms of agriculture such as dairy farming. The Mohawk and Hudson Railroad, one of the first segments of railroad in New York, was chartered in 1831 to connect Schenectady to Albany. The Hudson River Railroad, which followed the east side of the Hudson River, was constructed through Hyde Park between 1849 and 1851. With the opening of the railroad lines, passengers were able to access upstate New York faster than by steamboat, which enabled farmers to sell milk and other perishable items to the growing metropolis.[44] Hyde Park developed as a resting point for travelers going between New York City and points north and west with accommodations and restaurants.

The financial panic of 1837, which depressed the American economy for six subsequent years, likely contributed to the sale of the Bellefield property in 1843. During that time, high inflation throughout the country resulted from the increase in the price of land, state debt from large infrastructure projects, an increase in exports, and crop failure. In Dutchess County, every bank closed in 1837, and while most of the population slowly recovered, many of the banks failed and changed owners.[45] The railroad company built a train station in Hyde Park village in 1851, which received regular passenger service. Development became more concentrated within Hyde Park village. As the community grew, new public buildings were built including a large school in 1829 that was expanded in 1869, a Methodist church in 1829, a Baptist church in 1844, a Catholic church in 1862, and a new building for the Episcopal church in 1858.

In 1843, Ephraim Holbrook sold the 405-acre Bellefield property, which included land in Water Lot Six and part of Water Lot Seven, to James Boorman, an export merchant and president of the Hudson River Railroad. James Boorman and his wife, Mary Wells Davenport, owned two houses in New York City and purchased Bellefield as their country estate. In 1845 Boorman sold one hundred acres of the southern half of the lot to his daughter and son in-law, Mary and Josiah Wheeler, which included the Springwood home, where Franklin D. Roosevelt was later born. Boorman owned the land between the Hudson River and Albany Post Road and Wheeler owned the land between the Hudson River, past Albany Post Road and to the Maritje Kill. Houses were dispersed along the west side of Albany Post

Road with farmland on both sides of the road and farmsteads on the east side of the road.

The Boorman and Wheeler families lived adjacent to one another from 1845 to 1866. The Boormans made several changes to Bellefield around 1845 including the first significant remodel of the house, updating the romantic Italianate style. During the remodel they removed the Federal-style cornice from the eaves and replaced it with a flat-bracketed cornice, built a porch at the entrance, built a one-story veranda around the exterior of the house, installed French doors, and moved some of the interior walls to create larger bedrooms and another upstairs bathroom.[46] The Wheeler family also remodeled their house in the 1840s. They added Italianate-style features, including a three-story tower, cross gables, chimneys, cornices, arched windows, and a new porch.

The families shared use of the stone cottage road and the farm on the east side of Albany Post Road that had been built by the Johnstons. The Boorman family planted flower and vegetable gardens between the house and the cemetery and renovated the barn by adding board and batten siding in the mid-nineteenth century. The Boormans were likely the builders of a carriage house, which stood east of the old barn. In addition, the Boormans likely built a greenhouse, which appears on an 1867 map, southwest of the house (Figures 1.5 and 1.6). The greenhouse likely contained button and peg production materials because modified bones were found during archeological digs in 2004.[47]

AGRICULTURE AND DEVELOPMENT

Boorman died in 1866 and his daughter Mary Wheeler sold the 131-acre Bellefield property to Dr. Francis U. Johnston, from Cooperstown, New York, and the grandson of Judge John Johnston, who built the Bellefield house in 1795.[48] Around the same time, Timothy Bracken acquired the Bellefield farm on the east side of Albany Post Road from Mary Wheeler. Dr. Johnston owned the Bellefield property for five years before he sold it to Henry Coggershall, a merchant from New York City in 1879.[49] After Henry Coggershall passed away, his widow encountered financial difficulty and Allison Butts, a referee appointed by the Superior Court of New York, sold Bellefield at public auction to Anne Livingston, of New Brighton, New York, in 1883.

Archibald Rogers, a financier from New York City, purchased the land to the north of Bellefield from the heirs of Elias Butler in 1883 and two weeks later he purchased the 131-acre Bellefield property from Anne Livingston.[50] Similar to other estates, Archibald built a house on the west side of Albany Post Road about a mile north of the Bellefield house, close to Hyde Park village, and reserved the western rocky terrain near the Hudson River for trails, roads, recreation, and managed woodlands. Rogers built Bellefield cottage (today known as the

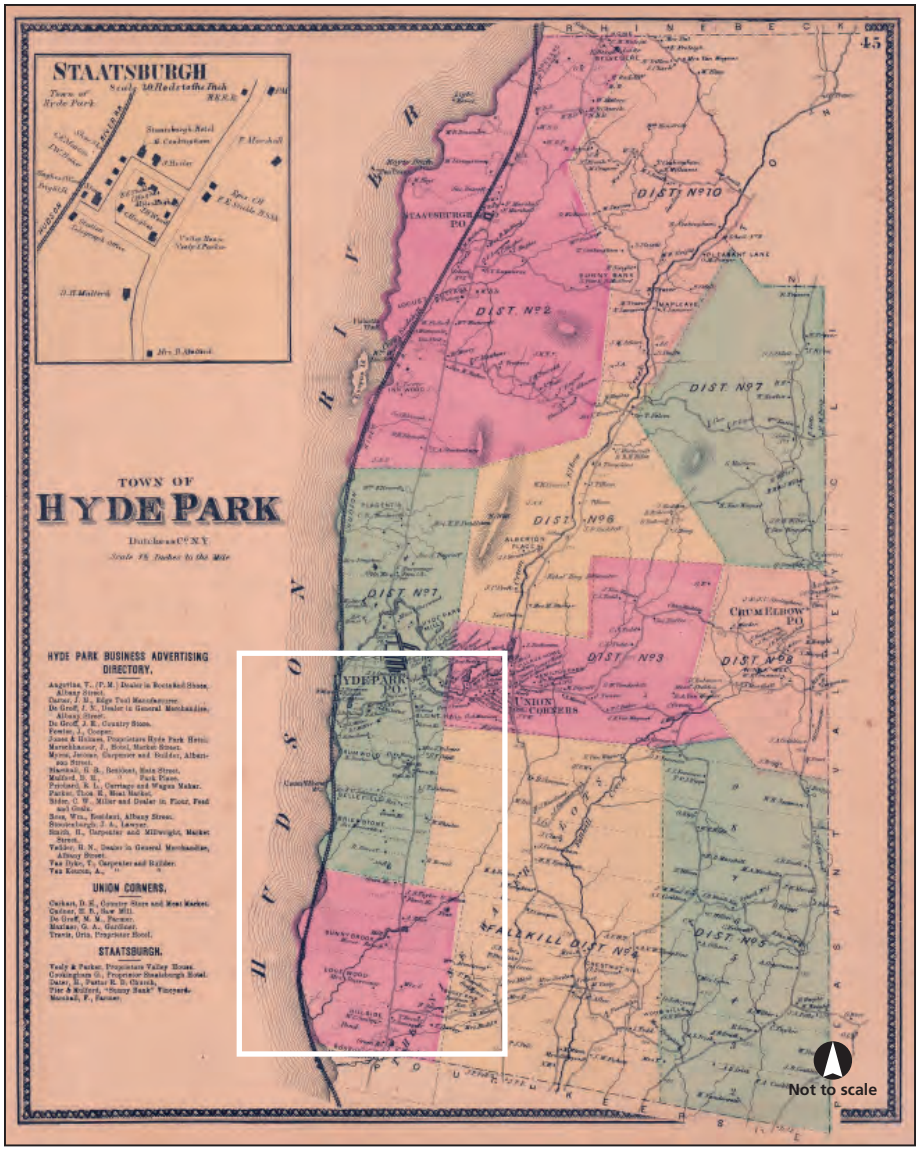


Figure 1.5. Beers Atlas Map of Town of Hyde Park, 1867. The area within the white box is shown in more detail in Figure 1.6 (Frederick Beers, Atlas of New York Vicinity from Actual Surveys, New York, 1867, plate 45, annotated by OCLP).



Figure 1.6. Enlargement of Beers Atlas Map of Hyde Park, 1867. Dr. Johnston's estate shows the Bellefield house (marked by the red arrow), the main entrance drive, two greenhouse structures, labeled "Green Ho.," and a building near the railroad. "Crumwold" owned by Butler sits to the north and "Brierstone" owned by Roosevelt sits to the south (Frederick Beers, Atlas of New York Vicinity from Actual Surveys, New York, 1867, plate 45, annotated by OCLP).

McLoughlin house) adjacent to the stone cottage road. Rogers likely built the fish pond and the stone bridges as part of his development of the lower portion of the property. Between 1883 and 1901 Rogers purchased several additional agricultural properties on the east side of Albany Post Road.[51]

In 1867, Mary Wheeler sold the house on the west half of her property to James Roosevelt, who renamed the estate "Springwood." The Bellefield and Springwood estates remained separate, but closely connected by the estates road and by their proximity. Beginning in 1868, the Roosevelts acquired additional land to the south that provided them with access to the river and agricultural land.[52] They constructed a new river road, a larger boathouse, stone bridges, and a cottage overlooking the Hudson River. The Roosevelts dammed a creek on the south portion of their property and built a pond, which served as the family's water and ice supply. They managed the forests for aesthetic and recreational purposes by clearing the understory brush and removing downed trees.[53]

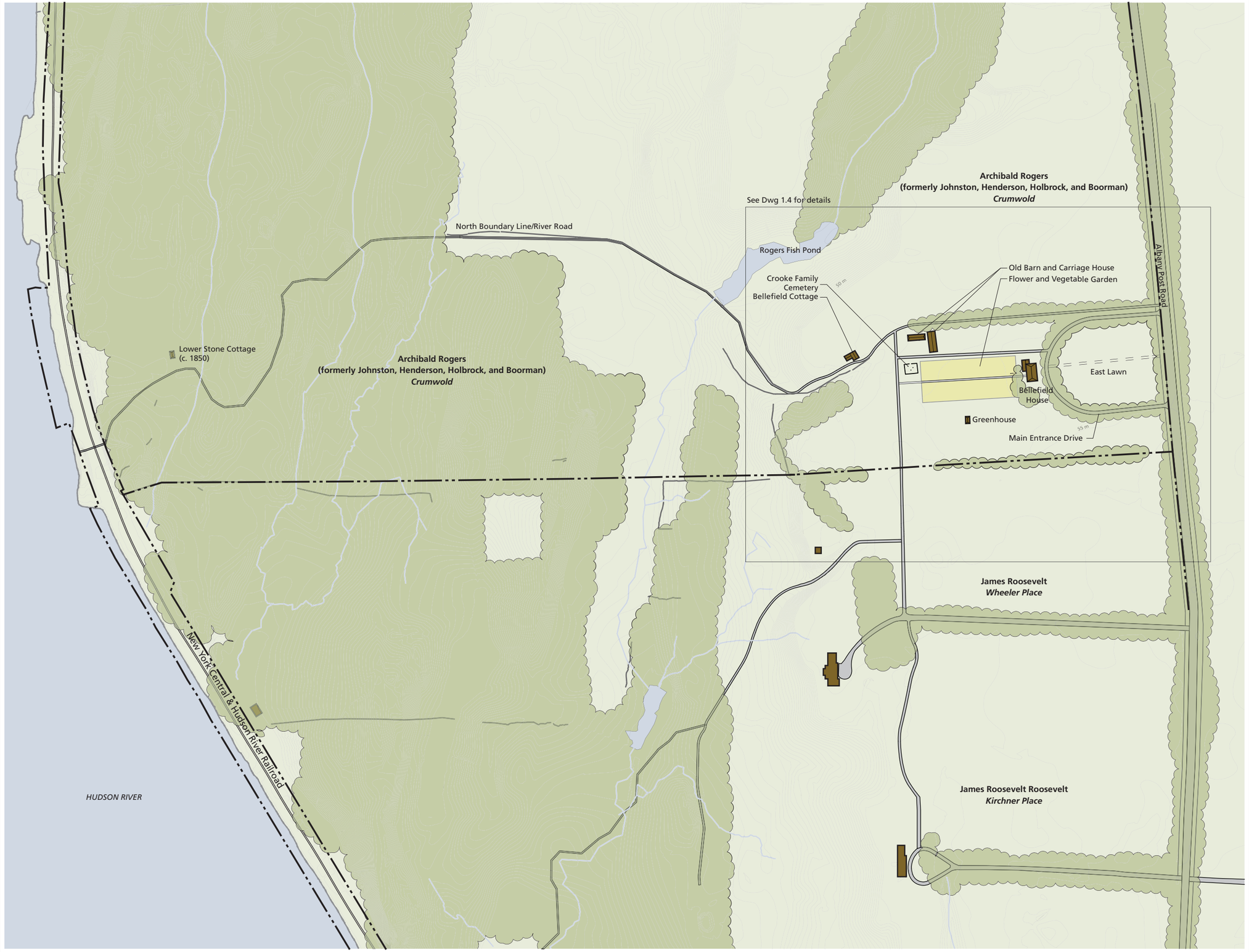
LANDSCAPE SUMMARY, 1885

In 1885, as illustrated in Drawings 1.3 and 1.4, the Bellefield landscape appeared as a small river estate within the much larger estate owned by Archibald Rogers. Rogers retained around 600 acres by this time. James Roosevelt owned the fields, buildings, and forests to the south of the Bellefield property as part of his Springwood estate.

Circulation through Dutchess County changed when Albany Post Road was relocated slightly west in the early nineteenth century to its present day location. By this time Johnston shaped the estate's circulation routes with the construction of the main entrance drive, the service road, and the estates road. Pedestrian walks such as the gravel pathway, which led west from the Bellefield house, provided access to the gardens behind the house.

Vegetation likely consisted of beech-maple and oak forests and managed woods on the steep terrain on the east side of the Hudson River. The fields surrounding the present-day Bellefield landscape were home to dairy cows and field crops. Vegetable gardens grew west of the Bellefield house along the gravel pathway and likely supplied the residents with fruits and vegetables in the summer. Johnston built the first buildings and structures at Bellefield including the Bellefield house, the old barn, the Post Road stone wall, and cisterns in the west lawn and Boorman likely built the carriage house and greenhouse. Archibald Rogers built new buildings and structures west of the Bellefield property including the Bellefield cottage on stone cottage road, the tea house near the Hudson River, bridges across the unnamed creeks, and stone walls.

Views and vistas likely extended over the Hudson River from clearings in the wooded areas near the agricultural fields. From Albany Post Road, views existed through the vegetation toward the Bellefield house. Small-scale features on the Bellefield property included the Crooke family cemetery walls and headstones.



Cultural Landscape Report

Bellefield
Home of Franklin D. Roosevelt
National Historic Site
Hyde Park, NY

Johnston through Rogers Ownership, 1795-1885

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. ROVA GIS Database, 2011
2. Beers Atlas of Hyde Park, 1867

DRAWN BY

Kirsten Holder, AutoCAD 2011 and Illustrator CS5

LEGEND

- Building
- Deciduous and evergreen trees
- Paved/unpaved vehicular circulation
- Paved/unpaved pedestrian circulation
- Lawn
- Water body
- Property line
- 54 m — 1 Meter contour
- Stone wall
- Flower and vegetable garden

NOTES

1. All features shown in approximate scale and location.
2. Plan shows landscape in 1885.
3. Estate boundaries and topography along Hudson River are approximate.
4. Features outside of the Bellefield area are approximate.

0′ 100′ 200′ 400′ 800′

Drawing 1.3



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DRAWN BY

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LEGEND

- Building
- Deciduous and evergreen tree
- Paved/unpaved vehicular circulation
- Paved/unpaved pedestrian circulation
- Lawn
- Water body
- Property line
- 1 Meter contour
- Stone wall
- Flower and vegetable garden

NOTES

1. All features shown in approximate scale and location.
2. Plan shows landscape in 1885.

0′ 75′ 150′ 300′

Drawing 1.4

NEWBOLD FAMILY, 1885–1929

By the end of the nineteenth century, the amount of farmland along the Hudson River was steadily decreasing as wealthy citizens acquired large tracts of land and built grand private estates. Rapid economic and population growth resulted from the industrial expansion that followed the end of the Civil War. Factories, railroads, and coal mining flourished, and an extensive new transportation network enabled the affordable movement of goods and improved communication. With less agricultural opportunities in rural areas such as Hyde Park, workers moved to cities as urban conditions improved, and laborers found work in factories. As a result, population growth and residential and commercial development were slow in Hyde Park as many of the residents were seasonal and spent much of the year in cities.

INDUSTRIAL DEVELOPMENT AND THE GILDED AGE

The late nineteenth century was a period in American history of rapid economic growth—known as the Gilded Age. At this time Bellefield was one of several estates on the east side of the Hudson River including (from south to north), "Rosedale" owned by John Aspinwall, "Edgewood" owned by the Stuyvesant family, the Webendorfer estate owned by Henry J. Webendorfer, "Springwood" owned by James Roosevelt, and "Crumwold Farms" owned by Archibald Rogers. With the exception of Bellefield, all of these estates included houses that sat at the edge of the terrace and took full advantage of Hudson River views. All five estates included access drives that connected the main house to Albany Post Road (Figures 1.7 and 1.8).

Families that prospered during the Gilded Age mostly invested in the steel, oil, and railroad industries. Wealthy landowners re-built or remodeled their river estate homes into grand houses that took advantage of the surrounding scenic rural areas like the Hudson River Valley. They could afford to hire architects and landscape architects and commissioned estate renovations, new houses, and designed gardens. Most of these families maintained homes in the city as well as a country estate for the spring, summer, and fall months. The largest estate in the Hyde Park area that was emblematic of the Gilded Age was the Vanderbilt estate, two miles to the north of Bellefield, which Frederick and Louise Vanderbilt purchased from the Langdons in 1895. The following year, the Vanderbilts demolished the Langdon home and commissioned New York architects McKim, Mead & White to design a new 50-room Beaux-Arts style mansion.[54] The mansion took advantage of views toward the nearby Hudson River and the Catskill Mountains. The Vanderbilts built several additional structures, employed landscape architects to design the formal gardens, and planted specimen trees and forest stands.

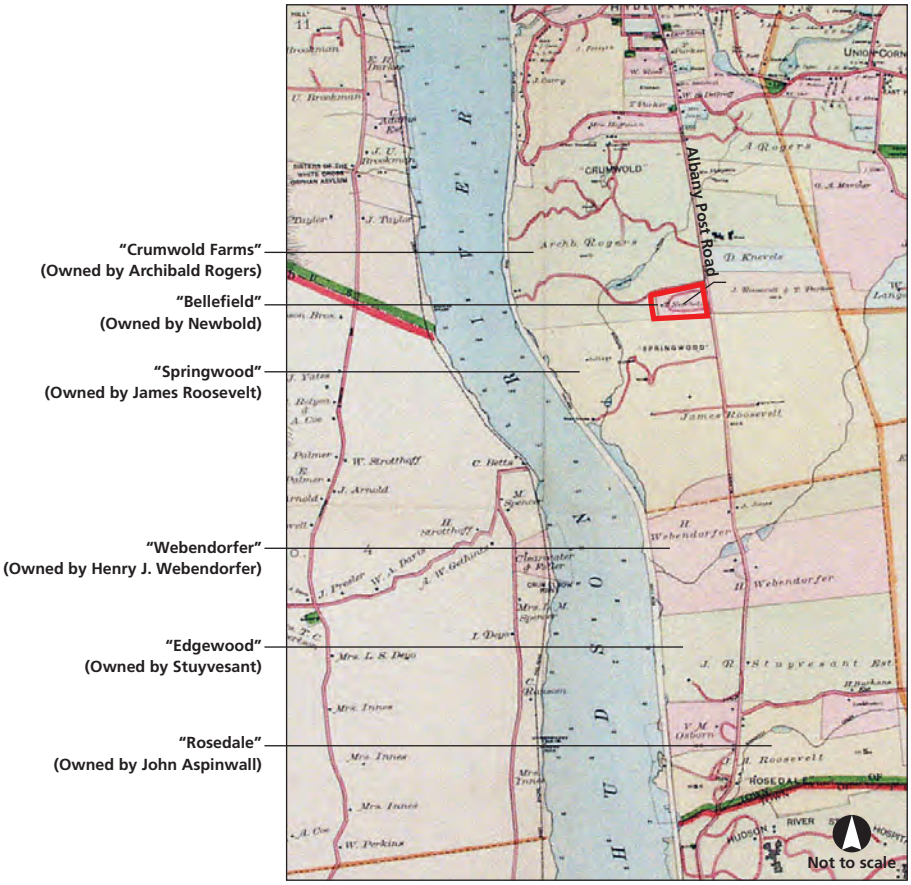


Figure 1.7. Beers Map of Ulster and Dutchess County, 1891.
Thomas Newbold's twenty-acre Bellefield property includes the house and main entrance drive (outlined in red). Archibald Roger's Crumwold property includes drives on the southern, middle, and northern portion of the property. James Roosevelt's Springwood property includes land on both sides of Albany Post Road, a house, and road. (Frederick W. Beers, Atlas of the Hudson River Valley From New York City to Troy, New York, 1891, plate 19, annotated by OCLP).

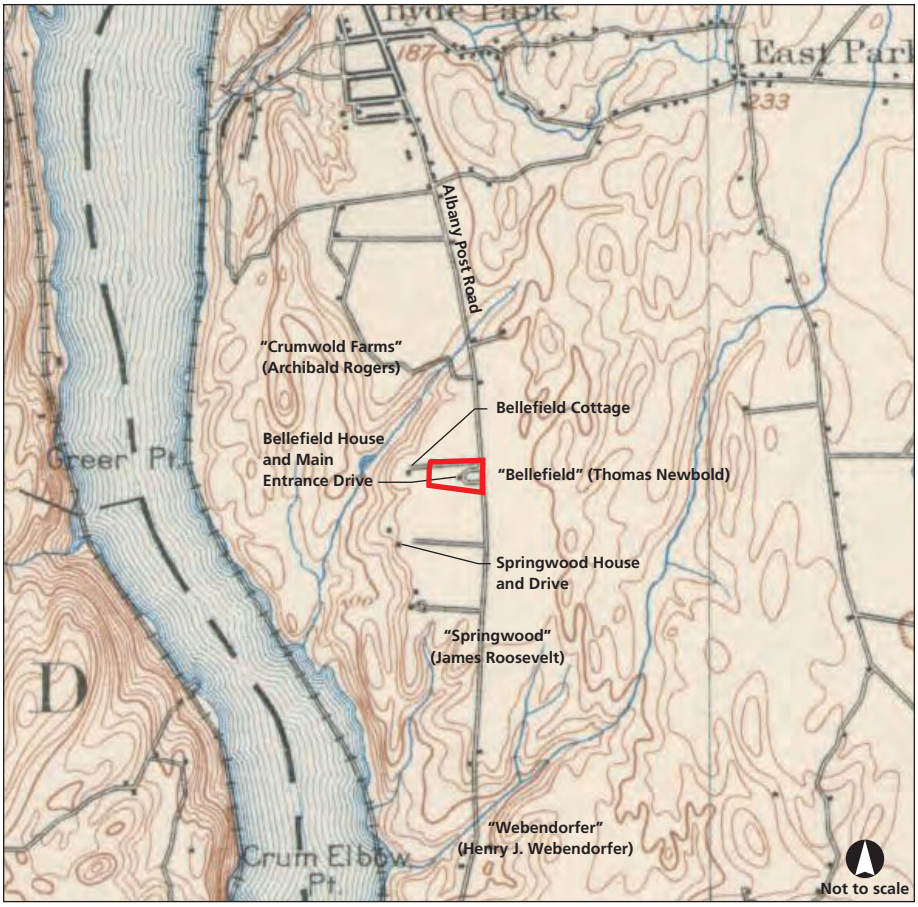


Figure 1.8. USGS Map of Hyde Park and Dutchess County, 1898.
The map shows landforms, roads, railroad, and buildings near Hyde Park. Thomas Newbold's Bellefield house and main entrance drive is shown on the west side of Albany Post Road (outlined in red) (USGS Rhinebeck 15 minute quadrangle map, 1898, annotated by OCLP).

Archibald Rogers, another wealthy landowner on the east side of the Hudson River, owned over six hundred continuous acres that was known as the Crumwold Farms estate in 1886. Rogers maintained some of his agricultural land for dairy production although he was better known for his innovative approach to forestry.[55] Rogers' forestry practices in turn drew regional attention from the U.S. Forest Service and influenced other landowners including Franklin D. Roosevelt. By 1913 Archibald Rogers had purchased 899 acres between the Hudson River and Violet Avenue, which included much of present day Hyde Park.

As the population and development in urban areas increased, Hyde Park remained a quiet rural retreat for wealthy families. In 1900 the population in Hyde Park remained low with only 2,806 people. Between 1916 and 1919, New York Central and Hudson River Railroad added an additional track to the railroad and built a new station in Hyde Park. With an increase in rail capacity, goods and people could move faster between New York City and upstate New York. Automobile production in the early twentieth century made private vehicles more affordable, which further enabled the movement of people. In 1924, the federal government designated the Albany Post Road as US Route 9, which increased funding for improvements to the road.[56] Lastly, in 1928 New York rebuilt the Albany Post Road as U.S. Route 9 with two concrete lanes that improved travel between Poughkeepsie and Hyde Park.

Prior to the expansion of the railroad, numerous trade businesses and ferry landings lined the Hudson River waterfront. As the railroad and roadway corridors became more active transportation routes, the river was used less for transportation and more for industry and recreation. Sturgeon fishing businesses flourished along the river until 1914, when the number of sturgeon in the Hudson River decreased dramatically and employers shifted to ice production and cutting.[57] Businesses constructed icehouses along the river and the ice was transported to New York City and Albany on the river by barge.[58] The population of small towns along the Hudson River swelled to as many as 25,000 people in January and February with the increase in laborers who cut ice blocks and sent them to the cities. Many of the laborers were farmers who relied on the additional income to support their land and families.[59] The railroad and roadway expansion also prompted many businesses to close or relocate away from the riverfront and into village centers. Hotels and restaurants along U.S. Route 9 transformed Hyde Park village into a popular resting point for travelers going between New York and Albany.

The Bellefield property was a modest example of a country place in comparison with the Vanderbilt and Rogers estate. During their ownership, the Newbolds renovated the house and support buildings and further developed the grounds to a physical condition that was characteristic of a country place. In 1908 they hired the well-known architectural firm, McKim, Mead & White, to modernize

and enlarge the Bellefield house. In 1911, they hired garden designer Beatrix Jones, later known as Beatrix Farrand, to design a walled garden adjacent to the house. The property took advantage of views toward the Hudson River, contained small hay fields, and had vegetable and flower gardens. Bellefield overlooked lush forests, however, the Newbolds did not own and maintain as much land as other families in the region, nor did they hold as many lavish public events.

NEWBOLD FAMILY

Senator Thomas Newbold and his wife Sarah Coolidge, daughter of Hon. Thomas Jefferson Coolidge, purchased 15.57 acres of the Bellefield property, including the house, from Archibald Rogers in 1885. Located close to the Hyde Park village center, the property offered an ideal location for the socially connected and affluent Newbolds. The couple moved from Poughkeepsie, where Newbold served as a State Senator for a district that included three counties since 1883. Prior to their purchase of the Bellefield property, Newbold's popularity was evident during his election by an "overwhelming majority of nearly 6,000 votes." A Poughkeepsie Sunday Courier article from 1883 stated:[60]

> All three counties named Mr. Thomas Newbold of this city as their candidate for Senator, and that gentleman was accordingly nominated by acclamation. Mr. Newbold is a new man in active politics. Although he has always been a consistent Democrat, he has never held or asked for office at the hands of his party. Those who know him say he is a gentleman of education, culture, and unblemished character, and one, who, if elected, will ably and honorably represent the 15th District.[61]

The Newbolds with their three children used Bellefield as a seasonal home and spent much of the spring and fall at Bellefield; the winter in New York City; and each summer the family traveled to popular vacation destinations such as Bar Harbor, Newport, Europe, Canada, or England.[62] As children and young adults, the Newbold children, Mary, Thomas Jefferson, and Julia, were good friends with their young neighbor Franklin D. Roosevelt. Franklin D. Roosevelt and the Newbold children were homeschooled during their elementary school years and spent much of their time outdoors. Together, they rode through Springwood and Bellefield on bicycles, horses, and cars (Figure 1.9).[63] The children rode freely along the main entrance drive, estates road that connected the two estates, or stone cottage road that led down to the river. The Roosevelts and Newbolds hosted small events such as tennis games on the west lawn behind the Bellefield house where spectators had picnics and watched the game (Figure 1.10).[64]

Many of the Hudson Valley residents participated in recreational boating competitions and in 1909 the Hyde Park Ice Yacht Club consisted of seventy-eight active members (Figure 1.11).[65] In winter the Roosevelt, Vanderbilt, Rogers, and





Figure 1.9. (left) Painting from 1949 depicts Mary Newbold and Franklin D. Roosevelt, c. 1895. View looking northwest from the Albany Post Road of the children riding bicycles on the main entrance drive with the Bellefield house in the background (Olin Dows, *Franklin Roosevelt at Hyde Park*).

Figure 1.10. (right) Painting from 1949 depicts Newbold family and guests playing tennis c. 1895. View looking northeast toward the Bellefield house with the families on the west lawn (Olin Dows, *Franklin Roosevelt at Hyde Park*).

Newbold families participated in ice boat competitions on the frozen river. Mrs. Morgan remembered she and the other children "were always down by the river, though, when they were sailing…we were out all the time on the boats."[66] During the summer the children canoed and sailed on the Hudson River and in the winter they rode their sleds down toward the river. The families celebrated the Fourth of July together around Bellefield and Springwood during the day and at the Rogers estate for fireworks in the evening.[67]

The purchase of land in Hyde Park continued to mirror the economic success and failures of local residents and the national economy in the late nineteenth and early twentieth century. Franklin D. Roosevelt's father, James Roosevelt, a coal and transportation businessman, was passionate about working the land and continued to purchase large agricultural fields and wooded lots to maintain views from his house.[68] In contrast, Thomas Newbold was a lawyer, democratic state senator, and president of the New York State Board of Health.[69] He practiced with Sanford, Robinson, & Woodruff and attended Columbia Law School before he practiced independently in New York City.[70] He likely had less interest in working the land than Roosevelt and initially maintained a much smaller twenty-acre parcel in Hyde Park, but began acquiring additional land in the early 1900s. James



Figure 1.11. Ice boats on the Hudson River, 1908. The Roosevelts, Vanderbilts, Rogers, and Newbolds competed during the winter and were members of the Hyde Park Ice Yacht Club (Newbold-Morgan Collection, ROVA Archives).

Roosevelt and Thomas Newbold were very active in local politics and held public positions, including president and secretary of the Hyde Park Fire Department. In 1905, Newbold was appointed as trustee of the Hyde Park Board of Education.[71] Thomas Newbold also chaired the Red Cross in Dutchess County. With the start of World War I, the Roosevelt, Vanderbilt, and Newbold families provided equipment, clothes, and arms for a Hyde Park Home Defense Company that consisted of sixty-five men.[72]

In 1916 Mary Newbold married Gerald Morgan, also from New York, in a small wedding at the Episcopal Church in Hyde Park. The wedding was attended by close family and friends from neighboring estates including Mr. and Mrs. Frederick Vanderbilt, Colonel and Mrs. Archibald Rogers, Mrs. James Roosevelt, and Mr. and Mrs. J. Roosevelt.[73] The reception was held at Bellefield where the family displayed flowers from the gardens.[74]

BELLEFIELD PROPERTY

In the late 1800s and early 1900s, the Newbolds expanded their landholdings and carried out numerous building and landscape improvements to the Bellefield property. Newbold acquired the rights to the Crooke family cemetery from Charles Broome, a descendant of Ann Crooke in 1886. In 1890 Thomas Newbold purchased 4.29 acres at the west end of Bellefield from Archibald Rogers. The additional land likely provided Newbold with a sewer line and allowed him to maintain his views toward the Hudson River. By this time, Newbold had retired from the State Board of Health and was able to focus more on developing his estate and dedicating time to Hyde Park. Between 1906 and 1909, Newbold purchased an additional 274 acres east of Violet Avenue, which provided him with productive agricultural land. His first purchase included a 184-acre parcel, which he bought from the court, and was previously owned by the Dumphy family. Second he purchased a 90-acre parcel that was previously owned by the Simmons family and was once part of the Hughson farm (Figure 1.12).[75] These parcels were located on the east side of Albany Post Road and were accessible by a road built

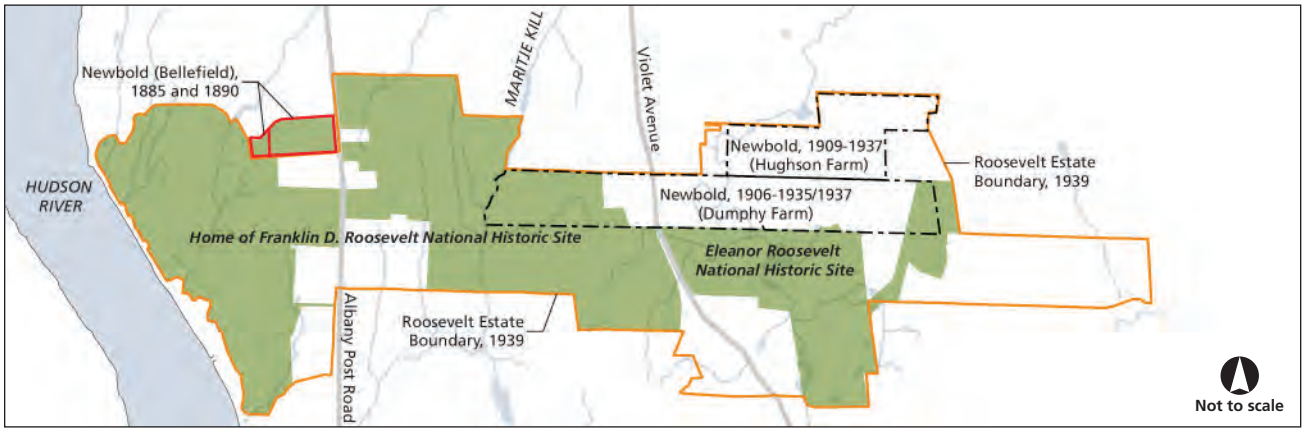


Figure 1.12. Newbold's purchases of Bellefield and farms, 1937. Newbold purchased the Bellefield property, outlined in red, between 1885 and 1890. He later purchased two farms on the east side of Violet Avenue (OCLP).





Figure 1.13. (left) Bellefield house and east lawn, c. 1890. View looking northwest from the east lawn area. The view over the Hudson River is apparent in the far left of the photo (Newbold-Morgan Collection, ROVA Archives).

Figure 1.14. (right) Painting of the Bellefield house, c. 1900. View looking west from the east lawn. A few trees stand around the southern (left) side of the house and a denser mass of trees and low vegetation grows around the northern (right) side of the house (Newbold-Morgan Collection, ROVA Archives).

in 1906 called Newbold's connection or Newbold Road. Thomas Newbold hired a farmer and groundskeepers to care for his new property.[76] Gentlemen farmers along the river estates were generally not interested in agricultural production for the potential profit.[77] For the Newbolds, the additional agricultural land would have served as an extension of their property as well as a resource for kindling and produce.[78] Furthermore, in 1909, Newbold purchased three lots in Hyde Park Village on Albertson Street.[79]

Bellefield Buildings and Structures

Following the purchase of additional land, Thomas Newbold made several changes to the Bellefield structures and buildings including the construction of the old garage and stone house in 1905, renovation to the Bellefield house in 1911, construction of the new garage in 1916, and expansion of the water supply system. Newbold's focus on construction and renovation of the Bellefield property may have coincided with his retirement from politics and law, which gave him more time to spend at Bellefield. Alternatively these investments may represent a shift in value or interest away from agricultural investment and toward the house and surrounding landscape. Early photographs taken during the Newbold's residency depict the Federal style Bellefield house with Victorian details that stood at the end of the main entrance drive, and buildings west of the house including the stone house and old garage (Figures 1.13, 1.14, 1.15, and 1.16). Mature trees surrounded the north and south ends of the Bellefield house and lined the main entrance drive that led up to the house. Low foundation planting lined the east porch, and vines climbed several of the porch support beams. A single eastern hemlock (*Tsuga canadensis*) stood in the center of the east lawn near the northern entrance of the main entrance drive, an oak tree stood southeast of the house, an American elm stood south of the house, a maple tree stood southwest of the house, and groups of deciduous trees surrounded the west side of the house (Figures 1.17, 1.18, and 1.19).

Northwest of the Bellefield house, Newbold likely commissioned Hyde Park mason Henry Meyers to construct the "old garage" perpendicular and west of the old barn in about 1905.[80] The old garage was forty-eight feet long, twenty-five feet deep, and one story tall. The old garage is an early example of concrete-block



Figure 1.15. View looking northwest of the Bellefield house from the east lawn, c. 1900. The photo shows the renovation of the house from c. 1890 (Newbold-Morgan Collection, ROVA Archives).



Figure 1.16. Stone house, 1907. View looking north at the stone house from the vegetable and flower garden. The gravel pathway and small orchard trees run between the garden and stone house. The old garage, built in 1905, appears in the far right of the photo (Newbold-Morgan Collection, ROVA Archives).

construction since it was built soon after the introduction of this popular building material for garages. The old garage contained one large room with a large door in the center. The Newbolds likely added a shed on the north face of the old garage around 1916.

The Newbolds once again commissioned Henry Meyers to build a second structure in the service area around 1905 to serve as the superintendent's quarters. The stone house, a one and a half story Colonial Revival building, was located south west of the old garage. The fieldstone walls of the stone house were constructed with stones collected from the nearby woods. The front door opened to the south onto the Newbold's flower and vegetable garden. It is possible that McKim, Mead & White designed the stone house; however, no plans exist for this building.[81]



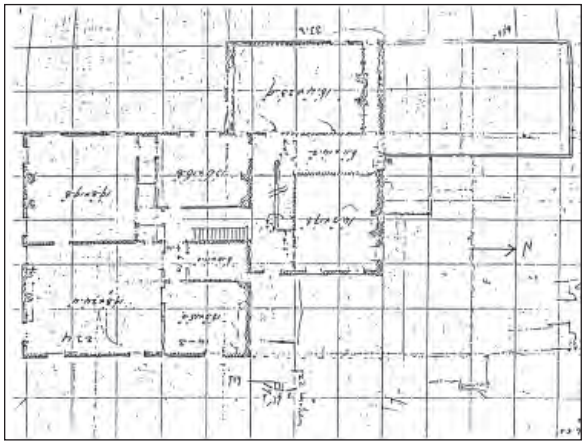
Figure 1.17. Franklin D. Roosevelt on the main entrance drive, 1908. View looking northeast toward Albany Post Road from the main entrance drive. The two on the horse are likely Franklin D. Roosevelt and his daughter, Anna. In the background, trees line the main entrance drive and a single hemlock stands within the lawn area (Newbold-Morgan Collection, ROVA Archives).



Figure 1.18. View looking west of the east facade of the Bellefield house from the east lawn, 1909. A horse and carriage stand on the main entrance drive (Newbold-Morgan Collection, ROVA Archives).



Figure 1.19. View looking north of the south facade of the Bellefield house, 1909. The photo was taken before the remodel of the house and construction of the walled garden. The mature elm tree stands in the right foreground (Newbold-Morgan Collection, ROVA Archives).



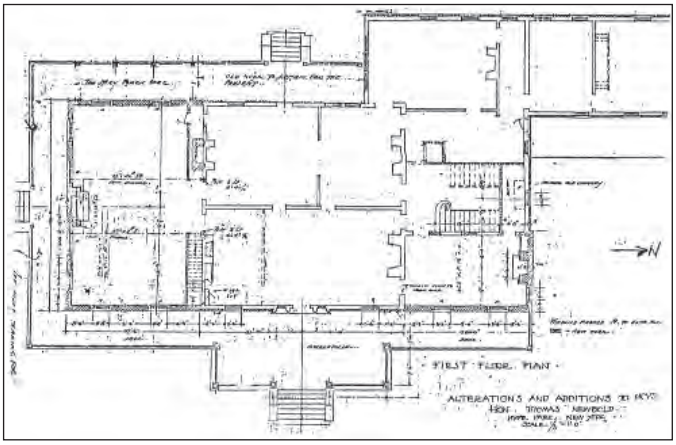


Figure 1.20. (left) McKim, Mead & White existing conditions plan, 1909. Second floor at the Bellefield house (New York Historical Society, New York City).

Figure 1.21. (right) McKim, Mead & White first floor plans, 1911. The plan shows the proposed layout with a larger north wing, a larger kitchen, and a new south wing (New York Historical Society, New York City).

In 1908 Newbold contacted Charles Follen McKim, of McKim, Mead & White to renovate and expand the Bellefield house. McKim, known to the Newbold family as Uncle Charles McKim, was a friend to the family.[82] Charles Follen McKim died in 1909, and his colleague, F.J. Adam produced architecture drawings for the first and second floor designs between 1909 and 1911 (Figures 1.20 and 1.21). The renovations transformed the house in the Colonial Revival style and included several changes to the interior of Bellefield such as an enlarged north wing, new bedrooms, a larger kitchen, a new cellar, and addition on the south of the house.[83] Two prior renovations had removed and altered the earlier porches, balustrades, window sash, and eaves brackets. The architects designed a new gable roof to replace the existing roof and to unify the additions with the existing house (Figure 1.22). A new porch over the east entrance and sleeping porch on the west elevation replaced the older Victorian porch. An existing wrought-iron porch on the west side of the house was retained. When the remodel was complete in 1911, Bellefield included twenty-nine rooms, five-and-a-half baths, and a cellar.

Newbold intended to keep the structure of the original Bellefield house intact since it was one of the oldest houses in the region; accordingly, the renovations added rooms to the north and south of the original structure in order to enlarge



Figure 1.22. Bellefield house during renovations, 1911. View looking northwest toward the house from the main entrance drive. The tree at the corner of the porch is a white oak (Newbold-Morgan Collection, ROVA Archives).

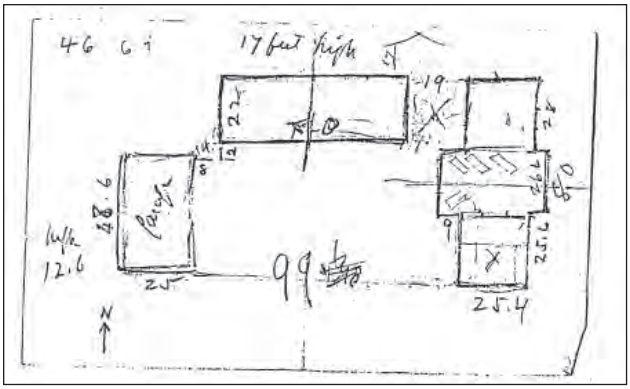


Figure 1.23. (left) Service area, 1914. The building on the right is the proposed new garage. The old barn and old garage are to the left, or west, of the new structure (ROVA Archives 384 25905).

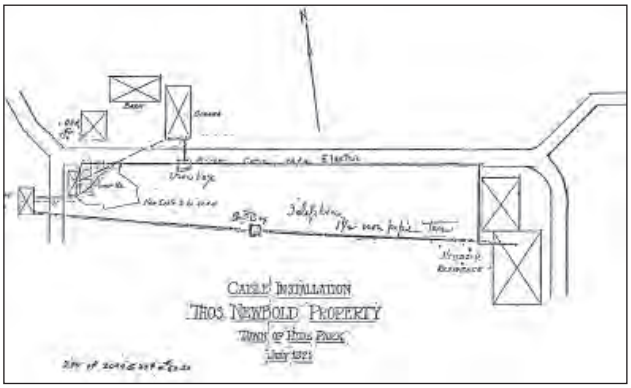


Figure 1.24. (right) Cable installation plan for Bellefield, 1921. The plan shows the buildings present on the Bellefield property including the Bellefield house, new garage, old barn, old garage, pump house, and stone house (ROVA Archives, catalog no. V-96).

the house.[84] Newbold served as superintendent of renovations and regularly communicated with the architecture firm on layout and structure details. Newbold's correspondence indicates he was very involved in design decisions and valued the relationship between the house and the adjacent landscape features, as well as the surrounding views. In July 1911, Newbold notified the firm that "we have torn down the old front porch and front door [on east elevation] and have started to build the foundations." The firm responded with "…it would be better to locate the two story porch on the rear so that one bay would be centered on the path down through the garden. It does not seem to us that this would seriously darken the second story bedroom in the corner toward the dining room." Newbold, who was concerned with views from each room in the house, stated "I have gone over the question of the two story porch, and I am afraid that if you extend it, as you suggest over the three windows, it would interfere too much with the outlook from the dining room and two west rooms (on both floors). I think therefore, that we had better go ahead and put up the cornice and build the terrace along the west (rear) side of the house and leave the 'sleeping porch' to be worked out at a later date."[85]

Newbold built a water tower, pump house, and cistern in 1911 between the stone house and the Crooke family cemetery to update the water supply system for the house and gardens. During construction, Newbold removed a portion of the west cemetery wall to construct the new structures that supplied Bellefield's running water. The water tower consisted of a steel frame structure with a wood stave that was replaced in 2008. The pump house was a one story building that contained an electrical powered pump. The cistern, located east of the new garage, consisted of a five-foot stone slab base over a concrete well.

In 1914, Newbold hired McKim, Mead & White to design a new garage to replace the carriage house.[86] The new garage fit into the existing complex of farm buildings, which included the old barn and the old garage, west of the Bellefield house (Figure 1.23). The new garage was parallel to and across from the old garage, and perpendicular to the old barn. The three buildings were centered on a service yard that was accessed from the Bellefield service road. The new garage

contained two rooms and a single large room on the first floor with an additional nine rooms on the second floor. The Newbold's chauffeur stayed in one of the apartments on the second floor of this building. The Newbolds installed a new telephone cable line that connected the stone house and service area to the main house (Figure 1.24).

Walled Garden

In 1911 Thomas Newbold contacted landscape gardener Beatrix Jones to design a garden adjacent to the recently remodeled Bellefield house. Newbold knew Beatrix Jones because her aunt, Edith Wharton, was Thomas Newbold's cousin.[87] While Beatrix Jones was early in her career at the time of the garden design, she had been exposed to several well-known architects and landscape designers. Jones was already well-acquainted with the architect, Charles Follen McKim. Prior to 1911, McKim and Beatrix Jones traveled together in Scotland.[88] Beatrix Jones was influenced by several well-known landscape architects and garden designers early in her career including Charles Sprague Sargent, William Robinson, and Gertrude Jekyll. The Newbold garden was one of her earlier residential garden design commissions.

In 1912 Beatrix Jones designed a walled garden that stretched south from the new addition to the Bellefield house and was surrounded by a stone wall and hemlock hedge. Jones divided the garden into three areas, or garden rooms, each with gravel walks, long planting beds, and lawn areas. Plans extant for the walled garden included a layout plan, design details of the wall and gates on the east and west entrances, trellis details for the walls, and a summer house (Figures 1.25 through 1.31). The Newbolds likely completed the garden in 1912, however no photos exist that show the early years of the garden before the hedge and

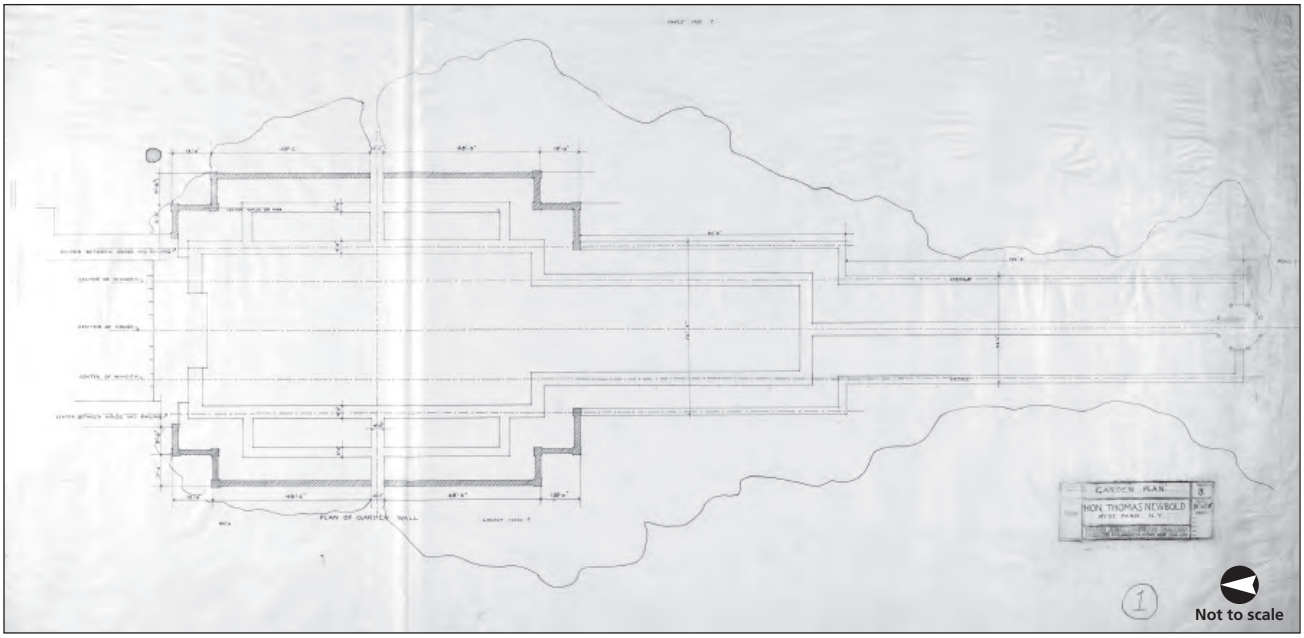


Figure 1.25. Newbold walled garden, 1912.
The plan shows the layout for the gravel walks, fieldstone walls, hemlock hedge, and central lawn. The line outside of the walled garden marks the edge of the wild garden (Beatrix Farrand Collection (1955-2), Environmental Design Archives, University of California, Berkeley).

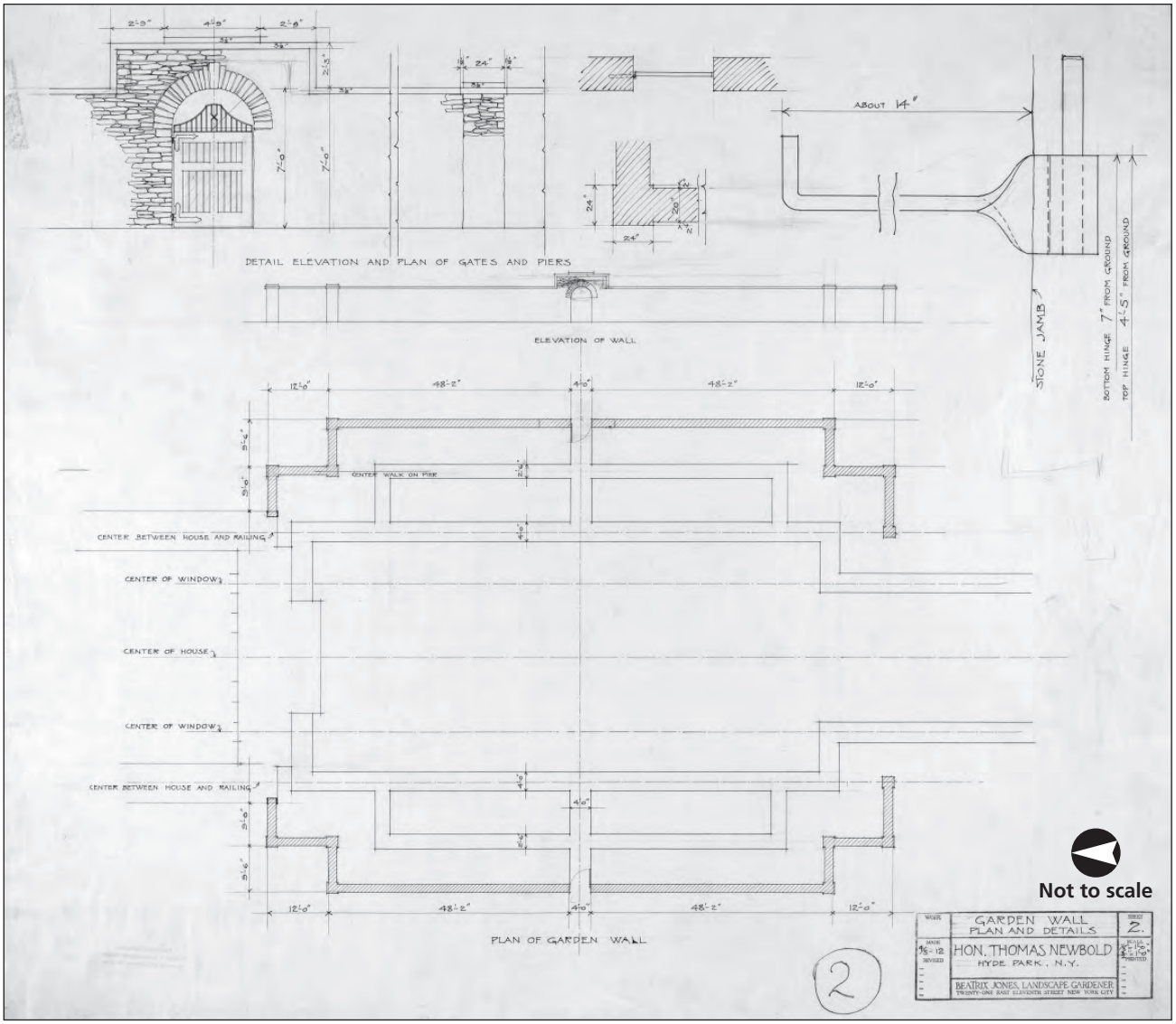


Figure 1.26. Walled garden layout and details, 1912. The plan shows an enlargement of the planting beds, fieldstone walls, and gate details (Beatrix Farrand Collection (1955-2), Environmental Design Archives, University of California, Berkeley).

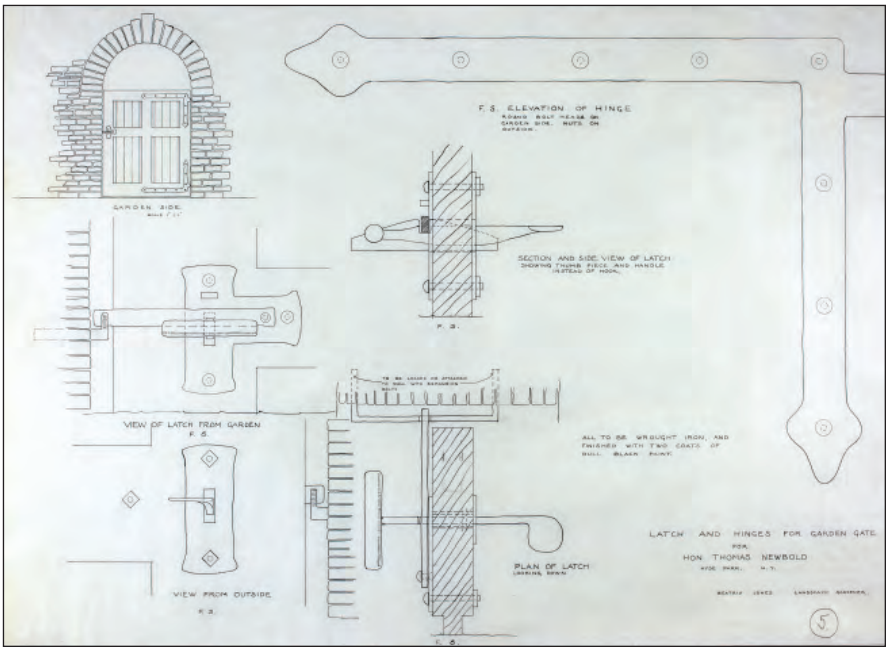


Figure 1.27. Walled garden gate and wall details, 1912. The plan shows construction details for the gate support and latches (Beatrix Farrand Collection (1955-2), Environmental Design Archives, University of California, Berkeley).

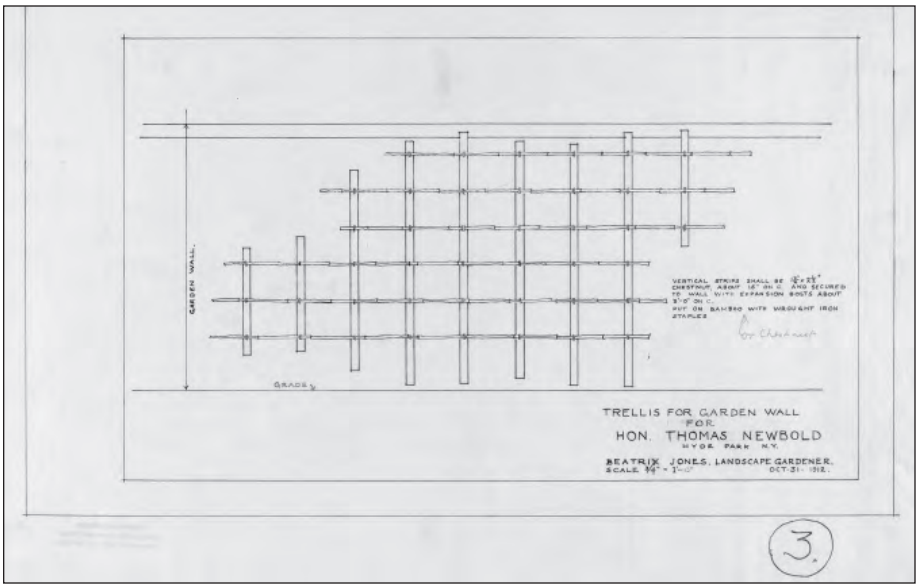


Figure 1.28. Walled garden trellis and fieldstone wall detail, 1912. The plan shows the Chestnut and Bamboo supports for the trellis (Beatrix Farrand Collection (1955-2), Environmental Design Archives, University of California, Berkeley).

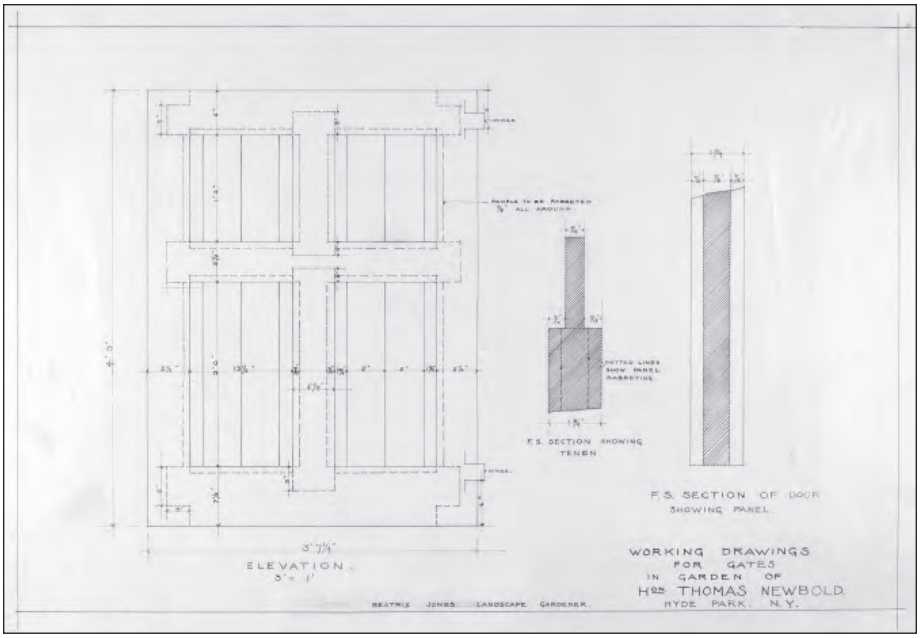


Figure 1.29. Walled garden gate detail, 1912. The plan shows measurements and an elevation for the garden gates (Beatrix Farrand Collection (1955-2), Environmental Design Archives, University of California, Berkeley).



Figure 1.30. Walled garden gate design detail, 1912. The plan shows the iron work for the garden gates (Beatrix Farrand Collection (1955-2), Environmental Design Archives, University of California, Berkeley).

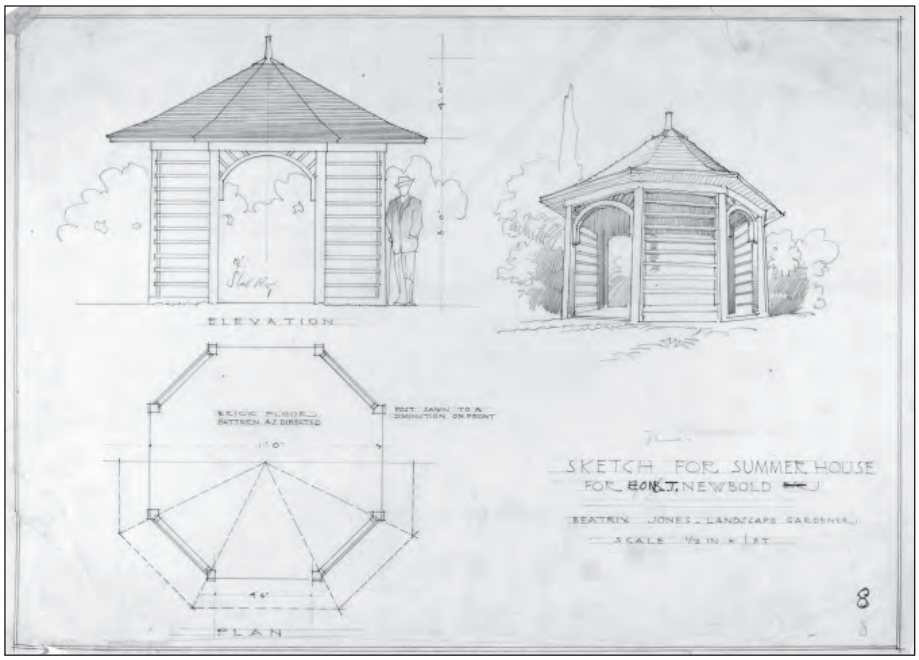


Figure 1.31. Walled garden summer house, 1912. The plan shows a structure designed for the southern end of the walled garden, which was never built (Beatrix Farrand Collection (1955-2), Environmental Design Archives, University of California, Berkeley).

planting beds matured. Furthermore, Farrand likely laid out a planting plan for the Newbolds or assisted with the installation of the plants during construction, however, no plans or plant lists for the garden exist.[89] The Newbolds likely never built the summer house that Farrand intended for the southern entrance to the garden.[90]

Farrand laid out the garden so that the view from the porch or inside of the house toward the end of the garden was a forced perspective. This made the end of the garden, with sequentially smaller garden rooms extending south from the house, appear farther away (Figure 1.32). Farrand was sensitive to the existing trees at Bellefield and designed the walled garden around an existing elm tree that was one of the only asymmetric elements within the garden (Figure 1.33). The planting beds along the garden gravel walks and lawn area were filled with layers of profuse blooms with low vegetation spilling over the stone edging and



Figure 1.32. Walled garden, 1927. View looking south toward the end of the garden from near the porch. The elm tree (left) stands in the central lawn area, planting beds line the garden walks, and the hemlock hedge lines the southern half of the garden. Maple and pine trees follow the southern edge of the property boundary (Newbold-Morgan Collection, ROVA Archives).



Figure 1.33. Walled garden, 1929. View looking south toward the end of the garden from near the south porch. The hemlock hedge lines the southern half of the garden and arches above the southern opening. Black locusts line the western wall (Newbold-Morgan Collection, ROVA Archives).



Figure 1.34. Walled garden planting bed, 1929. View looking southwest at the vegetation in the planting beds. Black locusts stand outside of the walled garden (Newbold-Morgan Collection, ROVA Archives).



Figure 1.35. Walled garden planting beds, 1929. View looking southeast from inside of the garden toward a women and baby. Foxglove spires are visible in the foreground and along the hemlock hedge (Newbold-Morgan Collection, ROVA Archives).



Figure 1.36. Walled garden stone edging, 1929. Child sitting on the central lawn with stone edging along the planting beds (Newbold-Morgan Collection, ROVA Archives).

some taller plants standing tall adjacent to the garden walls. Images of the family members in the garden show their use and appreciation of the garden (Figures 1.34, 1.35, and 1.36). The planting beds were defined by vertical stone edging. The garden was well-used by the Newbold family and well-maintained by household staff. Farrand's plans show an outline of a natural or wild garden beyond the walled garden area that incorporated several existing trees. The vegetation in this area likely served as a transition to the surrounding lawns and tree clusters and likely included several new flowering trees, which are evident in family images and aerials.[91]

Landscape Improvements

Newbold made several additional changes throughout the Bellefield landscape by removing walls, planting new vegetation, and upgrading structures. In 1911, Thomas Newbold removed the middle section of the stone wall along Albany Post Road, between the entrance drive access roads. Newbold retained the northern and southern stone wall entrances and planted a hedge of eastern hemlocks between the walls to serve as a screen from the road. Around 1914, Newbold planted a screen of white pines (*Pinus strobus*) that were continuous with the white pines along Albany Post Road that Roosevelt planted. The remainder of the front lawn was kept short and trees scattered the interior lawn space and lined much of the roadway.

West of the Bellefield house, Newbold planted several sugar maples (*Acer saccharum*) and fruit trees between the west entrance and the stone house, and along the gravel pathway (Figures 1.37, 1.38, and 1.39). The family and groundskeepers maintained grape arbors, flowering planting beds, fruit trees, and vegetable beds on both sides of the path. It is possible that Farrand helped the Newbolds conceptualize the design of the plantings in the planting beds west of the house, however no records of this garden exist today other than family photographs.[92] Newbold likely built two seven-by-thirteen-foot cold frames



Figure 1.37. Gravel pathway, 1927. View looking west along the gravel pathway from the Bellefield house toward the stone house. The pathway is lined by vegetable and flower gardens, a rose garden, and grape arbor (Newbold-Morgan Collection, ROVA Archives).



Figure 1.38. Gravel pathway, 1927. View looking west along the gravel pathway from the Bellefield house toward the stone house. The pathway is lined by the flower and vegetable gardens and grape arbor. Flowers visible include delphinium and hollyhock (Newbold-Morgan Collection, ROVA Archives).



Figure 1.39. Grape arbor, 1927. View looking northwest toward the grape trellis and low planting. Flowers visible include iris and phlox (Newbold-Morgan Collection, ROVA Archives).

around 1916, which were typically used instead of a greenhouse, between the gravel pathway and the cemetery.

South of the gravel pathway, Newbold installed a decorated wellhead around 1916 and planted several roses. He also continued to grow hay in the open fields to the west of the mowed lawn area and wellhead (Figure 1.40). The Newbold family did not have any buildings in this area and views extended toward the highlands on the west side of the river, across the wooded area below the house. This was the approximate location of the sanitary sewer, constructed by Newbold in 1902, that ran along the south boundary of the property through the parcel he purchased from Rogers in 1890. The sewer line joined the line from the Roosevelt house where it flowed untreated into a small creek southwest of the Roosevelt Estate.[93] Newbold likely buried horses and other animals in the far western area of the fields. Archeological surveys later uncovered bones and other debris in this general area.[94]



Figure 1.40. West lawn, rose garden, and hay field, 1929. View looking west from the mowed lawn toward the view over the Hudson River. A larch grows on the far left and the wellhead is on the right (Newbold-Morgan Collection, ROVA Archives).

LANDSCAPE SUMMARY, 1929

In 1929, as illustrated in Drawings 1.5 and 1.6, the Bellefield landscape appeared as a small residential river estate, surrounded by agriculture fields to the north, east, and south and wooded areas to the west. During Thomas Newbold's tenure, the family expanded their property to include nearly three hundred acres of agricultural land east of Albany Post Road, and residential properties in Hyde Park village. To the north and west of Bellefield, Archibald Rogers owned Crumwold Farms and to the south, the Roosevelts owned Springwood.

Circulation changes within the Bellefield property included the construction of the south boundary service road and expanded pedestrian pathways including the gravel pathway and the walled garden walks. West of the Bellefield property, Rogers built additional creek crossings along the stone cottage road.

Vegetation within the Rogers Land remained densely forested with clearings for views. To the north and south of Bellefield, Rogers and Roosevelt both planted large orchards. Near the house, the Newbolds planted vegetable and flower gardens, fruit trees, and grapes on the arbor parallel to the gravel pathway. By this time the vegetation within and around the walled garden was at its peak with lush annuals and perennials in the flower beds, a central mowed lawn, and flowering trees surrounding the garden fieldstone walls.

The Newbolds commissioned several changes to the Bellefield house and property including renovation of the Bellefield house; construction of new service buildings such as the stone house, old garage, new garage, pump house, water tower; and construction of the walled garden fieldstone walls and Bellefield entrance gates.

Views and vistas extended from the Bellefield house and agriculture fields west over the Hudson River and towards the Hudson highlands. From Albany Post

Road passersby would see glimpses of the house and fieldstone garden walls through openings in the hemlock hedge and entrance gates. Small-scale features were prevalent throughout the property including the west lawn wellhead near the flower and vegetable gardens, the cold frames near the cemetery, the iron pump, and grape arbor.



Cultural Landscape Report

Bellefield
Home of Franklin D. Roosevelt National Historic Site
Hyde Park, NY

Newbold Family, 1885-1929

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. ROVA GIS Database, 2011
2. Beers Map of Ulster and Dutchess County, 1891
3. USGS Map, Hyde Park, 1898
4. Newbold farm complex map, 1914
5. Newbold property cable installation plan, 1921

DRAWN BY

Kirsten Holder, AutoCAD 2011 and Illustrator CS5

LEGEND

- Building
- Deciduous tree
- Evergreen tree
- Deciduous and evergreen trees
- Shrubs
- Rose garden
- Wood arbor
- Flower and vegetable garden
- Paved/unpaved vehicular circulation
- Paved/unpaved pedestrian circulation
- Lawn
- Hay field
- Water body
- Property line/other parcel boundaries
- Bellefield Property line
- 54 m 1 Meter contour
- Stone wall

NOTES

1. All features shown in approximate scale and location.
2. Plan shows landscape in 1929.
3. Estate boundaries along Hudson River are approximate.
4. Features outside of the Bellefield area are approximate.

0′ 100′ 200′ 400′ 800′

Drawing 1.5



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6. Boundary of Crumwold Estate, 1929

DRAWN BY

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LEGEND

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- Lawn
- Hay field
- Water body
- Property line/other parcel boundaries
- Bellefield Property line
- 1 Meter contour
- Stone wall

NOTES

1. All features shown in approximate scale and location.
2. Plan shows landscape in 1929.

0′ 75′ 150′ 300′

Drawing 1.6

MORGAN FAMILY, 1929–1975

The roaring twenties—and their economic prosperity and growth—ended with the Wall Street Crash of 1929. Franklin D. Roosevelt, the Newbold's neighbor and acquaintance, served as the governor of New York from 1929–32 as a reform Democrat. Roosevelt then served as President of the United States from 1933–45. The turmoil of the late 1920s and 1930s did not affect the ownership of the Bellefield estate. Mary Newbold Morgan resided at Bellefield with her husband, Gerald Morgan Sr., and her parents until their death. Mary Newbold Morgan then inherited the Bellefield property, at a time that coincided with the beginning of the Great Depression. Despite the nation-wide economic downturn, the Morgans were able to retain and begin to enlarge the family property, although their changes to the core area were minimal during their fifty years of stewardship. Like the Newbolds, both Mary and Gerald Morgan Sr. were involved in local functions in Hyde Park and were good friends with Franklin D. Roosevelt during his presidency. Gerald Morgan Sr. often traveled with the president to Washington, D.C. and he served on the Social Security Board.[95] As descendants of Thomas Jefferson through Mrs. Morgan's mother Sarah Coolidge Newbold, and the Hudson Valley Livingstons through Gerald Morgan Sr., the Morgans were related to well-known families.

Tourism in the Hudson River Valley increased when the National Park Service acquired the Vanderbilt estate in 1940, Franklin D. Roosevelt commissioned the construction of the Presidential Library and Museum in 1939, and the National Park Service established the Home of Franklin D. Roosevelt National Historic Site in 1944. The park encompassed thirty-three acres surrounding the Home and gravesite and opened to the public in 1946. Residential and commercial growth was generated by the influx of businesses and development of expanded highways during the 1950s and 1960s. Gerald Morgan, Sr. died in 1948, and Gerald Morgan Jr. inherited Bellefield following his mother Mary Newbold Morgan's death in 1969. Four years later, Gerald Morgan Jr. began to donate portions of the Bellefield property to the National Park Service. Gerald Morgan Jr. served as a medic for the U.S. army during World War II, graduated from Yale, and worked in the insurance business in Richmond, Virginia.[96] At the same time as his mother's death in 1969, he opened Jerritt & Morgan music store where he worked until 1986.

ROOSEVELT AND THE NEW DEAL

As governor of New York from 1928 to 1932, Franklin D. Roosevelt expanded use of renewable energy and created public works projects to spur job growth across the state. Roosevelt was subsequently elected president in 1932 during the middle of the Great Depression, where he focused on national economic

relief, recovery, and reform as tools to improve social conditions. As part of his New Deal, Roosevelt put thousands of unemployed men to work in rural areas with the creation of the Civilian Conservation Corps. The corps promoted natural resource conservation and development in federal, state, and local land and increased public resource protection. In New York, corps members planted trees and expanded the practice of forestry, however, there were no work camps around Bellefield or in Hyde Park,

Roosevelt increased financing for railroad, industrial, and agricultural growth that were principal economic forces in the Hudson Valley. He enhanced natural resource protection and helped create the Tennessee Valley Authority to improve environmental and economic conditions in the region. During Roosevelt's Second New Deal he continued to expand job opportunities and he signed Social Security into law in 1935 to better support conditions for the poor, sick, and elderly. When World War II was declared in 1942 the president increased American military presence and provided aid to the Allies. As a result, industrial growth flourished, women replaced men in the workplace during the war, and small-scale agriculture production increased in response to food shortages.

BELLEFIELD PROPERTY

After Sarah Newbold's death in 1922 and Thomas Newbold's death in 1929, the estate was divided equally between their three children, Thomas Jefferson Newbold, Mary Morgan, and Julia Cross. The three children received equal shares of interest in the trust and shares of Newbold's property. Mary Newbold Morgan, who had married Gerald Morgan Sr., remained at Bellefield and inherited the twenty-acre property from her father. Thomas Jefferson Newbold received part of Newbold's total estate and Julia Cross received the house on East Eightieth Street in New York City.[97]

Mary Newbold Morgan and her husband Gerald Morgan Sr. increased their landholdings to the north and west, while selling off agricultural parcels on the east side of Albany Post Road over the next two decades. The Bellefield estate was surrounded by Crumwold Farms to the north toward Hyde Park Village and west toward the Hudson River (Figure 1.41). In 1935, the Rogers Estate land west of Bellefield and south of Stone Cottage Road was acquired by Franklin D. Roosevelt, who referred to the tract as the "Rogers Land." He subsequently extended two roads from Springwood across Rogers land to stone cottage road, and set out a forest plantation of white pine (Plot U) in a field south of the road in 1936. In 1935, the Morgans purchased sixteen acres north of the Bellefield property, on Albany Post Road, which included the Bellefield cottage and garage and the Rogers fish pond, from Ann C. Rogers, the widow of Archibald Rogers (Figure 1.42).[98] The Bellefield cottage and garage were adjacent to the Bellefield

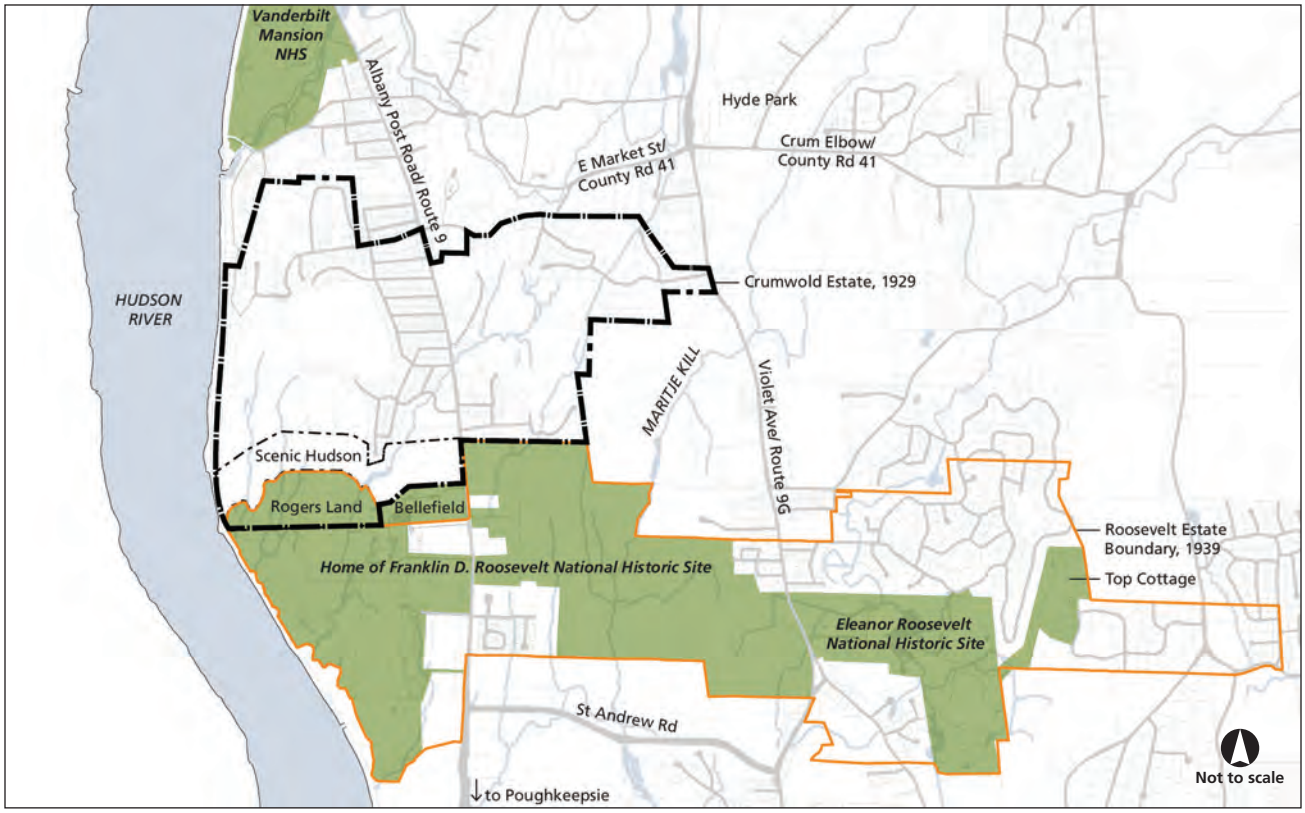


Figure 1.41. Boundary of Crumwold Estate, 1929. The historic extent of the Crumwold Estate covers much of the land between Bellefield and Hyde Park village (Rhinevault, Carney, Colonel Archibald Rogers and the Crumwold Estate, Peter Vermeer Rhinevault Scholarship Fund, 2003, annotated by OCLP).

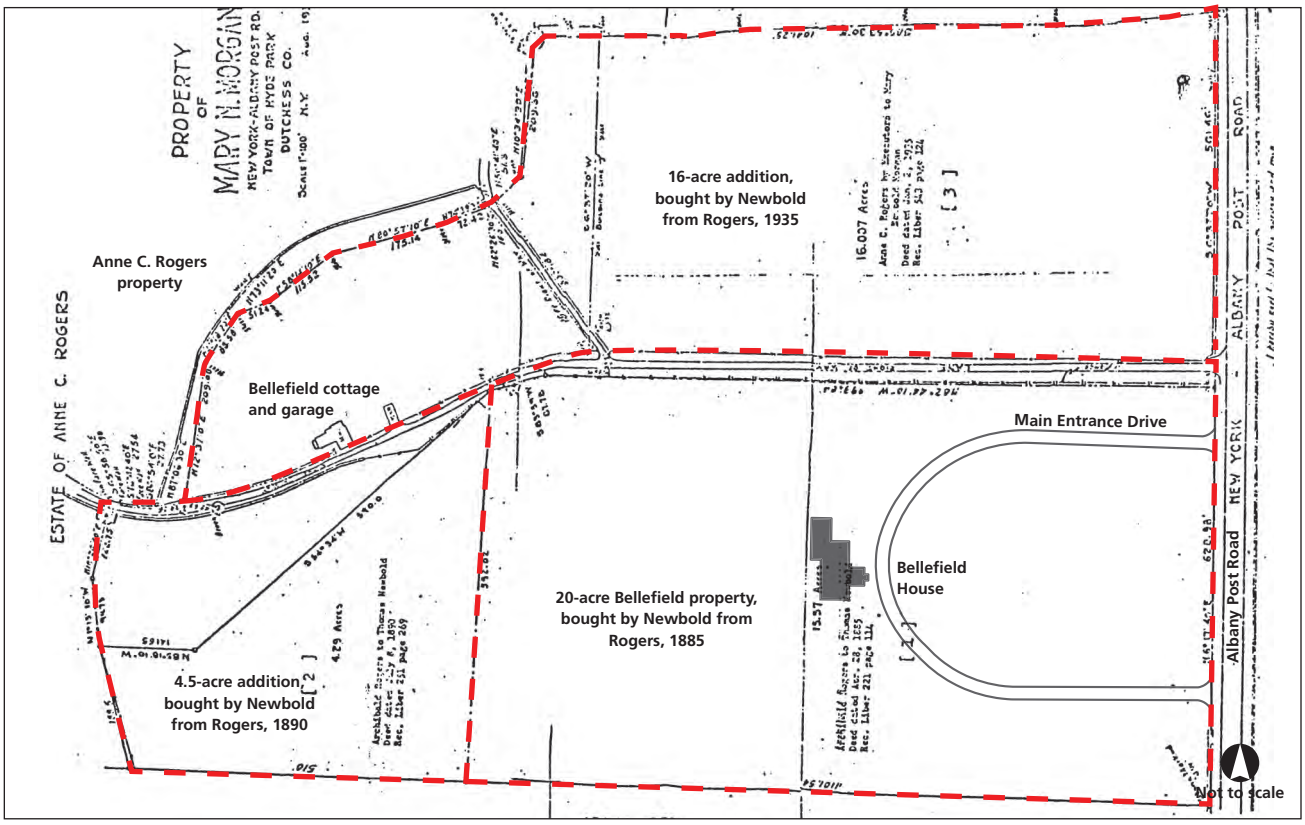


Figure 1.42. Newbold-Morgan property, 1935. Mary Newbold Morgan's property after she acquired the 16-acre parcel north of Bellefield from Anne C. Rogers in 1935. Bellefield property is shown in dashed red line (ROVA Archives, annotated by OCLP).

property and accessible from the stone cottage road. The structure became the residence of the Hagabooms who worked for the Morgans. Agriculture fields and dense wooded lots surrounded the Bellefield core with Roosevelt's Springwood property to the south of Bellefield. Both Springwood and Bellefield contained extensive home gardens and tree lined drives (Figure 1.43). The Morgans maintained the Bellefield gardens, including flower and vegetable beds west of the house and the walled garden south of the house. As the Morgans acquired additional property, they sold agricultural land east of Bellefield to Franklin D. Roosevelt who purchased the property because of its forestry potential. These parcels included a seventy-four-acre tract near Violet Avenue, sold in 1935, and a two-hundred-acre tract near Violet Avenue, sold in 1937.[99] After these transactions, the Morgans owned 107 acres in Hyde Park, which they retained until a portion was gifted to the National Park Service.

The Morgans, with their service staff, maintained the Bellefield house and grounds as they were during the Newbold period. As documented in the 1930 census, there were four members of the Morgan family and seventeen staff members that resided at Bellefield.[100] The staff included Jean Lindsay, Christine Manson, Lena Handon (cook), Hannah Cullen (chambermaid), Janet Angus (seamstress), Randolph Traudt (groundskeeper), George Fampton (butler), Sven

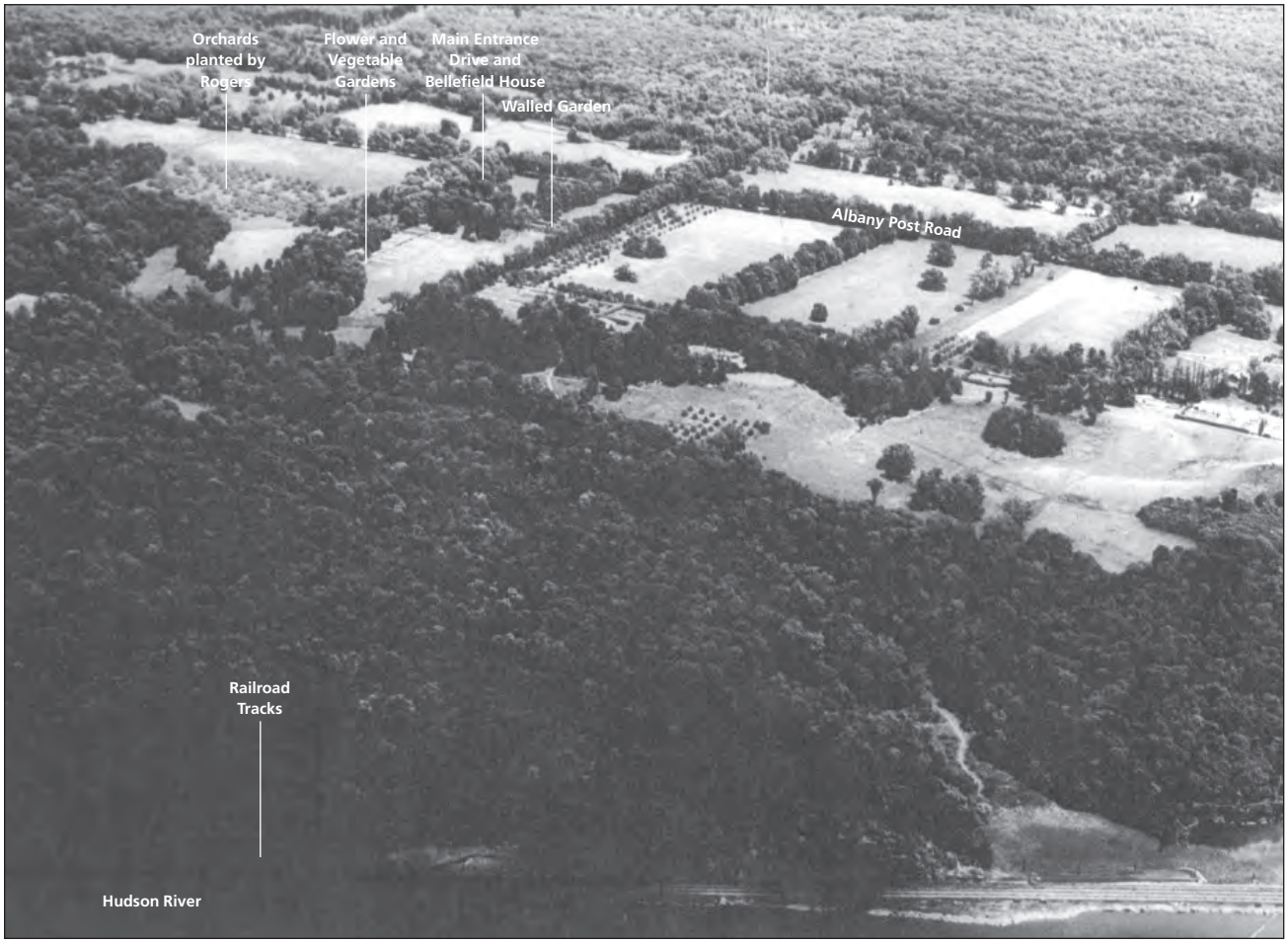


Figure 1.43. Aerial of Bellefield and the Hudson River, 1932. View looking northeast toward the estates from above the Hudson River, showing major landscape features (ROVA Archives, annotated by OCLP).



Figure 1.44. Walled garden, 1930. View looking north toward the Bellefield house from inside of the walled garden (Newbold-Morgan Collection, ROVA Archives).

Leander, Sylvester Fitzpatrick (chauffer), Fanny Clark, Jeannie Griffith, Jean Haskell, Horace Curry (chauffeur), Sophie and Carl Hagaboon, and Charles Plog and his wife (site superintendent from 1905 to 1940s).

During their childhood Gerald Morgan Jr. and Thomas Newbold Morgan stayed with their parents at Bellefield during the spring and fall and visited for shorter periods of time during the summer and winter. From inside of the house, Gerald Morgan Jr. later recalled the views over the Hudson River from the Morgan Room at Bellefield and the nicely furnished and well-decorated house.[101] Thomas Newbold Morgan was diagnosed with tuberculosis as a child and he slept in the sleeping porch to decrease the effect of the illness.

After Thomas Newbold passed away in 1929, neither Mary Newbold Morgan nor Gerald Morgan Sr. made significant changes to the Bellefield house. In 1939 the roof leaked and Mr. Morgan wrote to the firm McKim, Mead & White, who was responsible for the house remodel in 1909–11. Architect Mr. Holske, produced plans for the repair after which Mr. Morgan wrote to the firm and reported "No leaks!"[102] The Morgans also made minor interior changes during their years at Bellefield.

Walled Garden

With the assistance of the groundskeepers, the Morgan family maintained the walled garden for several decades. The large elm tree within the garden, which predated the garden construction, continued to mature through the 1930s and grew to be substantially taller than the Bellefield house (Figure 1.44). As children, Gerald and Thomas Newbold Morgan spent a lot of time outdoors. They played on the lawn and in the garden, helped with the yard work, and raised Chinese Silkie chickens, which they allowed into the walled garden (Figure 1.45 and 1.46).



Figure 1.45. (left) South porch of Bellefield house, c. 1935. View looking north toward the house, from inside of the walled garden. Thomas Newbold Morgan stands on the south steps of the porch and supervises one of the chickens (Newbold-Morgan Collection, ROVA Archives).



Figure 1.46. (right) Chinese Silkie chickens in the walled garden along the planting beds, c. 1935 (Newbold-Morgan Collection, ROVA Archives).

The hemlock garden hedge was maintained in a formal upright shape with a vegetated arch over the southern exit. The Morgans visited Bellefield during the winter when the windows on the house were boarded up and snow frequently covered the grounds (Figures 1.47, 1.48, and 1.49).

The planting beds contained a variety of flowering perennials and annuals that varied in height and texture were neatly trimmed, and spilled slightly over the stone edging. Vines grew along the chestnut and bamboo trellis that was attached to the stone walls (Figure 1.50). Outside of the walled garden, the informal arrangement of low shrubs and flowering trees may have been intended by Farrand as the wild garden. These trees matured and hung over the walled



Figure 1.47. Morgan child in the walled garden, c. 1935. View looking south toward the end of the garden from the south porch of the Bellefield house. The birdfeeder stands in the foreground (Newbold-Morgan Collection, ROVA Archives).



Figure 1.48. (left) View looking southwest of a Morgan child in the walled garden in front of the garden gate, c. 1935 (Newbold-Morgan Collection, ROVA Archives).



Figure 1.49. (right) Morgan child in the walled garden under the bird feeder, c. 1935. View looking north toward the Bellefield house (Newbold-Morgan Collection, ROVA Archives).



Figure 1.50. View looking southwest from the second floor of the Bellefield house toward the walled garden, c. 1935. Several flowering trees surround the garden, including crabapple or cherry and a dogwood, which likely grew within the wild garden (Newbold-Morgan Collection, ROVA Archives).



Figure 1.51. View looking southwest from inside the Bellefield walled garden, c. 1937. Several flowering trees surround the garden (Newbold-Morgan Collection, ROVA Archives).

Figure 1.52. View looking southeast from inside of the Bellefield walled garden, c. 1937. The planting beds contain low vegetation and vines grow on the walls. A flowering dogwood grows outside of the garden walls (Newbold-Morgan Collection, ROVA Archives).



garden fieldstone walls (Figures 1.51 and 1.52). Randolph Traudt worked as a groundskeeper from 1926–56 where he was employed by the Newbolds and later the Morgans. Mr. Traudt recalled several trees east of the walled garden that included "a large oak tree by the garden wall, beautiful dogwood trees and lilacs, magnolia, and an oak tree."[103]

Landscape Improvements

Family photographs and aerials capture the appearance of the landscape surrounding the house from around 1935 to 1937. Large maple and pine trees stood along the southern property line and service road, south of the garden hedge. To the east, the manicured entrance drive remained as the formal entrance to the house. To the west, flower and vegetable gardens stood near the house with hay fields and the service area farther west. To the north, a driveway, lined on both sides by deciduous trees, ran between Albany Post Road and the service area. Beyond the Morgan's property line, the Rogers maintained a large orchard in the late 1920s, 1930s, and 1940s (Figure 1.53).[104]

Much of the lawn west of the house and walled garden was well maintained and kept short during the summer with a few trees and shrubs around the garden's

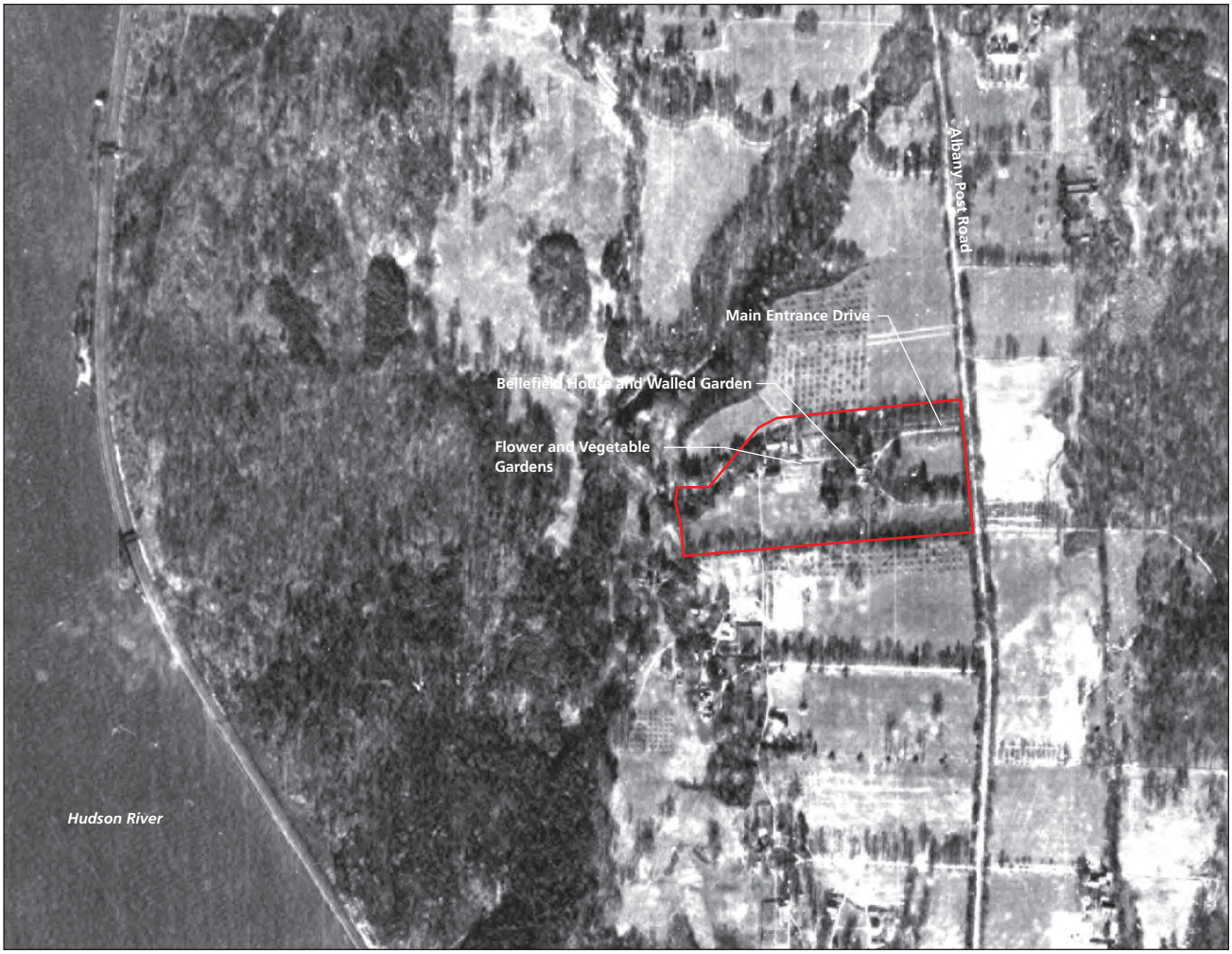


Figure 1.53. Aerial photograph of Bellefield and Hudson River, 1936. The aerial shows the undeveloped land along Albany Post Road and the main landscape features. Bellefield is outlined in red (ROVA Archives, annotated by OCLP).



Figure 1.54. Morgan children in the west lawn, c. 1935. View looking southeast toward the walled garden. The maples and pines grow along the Roosevelt property line (Newbold-Morgan Collection, ROVA Archives).

edge (Figure 1.54). The lawn served as a play area for the Morgan boys and as a flower and vegetable garden. The gravel pathway that led west from the Bellefield house was lined with several shrub and tree species. Gerald Morgan Jr. remembered "[the path] broadened out some and they had what used to be called espaliers-trees, frames for fruit trees. So the fruit tree didn't branch out at all. It was just the shape of this espalier. . ."[105] A boxwood maze, likely planted in the 1930s, stood near the Bellefield house and north of the gravel pathway. According to Gerald Morgan Jr. in 2005, "there was a walk that still is there, directly behind the back door there. And there was a [boxwood] maze down there that's now grown up."[106]

Extensive vegetable gardens lined both sides of the gravel pathway, which supplied fruit and vegetables to the Morgan family. While recalling the plantings west of the Bellefield house, groundskeeper Mr. Traudt observed, "All this stuff they've taken off now. There used to be grapes along here and they had grape arbors. She [Mrs. Morgan] had her rose garden here and there was a well over there. And the rest was all vegetables" (Figure 1.55, 1.56, and 1.57).[107] Further west, the vegetable garden contained a large celery bed, several varieties of fruits and vegetables such as cabbage, lettuce, onions, beans, peas, carrots, asparagus beds in front of the stone house, strawberries, and apples (MacIntosh, Northern Spy, and Baldwin varieties).[108] The garden west of the house included several site features such as the gravel pathway that led south from the Bellefield house, a bird bath, and an ornamental wellhead (Figures 1.58, 1.59, and 1.60). The Morgan children's playhouse, built around 1935, stood in the middle of lawn area to the west of the walled garden, adjacent to the grape arbor and vegetable gardens (Figures 1.61, 1.62, and 1.63).



Figure 1.55. Plantings in the flower and vegetable gardens, c. 1935. Gerald Morgan stands above the nasturtium plants and in front of the grape trellis (Newbold-Morgan Collection, ROVA Archives).

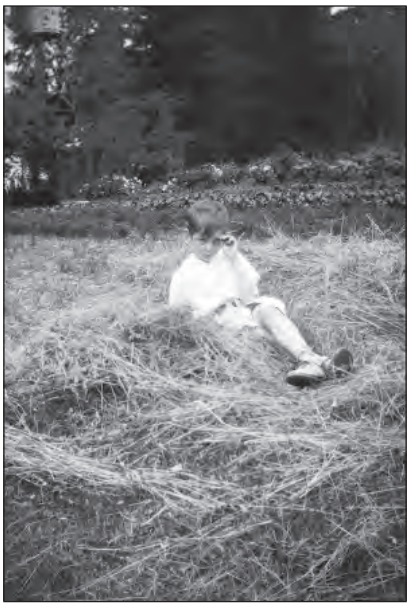


Figure 1.56. Plantings in the flower and vegetable gardens, c. 1935. View looking northwest with the water tank in the upper left corner of the photo and low plantings in the background. Gerald Morgan sits on top of hay. (Newbold-Morgan Collection, ROVA Archives).



Figure 1.57. Plantings in the flower and vegetable gardens, c. 1935. View looking northwest with the stone house in the upper left corner of the photo. Gerald Morgan stands in front of the hollyhocks (Newbold-Morgan Collection, ROVA Archives).



Figure 1.58. Gravel pathway, c. 1935. View looking northwest with the stone house in the background. Thomas Newbold Morgan stands on the gravel pathway (Newbold-Morgan Collection, ROVA Archives).



Figure 1.59. Birdbath, c. 1935. Thomas Newbold and Gerald Morgan stand behind a bird bath (Newbold-Morgan Collection, ROVA Archives).



Figure 1.60. Cistern and cover within the west lawn, c. 1935. View looking south with the gravel walkway and plantings in the background. Thomas Newbold Morgan stand in front of the ornamental cistern cap in the west lawn (Newbold-Morgan Collection, ROVA Archives).



Figure 1.61. Children's playhouse, c. 1935. View looking east toward the playhouse that stands in the west lawn. Note the trellis and additional vegetable garden in the background (Newbold-Morgan Collection, ROVA Archives).



Figure 1.62. Chicken coop, slide, and playhouse, c. 1935. View looking northwest with the playhouse and old garage in the background. Thomas Newbold Morgan and Gerald Morgan sit on the chicken coop (Newbold-Morgan Collection, ROVA Archives).



Figure 1.63. West lawn plantings, c. 1935. View looking northwest with the trellis and vegetable garden in the background. Gerald Morgan lays in front of the playhouse on the west lawn west (Newbold-Morgan Collection, ROVA Archives).

Figure 1.64. East lawn area within the main entrance drive, 1941. View looking east toward the Albany Post Road, elm trees, and hemlock hedge. One of the Morgan children operates a lawn mower. A single hemlock stands on the right side of the image (Newbold-Morgan Collection, ROVA Archives).



The Morgans maintained the layout of the main entrance drive, open lawn, and tree-lined drives. The Morgans likely widened the main entrance drive and laid gravel over the roadway to improve vehicular circulation. Mr. Traudt recalled that during the Morgan's tenure the groundskeepers (and Newbold children) mowed the western half of the east lawn and grew hay on the eastern half, which they fed to their horses (Figure 1.64). Within this lawn area there was a large oak tree that was hit by lightning and removed and a large hemlock tree that persisted from at least the mid-1800s. To the east of the walled garden, the Morgans kept the



Figure 1.65. Daffodils and trees in the east lawn, c. 1937. View looking south toward the trees east of the walled garden. A Morgan child sits within the daffodils (Newbold-Morgan Collection, ROVA Archives).



Figure 1.66. View looking west of the west hay field, c. 1941. The opening in the woods frames a view toward the highlands on the west bank of the Hudson River (Newbold-Morgan Collection, ROVA park archives).

lawn long in the spring and bulbs grew within groupings of flowering shrubs and deciduous trees (Figure 1.65).

Similar to the east lawn, the Morgans grew hay in the far western edge of the property in the open field. From this field, views existed over the Hudson River (Figure 1.66). This western edge of the field was the likely site of "Camp Morgan," which was the U.S. Department of Defense communications camp for the King and Queen of England's 1939 visit to the Home of Franklin D. Roosevelt.[109] In preparation for the visit, a number of structures were built in an L-shaped configuration (Figure 1.67). In this location remnants of a temporary shale platform were uncovered in archeological surveys.[110] East of the new garage and north of the pathway, a windmill pumped water into the storage tank. The head gardeners, John Gummenheimer and Charlie Plog lived in the stone house near the end of the gravel pathway.

Family photographs show that the gardens, vegetable beds, lawn areas, and gravel pathway west of the house were well-maintained through the 1940s. The shrubs

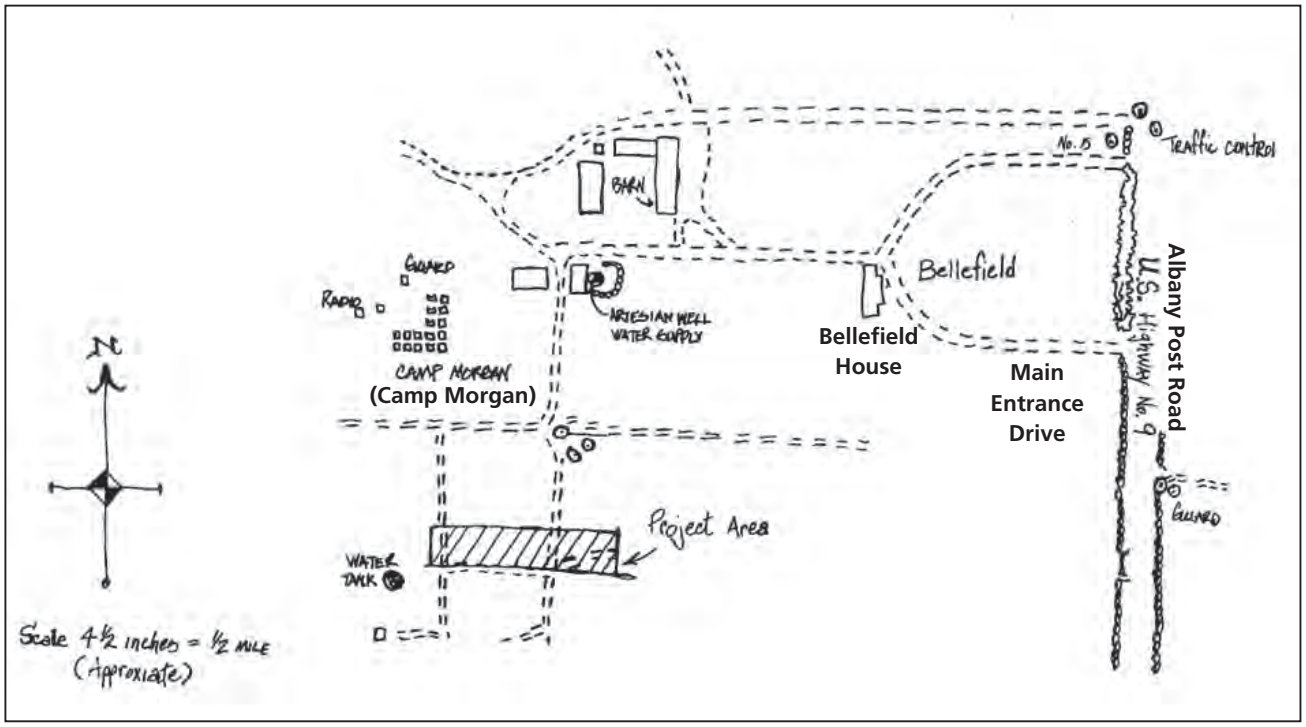


Figure 1.67. Camp Morgan plan re-creation, 1939. Sketch of security plans at Bellefield that includes Camp Morgan southwest of the stone house. The hand drawn sketch is based on a 1939 plan. (ROVA Archives, annotated by OCLP).



Figure 1.68. View looking east toward the walled garden from the west lawn, 1943. Shrubs and flowering trees likely made up the wild garden (Newbold-Morgan Collection, ROVA Archives).

and flowering trees around the garden walls matured and the vegetable garden west of the house remained intact. Perennial and annual plantings and trees flourished along the gravel pathway (Figures 1.68, 1.69 and 1.70).

ROOSEVELT-VANDERBILT NATIONAL HISTORIC SITE

By the 1930s, Hyde Park gained the distinction of being the home of one of the most affluent families in the country, the Vanderbilts, and one of the most politically influential families, the Roosevelts. In the years following Franklin D. Roosevelt's inauguration as thirty-second president of the United States in 1933, the idea of preserving the homes of these two families began to take shape. During his presidency, historic preservation became a major responsibility of the National Park Service. The expanded stewardship role of the Service was defined in the Historic Sites Act of August 21, 1935, building upon the 1906 Antiquities Act. The new national policy provided the groundwork "to preserve for public use historic sites, buildings, and objects of national significance for the inspiration and benefit of the people of the United States."

In 1939 Roosevelt and the Secretary of the Interior Harold Ickes endorsed three public sites in Hyde Park, two of which were based on the new Historic Sites Act. First, the president advocated for a historic site designation for the Vanderbilt's Hyde Park property in 1939, after the death of Frederick W. Vanderbilt in 1938. In December of 1940, the National Park Service acquired the 211-acre core of the Vanderbilt estate to represent the economic and social achievements of the Gilded Age. Second, Roosevelt authorized the construction of the Presidential Library



Figure 1.69. Vegetable and flower garden at gravel pathway, 1946. View looking southwest toward a Morgan child who stands in front of one of the flower beds (Newbold-Morgan Collection, ROVA Archives).



Figure 1.70. Bellefield aerial, 1945. The aerial shows the landscape features and undeveloped land within the Roosevelt Estate prior to construction of the Hyde Park Drive-In and commercial buildings. The Bellefield property is outlined in red (ROVA Archives, annotated by OCLP).

and Museum, which was later administered by the National Archives and Records Administration. And third, he established the Home of Franklin D. Roosevelt National Historic Site, which encompassed the thirty-three acres surrounding the Home, previously referred to as Springwood.

Following the establishment of the Home of Franklin D. Roosevelt National Historic Site in 1944, the National Park Service intended to expand parking and improve facilities to better accommodate staff and visitors. The need for a larger parking area posed a problem for many years because of the limited open space. The park opened to the public in 1946, one year after Roosevelt's death, with the stated purpose to "preserve and interpret the birthplace, lifelong home, and memorial gravesite of President Franklin D. Roosevelt, so that current and

future generations can appreciate the life and legacy of the longest serving U.S. President."[111] The establishment of the Presidential Library and Museum in 1939 and the historic site created a public landscape along the southern boundary of the Bellefield property.[112]

With increased visitation and visitor needs, the National Park Service and National Archives made several changes to the Franklin D. Roosevelt National Historic Site (Figure 1.71). In 1948 the park and National Archives added a second road parallel to the 1940 entrance road, and a large parking area was built on the location of the Roosevelt Home Garden. Perhaps in response to the development of the region, Mary Newbold Morgan purchased the fifty-two acre Rogers Land parcel, west of the Bellefield property, from the Franklin D. Roosevelt estate and the seventy-five acre Crumwold Farms, north of Bellefield, in 1949 (Figure 1.72).

HYDE PARK DEVELOPMENT

The quiet country setting of Bellefield changed during the Morgan's ownership. The president's home became an increasingly public property and the greater Hyde Park community was also growing. The town population was 4,056 in 1940 and 6,136 by the early 1950s, with increasing commercial and residential development along the east side of Route 9.[113] New transportation routes further opened the Hudson River Valley to public access when the Taconic State Parkway was completed 1960.[114] Following the opening of the Home of Franklin

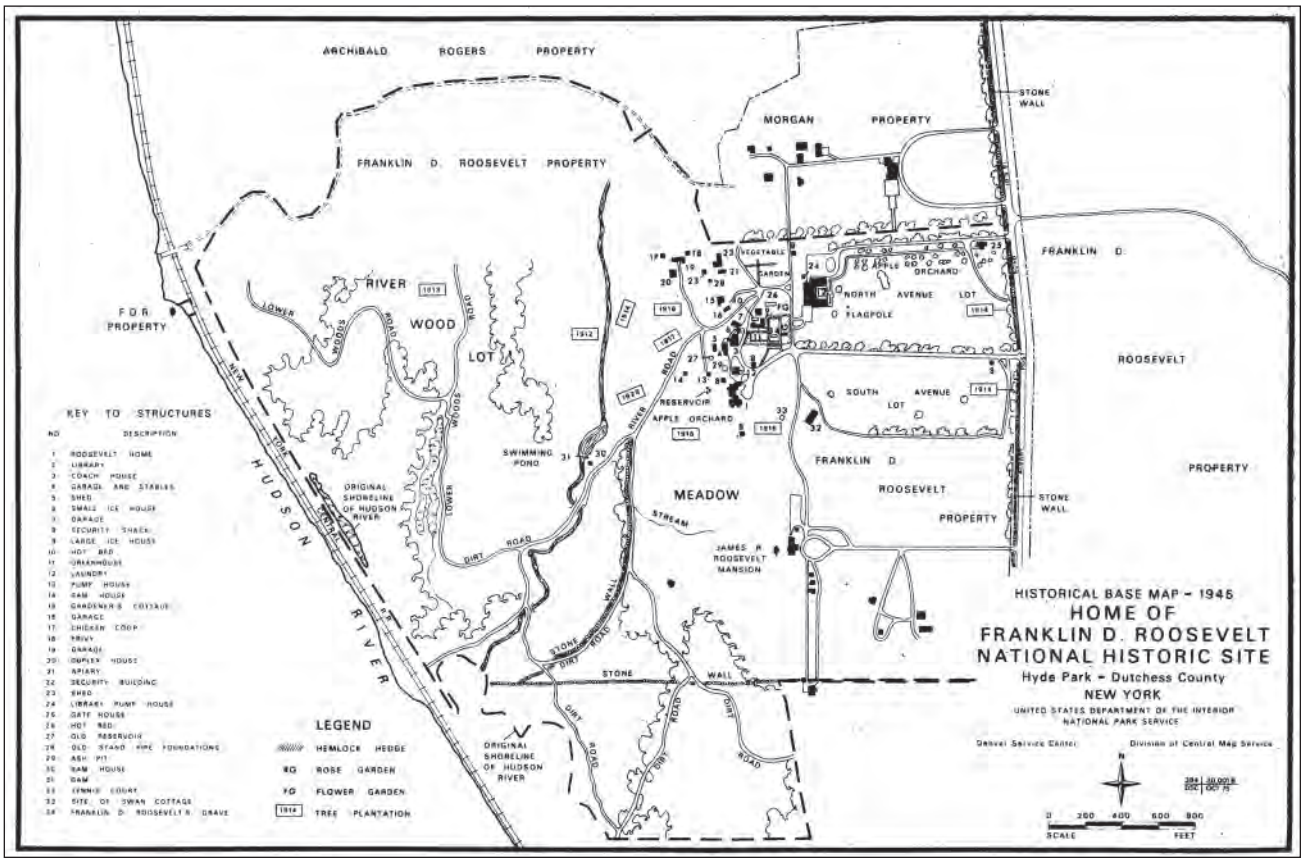


Figure 1.71. Home of FDR National Historic Site, 1945. The plan shows the landscape features, buildings, circulation, and property lines in 1945 (National Park Service Master Plan 1977).

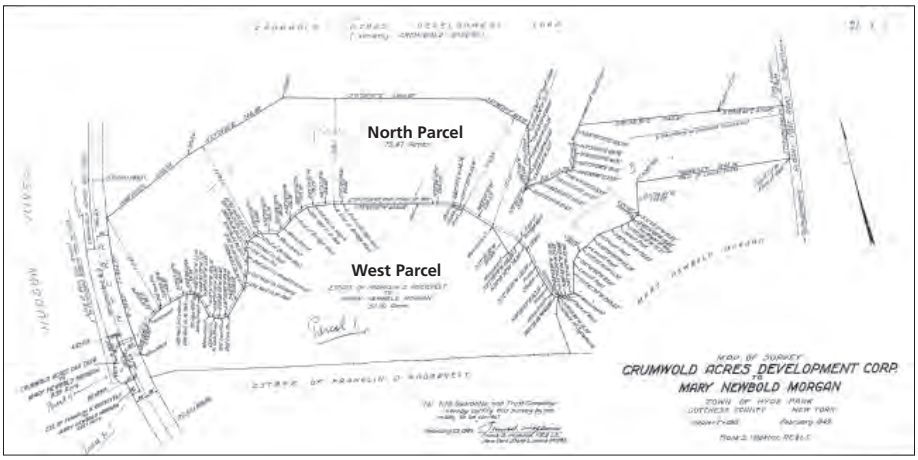


Figure 1.72. Mary Newbold Morgan's property in 1949 after she acquired land from the FDR estate (west parcel) and from the Rogers Estate (north parcel) (ROVA Archives).

D. Roosevelt National Historic Site, commercial development occurred on the former Roosevelt estate lands, across from Bellefield. Residential development of the Rogers estate began after the death of Anne C. Rogers with the sale of the Rogers mansion in 1942, which was located on the west side of Albany Post Road. The Crumwold Acres Development Corporation subdivided much of the estate into single family home lots in the 1940s and 1950s, which attracted residents from Poughkeepsie. Crumwold Acres built homes on the west side of Albany Post Road in the 1950s and then additional homes north of Bellefield in the 1960s (Figures 1.73 and 1.74).

Recreational and commercial amenities appeared in Hyde Park in the 1950s, including the Hyde Park Drive-In, the public Dinsmore Golf Course, Golden Manor Motel, Hyde Park Gift shop, a gas station, and Howard Johnsons. The drive-in was constructed in 1950 on the east side of Albany Post Road and north of Bellefield.[115] The Dinsmore Golf Course, originally laid out in the 1890s about six miles north of Bellefield on the west side of Albany Post Road, is one of the oldest in the country and was built on land owned by the Dinsmore family. In 1954, the family donated the golf course to the State of New York for public use.[116]

In 1960 the population of Hyde Park reached 12,681, an increase caused by new commercial and industrial development.[117] International Business Machines (IBM) moved to Armonk, New York, southeast of Hyde Park, in 1964 from New York City.[118] During that time IBM worked with NASA to track orbital flights to Mercury and Saturn, and the moon. Later in 1964, IBM announced its first personal computer. Concurrent with the population growth was the expansion of major employers, which included DeLaval Separator, Central Hudson Gas and Electric, Dutchess Community College, and the Hudson River State Hospital, who maintained a large number of employees, many of whom chose to live in the new subdivisions that were being developed in Hyde Park.[119]



Figure 1.73. Hyde Park aerial, 1970. The aerial shows the Crumwold Acres development along Albany Post Road, the Hyde Park Drive-In, and Springwood. See Figure 1.74 for an enlargement of Bellefield (ROVA Archives).

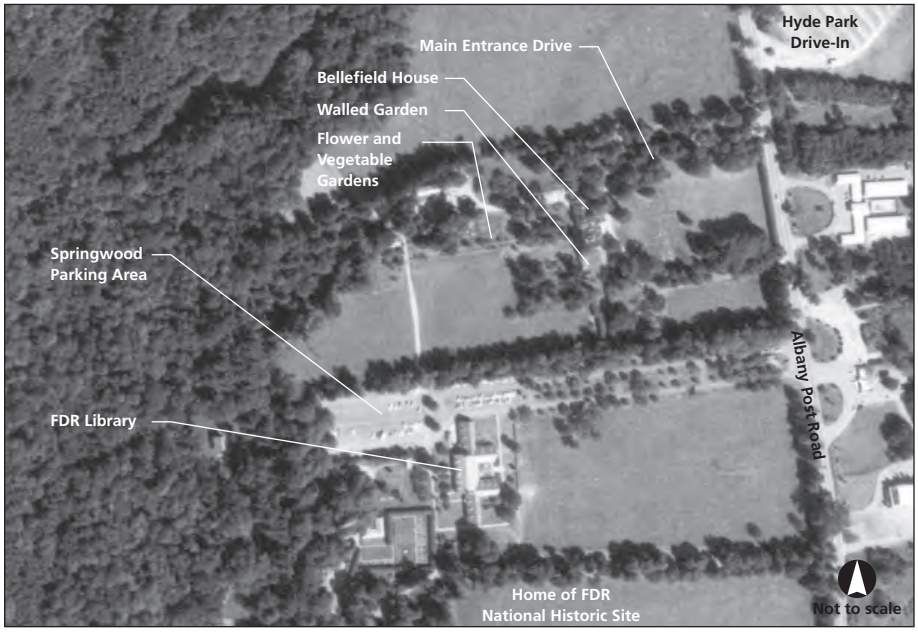


Figure 1.74. Bellefield aerial, 1970. The aerial shows the vegetation along Albany Post Road and the main entrance drive, the trees in the wild garden, and the open fields west of the house (ROVA Archives).

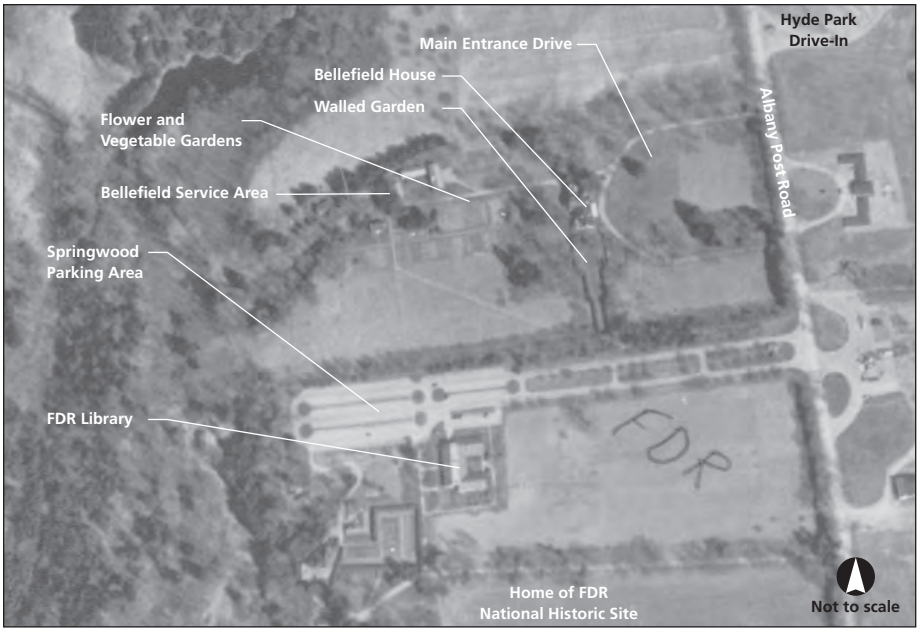


Figure 1.75. Bellefield aerial, 1955. The aerial shows the development along Albany Post Road, the trees along the main entrance drive, and the open fields. The parking area and entry drive for the National Historic Site and presidential library are to the south of the Bellefield property (ROVA Archives).

DONATION OF BELLEFIELD

Through the 1950s and 1960s, as Mary Newbold Morgan and her staff aged, they made few major changes to the Bellefield landscape. The lawn west of the house and garden was kept short, a new path was built diagonally between the vegetable garden and the southern edge of the walled garden, a trace of the gravel estates road that led south from the stone house remained, and the vegetation

Figure 1.76. West lawn, 1964. View looking east toward the house from the west lawn. Note the larch on the right, the mature American elm on the left, and dense plantings that line the gravel pathway on the left (ROVA Archives).



along the gravel pathway that led west from the house continued to grow (Figure 1.75). West of the house and near the gravel pathway, large canopy trees grew above a dense understory of large shrubs (Figure 1.76) In the walled garden, the elm tree in the center of the lawn remained despite the growing decimation from Dutch elm disease, grape vines covered the southern façade of the house, and the groundskeepers maintained the hedge, perennials, and annuals in the planting beds (Figure 1.77). In addition, Mrs. Morgan and her staff maintained several lilac plants around the exterior of the walled garden, although by the mid-1960s they were unable to maintain the gardens as the family had in the 1920s and 1930s.[120] Mrs. Morgan's friend, Elliott Lindsley, recalled that she was still able to maintain the fruit espalier trees along the gravel pathway and often walked along the gravel pathways and shared extra plants from her garden with her friends.[121]

Gerald Morgan Jr. and his wife Mary Morgan moved from New York to Richmond, Virginia, in 1955 and did not visit Bellefield as often as before.[122] The Morgans made small changes to the house in the 1960s including new interior walls, additional bathrooms, a new roof, and a bomb shelter in the cellar under the



Figure 1.77. Walled garden, 1964. View looking north toward the Bellefield house from inside of the walled garden. The single American elm stands in the center of the lawn area. Planting beds are filled with lush vegetation along the gravel pathways. Grape vines grow on the trellis attached to the house (ROVA Archives).

south wing of the house, built in 1963 or 1964. Mary Newbold Morgan lived in New York City and at Bellefield during the summers until her death in 1969.

In the early 1970s Gerald Morgan Jr. proposed donating the Bellefield property to the National Park Service, which was in need of additional administrative, maintenance, and interpretive space. By this time, the vegetable gardens west of the house had been removed and the vegetation to the west of the walled garden and house continued to mature. Morgan initially donated 52.2 acres of the Rogers Land (Franklin D. Roosevelt's land that was acquired by Mary Newbold Morgan in 1949) to the National Park Foundation in 1973. Soon after, he donated another 0.12 acres west of the railroad at Crum Elbow Point, including a Hudson River navigation light. In 1975 Congress amended the joint resolution of July 18, 1939 in order to accept lands adjacent to or related to designated government function for the Home of Franklin D. Roosevelt.[123] In 1975 Morgan donated an additional twenty four acres of Bellefield to the National Park Service, which included the house and grounds. Morgan retained the property to the north of Bellefield.

LANDSCAPE SUMMARY, 1975

In 1975, at the end of Bellefield's history as a private estate, as illustrated in Drawings 1.7 and 1.8, the Bellefield landscape retained the character of a river estate surrounded by agriculture fields to the north, wooded areas to the west, and National Park Service visitor amenities and the Franklin D. Roosevelt Presidential Library and Museum to the south. Gerald Morgan Jr. retained ownership of the eastern portion of Water Lot Seven, the former Rogers Estate property, which was adjacent to Crumwold Acres development. On the eastern side of Albany Post Road, the Hyde Park Drive-In, Golden Manor Motel, Hyde Park Gift shop, a gas station, and Howard Johnsons were built as the region shifted from agriculture to suburban residential and commercial use during this period.

Several small circulation changes occurred at Bellefield including the removal of the stone cottage road between the service area and Albany Post Road, the construction of a driveway to the new garage, and connection to the western portion of the stone cottage road. In the decades after Franklin D. Roosevelt's death, the library and home attracted a steady flow of visitors and a new access drive and parking area were built just south of the Bellefield boundary.

Vegetation at Bellefield changed by 1975 as Mary Newbold Morgan grew older, when the Morgans spent less time in Hyde Park and more time in Virginia, and they prepared to donate the property to the National Park Service. Shade and fruit trees west of the house matured, but few new trees or plantings were added. The lawns were mowed regularly and portions of the vegetable and flower gardens west of the house remained. The walled garden received less maintenance as the hemlock hedge became overgrown and many of the planting beds disappeared.

During this period, the Morgans did not add buildings or structures to the Bellefield property. The U.S. Department of Defense added and removed "Camp Morgan," the communications camp for the King and Queen of England's visit. The Presidential Library and Museum stood to the south of Bellefield. The Rogers Estate built the Bellefield cottage garage near the Bellefield cottage along stone cottage road. Views and vistas from the Bellefield house over the Hudson River were blocked as the trees matured and volunteer trees grew. From Albany Post Road, passersby would still view the house, walled garden fieldstone walls, and adjacent vegetation through openings in the entrance gates.

During the Morgan period, a few small-scale features were added and then removed at Bellefield including the children's playhouse, slide, chicken coop, and birdhouse. The cemetery headstones were placed in the Bellefield house basement.



Cultural Landscape Report

Bellefield
Home of Franklin D. Roosevelt National Historic Site
Hyde Park, NY

Morgan Family, 1929–1975

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. ROVA GIS Database, 2011
2. Morgan property map, 1931
3. Aerial of Bellefield and Springwood, 1932
4. Bellefield aerials, 1936, 1945, 1955, and 1970
5. Camp Morgan re-creation plan, 1939
6. Home of FDR map, NPS, 1945

DRAWN BY

Kirsten Holder, AutoCAD 2011 and Illustrator CS5

LEGEND

- Building
- Deciduous tree
- Evergreen tree
- Shrubs
- Wood arbor
- Flower and vegetable garden
- Paved/unpaved vehicular circulation
- Paved/unpaved pedestrian circulation
- Lawn
- Hay field
- Water body
- Property line/other parcel boundaries
- Bellefield property line
- 1 Meter contour
- Stone wall

NOTES

1. All features shown in approximate scale and location.
2. Plan shows landscape in 1975.
3. Estate boundaries along Hudson River are approximate.

0′ 100′ 200′ 400′ 800′

Drawing 1.7

Fish Pond

Morgan Property
(Purchased from Rogers Estate in 1931)

Stone Cottage Road
(Removed 1935)
Main Entrance Drive
Bellefield Service Road

Old Garage, Old Barn,
and New Garage

Crooke Family Cemetery
Water Tower
Bellefield Cottage Garage
(1930)

Iron Pump

Bellefield Cottage

Albany Post Road

Hay Field

Pump House
Stone House

Stone Cottage Road

50 m

Bellefield
House

East Lawn

Boxwood Maze (c. 1930)

Flower and
Vegetable
Garden

Gravel Pathway
Grape Arbor

Walled
Garden

Cold Frames
Flower and Vegetable Garden

Estates Road

National Park Foundation
(Morgan purchased from Estate of FDR in 1949, donated to National Park Foundation in 1973)

Hay Field

West Lawn

55 m

Hay Field

Camp Morgan,
(Removed c. 1941)

Playhouse (removed c. 1950)
Rose Garden
(removed c. 1950)

Parking Lot and Exit Drive (1948)

54 m

Home of Franklin D. Roosevelt
National Historic Site

Franklin D. Roosevelt
Library and Museum
(National Archives)

Cultural Landscape Report

Bellefield
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- Lawn
- Hay field
- Water body
- Property line/other parcel boundaries
- Bellefield Property line
- 1 Meter contour
- Stone wall

NOTES

1. All features shown in approximate scale and location.
2. Plan shows lanscape in 1975.

0′ 75′ 150′ 300′

Drawing 1.8

NATIONAL PARK SERVICE, 1975–PRESENT

The National Park Service already had a long-time presence in Hyde Park when they accepted the Bellefield property from Mr. Morgan in 1975. The Vanderbilt Mansion National Historic Site, which opened to the public in the 1943, and the Home of Franklin D. Roosevelt National Historic Site, which opened to the public in 1946, were managed together by a joint staff. Both sites received thousands of visitors each year, bringing visitors to the surrounding village of Hyde Park and the Hudson River Valley. Development of tourism-related destinations such as hotels, restaurants, and stores centered along Albany Post Road and through the village of Hyde Park. By the 1970s, the suburbs around New York City expanded, and counties farther from the city began to receive more pressure for residential development. Along with other counties in New York, Dutchess County attempted to concentrate commercial and business centers near urban centers to protect agricultural and rural land.[124]

The Home of Franklin D. Roosevelt National Historic Site lacked a park headquarters building prior to the 1970s. The Bellefield property provided the National Park Service with buildings and open space for these much-needed facilities. Prior to the acquisition of the property, the National Park Service offices were in the Vanderbilt Pavilion. The National Park Service officially accepted 76.32 acres from Gerald Morgan Jr. on April 30, 1975, and adjusted the boundary for the Home of Franklin D. Roosevelt National Historic Site. The addition included the Bellefield house, service area buildings, gardens, and grounds (Figure 1.78).[125] Mr. Morgan donated the land to the National Park Service because he no longer used the property, inherited from his parents, and he knew that the

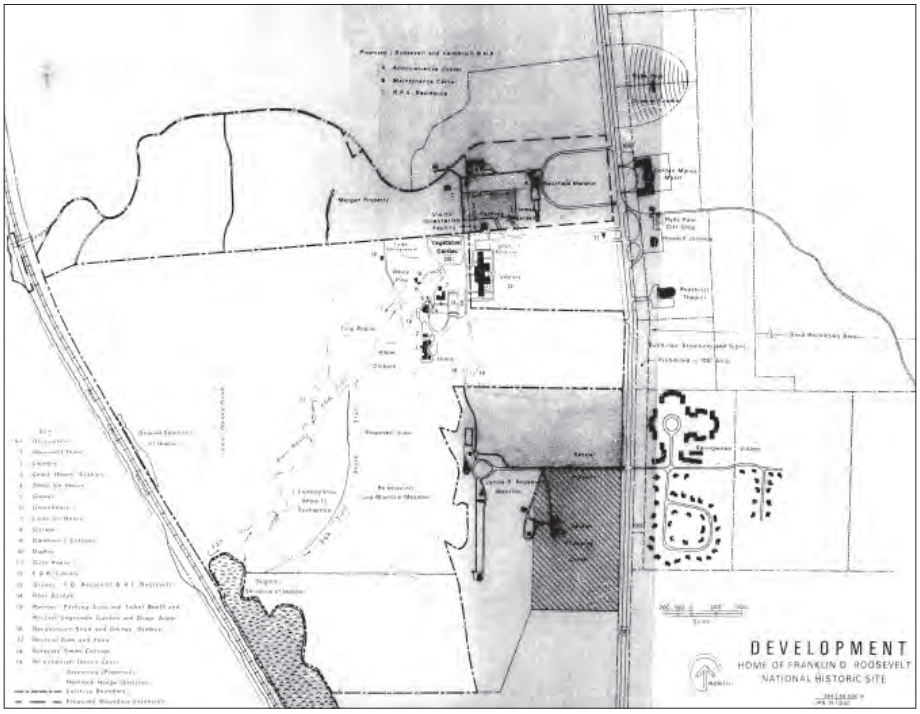


Figure 1.78. National Park Service Master Plan, 1975. The plan includes proposed locations for the administration center (Bellefield house), maintenance center (Bellefield service buildings), and residence (stone house). The Drive-In, motels, residential, and commercial development are shown on the east side of Albany Post Road (ROVA 384 20000 B, Denver Service Center).

National Park Service management sought additional space to accommodate maintenance and visitor needs. The additional land from the Morgans helped preserve the setting of Springwood and ensure that no future commercial or residential development on the property would occur.

BELLEFIELD PROPERTY

Upon receipt of the Bellefield property, the National Park Service managed the new seventy-six acre parcel as an adaptive reuse area for park support, which allowed them to make changes to the property in order to accommodate maintenance, administrative, and visitor needs. The grounds and buildings were immediately usable as a result of decades of maintenance by the Morgan family. In the service area, the roadways were functional and the lawns were well manicured. The new garage and old garage were partially overgrown with vegetation (Figures 1.79 and 1.80). In 1975, the National Park Service drafted a plan that included the existing conditions including buildings, landscape features, and circulation. The gravel Bellefield service road ran west from the north branch of the main entrance drive toward the new garage and the adjacent parking area. A gravel pathway extended west from the Bellefield house toward the stone house and cold frames and adjacent to the wellhead, grape arbors, and vegetable gardens. The structure of the walled garden remained intact with fieldstone walls, hemlock hedge, and walled garden gravel walks. The south boundary service road ran adjacent to the southern end of the walled garden and connected to the estates road, which ran north toward the service area (Figure 1.81).



Figure 1.79. View looking west toward the new garage and driveway, 1975. The iron pump in the foreground marks the location of a windmill that pumped water from the well to the water tank (ROVA Archives, photo taken by Fred Van Tassell).



Figure 1.80. Old garage and new garage, 1975. View looking northeast from the service road (ROVA Archives, photo taken by Fred Van Tassell).

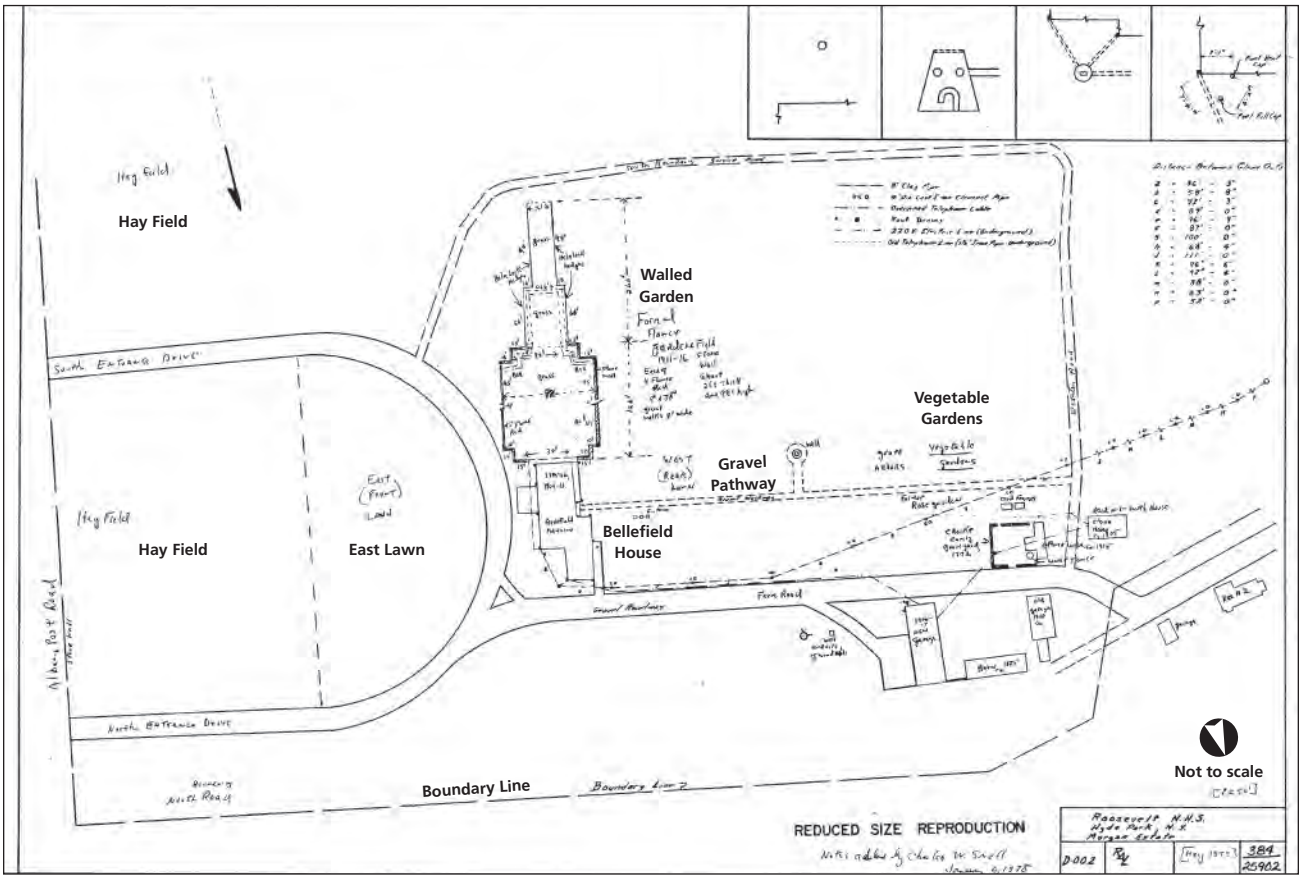


Figure 1.81. Bellefield plan, 1975, shows the location of roadways, buildings, and pathways. Charles W. Snell annotated the plan in 1978. Note the label "hay field" in the east lawn and the "gravel walkway" in the west lawn (ROVA 384 25902).

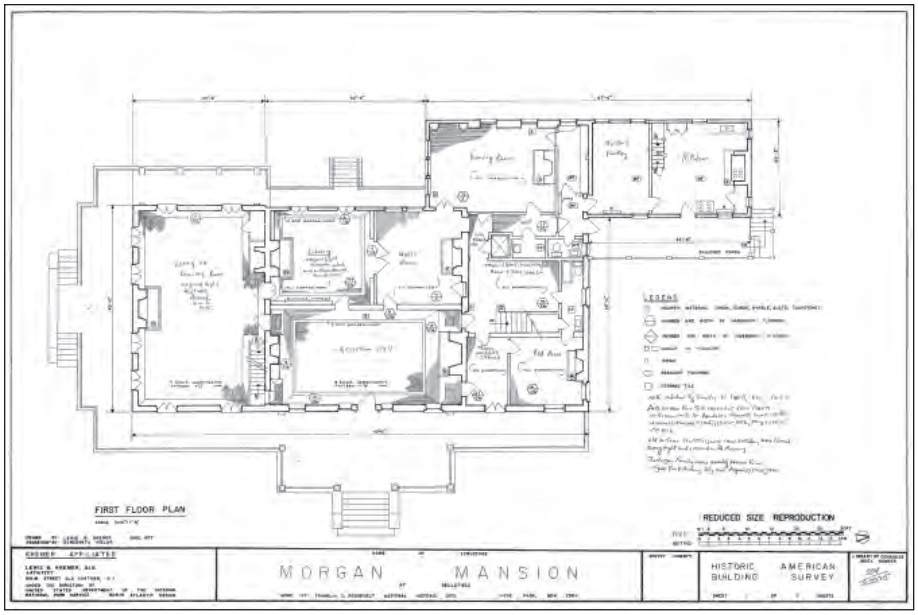


Figure 1.82. Bellefield first floor plan, 1977. The plan is annotated by Charles Snell with room names and layout (ROVA 384 25005).

Once the National Park Service administrative staff moved into the Bellefield house they made minor changes to the to accommodate office and meeting space; however, no significant changes were made to the exterior. In a floor plan for the Bellefield house, the National Park Service labeled the rooms as they had been during Mary Newbold Morgan's tenure. On the first floor, these included the reception hall at the entrance, the music room, library, and living room on the southwest side, and the office, dining room, bathroom, pantry, and kitchen on the north side (Figure 1.82).

Following acquisition, the park's Master Plan, completed in 1977, affirmed that the twenty-three acre Bellefield property would in the future contain a parking area, visitor facility, picnic grounds, and an integrated trail network.[126] That initial foresight helped to clarify later debates in the early twenty-first century during the planning and siting of the Wallace Center. The plan also stated that, "Bellefield outbuildings would be adaptively rehabilitated to accommodate administrative and maintenance functions for both the Roosevelt Home and Vanderbilt Mansion sites, resulting in greater efficiency of operation."[127] Lastly, the plan proposed that the Bellefield property would be suitable for indoor and outdoor school group programs.

Shortly after the Bellefield property was added to the Home of Franklin D. Roosevelt National Historic Site boundary, Bernhard "Barney" Kolb, foreman of the National Park Service eastern tree repair program, inventoried, "repaired," and tagged all of the specimen trees on the property. Many of the tags are still present.[128] With the addition of arborist Steve Hanaburgh to the park staff in 1987, the park increasingly carried out most of its own tree work. The park continued to remove aged trees individually, but replanted most in-kind and in the same location.

Beginning in the late 1970s, park staff made several changes to the circulation, buildings and structures, and vegetation at Bellefield. In 1977, park staff overlaid the main entrance drive with stone dust and widened the north drive by thirty inches to allow clearance for maintenance vehicles and in 1982 park staff laid oil and chip over the drive. In 1986, park staff again widened the main entrance drive and widened the north opening of the stone wall by about thirty inches in order to accommodate park maintenance vehicles (Figure 1.83). As part of the driveway widening, park staff also removed several black locust trees north of the main entrance drive.[129]

Around 1986, the park built the staff parking area on the northwest side of the house, which had approximately eighteen parking spaces with a curbed planting strip in the center (Figures 1.84 and 1.85). They also built a larger parking area east of the new garage that was accessible from the Bellefield service road. This parking area could hold over twenty vehicles. A twenty-by-twenty-foot structure, which was used by park maintenance to store sand and salt, stood at the northeast corner of this lot. A forty-by-eighty-foot temporary conservation lab, built in 1984 in the west lawn, was used to process artifacts damaged at Springwood during a 1982 fire. The conservation lab stood south of the gravel pathway and adjacent to the wellhead in the west lawn. A short driveway and parking area connected it to the estates road. Between the conservation lab and the Bellefield house, lawn ran adjacent to the vegetation along the gravel pathway (Figures 1.86 and 1.87).

In 1986 park staff removed the aged hemlock hedge along Albany Post Road and planted a new row of hemlocks farther west, away from the road, to avoid the spray from winter road salt that had harmed the original hedge.[130] In 1990, park staff laid another layer of oil and chip on the main entrance drive.[131] Due to limited park maintenance staff, they were unable to maintain or rehabilitate many of the



Figure 1.83. Main entrance drive and Bellefield house, 1986. View looking south past the front porch of the house. The National Park Service laid oil and chip on the drive during the 1980s (ROVA staff, Henry Van Brookhoven).



Figure 1.84. Bellefield house and Bellefield service road,1986. View looking southwest toward the staff parking (ROVA staff, Henry Van Brookhoven).



Figure 1.85. Staff parking, 1985. View looking southwest toward the north facade of the house. The planting area on the right was removed in 2004 (ROVA staff, Henry Van Brookhoven).



Figure 1.86. (left) West lawn, 1984. View looking east toward the house during the installation of a utility trench. The overgrown plantings along the gravel pathway grow on the left (ROVA staff, Henry Van Brookhoven).



Figure 1.87. (right) West lawn and conservation lab, 1984. View looking west toward the lab from the west lawn. The overgrown vegetation along the gravel pathway grow on the right (ROVA staff, Henry Van Brookhoven).



Figure 1.88. Youth Conservation Corps remove weeds, 1985. View looking south with the walled garden in the background. The planting beds are empty and grass grows over the gravel pathways. The young elm tree grows in the far right of the photo (ROVA staff, Henry Van Brookhoven).

garden areas including the walled garden, vegetable gardens, and the rose bed (Figure 1.88).

The National Park Service made several changes west of the Bellefield house. Some of the plantings along the gravel pathway that led west of the house remained intact; however, much of the vegetation on either side of the path matured and grew over the path (Figures 1.89 and 1.90). To accommodate new parking and circulation, park staff removed the remaining flower and vegetable beds and the rose garden west of the house. They also expanded the visitor parking lot onto the hayfields at Bellefield. Park staff continued to maintain the buildings and roadways in the service area with projects such as Youth Conservation Corps work in the mid-1980s (Figures 1.91 and 1.92). The park upgraded the service area buildings between 1975 and 1977 with new electricity, plumbing, and heating and used the stone house for park staff housing. They used the old garage, old barn, and new garage for park maintenance facilities and storage space (Figures 1.93 and 1.94).



Figure 1.89. Bellefield house and vegetation, 1986. View looking east toward the west facade of the house from the west lawn. Vegetation along the gravel pathway includes Japanese yew, magnolia, mockorange, sugar maple, and viburnum (ROVA staff, Henry Van Brookhoven).



Figure 1.90. Bellefield house and vegetation, 1986. View looking northeast toward the west facade of the house from the west lawn (ROVA staff, Henry Van Brookhoven).



Figure 1.91. Old barn, 1986. View looking northeast toward the old barn where YCC receive scaffold training. Low vegetation grows between the old barn and the new garage on the right side of the photo (ROVA staff, Henry Van Brookhoven).



Figure 1.92. View looking northeast of the new garage, 1985. A fence encloses the service area (ROVA staff, Henry Van Brookhoven).



Figure 1.93. New garage and Bellefield service road, 1989. View looking east down the road. The old garage is on the far right with the new garage in the background (ROVA staff, Henry Van Brookhoven).



Figure 1.94. Work along service road, 1989.View looking east toward the house where a contractor removes the underground tank (ROVA staff, Henry Van Brookhoven).



Figure 1.95. Walled garden planting beds, 1993. View looking northwest toward the stone wall and planting beds. The gravel pathways are covered in grass and the planting beds are covered with black plastic. The stone edging remains between the planting beds and walkways (Beatrix Farrand Garden Association).

Walled garden

Until the mid-1990s, the walled garden remained partially intact with stone walls, gravel walks, lawn, and stone edging in good condition. Following National Park Service tree protocol for historic properties, park staff replaced the American elm (*Ulmus americana*) tree in the center of the walled garden as well as several of the trees around the outside edge of the walled garden in the 1980s as the trees declined.

The National Park Service staff did not have the fiscal resources, original planting plan drawings, or horticultural staff to rehabilitate or maintain the walled garden vegetation to the condition it displayed during Newbold and Morgan ownership. The walled garden contained structural remnants of the original garden, yet lacked lush annual and perennial plantings that once filled the interior beds. The garden fieldstone wall was in good condition, although staff had removed the bamboo and chestnut trellis on the stone wall and stored in the Bellefield house basement. Remnants of the gravel pathways and stone edging around the beds continued to delineate the lawn and planting beds (Figure 1.95). The hemlock hedge that surrounded the south end of the garden had matured into large rounded shrubs rather than a continuous vegetated wall after years of deer browsing and minimal maintenance. The park maintained canna lilies in the planting beds, which they also stored in the Bellefield house basement during the winter. In the early 1990s park staff laid black plastic over the planting beds in order to reduce the growth of weeds.[132]

Beginning in 1993, a small group of Hyde Park community members and volunteers from the Frederick W. Vanderbilt Garden Association recognized the

walled garden as a Beatrix Farrand-designed garden and asked the National Park Service for permission to rehabilitate and maintain the walled garden. One of the volunteers, Kate Kerin, who was a Cornell University graduate student and Hyde Park resident, searched for the original planting plan in the Beatrix Farrand Archives at the University of California, Berkeley in the College of Environmental Design.

Kerin found no planting plans for the walled garden. Without a planting plan from which to base the garden rehabilitation, Kerin proposed a plan similar to other documented gardens designed by Beatrix Farrand, notably the William A. Read garden in Harrison, New York. Kerin selected the Read Estate because it was similar to the walled garden in geographic location, contained linear planting beds, and was designed for use during the spring and fall. The Read garden included six twelve-foot wide beds with a color theme for each bed labeled "blush," "mauve," and "scarlet and blue," on the west side and "white," "pink and red," and "yellow and orange" on the east side. Kerin applied these color themes to the exterior planting beds and recommended that pink and white peonies fill the interior beds in the first garden space closest to the house (Figure 1.96). The planting plan provided the volunteers and the National Park Service with a direction to follow in order to rehabilitate the garden. To clarify the working relationship between the group of volunteers, and the National Park Service, they signed a Memorandum of Agreement, set up a non-profit organization, called the

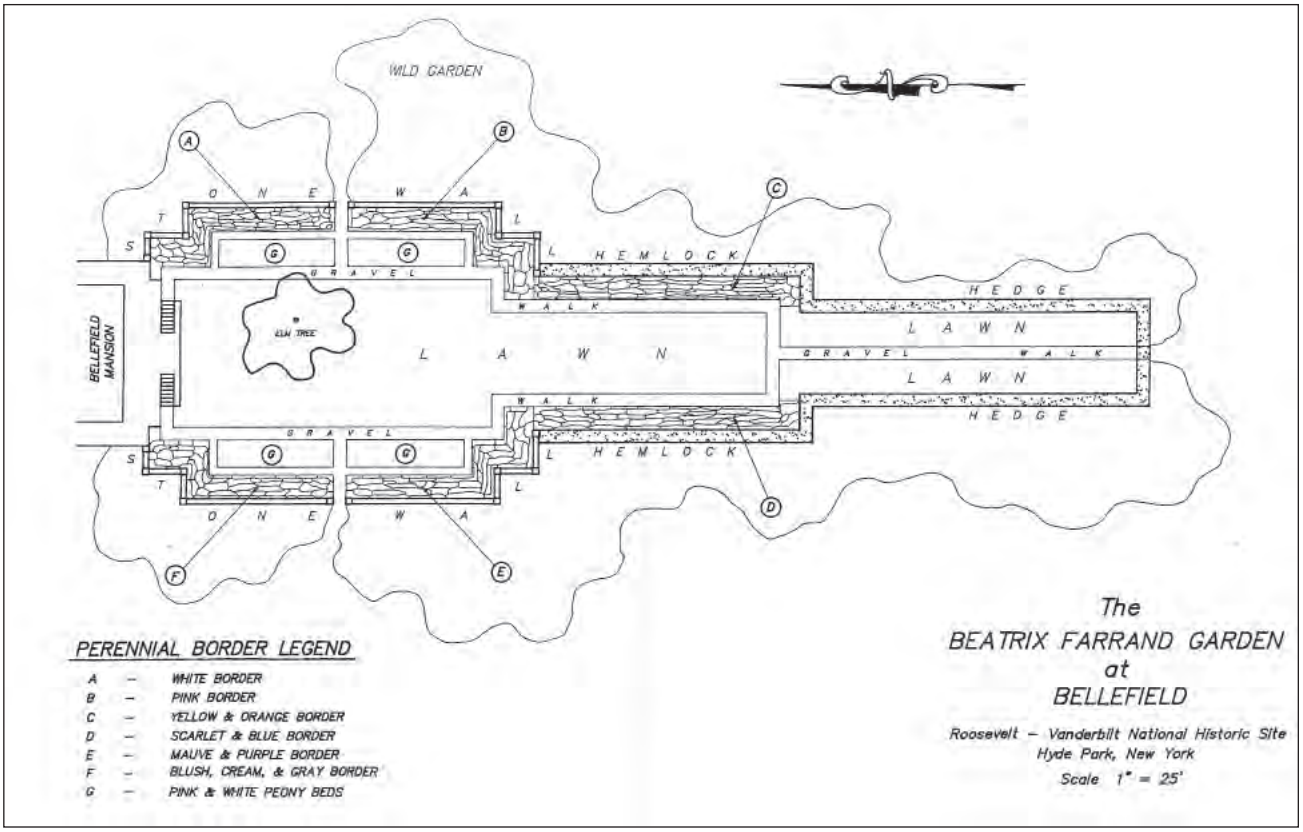


Figure 1.96. Walled garden planting plan, 1996. Kerin's plan includes six different planting bed color schemes with pink and white peonies in the interior beds (Kate Kerin thesis, Cornell University).

Beatrix Farrand Garden Association, and received support from the National Park Foundation, the Garden Conservancy, and the Garden Club of America.

The first spring after the volunteers removed the plastic coverings on the planting beds, the original peonies, planted by Mary Newbold Morgan, bloomed. Elliott Lindsley, a longtime friend to Mary Newbold Morgan and Gerald Morgan Jr., previously received several varieties of peonies and anemones that were grown within the walled garden.[133] Upon rehabilitation of the garden Mr. Lindsley returned over thirty peonies back to the garden. The garden volunteers filled the center beds with peonies from Mr. Lindsley, sweet alyssum (*Lobularia maritime*), and scilla (Figures 1.97 through 1.103).



Figure 1.97. Spring planting, 1997. View looking north toward the house. The bamboo and chestnut trellis is attached to the fieldstone wall on the right (Beatrix Farrand Garden Association).



Figure 1.98. Spring planting, 1997. View looking south from the second story of the Bellefield house. The irrigation lines are laid out and the hedge is recently planted (Beatrix Farrand Garden Association).



Figure 1.99. Planting beds along the eastern wall, spring 1999. View looking northwest with the planting beds and gravel walkways in the foreground. The Beatrix Farrand Garden Association planted bulbs in the outer beds (Beatrix Farrand Garden Association).



Figure 1.100. View looking east toward the planting beds along the hemlock hedge, 1999, with trees outside of the walled garden (Beatrix Farrand Garden Association).



Figure 1.101. View looking south of the planting beds in the walled garden from the gravel walks, 1999. Peonies fill the interior planting beds (Beatrix Farrand Garden Association).





Figure 1.102. (left) Spring in the walled garden, 2001. View looking south from the south porch. The hemlock hedge in the background was replaced in 1994. Forsythia blooms in the far right of the photo, outside of the garden walls (OCLP).

Figure 1.103. (right) Spring in the walled garden, 2001. View looking southeast toward the planting beds and gravel walks. (OCLP).

In 1994 the Beatrix Farrand Garden Association worked with the National Park Service to remove the overgrown hemlock hedge and replant a single line of hemlocks that created a vertical wall similar to what existed in the Newbold era. They installed a new irrigation system for the interior of the walled garden, replenished the gravel walks and in some areas reset the stone edging. The park had saved and numbered the vertical chestnut slats that once attached to the interior of the stone walls, and volunteers were able to remount the slats in the original location and install new bamboo horizontal pieces. Park staff and volunteers replaced the east and west garden gates using Farrand's original design details for the fences as a guide.

Once the rehabilitation effort began, the Beatrix Farrand Garden Association hired Anne Symmes in 1998 to direct the organization's future endeavors. With assistance from William Noble from the Garden Conservancy, the Association decided to make two shifts in Kerin's design scheme for the planting beds. Noble suggested that the group create perennial beds that were tall in height and large in volume, rather than planting a single low variety. Second, in order to clarify the planting scheme, they grouped the planting beds into four areas. The new scheme included a purple and mauve bed on the northwest corner; a cream, blush, and silver bed on the southwest corner; a pink bed on the northeast corner, and a white bed on the southeast corner. The planting of each interior bed in the area near the house was matched with the exterior bed that lined the walls. This massing of color made the beds appear as one wide bed, rather than two rows of beds with a walk in the center. The group selected a color scheme and layout with lighter colored beds from Kerin's design, electing to exclude the yellow and orange, and scarlet and blue borders based on historic photos of the walled garden.[134] They designated the two southernmost beds for the lightest color schemes so the plantings that were farthest from the house would appear light. By 2000, the dedicated volunteers from the Beatrix Farrand Garden Association

implemented the revised walled garden plans under the leadership of Anne Symmes.

Henry A. Wallace Visitor and Education Center

In the late 1990s the construction of a visitor center gained traction and the National Park Service and the National Archives proposed a new joint building and parking area for visitors to both facilities. The 1977 park master plan recommended that a new visitor center be located on the Bellefield property, however, the early design drawings for the Wallace Center located the building and parking area within the historic core of Springwood and close to the Franklin D. Roosevelt home where a parking lot already stood. This proposal received significant opposition from inside and outside of the National Park Service because the site of the proposed building and parking area had been the Roosevelt's kitchen garden, known as the home garden. After much discussion and debate over the location of the Wallace Center, the National Archives and National Park Service agreed that a new building on the Springwood property would negatively impact the cultural landscape. Both parties agreed to develop on the neighboring Bellefield property, which avoided the Roosevelt's vegetable garden, and kept additional circulation and visitor services off of Springwood. In 1999, the National Park Service transferred one-acre of Bellefield to the National Archives for construction of the Wallace Center.

To help determine where the Wallace Center would have the least impact, National Park Service archeologists conducted investigations around the proposed building site in 2002 and 2003. The Phase III or survey investigation unearthed the structural remains of the nineteenth century greenhouse with architectural features, an intact brick cistern, and post molds within the structure. Archaeologists found bone buttons within the greenhouse. Later shovel test pits found a horse burial northwest of the parking area expansion and shale platform, which might be the site of the 1939 army installation "Camp Morgan." Following examination of the grounds, the study team determined that the proposed Wallace Center would have unavoidable negative impacts on National Register-eligible subsurface cultural deposits associated with the Bellefield property. As a result of these findings, the building was reconfigured to avoid the archeological sites and placed to the southwest of the Bellefield home.

Prior to construction of the Wallace Center, the National Park Service removed the parking area that was partially on Franklin D. Roosevelt's estate and partially on Bellefield (Figure 1.104). Construction of the new facility and parking area was completed in 2003, and the Wallace Center opened later that year. Around 2004, park staff laid a new layer of bituminous asphalt over the main entrance drive and staff parking area and removed a small planting area in the staff parking area. The



Figure 1.104. Bellefield aerial, 2000. The aerial shows the development along Albany Post Road, the structures on the Bellefield property, and the expanded visitor parking area (ROVA Archives).

National Park Service also removed the parking area and structure that stood on the east side of the new garage on the Bellefield property to accommodate construction of the FDR Drive that connected Albany Post Road to the Wallace Center parking area.

Landscape Improvements

With the assistance of National Park Service maintenance staff in 2003, the Beatrix Farrand Garden Association installed a gate at the south entrance to the walled garden to prohibit deer from entering. The gate was fabricated to duplicate the historic gates in the east and west entrances of the garden. In 2006, the volunteers drafted a planting plan to record the walled garden's existing conditions from that year (Figure 1.105). In 2008, the National Park Service replaced the diseased American elm that stood in the central lawn of the walled garden with a Chinese elm (*Ulmus parvifolia*). The first American elm in the garden was removed in the 1990s. To improve the condition of the hemlock hedge, National Park Service staff and the Beatrix Farrand Garden Association installed a deer fence around the exterior of the garden. Both groups agreed to trim the hedge twice a year, one time in the early spring and a second time in July to maintain the smooth edge of the hedge. They also agreed in 2011 to trim the hedge with a slight taper and prune interior branches so that more light would reach the interior of the hedge.

SCENIC HUDSON PROPERTY

Over thirty-five years after Gerald Morgan Jr. donated the Bellefield property to the National Park Service, he ensured the protection of an additional eighty-six acres north of Bellefield. Gerald Morgan Jr. passed away in 2011, and donated this land to Scenic Hudson, which protects open space in the Hudson River Valley

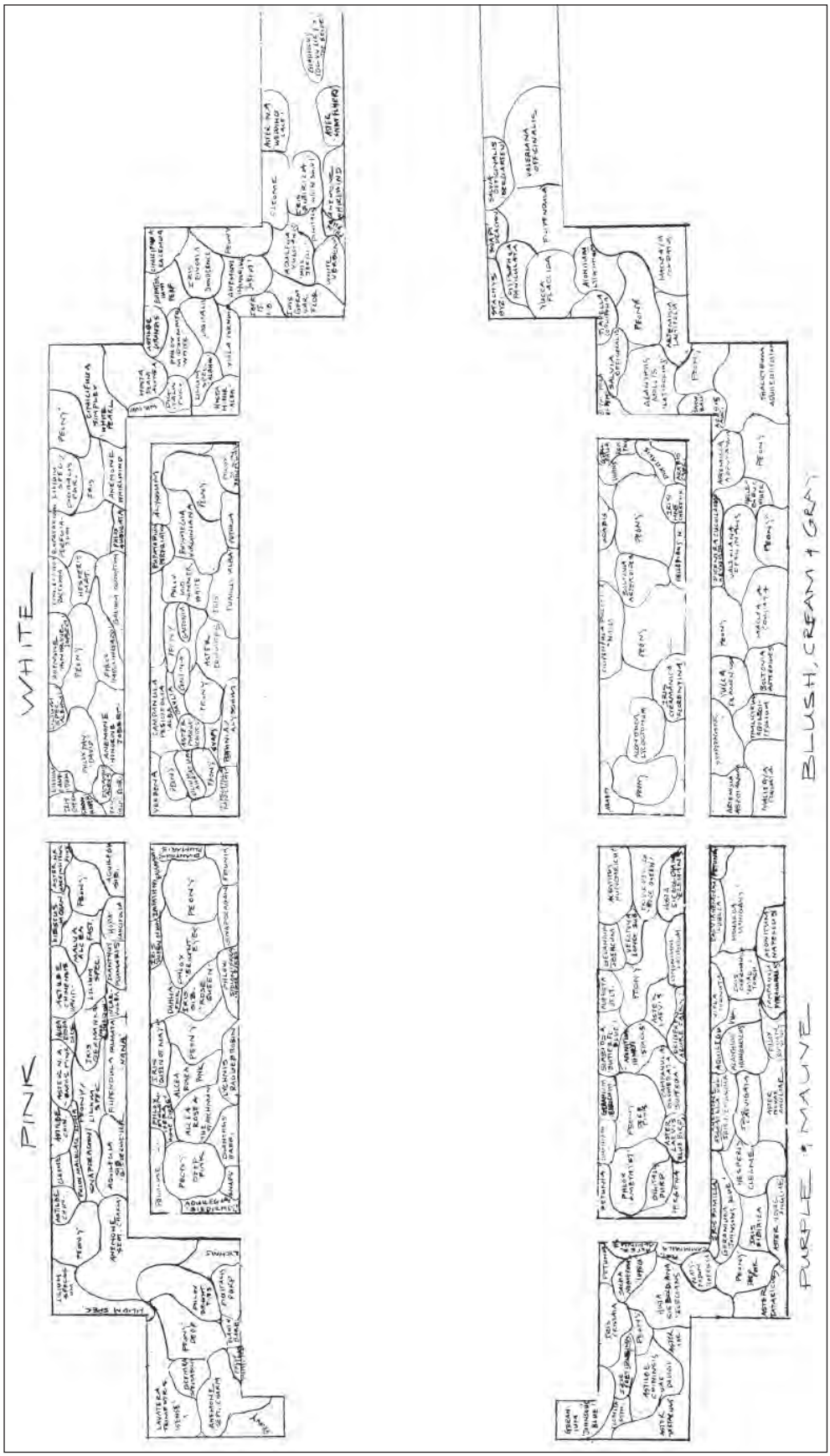


Figure 1.105. Walled garden planting plan, 2006. The planting plans show the layout for the four beds in the walled garden: pink; white; purple and mauve; and blush, cream, and gray (Beatrix Farrand Garden Association).

from development.[135] Scenic Hudson typically maintains and supports farmland, industrial landscapes, and rural communities by purchasing conservation easements with the aid of The Scenic Hudson Land Trust. This particular donation included agricultural fields and forest land that spanned between Albany Post Road and the Hudson River and served as the barrier to the Crumwold Acres development to the north. While development along Albany Post Road continues, the Morgan's donation to Scenic Hudson further safeguards Springwood and Bellefield's cultural landscape.

LANDSCAPE SUMMARY, 2011

In 2011, as illustrated in Drawings 1.9 and 1.10, the Bellefield landscape appeared as a small river estate from Albany Post Road. The property served as the visitor entrance to the Home of Franklin D. Roosevelt National Historic Site and contained the Wallace Center, parking area, and park operations in the rear of the estate. The National Park Service had adjusted their boundary to include the Bellefield property within the Home of Franklin D. Roosevelt National Historic Site by 1975. North of Bellefield and between the Albany Post Road and the Hudson River, Gerald Morgan retained the eighty-six acre agriculture and forest land until his death in 2011 when he donated it to the Scenic Hudson Land Trust. Scenic Hudson owned the Hyde Park Drive-In on the east side of Albany Post Road until 2011, when they transferred the property to the National Park Service. The Drive-In is adjacent to the Roosevelt Farm Lane Trailhead, which is planned for construction in 2012. The National Park Service acquired the adjoining Roosevelt Estate lands east of the Albany Post Road, except for the Golden Manor Motel. The National Archives maintains the Library and Museum, south of the Bellefield property, and the Wallace Center within the historic Bellefield property. The National Park Service owns Springwood, south of Bellefield, and Rogers Land, west of Bellefield.

The National Park Service made several circulation changes including the construction of a parking area and driveway east of the new garage, expansion of the staff parking area northwest of the house, and construction of a driveway and parking area near the conservation lab. The new garage and conservation lab parking areas were removed in 2003. With the construction of the Wallace Center in 2003, FDR Drive, pedestrian sidewalks, and the parking area were built as part of the main visitor entrance.

Changes to vegetation occurred throughout the Bellefield property. These included the rehabilitation of plantings areas within the walled garden, and the removal of the hay fields and plantings within the Wallace Center and parking area footprint. The shade trees throughout the property continued to mature and the National Park Service replanted damaged or sick trees in-kind. The lawns

were mowed regularly but the vegetable and flower gardens west of the house disappeared and were replaced by shade trees and shrubs. The boxwood maze and orchard trees persisted, but routine maintenance diminished.

Along with the construction of the Wallace Center, changes in buildings and structures included the removal of a shed east of the new garage and removal of the conservation lab in 2003. Smaller structures such as the fuel tanks, the HVAC tower, and the Wallace Center septic system were installed at that time. The iron pump near the garage was lost following the construction of FDR Drive.

The National Park Service installed several small-scale visitor amenities including flagpoles, light posts, signs, and a temporary tent in the west lawn. Views over the Hudson River were completely obstructed by the trees in Rogers Land and views of the Bellefield house remained from Albany Post Road and the main entrance drive.[136]

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136 A more detailed description of the existing conditions is presented in the next chapter.



Cultural Landscape Report

Bellefield
Home of Franklin D. Roosevelt National Historic Site
Hyde Park, NY

National Park Service, 1975–Present

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. ROVA GIS Database, 2011
2. Aerial photograph, 2010
3. Olmsted Center for Landscape Preservation, Historic Plant Inventory for Bellefield ,1995.
4. Site visits June, 2011 and April, 2012
5. Trailhead design drawings, Kyle Zick Landscape Architecture, Inc.

DRAWN BY

Kirsten Holder, AutoCAD 2011 and Illustrator CS5

LEGEND

- Building
- Deciduous tree
- Evergreen tree
- Shrubs
- Paved vehicular circulation
- Unpaved vehicular circulation
- Paved pedestrian circulation
- Unpaved pedestrian circulation
- Lawn
- Planting bed
- Property line/other parcel boundaries
- Bellefield property line
- 1 Meter contour
- Stone wall
- Removed feature
- Water body

NOTES

1. All features shown in approximate scale and location.
2. Plan shows conditions in 2012.
3. Location of the Hyde Park Trailhead parking area is approximate

0′ 200′ 400′ 800′

Drawing 1.9

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NOTES

1. All features shown in approximate scale and location.
2. Plan shows conditions in 2012.
3. Location of the Hyde Park Trailhead parking area is approximate

0′ 75′ 150′ 300′

Drawing 1.10

2. EXISTING CONDITIONS

Through the careful stewardship of the National Park Service and Beatrix Farrand Garden Association, the Bellefield property retains its appearance as a Hudson River estate, while also serving as the park administrative and maintenance headquarters. Bellefield is composed of a prominent home with an adjacent walled garden, trimmed lawns, shade trees, and a network of drives and pathways. Service buildings are obscured from the house while agricultural fields and woods on the adjacent properties surround the manicured core area. Carefully sited to minimize its effect on the historic setting, the Bellefield property also contains the Henry A. Wallace Visitor and Education Center (hereafter, Wallace Center), built in 2003, which stands to the southwest of the house adjacent to a visitor parking area.

This chapter describes the existing conditions for the Bellefield property in 2012 in greater detail, including the landscape context, park operations, and the juxtaposition of historic and contemporary features in the landscape. Characteristics documented include natural systems and topography, spatial organization, circulation, vegetation, buildings and structures, views and vistas, small-scale features, and archeological sites. Photos and plans supplement descriptions of the landscape characteristics. The existing conditions documented in this chapter focus on the 23.4-acre parcel of the Bellefield property. The 52.3-acre parcel of the Rogers Land and the 86.4-acre parcel of the Scenic Hudson property are discussed in the Landscape Context section (Figure 2.1).

LANDSCAPE CONTEXT

The Bellefield property is located within the Home of Franklin D. Roosevelt National Historic Site. Eleanor Roosevelt National Historic Site (also known as Val-Kill), Vanderbilt Mansion National Historic Site, and Home of Franklin D. Roosevelt National Historic Site are managed together as part of the Roosevelt-Vanderbilt National Historic Sites. The three sites are located within the Town of Hyde Park, in Dutchess County, New York, which is in the mid-Hudson Valley region. Located within the historic Roosevelt Estate, immediately south of Bellefield, is the Franklin D. Roosevelt Presidential Library and Museum, a separate federal property under the jurisdiction of the National Archives and Records Administration. The National Archives also owns an adjoining one-acre parcel within the Bellefield property, which contains the Wallace Center. Scenic

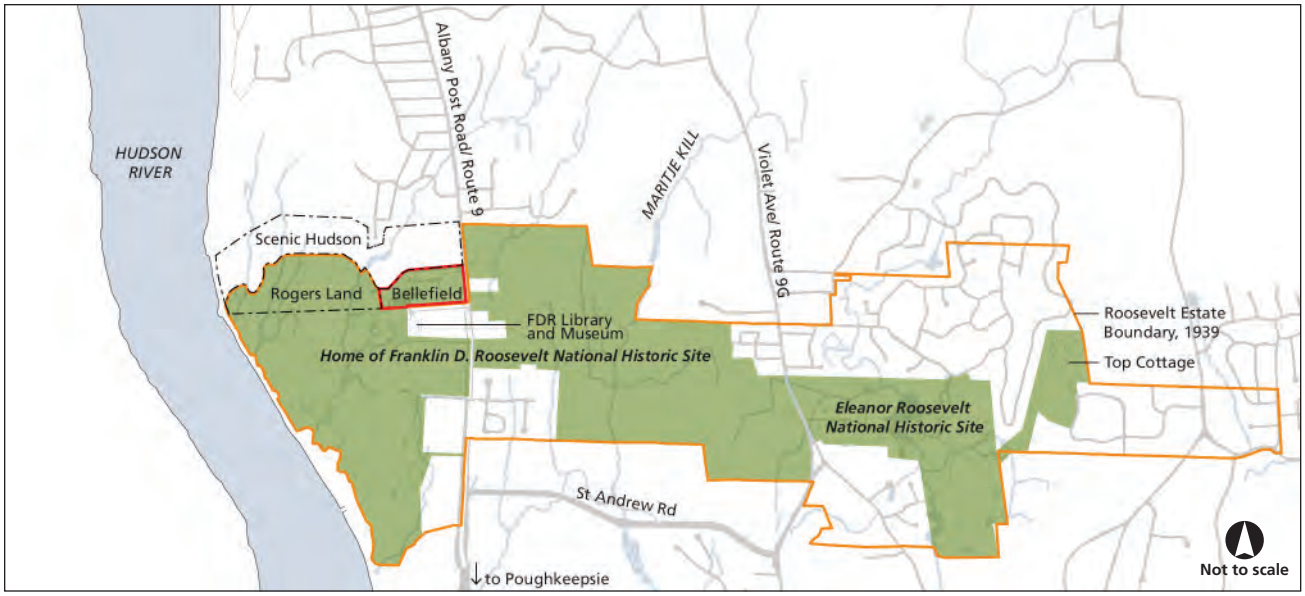


Figure 2.1. The Home of FDR National Historic Site. The Bellefield property is outlined in red, Rogers Land and Scenic Hudson are outlined in black (OCLP 2012).

Hudson owns eighty-six acres north of Bellefield that was first acquired by the Morgan family in 1931 and was donated to Scenic Hudson in 2011. Popular destinations in the region include the national historic sites, Presidential Library and Museum, Culinary Institute of America, multiple state parks, hiking trails, and small hamlets along the Hudson River.

Hyde Park is ninety miles north of New York City and seventy miles south of Albany. The town is bounded by Rhinebeck to the north, Clinton and Pleasant Valley to the east, Poughkeepsie to the south, and Ulster County on the opposite side of the Hudson River. Hyde Park contains about forty square miles of residential, commercial, and industrial development, primarily off of Route 9 (Albany Post Road) and Route 9G (Violet Avenue). Hyde Park includes a small unincorporated village on Albany Post Road with commercial buildings and single family homes. The topography of Hyde Park slopes from the upper terrace around Violet Avenue, to the lower terrace around Albany Post Road, and down to the railroad tracks and the Hudson River.

During the nineteenth century, Hyde Park was home to several wealthy families who were attracted to the region for its rural and scenic landscape character. They often spent part of the year in Hyde Park or on vacation, and the remainder of the year in the city. Today, Hyde Park is primarily a suburban residential area with remnant agricultural lands in the eastern parts, with a population of 21,571 in the year 2010.[1] The primary industries include construction, education services, and computer and electronic product manufacturing and the most common occupations include computer specialists, electrical equipment mechanics, and other sales or management occupations.

ADJOINING PROPERTIES

Bellefield is surrounded by land owned by the National Park Service, National Archives and Records Administration, Scenic Hudson, and commercial businesses.

Roosevelt Estate

The Roosevelt Estate contains the Rogers Land, Home of Franklin D. Roosevelt Presidential Library and Museum, Springwood (also known as Wheeler Place), and the Home Farm parcels. Rogers Land consists of a dense forest, pedestrian trails, unnamed creeks, and several stone structures including walls, dams, and bridges. Traces of forest plantations grow near stone cottage road. The Home of Franklin D. Roosevelt Presidential Library and Museum, built in 1939–40 and expanded in 1972, is the first presidential library. The library and museum stores Franklin D. Roosevelt's historical papers, records, and books. Springwood contains Franklin D. Roosevelt's home, several out buildings, gardens, fields, and forested area. The partially developed Home Farm, located east of Bellefield, consists of the Hyde Park Drive-In and several commercial properties. These properties contain modern buildings, driveways, and parking areas.

Scenic Hudson Property

Scenic Hudson acquired the former Morgan property to the north of Bellefield, which will limit any further development north of Bellefield.

The former Morgan property consists of 86 acres of agricultural field and forest areas between Albany Post Road and the Hudson River. Similar to Rogers Land, the wooded area contains traces of forest plantations near stone cottage road, pedestrian trails, and unnamed creeks.

PARK OPERATIONS

The National Park Service accepted the twenty-three acre Bellefield property in 1974 in order to preserve the landscape setting for the Home of Franklin D. Roosevelt, to acquire supplemental space for administrative and maintenance purposes, and to provide additional visitor services. The Bellefield house and service area buildings contain offices, meeting rooms, staff housing, and maintenance storage. While Bellefield served as a private seasonal and year-round residence for about 180 years, the house now contains offices and gathering space with minimal change to the structure. More recently, the Bellefield property became the site of the National Archives and National Park Service's primary visitor center, the Wallace Center, which is managed by the Presidential Library and Museum, the National Park Service, and the Franklin and Eleanor Roosevelt

Institute. Most visitors to the region now come to the Bellefield property for orientation at the Wallace Center, then tour Springwood, visit the Presidential Library and Museum, depart for tours to the other park properties, or hike the park's trail network.

At the Wallace Center, visitors learn about the park and library, purchase tour tickets and merchandise, watch a film, and eat at the café. A bus loading zone is located to the north of the Wallace Center and a public parking area is to the west. Pathways that follow many of the old estate roads connect the parking area to Springwood, Bellefield, and the Presidential Library and Museum. The park charges a fee for a tour of the Springwood home that includes admission to the Presidential Library and Museum. The Home of Franklin D. Roosevelt is open year-round from 9:00 am–5:00 pm. The Wallace Center is open year-round, from 9:00 am–6:00 pm during day light savings time and 9:00 am–5:00 pm during the remainder of the year. The park grounds are open from sunrise to sunset every day. The historic buildings and the Wallace Center are closed on Thanksgiving, Christmas, and New Year's Day. In 2010 the park received 140,251 visitors with the highest visitation in October, followed by August and September. There are interpretive signs and audio tours throughout the park, although there are no visitor services inside the Bellefield house.

The National Park Service administrative headquarters for the Roosevelt-Vanderbilt National Historic Sites are located in the Bellefield house, which also contains office space for the Beatrix Farrand Garden Association. The old barn, old garage, new garage, and pump house contain maintenance equipment and service operations. The stone house serves as a residence for National Park Service staff. A small number of parking spaces are scattered in the service area adjacent to the cemetery and maintenance buildings. The primary staff parking area is northwest of the Bellefield house. The park maintains the buildings and grounds at Bellefield. The Beatrix Farrand Garden Association sustains the Bellefield planting beds, walks, and vines in the interior of the walled garden in coordination with park staff.

LANDSCAPE CHARACTERISTICS AND FEATURES

The following section describes the landscape characteristics and features present at the Bellefield property.

NATURAL SYSTEMS AND TOPOGRAPHY

Natural systems refer to the natural aspects that have influenced the development and physical form of the landscape including geology, hydrology, and native communities. Topography is the three-dimensional configuration of the

landscape surface characterized by built features including terraces, dams, and transportation corridors. The Bellefield property sits on a relatively flat terrace or plateau that remains from the glacial period, when Lake Albany receded, leaving behind glacial outwash and lake sediment. The Rogers Land contains two topographic zones, a transitional zone with jagged rock outcroppings exposed by the eroding glacial meltwater, and a rolling hillside dissected by creeks. As the land reaches the river bank, the slope diminishes and the railroad parallels the Hudson River. Four unnamed creeks run down the slope northeast to southwest through the Scenic Hudson property and Rogers Land into the Hudson River. Dams and trail crossings with culverts slightly alter the natural routes of the creeks.

The terrace that contains Albany Post Road and the Bellefield home slopes at a gentle, one-percent slope toward the Hudson River. While many of the Hudson Valley estates along the river, including Springwood and the Vanderbilt Mansion, sit on the western edge of this terrace to take advantage of river and mountain views, Bellefield is sited in the middle of the terrace, closer to Albany Post Road, at about 165-feet in elevation above the Hudson River. Both the Scenic Hudson property and Rogers Land contain riparian, conifer, mixed deciduous-conifer, and deciduous ecological areas (Figure 2.2). The Rogers Land also contains wetland areas while the eastern portion of the Scenic Hudson property is predominantly fields.[2]

A number of mammals frequent the Home of Franklin D. Roosevelt National Historic Site including Virginia opossum, northern short-tailed shrew, eastern chipmunk, gray squirrel, southern flying squirrel, rat, eastern chipmunk, other squirrel species, woodchuck, deer or white-footed mouse, other mouse species, vole, shrew, raccoon, mink, stripped skunk, domestic cat, white-tailed deer, red fox, coyotes, and fishers.[3] Deer browse the ornamental vegetation though the park



Figure 2.2. Natural Systems and Topography. View looking west on the stone cottage road with a stone retaining wall parallel to the road. The road is now used as a trail (OCLP 2011).

has fenced most of the vulnerable trees, shrubs, and garden areas. The existing hemlock hedge, new fence, and wood gates help prevent deer from entering the walled garden.

SPATIAL ORGANIZATION

Spatial organization is the three-dimensional organization of physical forms and visual associations in the landscape, including the articulation of ground, vertical, and overhead planes that define and create spaces. The Bellefield property contains five zones that are defined by circulation and use, including: the East Lawn Area, Bellefield House and Grounds Area, Newbold Walled Garden, Cemetery and Service Area, and Wallace Center and Parking Area (Figure 2.3).

The east lawn area is bounded by FDR Drive to the north, Albany Post Road to the east, the library and museum to the south, and the Wallace Center and cemetery and service area to the west. To the north, deciduous and evergreen trees line FDR Drive and the main entrance drive, with similar species scattered on the large lawn areas (Figure 2.4). To the east, a tall hemlock hedge parallels Albany Post Road and serves as a screen between the Bellefield house and Albany Post Road. To the south, a variety of deciduous and evergreen species line the southern boundary of Bellefield. These trees also follow a remnant gravel trail that ran west from the Albany Post Road. Now mature, some of the trees along the vehicular drives and within the entrance and eastern lawn areas are tagged for removal or are replacements of removed trees.

The Bellefield house and surrounding grounds area extends north to the orchard and deciduous trees along FDR Drive, east to the main entrance drive, south to



Figure 2.3. Spatial Organization. The Bellefield property is divided into five character areas for analysis and evaluation as well as treatment (OCLP 2011).



Figure 2.4. Spatial Organization. View looking northwest from the east lawn with the Bellefield house in the background. The well-maintained lawn, mature trees lining the roads, and home are visible to passersby on the Albany Post Road (OCLP 2011).



Figure 2.5. Spatial Organization. View looking northeast toward the Bellefield house and grounds. The tent is used during school group lunch breaks and the house and walled garden are in the background of the photo (OCLP 2011).

the library and museum, and west to the Wallace Center. The Bellefield house is the central building in this area and is surrounded by the staff parking area, the walled garden, deciduous trees, and lawn areas. Much of the lawn surrounding the house receives heavy use from school groups who sit under a large white tent for lunch, and from vehicles owned by volunteers who park near the walled garden (Figure 2.5). The remnant of a straight gravel pathway leads west from Bellefield house toward the stone house and is lined with deciduous and evergreen trees with an understory of flowering shrubs. To the north, deciduous and evergreen trees separate the staff parking area from FDR Drive.

The cemetery and service area is bounded by the Scenic Hudson-owned fields to the north and west, FDR Drive to the east, and the Wallace Center and parking area to the south. The landscape is heavily shaded with large evergreen trees



Figure 2.6. Spatial Organization. View looking northwest toward the cemetery and evergreen trees. The pump house, water tank, old garage, and old barn stand in the background (OCLP 2011).



Figure 2.7. Spatial Organization. View looking south toward the Wallace Center from FDR Drive. Buses drop passengers in front of the Wallace Center and visitors park in the parking area at the far right of the photo (OCLP 2012).

around the cemetery, stone house, water tower, and pump house (Figure 2.6). The maintenance area between the old barn, new garage, and old garage is open although the buildings are bounded by tall evergreen trees to the north, south, and west.

The Wallace Center and parking area, which includes FDR Drive, is bounded by the cemetery and service area to the north and west, manicured lawns within the house and grounds area to the east, Springwood to the south, and the wooded area of Rogers Land to the west. FDR Drive runs adjacent to the fields within the Scenic Hudson property before turning south and ends at the Wallace Center (Figure 2.7). The fifty-thousand square foot Wallace Center dominates the space and the adjacent parking area to the west contains 5-bus and 160-car parking spaces. Tall evergreen and deciduous trees frame the southern edge of the Wallace Center, adjacent to Springwood, and along the western edge, where this area meets the adjacent Rogers Land. Young deciduous trees in the parking area medians are beginning to provide shade and divide the rows of parking spaces.



Figure 2.8. Circulation. View looking southwest from the Albany Post Road toward the entrance to FDR Drive that leads to the Wallace Center and parking area (OCLP 2011).

CIRCULATION

Circulation consists of the spaces, features and surfaces that constitute the systems of movement in the landscape. A vehicular and pedestrian network connects Albany Post Road to the Bellefield house, Wallace Center, Springwood, Presidential Library and Museum, and surrounding trail network. FDR Drive, which is the primary vehicular entrance to the Wallace Center, Library, and Historic Site, follows the Scenic Hudson property line at the northern edge of the Bellefield property (Figure 2.8). The drive curves south before the cemetery and service area and ends at the bus turn around and entrance to the visitor parking area. The FDR Drive is the physical divide between the Bellefield house and grounds area and the cemetery and service area. The two-way bituminous concrete road is approximately twenty-six feet wide. South of FDR Drive and near the intersection to Albany Post Road, the Bellefield main entrance drive extends from Albany Post Road, to the Bellefield house and staff parking area, and back to the Albany Post Road. Prior to 1975 the eastern half of the stone cottage road, which ran between FDR Drive and the northern leg of the main entrance drive, was removed. The northern half of the main entrance drive is no longer open for vehicular use; however, it remains in use for pedestrians and serves a link for the Hyde Park Trail (Figure 2.9). Construction of a new crosswalk, trailhead, and parking area at the intersection of FDR Drive and Albany Post Road occurred in 2012, with additional parking and trail access on the east side of Albany Post Road. The south leg of the main entrance drive is a vehicular exit from the staff parking area (Figure 2.10).

The primary staff parking area is a row of parking spaces off the access drive between FDR Drive and the main entrance drive. The parking area contains eighteen designated spaces, fifteen on the north side and three on the south side of the road. The park tram is typically in the parking area because of a nearby outlet.



Figure 2.9. Circulation. View looking west from the north leg of the main entrance drive. The drive is no longer used for vehicular traffic (OCLP 2011).



Figure 2.10. Circulation. View looking west from the southern leg of the main entrance drive. The drive serves as the exit road for park staff and volunteers (OCLP 2011).

Additional informal parking spaces exist near the old garage, old barn, new garage, and cemetery. Visitors typically use the parking area west of the Wallace Center. Overflow parking exists around the northwestern edge of the Wallace Center parking area, on a stone aggregate surface, and near the corner of FDR Drive and the access road to the staff parking area. Volunteers from the Beatrix Farrand Garden Association typically park on the lawn adjacent to the south leg of the main entrance drive.

Formal and informal pathways direct visitors and staff through Bellefield to adjacent sites. Interior connections include a partial gravel pathway that leads west from the Bellefield house toward the stone house with a gap at FDR Drive. The Hyde Park Trail leads from Albany Post Road, along the main entrance drive, past the southern end of the walled garden, and to the southern entrance of the

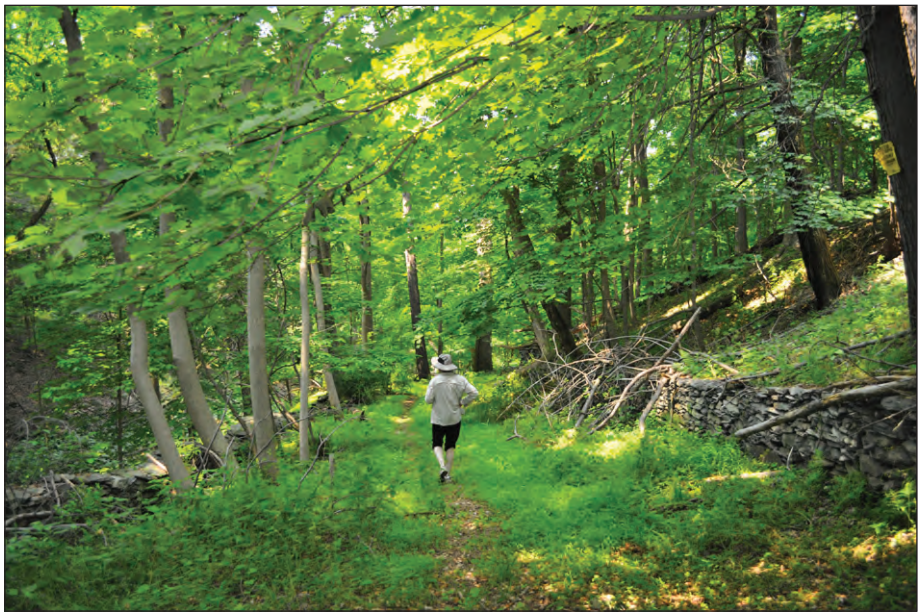


Figure 2.11. Circulation. View looking west from stone cottage road. The pedestrian trail leads west toward the Hudson River and intersects with the Hyde Park Trail and the Forest Trail Loop that lead between Vanderbilt Mansion and Springwood (OCLP 2011).

Wallace Center. Rogers Land contains a network of historic carriage roads, which are used as pedestrian trails. The western portion of the stone cottage road, which follows the northern border of Rogers Land, connects the service area to the railroad bridge (Figure 2.11). Two designated trails, the Forest Trail Loop and the Hyde Park Trail, run north to south and connect Springwood to the Vanderbilt Estate.

VEGETATION (DRAWINGS 2.1 AND 2.2)

Vegetation includes deciduous and evergreen trees, shrubs, vines, ground covers, and herbaceous plants, both indigenous and introduced in the landscape. The Bellefield property is composed of maintained landscape areas with deciduous and evergreen species along many of the parcel's boundaries and interior driveways. Rogers Land and the western half of the Scenic Hudson property contain a dense canopy of native species with an understory of native and exotic invasive species. The eastern portion of the Scenic Hudson property contains an open agricultural field.

Within the east lawn area, a tall hedge of eastern hemlocks (*Tsuga canadensis)* line Albany Post Road between the two legs of the main entrance drive and white pine *(Pinus strobus)* border along the Post Road to either side at the northern and southern ends of the hedge. The southern border of the Bellefield property includes white pine and sugar maple (*Acer saccharum)*. The east lawn is scattered with a variety of trees including eastern hemlock and white oak (*Quercus alba)* and the main entrance drive is lined with sugar maple and red oak (*Quercus rubra*).

South of the service area, a small orchard of apple trees (*Malus sp.*) line the west end of the gravel pathway. A dense grouping of Norway spruce (*Picea abies)* define the northern boundary of the service area and a cluster of eastern hemlocks line the southern and eastern walls of the cemetery (Figure 2.12). The Wallace Center parking area contains sugar maple, white ash *(Fraxinus americana)*, and white pine.

Throughout the Newbold and early Morgan years, the fields and gardens west of the house included flower and vegetable beds, trellises, and hay fields. Today there are trees including sugar maple, mulberry (*Morus alba*), and Norway spruce and shrubs such as sweet mockorange (*Philadelphus coronarius*) along the gravel pathway and around the edge of these remnant garden areas (Figure 2.13 and Figure 2.14).



Figure 2.12. Vegetation. View looking west from FDR Drive. The hemlock hedge, now overgrown, surrounds the cemetery and the apple and pear trees line the west end of the gravel walkway (OCLP 2011).



Figure 2.13. Vegetation. View looking east through the vegetation toward the Bellefield house. The canopy lines the remnants of the straight gravel pathway between the Bellefield house and the stone house (OCLP 2011).



Figure 2.14. Vegetation. View looking east from FDR Drive. The low boxwood hedge is in the center of the image, trees line the staff parking area on the left side of the photo, with a variety of mulberries, Norway spruce, and sugar maples (OCLP 2011).

Walled Garden (Drawings 2.3, 2.4, and 2.5)

The walled garden consists of a large expanse of lawn in the center, a single Chinese elm *(Ulmus parvifolia)* in the lawn, planting beds with a variety of perennials and annuals along the garden walks, vines attached to the fieldstone walls, and a hedge of eastern hemlocks around southern boundary (Figure 2.15). The planting beds are divided into four areas, each with a unique color theme. These schemes include: the cream, blush, and grey border; the white border; the pink border; and the purple and mauve border. Each bed contains a variety of perennial and annual species (Tables 1 and 2).

There are groupings of vegetation surrounding the walled garden including a group of black locusts (*Robinia pseudoacacia*) to the west, a white oak at the northeast corner, and Carolina silverbell (*Halesia carolina*), flowering dogwood (*Cornus florida*), saucer magnolia (*Magnolia x soulangiana*), shrubs such as sweet mock-orange and common lilac *(Syringa vulgaris)* to the east of the walled garden,



Figure 2.15. Vegetation. View looking south from the Bellefield house. The Chinese elm stands on the left side of the photo with planting beds and the hemlock hedge lining the edge of the garden. Black locusts, magnolias, dogwoods, and a Carolina silverbell line the exterior walls of the garden with white pines and sugar maples at the southern edge of the property (OCLP 2011).

and shrubs such as Vanhoutte Spirea *(Spirea x vanhouttei)* and border forsythia *(Forsythia x intermedia)* to the west of the walled garden.

BUILDINGS AND STRUCTURES

Buildings refer to elements constructed primarily for sheltering human activity while structures refer to elements constructed for functional purposes such as walls and cisterns. The Bellefield property contains six buildings, the two most prominent being the Bellefield house and the Wallace Center. Additional buildings near the service area include the old barn, old garage, new garage, and stone house. The Bellefield cottage and Bellefield cottage garage stand adjacent to the service area and on the Scenic Hudson property. Structures include the Post Road stone wall and entrance gates in the east lawn area; cistern and walled garden fieldstone wall in the house and grounds area; water tower, cold frames, and Crooke family cemetery wall in the cemetery and service area; fuel tanks, and HVAC tower in the Wallace Center and parking area. Several stone walls and retaining walls follow the stone cottage road and bridges cross the unnamed creeks within Rogers Land.

The Bellefield house is a two-story Federal-period house with Colonial Revival alterations that is visible from Albany Post Road. The front lawn, walled garden, staff parking area, and main entrance drive surround the building. John Johnston constructed the sixteen-room house in 1795, and the building remains the core of the Bellefield house. The Boorman family, who resided at Bellefield from 1843–66, renovated the house by adding a cornice and veranda to the exterior in the Victorian style. Newbold made minor exterior alterations around 1895, 1905, and most significantly from 1909–11, when Thomas Newbold hired McKim, Mead



Figure 2.16. Buildings and Structures. View looking west toward the Federal-period Bellefield house with Colonial Revival alterations. The walled garden is visible at the left behind the mature oak tree. A flagpole stands in the lawn east of the main entrance drive (OCLP 2011).

& White architectural firm and initiated the final remodel of the home in the Colonial Revival style, a state that is very similar to what exists today (Figure 2.16).

The service area consists of several buildings and structures that were built by various landowners. Buildings in the service area contain park maintenance equipment and operations (Figure 2.17). The old barn, the oldest support building at Bellefield, was built by the Newbold family around 1800. The old barn has a slate gable roof with vertical board-and-batten siding. The old garage, located perpendicular to and west of the old barn, was built in 1905 by Thomas Newbold. The old garage is a gable-roof concrete-block building with three bays on each side with arched entrances on the middle bay. Southwest of the service area, the stone house was built around 1905 at the time of the Newbold's construction of the old garage. The stone house is a one-and-a-half story Colonial Revival building with random-coursed fieldstone walls and chimneys (Figure 2.18). The stone house serves as the residence for park staff. The front door faces south across from the Wallace Center parking area.

In 1916, Newbold constructed an addition on the north end of the garage. Around the same time, Newbold built the new garage, designed by the architecture firm McKim, Mead & White. The new garage serves as the Building and Utility shop and storage space on the first floor and the protection rangers' offices on the second floor. The garage has a slate roof, fieldstone walls, and slate-coped parapet gables. There are three rooms on the first floor, the largest of which serves as the garage, and nine rooms on the second floor.

West of the stone house and adjacent to the Bellefield property, the Bellefield cottage and associated garage stand within the Scenic Hudson property. The Boorman family built the Gothic Revival style cottage around 1850 and the Rogers family built the garage in 1930 (Figure 2.19).



Figure 2.17. Buildings and Structures. View looking northwest toward the service area. The old garage (left), old barn (center), and new garage (right) surround the open service area (OCLP 2011).



Figure 2.18. Buildings and Structures. View looking north toward the south facade of the stone house. This building is a residence for National Park Service staff (OCLP 2011).



Figure 2.19. Buildings and Structures. View looking northwest toward the Bellefield cottage. This house is leased as a private residence by Scenic Hudson and stands outside of the park boundary (OCLP 2011).

The Henry A. Wallace Visitor and Education Center, built in 2003, is a one story building that includes a 140-seat auditorium, conference space, museum store, public restrooms, café, and interpretive displays. The Wallace Center operates in partnership with the Presidential Library and Museum, the National Park Service, and the Franklin and Eleanor Roosevelt Institute.

The wall surrounding the fifty-foot square Crooke family cemetery was built prior to 1866. The wall contains openings on the north and south sides. There are fragments of headstones leaning against the east and north sides of the cemetery wall. Sections of the Post Road stone wall, which John Johnston built around 1807 when Albany Post Road was moved, still remain. The middle portion of the wall was replaced with a hemlock hedge by Thomas Newbold, who kept the northern and southern portions of the original wall. These walls are three foot high dry-laid stone walls with large flat capstones. The Post Road stone walls, including the



Figure 2.20. Buildings and Structures. View looking south along Albany Post Road from the south exit of the main entrance drive. The stone wall and pier are located at the entrance and exit of the main entrance drive. The wall continues onto the Roosevelt Estate (OCLP 2011).



Figure 2.21. Buildings and Structures. View looking southwest toward the water tower and pump house, which stand adjacent to the water tower. The Wallace Center parking area is in the background of this photo (OCLP 2011).

Bellefield entrance gates, curve inward and terminate at the two main entrance drive entrances with a six-foot tall bluestone ashlar pier (Figure 2.20). The cistern, which is west of the Bellefield house and north of the gravel pathway that runs between the Bellefield house and the stone house, includes three stone slabs that are each approximately thirty-four inches square. Johnston likely installed the cistern to provide water to the house and gardens.

The water tower and pump house, immediately south of the service area, were built to supply water to the Bellefield house (Figure 2.21). The structures were built around 1911 by Thomas Newbold, around the time of the house renovations. The water tower consists of a steel-braced frame that is thirty feet tall. The adjacent pump house is a one-story structure with clapboard siding and a gable roof. The walled garden fieldstone walls were likely constructed by Henry Meyers, a mason from Hyde Park, in 1912. The walls are approximately two feet wide with mortared fieldstone and flagstone coping. Many of these stone structures are partially covered in vegetation and forest debris (Figure 2.22). Immediately south of the cemetery wall, the two concrete cold frames were built around 1916

by Thomas Newbold. These eight-by-thirteen-foot structures were typically used instead of a greenhouse to start plants in the cooler spring months (Figure 2.23).

VIEWS AND VISTAS

Views are the expansive or panoramic prospect of a broad range of vision while vistas are the controlled prospect of a linear range of vision, deliberately contrived. The prospect of the Bellefield house is similar to what early travelers viewed from Albany Post Road and the main entrance drive. The replacement of a segment of the stone wall along Albany Post Road with the hemlock hedge changed the broad prospect to a discrete vista of the Bellefield house from the main entrance drive entrances (Figure 2.24). Views west from the Bellefield house include the Wallace



Figure 2.22. Buildings and Structures. View looking north toward one of the stone bridges on stone cottage road, within Rogers Land, west of Bellefield (OCLP 2011).



Figure 2.23. Buildings and Structures. View looking northeast toward the concrete cold frames (OCLP 2011).

Center and wooded lot in the Rogers Land, however, views toward the Hudson River are blocked by woods west of the Wallace Center parking area (Figure 2.25).

SMALL-SCALE FEATURES

Small-scale features are the elements that provide detail and diversity for both functional needs and aesthetic concerns in the landscape. Several small-scale features exist throughout the Bellefield property. The cemetery was recorded in the 1793 property deed and there are headstones for Ann Broom (daughter of Charles Crooke), Gabriel Broom, Sarah Broom, Charles Crooke, and James Crooke. The headstones are no longer in their original location and are currently along the southern wall of the cemetery. The headstones are engraved tablets



Figure 2.24. Views and Vistas. View looking east from the main entrance drive toward the Bellefield house with mature trees and a well-manicured lawn in the foreground (OCLP 2011).



Figure 2.25. Views and Vistas. View looking west from the Wallace Center. Mature and volunteer trees block the view over the Hudson River (OCLP 2012).

made out of marble or brownstone between thirty-six and forty-eight inches tall (Figure 2.26).

The west lawn wellhead is a large Corinthian style capital that may have capped a well that brought water to the flower and vegetable garden. The wellhead has a classical column capital that is similar in design to those at the Vanderbilt Mansion formal gardens (Figure 2.27).

A flagpole stands east of the front entrance to the Bellefield house within the east lawn area. The flagpole was installed in its current location when the National Park Service acquired the Bellefield property in the 1970s. The east and west gates in the walled garden were replaced in the 1990s by the Beatrix Farrand Garden Association and follow Beatrix Farrand's original gate design. The south gate was installed 2003 to keep deer out of the walled garden, but were not included in Farrand's design. At the main entrance from Albany Post Road, three flagpoles and



Figure 2.26. Small-scale Features. View looking south toward the cemetery. The Crooke family headstones within the cemetery walls stand along the south wall (OCLP 2011).



Figure 2.27. Small-scale Features. View looking east at the west lawn wellhead with the Bellefield house in the background. The Corinthian style wellhead was likely used to transfer water to the flower and vegetable gardens. Note the trees along the gravel pathway and the white event tent stakes in the background (OCLP 2011).



Figure 2.28. Small-scale Features. View looking east toward the Bellefield house and staff parking area. The headquarters sign includes a sign for the walled garden (OCLP 2011).

a new welcome sign line the low stone wall on both sides of the entrance. These features were installed in 2004 during the construction of FDR Drive. Wayfinding and welcome signs are scattered throughout the Bellefield property including near the Bellefield house and staff parking, in front of the new garage, near the Wallace Center Parking area entrance, near the walled garden, and at trail intersections (Figure 2.28).

ARCHEOLOGICAL SITES

The *Archeological Overview and Assessment, Home of Franklin D. Roosevelt National Historic Site* describes the archeological resources within the Bellefield property. The report identifies several archeological features northwest of the Wallace Center parking area and southwest of the stone house including a security building and evidence of Camp Morgan from the 1939 visit from the British monarchy, a horse burial area, and the property dump.[4] The report identifies a well and drain near the stone house. Northeast of the Wallace Center and west of the walled garden, the report identifies evidence of a three-room greenhouse structure with the remains of mammal bones for small-scale button and peg production. Lastly, the report states findings of several early ceramics on the site.[5]

ENDNOTES

1 U.S. Census Bureau, 2008–2010 American Community Survey.

2 Andrew T. Gilbert, Allan F. O'Connell, Jr., Elizabeth M. Annand, Neil W. Talancy, John R. Sauer, and James D. Nichols, NPS and USGS, *An Inventory of Terrestrial Mammals at National Parks in the Northeast Temperate Network and Sagamore Hill National Historic Site, 2007*, http://pubs.usgs.gov/sir/2007/5245/ (accessed August 8, 2001).

3 Ibid. Park staff have also observed and photographed several of these species.

4 Christopher Linder, PAL, and National Park Service, *Archeological Overview and Assessment, Home of Franklin D. Roosevelt National Historic Site* (Pawtucket, Rhode Island: National Park Service, 2008).

5 Ibid.

TABLE 2.1. BELLEFIELD CORE PLANTING PLAN					
Code	**Botanical Name**	**Common Name**	**Code**	**Botanical Name**	**Common Name**
Ace pl	*Acer platanoides*	Norway Maple	Mal sp	*Malus species*	Apple Species
Ace ps	*Acer pseudoplatanus*	Sycamore Maple	Mor al	*Morus alba*	White Mulberry
Ace ru	*Acer rubrum*	Red Maple	Par tr	*Parthenocissus tricuspidata*	Boston Ivy
Ace sa	*Acer saccharum*	Sugar Maple	Phil co	*Philadelphus coronarius*	Mockorange
Aes hi	*Aesculus hippocastanum*	Horse Chestnut	Phi fl	*Philadelphus floribundus*	Mockorange
Ber th	*Berberis thunbergii*	Japanese Barberry	Pic gl	*Picea glauca 'Conica'*	Dwarf Alberta Spruce
Bet pa	*Betula papyrifera*	Paper Birch	Pic pu	*Picea pungens 'Glauca'*	Blue Spruce
Bux se	*Buxus sempervirens*	Common Boxwood	Pin st	*Pinus strobus*	White Pine
Cal fl	*Calycanthus floridus*	Sweet Shrub	Pin sy	*Pinus sylvestris*	Scotch Pine
Cam ra	*Campsis radicans*	Trumpet Creeper Vine	Pru se	*Prunus serotina*	Black Cherry
Car gl	*Carya glabra*	Pignut Hickory	Pru sp	*Prunus species*	Apricot Species
Cas sa	*Castanea sativa*	European chestnut	Pyr sp	*Pyrus species*	Pear Species
Cat bi	*Catalpa bignonioides*	Common Catalpa	Que ac	*Quercus acutissima*	Sawtooth Oak
Chi vi	*Chionanthus virginicus*	Fringe Tree	Que al	*Quercus alba*	White Oak
Chi ke	*Cladrastis kentukea*	American Yellowood	Que pa	*Quercus palustris*	Pin Oak
Cor fl	*Cornus florida*	Flowering Dogwood	Que ru	*Quercus rubra*	Red Oak
Deu ca	*Deutzia x carnea lactea*	Deutzia	Que sp	*Quercus species*	Oak Species
Fag gr	*Fagus grandifolia*	American Beech	Rho sp	*Rhododendron species*	Rhododendron Species
For in	*Forsythia x intermedia*	Border Forsythia	Rho sc	*Rhodotypos scadens*	Jetbead
Fra am	*Fraxinus americana*	American Ash	Rob ps	*Robinia pseudoacacia*	Black Locust
Hal te	*Halesia tetraptera*	Carolina Silverbell	Ros fo	*Rosa foetida*	Austrian Brier
Jun sp	*Juniperus species*	Juniper species	Ros mu	*Rosa multiflora*	Multiflora Rose
Lar de	*Larix decidua*	European larch	Spi va	*Spiraea vanhouttei*	Vanhoutte Spiraea
Lig vu	*Ligustrum vulgare*	Common Privet	Syr ch	*Syringa x chinensis*	Chinese Lilac
Lir tu	*Liriodendron tulipifera*	Tuliptree	Syr hy	*Syringa × hyacinthiflora 'Lamartine'*	Lamartine Lilac
Lon sp	*Lonicera species*	Honeysuckle species	Syr re	*Syringa reticulata*	Japanese Tree Lilac
Lon xy	*Lonicera xylosteum*	European Honeysuckle	Syr vu	*Syringa vulgaris*	Common Purple Lilac
Mag ac	*Magnolia acuminata*	Cucumber Magnolia	Syr vu 'A'	*Syringa vulgaris 'Alba*	Common White Lilac
Mag tr	*Magnolia tripetala*	Umbrella Magnolia	Syr vu 'M'	*Syringa vulgaris 'Macrostachya'*	Macrostachya Lilac
Mag so	*Magnolia × soulangeana*	Saucer Magnolia	Tax cu	*Taxus cuspidata*	Japanese Yew
Mal 'GD'	*Malus 'Golden Delicious'*	Golden Delicious Apple	Ulm sp	*Ulmus species*	Elm Species
Mal 'Ma'	*Malus 'MacIntosh'*	MacIntosh Apple	Vib sp	*Viburnum dentatum*	Arrowwood Viburnum
Mal mag	*Malus x magdeburgensis*	Crabapple	Wis fl	*Wisteria floribunda*	Japanese Wisteria

Cultural Landscape Report

Bellefield
Home of Franklin D. Roosevelt
National Historic Site
Hyde Park, NY

Bellefield Property, East
Existing Conditions

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. ROVA GIS Database, 2011
2. Aerial photograph, 2010
3. Olmsted Center for Landscape Preservation, Historic Plant Inventory for Bellefield ,1995.
4. Site visits June, 2011 and April, 2012
5. Trailhead design drawings, Kyle Zick Landscape Architecture, Inc.

DRAWN BY

Kirsten Holder, AutoCAD 2011 and Illustrator CS5

LEGEND

- Building
- Deciduous tree
- Evergreen tree
- Shrubs
- Paved vehicular circulation
- Unpaved vehicular circulation
- Paved pedestrian circulation
- Unpaved pedestrian circulation
- Lawn
- Planting bed
- Bellefield property line
- Property line/other parcel boundaries
- 1 Meter contour
- Stone wall

NOTES

1. All features shown in approximate scale and location.
2. Plan shows conditions in 2012.
3. Location of the Farm Lane Trailhead is approximate
4. Plant legend is on page 135

0’ 37.5’ 75’ 150’

Drawing 2.1

Cultural Landscape Report

Bellefield
Home of Franklin D. Roosevelt
National Historic Site
Hyde Park, NY

Bellefield Property, West
Existing Conditions

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. ROVA GIS Database, 2011
2. Aerial photograph, 2010
3. Olmsted Center for Landscape Preservation, Historic Plant Inventory for Bellefield ,1995.
4. Site visits June, 2011 and April, 2012
5. Trailhead design drawings, Kyle Zick Landscape Architecture, Inc.

Kirsten Holder, AutoCAD 2011 and Illustrator CS5

LEGEND

- Building
- Deciduous tree
- Evergreen tree
- Shrubs
- Paved vehicular circulation
- Unpaved vehicular circulation
- Paved pedestrian circulation
- Unpaved pedestrian circulation
- Lawn
- Planting bed
- Bellefield property line
- Property line/other parcel boundaries
- 1 Meter contour
- Stone wall

NOTES

1. All features shown in approximate scale and location.
2. Plan shows conditions in 2012.
3. Plant legend is on page 135
4. Walled garden planting plan is on page 145

0′ 37.5′ 75′ 150′

Drawing 2.2

TABLE 2.2. WALLED GARDEN PLANTING PLAN, EAST AND SOUTH PLANTING BEDS			
Pink border [1]			
Botanical Name	**Common Name**	**Cultivar/color**	**Code**
Anemone hupehensis	Japanese Anemone	'September Charm'	1
Aqulegia sibirica	Columbine	'Biedermeier'	2
Aster novea-angliae	Aster	'Barr's Pink'	3
Astilbe chinensis	False Spirea	var. davidii	4
Campanula medium	Bellflower		5
Dianthus plumaris	Pinks		6
Dianthus barbatus	Pinks	'Scarlet Beauty'	7
Boltonia asteroides	White Doll's Daisy		8
Dicentra spectabilis	Bleeding Heart		9
Digitalis purpurea	Foxglove	'Camelot Rose'	10
Filipendula palmata	Filipendula	'Nana'	11
Hibiscus syriacus	Rose of Sharon	'Hanabi'	12
Hosta lancifolia	Hosta		13
Invarvillea delavayi	Hardy Gloxinia		14
Iris ensata	Japanese Water Iris	'Rose Queen'	15
Iris germanica	Bearded Iris	'Queen of May'	16
Lavetera	Tree Mallow	x. Sense	16A
Lychnis flos-cuculi	Ragged Robin		17
Malva alcea	Hollyhock Mallow		18
Paeonia spp.	Peony		P
Paeonia suffruticosa	Tree Peony		30
Papaver orientalis	Oriental Poppy		19
Phlox paniculata	Garden Phlox	'Bright Eyes'	20
Phlox procumbens	Millstream Phlox		21
Phlox stolonifera	Creeping Phlox	'Home Fires'	22
Primrula beesiana	Primrose		32
Antirrhinum	Snapdragon		24
Cleome	Spider Flower		25
Cosmos bipinnatus	Cosmos		26
Impatiens balsamina	Impatiens		27
Petunia	Petunia		28
Tulipa	Tulip	'Joann', 'Clara Butt'	29
Lilium spp.	Lily		31
Wisteria chinensis	Wisteria Vine		33
Akebia quinata	Chocolate Vine		34
Campsis radicans	Trumpet Vine		35

White border [2]			
Botanical Name	**Common Name**	**Cultivar/Color**	**Code**
Achillea ptarmica	Sneezewort	'White Pearl'	1
Actaea matsmurae	Bugbane	'White Pearl'	2
Actaea racemosa	Black Snakeroot		3
Anenome	Japanese Anemone	x. 'Honorine Jobert'	4
Antirrhinum	Snapdragon		42
Aquilegia vulgaris	Columbine	'Miss Jekyll'	5
Aster ericoides	Aster		6
Campanula carpatica	Carpathian Harebell	'White Clips'	7
Clematis recta	Erect Clematis		8
Cosmos bipinnatus	Cosmos		45
Crambe cordifolia	Colewort		9
Dictamus albus	Gas Plant	'Albiflorus'	10
Digitalis purpurea	Foxglove	'Alba'	11
Eupatorium perfoliatum	Common Boneset		12
Galium odoratum	Sweet Woodruff		13
Geranium sanguineum	Cranebill	'Album'	43
Gladiolus callianthus	Gladiolus		44
Gypsophila paniculata	Baby's Breath		14
Hesperis matronalis	Dame's Rocket		15
Hosta plantaginea	Fragrant Plantain Lily		16
Hosta sieboldiana	Plantain Lily	'Elegans'	17
Iberis sempervirens	Candytuft		18
Iris ensata	Japanese Water Iris		19
Iris germanica	Bearded Iris	var. florentina	20
Iris pumila	Dwarf Iris	White	41
Iris siberica	Siberian Iris	'White Swirl'	21
Phlox carolina	Garden Phlox	'Miss Lingard'	22
Phlox paniculata	Garden Phlox	'David' 'Midsummer White'	23
Phlox subulata	Creeping Phlox		24
Physostegia virginiana	Obedient Plant	'Summer Snow'	25
Lobularia maritima	Sweet Alyssum	'Sweet White'	26
Nicotiana alata	Nicotiana		27
Verbena spp.	Verbena	'Aztec White'	28
Petunia	Petunia	White	29
Colchicum autumnale	Autumn Crocus	'Album'	30
Crocus	Crocus		31
Eremurus himalaicus	Foxtail Lily		32
Galtonia candicans	Summer Hyacinth		33
Lilium auratum	Mountain Lily		34
Lilium candidum	Madonna Lily		40
Lilium longifolium	Easter Lily		35
Lilium speciosum	Oriental Lily	'Album'	36
Narcissus poeticus	Poet's Narcissus	'Actaea'	37
Narcissus	Thalia Narcissus	'Thalia'	38
Tulipa	Tulip	'White Emperor'	39

TABLE 2.2 (Continued). WALLED GARDEN PLANTING PLAN, WEST AND SOUTH PLANTING BEDS			
Purple and mauve border [3]			
Botanical Name	**Common Name**	**Cultivar/Color**	**Code**
Acanthus hungaricus	Bear's Breeches		1
Aconitum napellus	Wolf's Bane		2
Aquilegia vulgaris	Columbine		3
Aster dumosus	Michaelmas Daisy	'Wood's Purple'	4
Aquilegia vulgaris	Columbine		5
Aster laevis	Smooth Blue Aster		6
Aster novea-angliae	New England Aster		7
Aster tarticus	Tatarian Aster		8
Brunnera macrophylla	Siberian Bugloss		42
Campanula glomerata	Clustered Bellflower	'Superba'	9
Campanula portenschlagiana	Dalmatian Bellflower		10
Cleome	Spider Flower		45
Cosmos bipinnatum	Cosmos		43
Geranium ibericum	Geranium	'Johnson's Blue'	11
Hesperis matronalis	Dame's Rocket		12
Hosta seiboldiana	Plantain Lily	'Elegans'	13
Iris cristata	Dwarf Crested Iris		14
Iris foetidissima	Stinking Iris		15
Iris cyanea	Dwarf Bearded Iris		16
Iris ensata	Japanese Water Iris	'Rose Queen'	17
Iris germanica	Bearded Iris	'Black Prince'	18
Iris germanica	Bearded Iris	'King Crimson'	19
Iris germanica	Bearded Iris	'Princess Beatrice'	20
Iris germanica	Bearded Iris	'Queen of May'	44
Iris laevigata	Rabbit-Ear Iris		21
Iris latifolia	English Iris		46
Iris siberica	Siberian Iris		22
Limonium latifolium	Sea Lavender		23
Monarda didyma	Beebalm	'Mahogany'	24
Phlox paniculata	Garden Phlox	'Amethyst', Nicky', Purple Rain', 'Russian Violet'	25
Platycodon grandiflorus	Balloon Flower		26
Pulsatilla vulgaris	Pasque Flower		27
Salvia nemerosa	Woodland Sage	'Lubecca', 'Rose Queen'	28
Scabiosa caucasica	Pincushion Flower		29
Veronica longifolia subsessilis	Speedwell		30
Viola cornuta	Johnny Jump-Up	'Purple Robe'	31
Viola bicolor	Wild Pansy		32
Petunia	Petunia		33
Salvia	Annual Sage	'Indigo Spires'	34
Verbena spp.	Verbena	'Homestead Purple'	35
Brodiaea	Cluster-Lily	'Queen Fabiola'	36
Crocus	Crocus		37
Crocus speciosus	Fall-Blooming Crocus		38

Iris reticulata	Dwarf Iris	'Harmony'	39
Scilla scilloides	Autumn Squill		40
Tulipa	Tulip	'Negrita', 'Philip de Comines'	41

Cream, blush, and grey border [4]			
Botanical Name	**Common Name**	**Cultivar/color**	**Code**
Acanthus hungaricus	Bear's Breeches		1
Aconitum lycoctonum	Northern Wolfsbane		2
Anemone sylvestris	Snowdrop Windflower		3
Arabis caucasica	Mountain Rockcress	'Snowcap'	4
Artemesia abrotanum	Silver Southernwood		5
Artemesia frigida	Prairie Sagewort		6
Aruncus dioicus	Goat's Beard		7
Boltonia asteroides	White Doll's Daisy		8
Crambe maritima	Sea Kale		36
Dicentra cucullaria	Dutchman's Breeches		9
Digitalis purpurea	Foxglove		10
Filipendula palmata	Meadowsweet	'Nana'	11
Filipendula rubra	Queen-of-the-Prairie Meadowsweet	'Magnifica'	33
Gypsophila paniculata	Baby's Breath		12
Gypsophila repens	Creeping Baby's Breath		13
Heleborus niger	Lenten Rose		14
Hibiscus moscheutos	Rose Mallow	Hamabo	35
Iris germanica	Bearded Iris	var. florentina	15
Iris germanica	Bearded Iris	'Mme. Chereau'	16
Lychnis flos-cuculi	Ragged Robin		34
Lupinus	Lupine	'Galley White'	16A
Lychnis coronaria	Rose Campion	'Angel Blush'	17
Macleaya cordata	Plume Poppy		18
Primula vulgaris	Primrose		19
Salvia officinalis	Sage		20
Santolina chamaecyparissus	Santolina		21
Stachys byzantina	Lamb's Ear		22
Thalictrum pubescens	Tall Meadow Rue		23
Tiarella cordiflolia	Foam Flower		24
Valeriana officinalis	Valerian		25
Yucca filamentosa	Adam's Needle		26
Clarkia elegans	Garland Flower		27
Phlox drummondii	Annual Phlox	'Isabellina'	28
Cammassia leichtlinii	Wild Hyacinth		29
Lilium brownii	Lily		30
Lilium formosanum	Formosa Lily		31
Narcissus	Narcissus	'Passionale'	32
Cleome	Spider Flower		37

Cultural Landscape Report

Bellefield
Home of Franklin D. Roosevelt
National Historic Site
Hyde Park, NY

Walled Garden, East Planting Beds

National Park Service
Olmsted Center for Landscape Preservation

SOURCES

1. ROVA GIS Database, 2011
2. Aerial photograph, 2010
3. Olmsted Center for Landscape Preservation, Historic Plant Inventory for Bellefield ,1995.
4. Site visits June, 2011
5. Martha Kazelunas, intern with Beatrix Farrand Garden Association and Anne Symmes, director of Beatrix Farrand Garden Association

DRAWN BY

Kirsten Holder, AutoCAD 2011 and Illustrator CS5
Martha Kazelunas

LEGEND

- Deciduous tree
- Evergreen tree
- Annuals and perennials
- 1-20 — Plant code, see legend in Table 2.2
- Unpaved pedestrian circulation
- Lawn
- Stone wall
- South porch

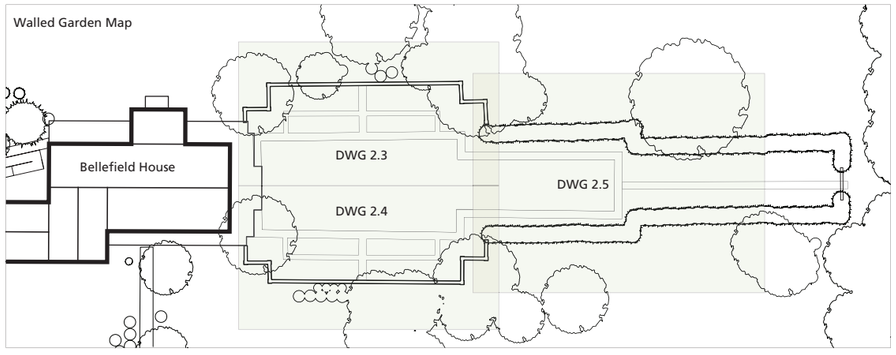
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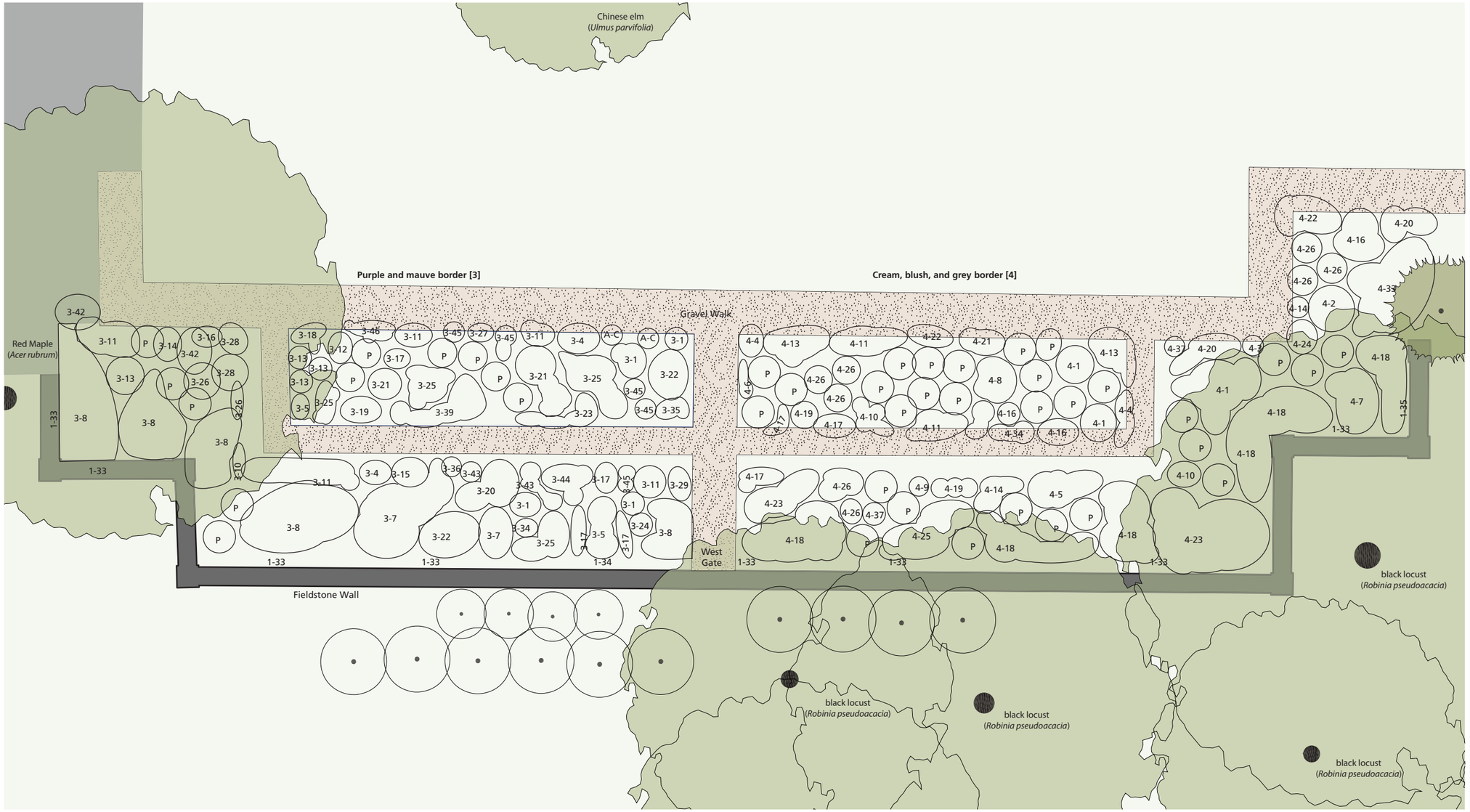
1. All features shown in approximate scale and location.
2. Plan shows conditions in 2012.
3. Plant legend is in Table 2.2 on pages 141-144.

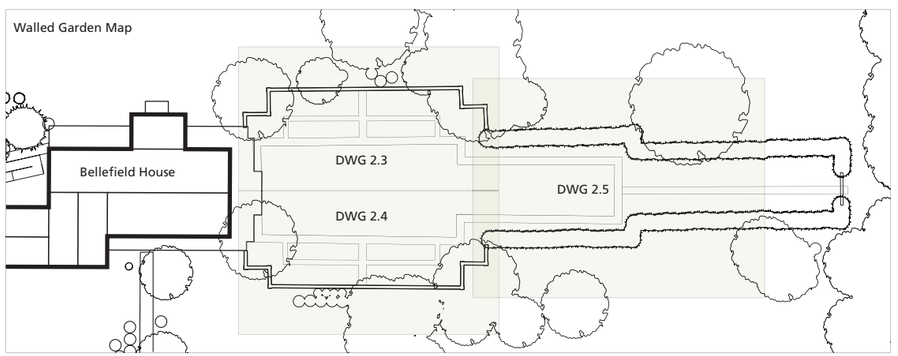
0′ 2.5′ 5′ 10′ 20′

Drawing 2.3

Walled Garden Map







Cultural Landscape Report

Bellefield
Home of Franklin D. Roosevelt National Historic Site
Hyde Park, NY

Walled Garden, West Planting Beds

National Park Service
Olmsted Center for Landscape Preservation

SOURCES

1. ROVA GIS Database, 2011
2. Aerial photograph, 2010
3. Olmsted Center for Landscape Preservation, Historic Plant Inventory for Bellefield ,1995.
4. Site visits June, 2011
5. Martha Kazelunas, intern with Beatrix Farrand Garden Association and Anne Symmes, director of Beatrix Farrand Garden Association

DRAWN BY

Kirsten Holder, AutoCAD 2011 and Illustrator CS5
Martha Kazelunas

LEGEND

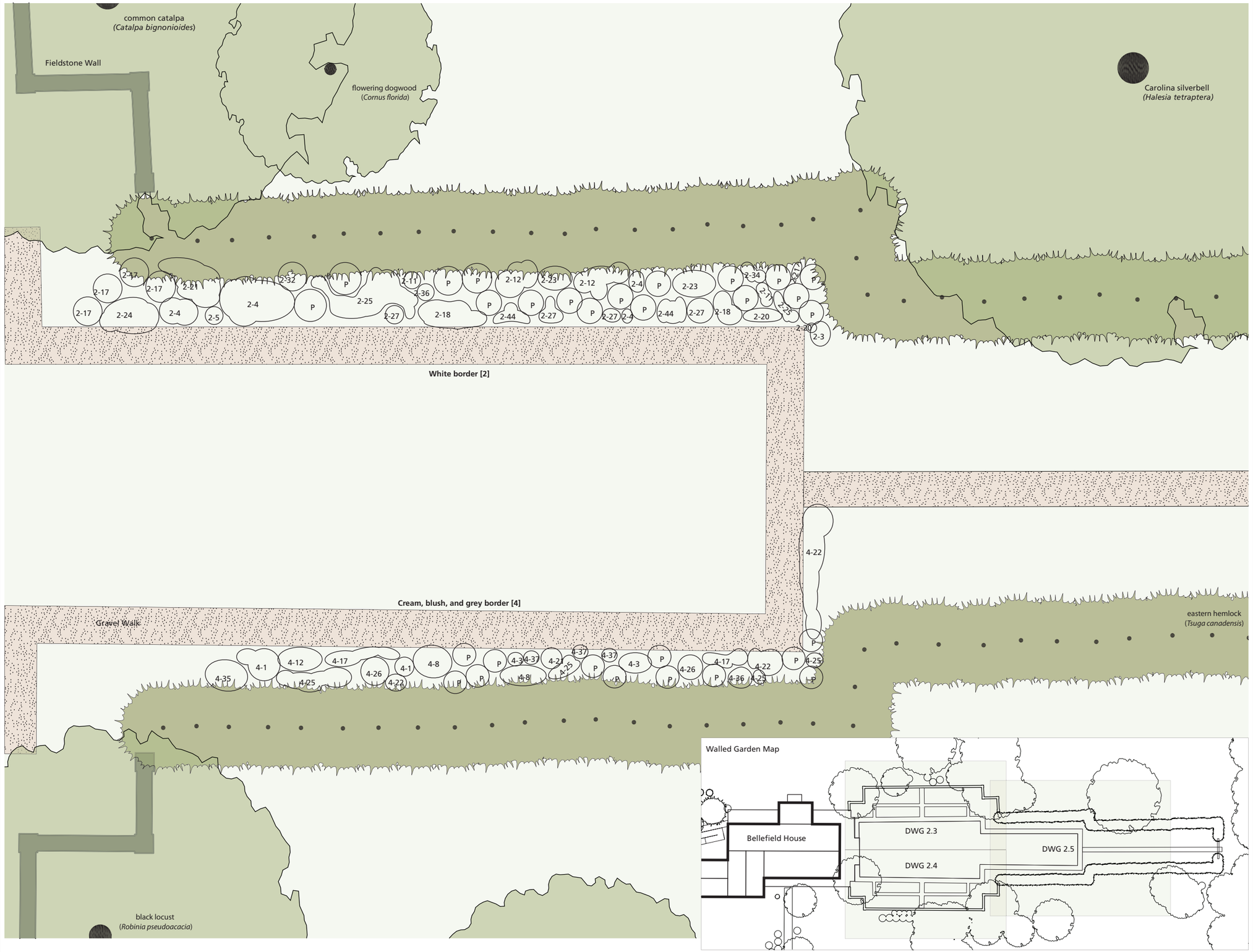
- Deciduous tree
- Evergreen tree
- Annuals and perennials
- 1-20 Plant code, see legend in Table 2.2
- Unpaved pedestrian circulation
- Lawn
- Stone wall
- South porch

NOTES

1. All features shown in approximate scale and location.
2. Plan shows conditions in 2012.
3. Plant legend is in Table 2.2 on pages 141-144.

0′ 2.5′ 5′ 10′ 20′

Drawing 2.4



Cultural Landscape Report

Bellefield
Home of Franklin D. Roosevelt National Historic Site
Hyde Park, NY

Walled Garden, South Planting Beds

National Park Service
Olmsted Center for Landscape Preservation

SOURCES

1. ROVA GIS Database, 2011
2. Aerial photograph, 2010
3. Olmsted Center for Landscape Preservation, Historic Plant Inventory for Bellefield ,1995.
4. Site visits June, 2011
5. Martha Kazelunas, intern with Beatrix Farrand Garden Association and Anne Symmes, director of Beatrix Farrand Garden Association

DRAWN BY

Kirsten Holder, AutoCAD 2011 and Illustrator CS5
Martha Kazelunas

LEGEND

- Deciduous tree
- Evergreen tree
- Annuals and perennials
- 1-20 Plant code, see legend in Table 2.2
- Unpaved pedestrian circulation
- Lawn
- Stone wall
- South porch

NOTES

1. All features shown in approximate scale and location.
2. Plan shows conditions in 2012.
3. Plant legend is in Table 2.2 on pages 141-144.

0' 2.5' 5' 10' 20'

Drawing 2.5

3. Analysis and Evaluation

This chapter provides an analysis of the historical significance of the Bellefield landscape and an evaluation of its historic character based on the findings of the site history and existing conditions chapters. The analysis and evaluation have been developed according to the *National Register Criteria for the Evaluation of Historic Properties* and the National Park Service's *Guide to Cultural Landscape Reports: Contents, Process, and Techniques*. The first section of this chapter reviews the significance of the landscape presented in the existing National Register documentation and evaluates the landscape's historical integrity. The second section summarizes the historic context for Beatrix Farrand's design of the walled garden because of the garden's national significance and missing documentation. The section describes Farrand's career as a landscape gardener; evaluates comparable garden designs by Farrand that share similar geographic location, design, or time period with the walled garden; and summarizes common themes in her other gardens (Table 3.1). The evaluation of these gardens and common themes helps to inform the treatment of the Bellfield walled and wild garden. The third section evaluates the historic character of the Bellefield landscape based on the National Park Service cultural landscape methodology, which organizes the landscape into characteristics and features. Each feature is evaluated to determine whether or not it contributes to the historical significance of the landscape (Table 3.2).

NATIONAL REGISTER EVALUATION

The National Park Service evaluates the historical significance of properties through a process of identification and evaluation defined by the National Register of Historic Places program. According to the National Register, historic significance may be present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association. A property can be found to have significance on a national, state, or local level, and must meet one or more of the following criteria in order to be considered eligible for the National Register: (A) Association with events that have made a significant contribution to the broad patterns of our history; (B) Association with the lives of persons significant in our past; (C) Embody the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values, or represents

a significant and distinguishable entity whose components may lack individual distinction; (D) Has yielded, or may yield, information important in pre-contact history or history.[1]

EXISTING NATIONAL REGISTER DOCUMENTATION

The Home of Franklin D. Roosevelt National Historic Site and the Franklin D. Roosevelt Library and Museum were created through a joint resolution of Congress in 1939.[2] Franklin D. Roosevelt donated sixteen acres in 1939 for the construction of the Library and thirty-three acres, which included the Home, in 1943. The Secretary of the Interior accepted the deed for the Home for the establishment of the national historic site, under jurisdiction of the National Park Service, in 1944. In 1975 Congress amended the joint resolution of 1939 to accept the Bellefield property.[3] Bellefield was administratively listed in the National Register when the National Park Service acquired the property in 1975. It is included in the Home of Franklin D. Roosevelt National Historic Site documentation accepted by the National Register on February 8, 1980. At that time, however, the significance of the Bellefield property was not fully documented, and the boundary of the historic district was subsequently expanded. The Library and the Wallace Center are outside of the Home of Franklin D. Roosevelt National Register boundary.

According to the updated National Register documentation in progress (Draft, April 2012), the Bellefield home, built in 1795 and renovated in 1909–11 by McKim, Mead & White, is significant under Criterion C in the area of architecture at the national level for representing the work of the prominent architectural firm. The walled garden, built by the Newbolds in 1912, is also significant under Criterion C in the area of landscape architecture at the national level for illustrating the work of notable landscape gardener Beatrix Farrand. The Bellefield property is also significant under Criterion D, at the state level in the area of Landscape Architecture, for the Greenhouse that shows changes in gardening trends in the Hudson Valley.

The draft National Register documentation adequately addresses the historic significance of the Bellefield landscape. Several features within the Scenic Hudson property are addressed in the draft documentation, such as the Bellefield cottage and garage. Further documentation of how the landscape setting, features, archeological resources, and pedestrian trails contribute to the historic character will inform the National Park Service of the resources within the neighboring property.

The period of significance for the Home of Franklin D. Roosevelt National Historic Site is 1793–1945. All significance features within the Bellefield property were built or installed within that time period beginning with the construction of

the house in 1795, through the installation of Camp Morgan in 1939.[4] Key dates are the construction of the home in 1795, completion of its renovation in 1909–11, and construction of the walled garden in 1912. The Bellefield property retains integrity to the end of the period of significance, including location, design, setting, materials, workmanship, feeling, and association.[5]

National Register Criterion C: Period Revival Architecture

The Bellefield house, following renovation by McKim, Mead & White, completed in 1911, is significant at the national level under National Register Criterion C in the area of architecture for its Colonial Revival style. After its construction in 1795 by Judge Johnston, the house passed through several owners. In 1909, Thomas Newbold commissioned McKim, Mead & White to renovate the house. At the time of Bellefield's renovation, McKim, Mead & White was the largest and best known architectural firm in the country, with over one hundred employees and having produced nearly one thousand commissions. As the Bellefield renovation commenced, the firm was entering a new generation of leadership following the deaths of Stanford White (1853–1906) and Charles Follen McKim (1847–1909). McKim had prepared an initial drawing for the Bellefield renovation, but senior staff member William Mitchell Kendall completed the project. Known for their adherence to Beaux Arts principles and creating architecture with a sense of order and formality during America's Gilded Age, the firm's renovation retained the building core but transformed the two-story, three-bay Federal-period house by adding two symmetrical two-bay wings to either side, and tying the entire front façade together by the addition of a raised brick and stone terrace, with a one-story Doric portico sheltering the center entrance.[6] Portions of the rear remain intact, including a mid-nineteenth century porch with wrought-iron supports.

While no longer used as a seasonal residence, the Bellefield house and associated outbuildings have retained a high level of historic integrity through their adaptive reuse for park operations. Aside from the addition of a ramp off the front façade, the house has undergone no significant changes since 1909–11. Recent major repairs include the restoration of roof and front terrace. Nineteenth and early twentieth century support buildings located west of the house contribute to the significance of the country estate and include the old barn (early nineteenth century), old garage (1905), stone house (1905), pump house (1911), and new garage designed by McKim, Mead & White (1916–17).

National Register Criterion C: Landscape Architecture

South of the Bellefield house, the walled garden is significant at the national level in the area of landscape architecture for illustrating the characteristics of early twentieth-century garden design and the work of accomplished landscape gardener Beatrix Farrand (1872–1959). Thomas Newbold commissioned his

cousin, known as Beatrix Jones at that time, to design the walled garden in 1912. Completed during her formative years as a landscape architect, the garden is one of the earliest surviving examples of her work.[7]

Beatrix Farrand's professional career began in the 1890s when she trained under Charles Sprague Sargent, botanist and founder of the Arnold Arboretum of Harvard University. Farrand opened her own office in 1895 in New York City and was the only woman of the eleven founding members of the American Society of Landscape Architects in 1899. Farrand was receiving commissions for gardens for private residences, estates and country homes, public parks, botanic gardens, college campuses, and gardens within the White House grounds by the 1910s. She is best known for her gardens at Dumbarton Oaks in the Georgetown district of Washington, D.C., designed and constructed between 1921 and 1947.

At Bellefield, Farrand's garden design included a rectilinear garden surrounded by stone walls and a hemlock hedge with a sweeping lawn, plantings, and an elm tree on the south side of the house. The space was divided into three outdoor rooms, which decreased in size as they extended away from the house. Straight gravel walks and stone edging delineated the planting beds, which were filled with perennials and annuals. Vines grew along chestnut and bamboo trellises attached to the stone walls, and flowering trees that grew outside of the garden arched into the walled space. Farrand designed a summer house at the south end, or focal point beyond the garden, however, there is no evidence that this structure was built. The garden was maintained by the Newbold and Morgan families, along with their staff, for several decades with the highest level of care following construction in 1912 and continuing through the 1950s. Following a period of transitional care in 1960s and minimal care in the 1970s and 1980s, the Beatrix Farrand Garden Association began to rehabilitate the garden in the mid-1990s by following planting plans for a similar residential garden designed by Beatrix Farrand.

In addition to the walled garden, the Newbold and Morgan families maintained flower and vegetable beds, roses, fruit trees, and a grape trellis in the west lawn on both sides of the straight gravel pathway between the home and service area. These gardens may have been designed by Beatrix Farrand during her design of the walled garden and they are documented in family photos, but no longer exist.

EVALUATION OF LANDSCAPE INTEGRITY

Integrity is the ability of a property to convey its significance. In order for a property to retain its integrity, it must possess the essential characteristics and features that characterized it during the period of significance. The National Register program identifies seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.

Location

Location is the place where the historic property was constructed or the place where the historic event occurred.

Situated on the eastern terrace above the Hudson River in Hyde Park, Dutchess County, New York, Bellefield remains in the same location as it did at the end of the period of significance in 1945. The majority of the features within the Bellefield landscape that were associated with the Johnston, Boorman, Newbold, and Morgan families remain in their locations from the historic period. They include the Bellefield house, old barn, old garage, new garage, stone house, water tower, cold frames, pump house, Crooke family cemetery and headstones, drives, gravel pathways, walled garden and walks, cistern in the west lawn, wellhead in west lawn, and stone walls. The property retains integrity of location.

Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

The Bellfield landscape continues to represent its origins as a river estate as it evolved through 1945. It also represents a structured landscape within a picturesque frame—pairing orderly designed elements with naturalistic clusters of trees and shrubs in lawn areas, as was characteristic of the country homes along the Hudson River in Dutchess County. The ordered elements include the central location of the house surrounded by the large manicured lawn, tree-lined curving drives, straight gravel walks, hemlock hedges, clustered service buildings, remnants of a boxwood hedge, and the walled garden. The property retains design integrity to the period of significance.

Setting

Setting is the physical environment of a historic property.

Despite the extensive development along other sections of Albany Post Road and in Hyde Park, the setting of Bellefield, including the vegetation, outward views, and circulation has changed relatively little since the historic period. Overall the rural setting remains intact, intrusions include the addition of the Wallace Center and parking area, the loss of the view over the Hudson River, the loss of the vegetable and flower beds west of the house, and the loss of farm land on the east side of Albany Post Road. For the most part, however, the physical environment of the house, outbuildings and related structures, and lawn and garden areas is the same as when the Newbold and Morgan families occupied the property. Surrounding properties including the Scenic Hudson property to the north, Rogers Land to the west, and the Springwood property to the south, contribute to the rural setting of the Bellefield landscape. However, new motels and suburban development, built on the east side of Albany Post Road after the period of

significance, detract from Bellefield's historic rural setting. The property retains setting integrity to the period of significance.

Materials

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Most of the historic materials used in the construction of the Bellefield house, service buildings, entry gates, and walled garden remain intact. Most of these materials were either brought to or extracted from the property during the nineteenth and early twentieth centuries. The majority of the trees and shrubs in the east entrance area, near the walled garden, and around the service area date from the historic period, or are replacements in-kind. The pavement at the main entrance drive is a new material since the historic period. Enough material from the historic period remains for Bellefield to retain integrity to the period of significance.

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Within the Bellefield landscape, workmanship remains evident in the buildings and structures, circulation, maintenance of vegetation, and small-scale features. Much of the vegetation on the eastern half of the property, near the walled garden, and around the service area remains or has been replaced in-kind and the walled garden remains well-manicured. Most of the materials and construction techniques of the buildings and structures remain intact such as the Bellefield house, service area buildings, stone house, pump house, cemetery wall, cold frame, cistern, and stone walls. In addition, some of the materials of the small-scale features at Bellefield remain intact including the headstones and west lawn wellhead. Other small-scale features such as the children's play house and play equipment no longer remain in the landscape. Likewise, other vegetation such as the flower and vegetable gardens and hay field that reflected the agricultural work on the property no longer remain. Bellefield retains integrity of workmanship to the period of significance.

Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

During the historic period, the Bellefield property was a well-tended private rural residence, used seasonally for leisure and recreation with circulation corridors to the neighboring estates, the surrounding agricultural landscape, the Albany

Post Road, and the nearby Hudson River. The domestic core contained profuse gardens and productive vegetable beds, grape arbors, and fruit trees with views to surrounding active hay field. Physical remnants of the property's layered history are evident in the Crooke family cemetery, numerous outbuildings, partially abandoned roads, and aged trees. The eastern half of Bellefield continues to reflect the country estate landscape characteristics with large lawn areas, groupings of trees, and an estate circulation network. While the Bellefield landscape is no longer used as a private residence, the property retains many of the features to meet the family's needs such as the service area buildings, pump house, water tower, cold frames, cistern, and wellhead. While the vegetable beds and grape arbors no longer exist on the property, many of the fruit trees remain or have been replaced in-kind along the gravel pathway and north of the staff parking area. Views to the neighboring Roosevelt estate to the south and the hay field to the north remain intact. The additional circulation including FDR Drive and the staff and visitor parking areas in the western half of the property detract from the historic feeling. Despite the changes to the western half of the property, Bellefield retains integrity of feeling.

Association

Association is the direct link between an important historic event or person and a historic property.

While many of the estates and agricultural fields along the Hudson River were subdivided and developed following the historic period, Bellefield retains its physical appearance and association as a prominent Hudson River estate developed by late eighteenth-century owner Judge Johnston and subsequent owners, including the Boormans, Newbolds, and Morgans. The renovated home and walled garden retain their association with the designs of the architectural firm McKim, Mead & White and landscape designer Beatrix Farrand.

Summary Evaluation of Integrity

Overall, the landscape of Bellefield retains historic integrity and conveys its historic significance through existing resources. All aspects of integrity are evident. The National Park Service has made changes since the mid-1970s and the National Archives and National Park Service has made changes since the early 2000s, the most significant being the construction of the Wallace Center and parking area, but the changes do not detract from conveying the character of historic resources, particularly within the eastern and northern portions of the Bellefield property.

HISTORIC CONTEXT FOR BEATRIX FARRAND AND THE GARDEN

Beatrix Farrand designed the walled garden in 1912 following architectural renovations by McKim, Mead & White of the Bellefield house. The walled garden was one of Farrand's earlier garden designs and few of her gardens remain from that time period. Prior to the Newbold commission, Farrand completed residential, recreational, and educational projects in New York, Maine, Connecticut, Rhode Island, and Massachusetts. As stated in the National Register draft, the walled garden is significant at the National level under Criterion C in the area of Landscape Architecture. Since no planting plans of the walled garden or wild garden remain, the following section contains an analysis of other contemporary gardens designed by Farrand. This analysis will inform the treatment of the walled garden and wild garden area.

Farrand's collection of plans, letters, and photos are stored at the University of California, Berkeley, in the College of Environmental Design Archives that house over two hundred residential, commercial, educational, and funerary projects that range in date from 1896 to 1940. Twenty of Farrand's gardens are examined in greater detail in this report, including the Newbold walled garden (walled garden) at Bellefield. For each project, the archive collection contains Farrand's planting plans, plant lists, and natural garden designs for residential gardens, many of which were similar in geographic location, date, or design to the walled garden (Table 3.1).[8] The Newbold collection is incomplete and the collection includes the following material from the walled garden: "Garden Plan," "Garden Wall Plan and Details," "Trellis for Garden Wall," "Garden Plan," "F.S. Detail of Iron work for gate," "Latch and hinges for garden gate," and "Working drawings for gates in garden." No letters, photos, or planting plans remain.

PROFESSIONAL DEVELOPMENT

Beatrix Farrand was born as Beatrix Cadwalader Jones in New York City in 1872 and her parents, Mary "Minnie" Cadwalader Rawle and Frederic Rhinelander Jones divorced when she was a child.[9] While she was young she lived in New York City and spent summers with her family in Bar Harbor, Maine. Farrand was born into a family of gardeners and as a child she often worked outside with her grandmother and learned about her roses.[10] As a young woman, Farrand was close to her aunt, Edith Wharton, who took her and Minnie on trips to Europe and exposed young Farrand to prominent New York families. For several years Farrand wished to be a singer until she was exposed to horticulture and learned about the field of landscape architecture in the 1890s, although throughout her career she typically referred to herself as a landscape gardener.

Still early in her career in 1893, Farrand trained under Charles Sprague Sargent, who founded the Arnold Arboretum, where she learned about horticulture and the landscape architecture practice. During that same year, Farrand published *Nature's Landscape Gardening in Maine* where she discussed the layout and selection process of plant materials.[11] Later that year, Sargent and his wife traveled with Farrand to the Chicago World's Columbian Exposition where prominent architects and landscape architects featured examples of their work.[12] Farrand often spoke very highly of Sargent and later she stated that he was "distinguished in the scientific world for his botanical work and the great fourteen-volume *Silva of North America*." The following year Farrand and her mother joined the Sargents at the Biltmore estate, during which time Olmsted invited Farrand to visit Fairsted in Brookline, Massachusetts. At Fairsted, Farrand observed Olmsted's use of natural vegetation and learned more about the business and practice of landscape architecture.

In 1895, Farrand and her mother departed on a five month tour of European gardens and parks with stops in Gibraltar, Italy, Germany, England, and Scotland. Farrand and her mother toured Gravetye Manor in West Sussex, England, where they met William Robinson, a prominent gardener and advocate of the wild garden.[13] Farrand corresponded with Robinson and returned to his manor several times after her initial visit. During the trip Farrand recorded several of her observations, which illustrated her early appreciation of formal and informal design. After a visit to a castle in Nymphenburg, Munich, she recorded that "the whole place is really lovely and most interesting from its clever combination of the formal and the natural."[14] In a nearby park, she took note of blooming lilacs, water features, closely trimmed hedges, and trees. Farrand spoke highly of several Italian gardens including Villa d'Este, Villa Lante, Boboli, and Villa Carlotta where she noted, "It is a very skillful combination of the formal and natural styles, so skillful indeed that it is hard to tell where on begins and the other ends."[15]

Farrand returned from her European tour and set up an office in her mother's New York City home where she took drafting courses and established her first clients. Her private tutors were likely from the Civil Engineering Department at Columbia School of Mines.[16] Many of her early clients came through family and friend connections who had second homes in Newport, Rhode Island; Bar Harbor, Maine; and Long Island, New York. Farrand continued to publish articles and build her client base. One of her first residential garden commissions came from William R. Garrison for his home in Tuxedo Park where she designed a small suburban residential lot, removed several existing trees between the house and the lake, and planted additional shrubs and trees along the roadway and entrance drive (Figure 3.1). She gained public recognition in a *New York Sun* interview in 1897 when she was recognized as one of the first females in the profession of landscape architecture. Farrand drew from a combination of Olmsted and

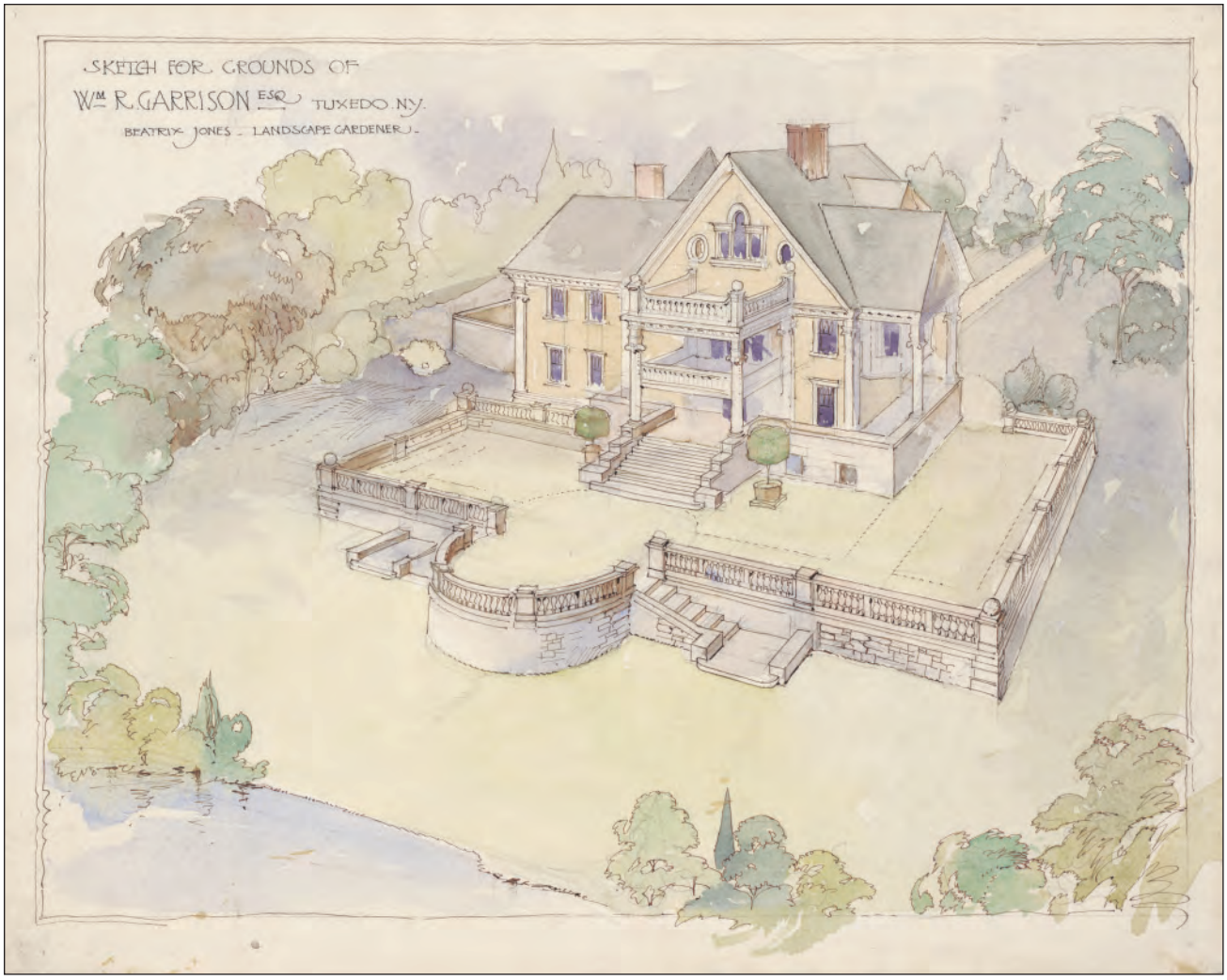


Figure 3.1. Garrison garden, Tuxedo Park, New York, 1896. The watercolor axon shows the new plantings around the suburban house with the lake in the foreground (Beatrix Farrand Collection (1955-2), Environmental Design Archives, University of California, Berkeley).

Sargent's design styles with a planting palette inspired by Gertrude Jekyll that often included lilac, honeysuckle, other fragrant shrubs, and roses.[17]

Two of Farrand's early residential commissions helped establish her credibility as a residential landscape gardener. Farrand was asked to design plantings along a driveway and a flower garden for Dr. Edward Kellogg Dunham in Seal Harbor, Maine, in 1898. The plans did not show specific plant quantities or names but coded the vine, flower, shrub, and tree layout. Farrand likely completed the plant layout on site and incorporated lilies, daylilies, rudbeckia, sweet peas, nasturtiums, phlox, marigolds, lilac, viburnum, and maples.[18] This commission led to another design for a garden, arbor, and new path for Dunham's brother, Dr. Carroll Dunham, who had a house at Irvington-on-Hudson, New York, where his family spent the spring and fall. Farrand designed a wisteria and grape covered arbor and planting beds with spring and fall blooming plants. The following year, after several more commissions, Farrand was asked to join the American Society of Landscape Architects, a group that was all men at that time.[19]

Clement B. Newbold, Jenkintown, Pennsylvania

Farrand designed a garden for her cousin, Clement B. Newbold, in Jenkintown, Pennsylvania, between 1891 and 1916 on a site that was near an abandoned quarry. The plans, most of which date from the early 1900s, include a plan of the garden and central sunken rose area surrounded by a stone and brick wall, an evergreen garden and grass walkway, and a rock garden (Figures 3.2 and 3.3). The design included a natural garden area with drifts of vegetation around a grass walk (Figures 3.4 and 3.5). Long axial views extended from the parterred flower gardens towards the surrounding landscape.

Edward and Edith Wharton, "The Mount," Lenox, Massachusetts

Beginning in 1901, Farrand worked on a kitchen garden for her aunt and uncle, Edith and Edward Wharton, at "the Mount" in Lenox, Massachusetts. There Farrand designed an Italian inspired walled garden within a more natural forest area (Figure 3.6). Farrand also helped locate the entrance drive and flower garden.

Edgar Scott, Bar Harbor, Maine

Farrand worked on the Scott garden between 1901 and 1912. The plans titled "Flower Garden at Chiltern" and "Planting Plan of Garden" show two versions of a natural garden, grass walkway and pond design. The first plan shows the grass pathway layout and an outline of the vegetation, while the second plan shows a detailed planting plan with numbered plant locations (Figure 3.7). The outline of planting areas in the flower garden plan is similar to the apparent natural garden that Farrand may have planned for the Newbold walled garden at Bellefield. Farrand intended new plantings for Scott garden, based on the planting plan, however, it is unclear if Farrand intended new plantings or the protection of existing trees and shrubs around the Newbold walled garden.

Farrand published several articles while she maintained her business in the early 1900s including *The Garden as a Picture* in 1907 where she outlined her design fundamentals for residential gardens. Farrand compared the process of a landscape gardener to the process of a painter, and observed that horticulture, climate, and soil knowledge inform the landscape gardener so they can create a long-lasting design and meet the needs of a client. Farrand wrote about her preference for a border around the garden and stated, "that a garden is best shut in, at any rate in part, from surrounding lines of the landscape. This enclosure does not necessarily mean a wall, nor does it mean that a garden should have no outlook, but only that there should be some definite limit."[20] In this article, Farrand also conveyed her preference of massing drifts of vegetation rather than planting single species adjacent to one another.

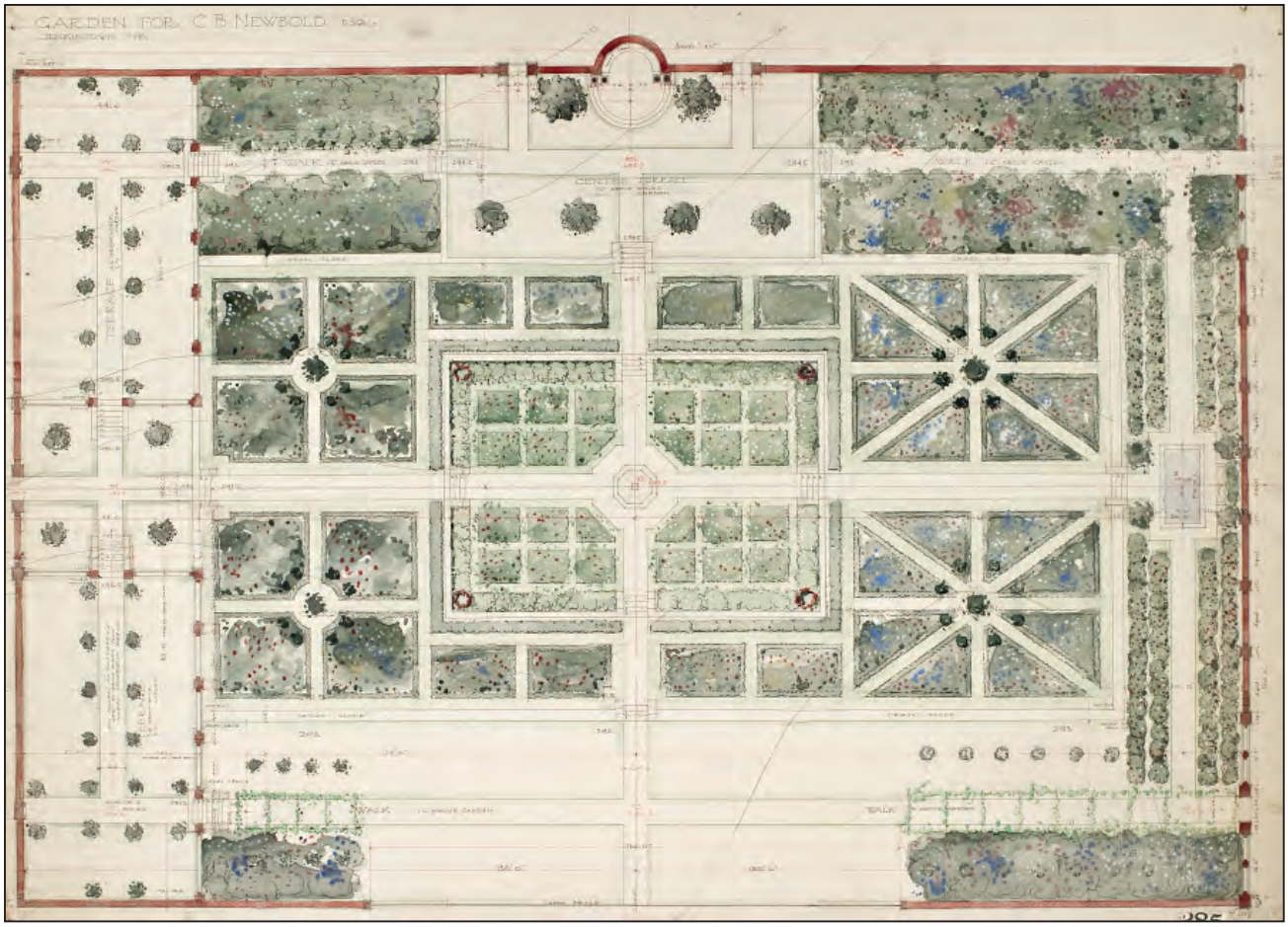


Figure 3.2. Clement B. Newbold garden, Jenkintown, PA, 1903. The plan shows the rectangular walled garden with a sunken rose garden in the center. Linear pathways separate the garden rooms (Beatrix Farrand Collection (1955-2), Environmental Design Archives, University of California, Berkeley).

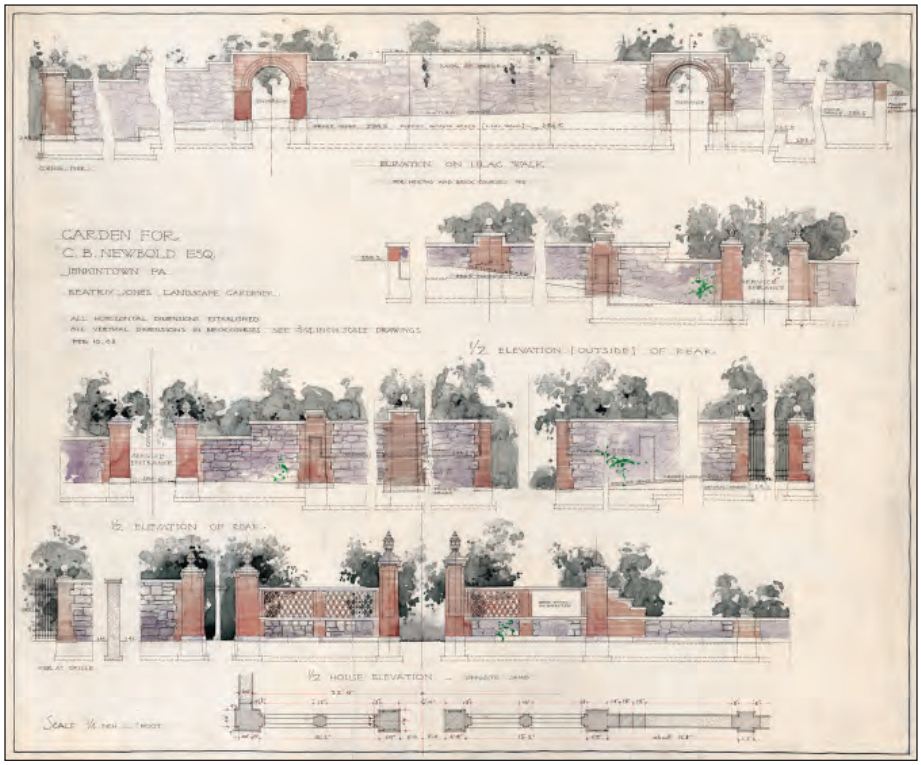


Figure 3.3. Clement B. Newbold, Jenkintown, PA, 1903. The plan shows the wall and entrance gate details that surround the walled garden (Beatrix Farrand Collection (1955-2), Environmental Design Archives, University of California, Berkeley).



Figure 3.4. Clement B. Newbold garden, Jenkintown, PA, c.1904. The plan shows the evergreen garden with a grass walk, vegetation massings, and a tree legend (Beatrix Farrand Collection (1955-2), Environmental Design Archives, University of California, Berkeley).



Figure 3.5. Clement B. Newbold garden, Jenkintown, PA, c. 1904. Photo labeled "Walk in Rock Garden" shows the stone walkway in the natural planting area (Beatrix Farrand Collection (1955-2), Environmental Design Archives, University of California, Berkeley).

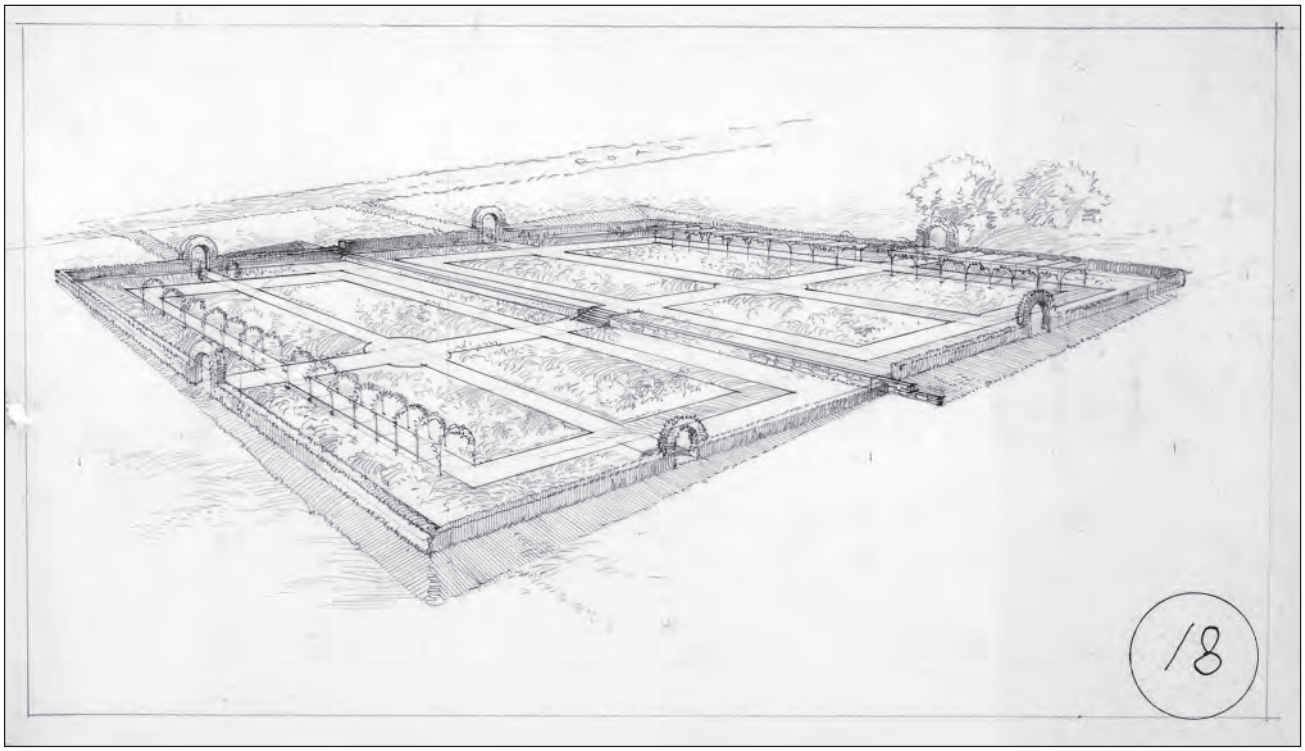


Figure 3.6. Edward and Edith Wharton, "The Mount," Lenox, MA, 1901.
The plan for the kitchen garden shows rectangular garden terraces below the house with an arched hedge around the exterior. These arches were similar to the arched hedge at the south entrance to the walled garden at Bellefield (Beatrix Farrand Collection (1955-2), Environmental Design Archives, University of California, Berkeley).

In *The Garden as a Picture* Farrand advised on the best location of a garden in relation to the house. She stated:

> Consider the length of time in each year in which his work can be looked at. In the north, it is difficult to keep one from being more or less unattractive during six months at least; therefore, if a country house is to be lived in for the larger part of the year it is better not to put the garden too close to the house, as in that case the owners will have for several months a dreary view of garden walks with puddles in them and flower-beds covered with manure, or at best with evergreen boughs and leaves. If however they only stay in the country for two or three months it is comparatively easy to arrange a mass of color like a Turkey carpet, in which flowers are laid in broad washes.[21]

Farrand also explained the complexity of a natural or informal garden area. She explained:

> So called natural garden is the most difficult to fit in with its surroundings, because there is no set line to act as the backbone to the composition, and the whole effect must be obtained from masses of color, contrasting heights and varieties of texture without any straight line to be used as an axis, without any architectural accessory for emphasis, without anything but inchoate mass of trees or shrubs of a nondescript shape in which to put something that will look like a thought. . .These gardens are very hard to design, far more than the formal garden, and almost impossible to reproduce as pictures of them are apt to look like views of perennial border, and all the play of light and color, which is the making of the actual place, is translated only by a little more or less depth

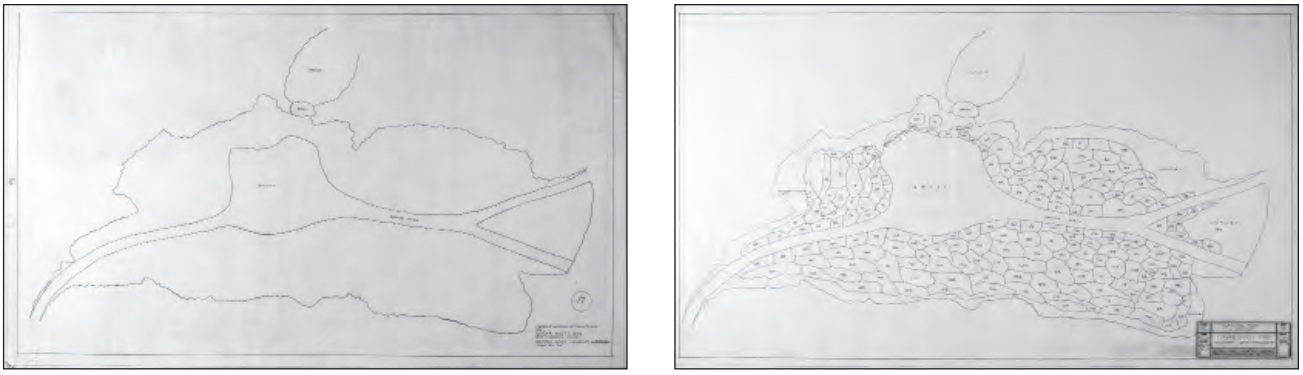


Figure 3.7. The Scott garden, Bar Harbor, Maine, c. 1912. The plan on the left, "Flower Garden at Chiltern" shows the outline of the planting areas, while the plan on the right, "Planting Plan of Garden" shows the numbered planting plan. The outline of the garden on the left is similar to the outline of the wild garden at Bellefield (Beatrix Farrand Collection (1955-2), Environmental Design Archives, University of California, Berkeley).

> in the values of black and white. The planning of an informal garden must be more or less like the arrangement of a painter's palette; and as an artist would not think of putting a rosy pink and a violent yellow side by side, so the gardener must go through careful processes of choice and elimination. Each garden has one or more points, from which it may be seen to more advantage than from others, and in a formal one these are comparatively easy to manage, but in the natural garden the grouping of color must be considered from every reasonable point of view, in order that there may be no jarring combinations.[22]

Between 1900 and 1920, Farrand received numerous residential garden commissions from wealthy homeowners throughout the Northeast. Her gardens were often rectangular in form with multiple terraces, walled areas, and linear pathways that followed her principals from *The Garden as a Picture*. In 1912 Farrand received eight new commissions including a design for the Graduate College at Princeton. At that time she moved her office to 124 East 40th Street where she hired several female assistants. In 1912 Farrand met Max Farrand, a historian at Yale whom she married in 1913, and changed her name to Beatrix Farrand. After the success of her landscape design at Princeton, Farrand became the consulting landscape architect for the university in 1915. The Farrand couple moved between New York, New Haven, and Reef Point throughout the year while Beatrix received new commissions from the White House and the New York Botanical Garden.

Edward F. Whitney, Oyster Bay, New York

Farrand designed the walled garden, walkways, and iris garden at the Whitney Estate between 1906 and 1914. Similar to the plan for Clement Newbold, this garden paired a formal garden layout with an informal garden area. One of the garden plans, dated 1912, shows a walled garden enclosing rectangular planting beds, while outside of the formal garden she designed the iris garden with planting drifts and curved grass walks (Figure 3.8). Fruit trees grew outside of the walled garden with a border of shrubs and existing trees. Two secondary walks meandered within the layers of iris plantings and shrubs. The outside boundary of this area was surrounded by flowering dogwood, forsythia, and lilacs between the existing trees.

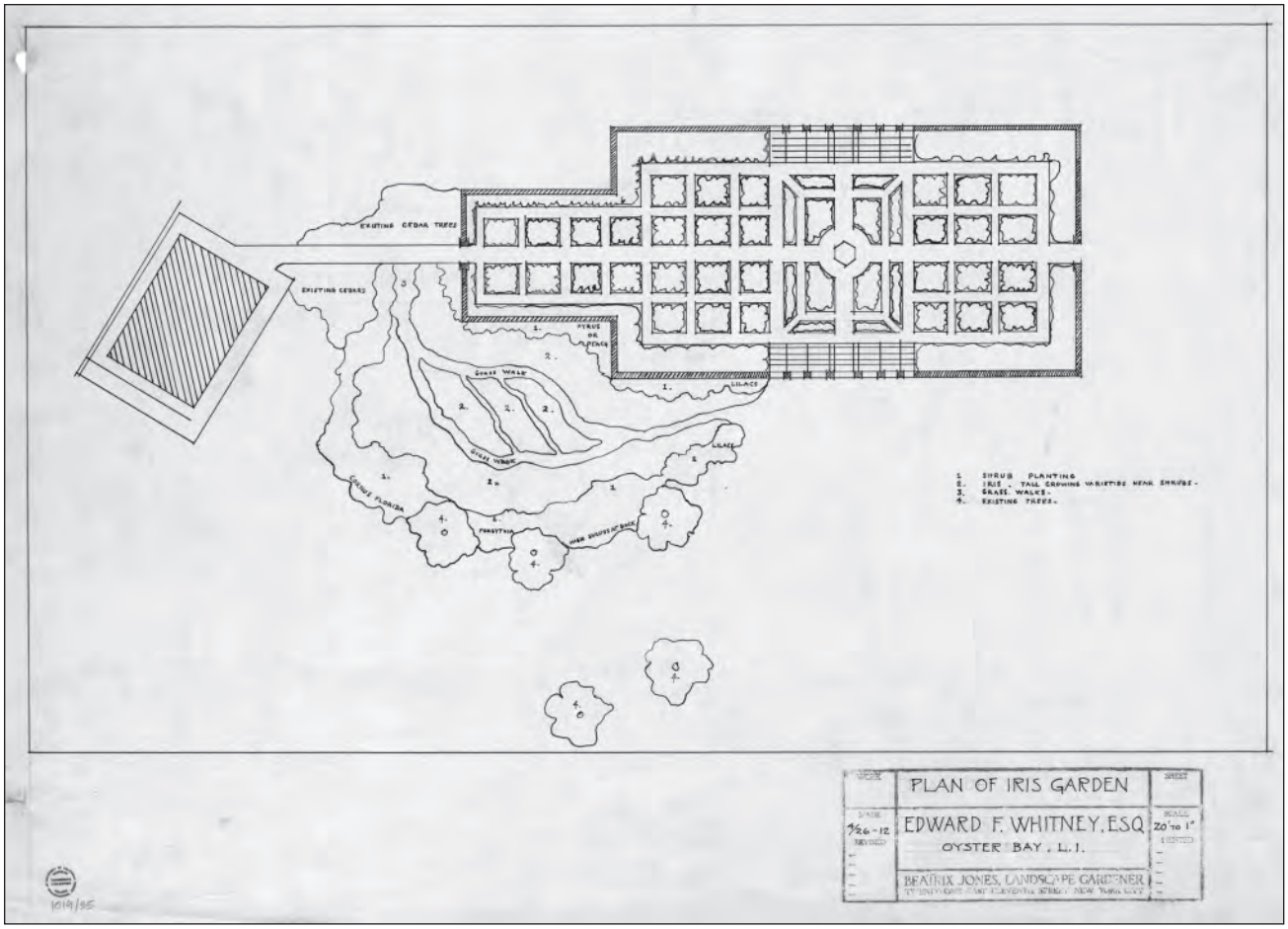
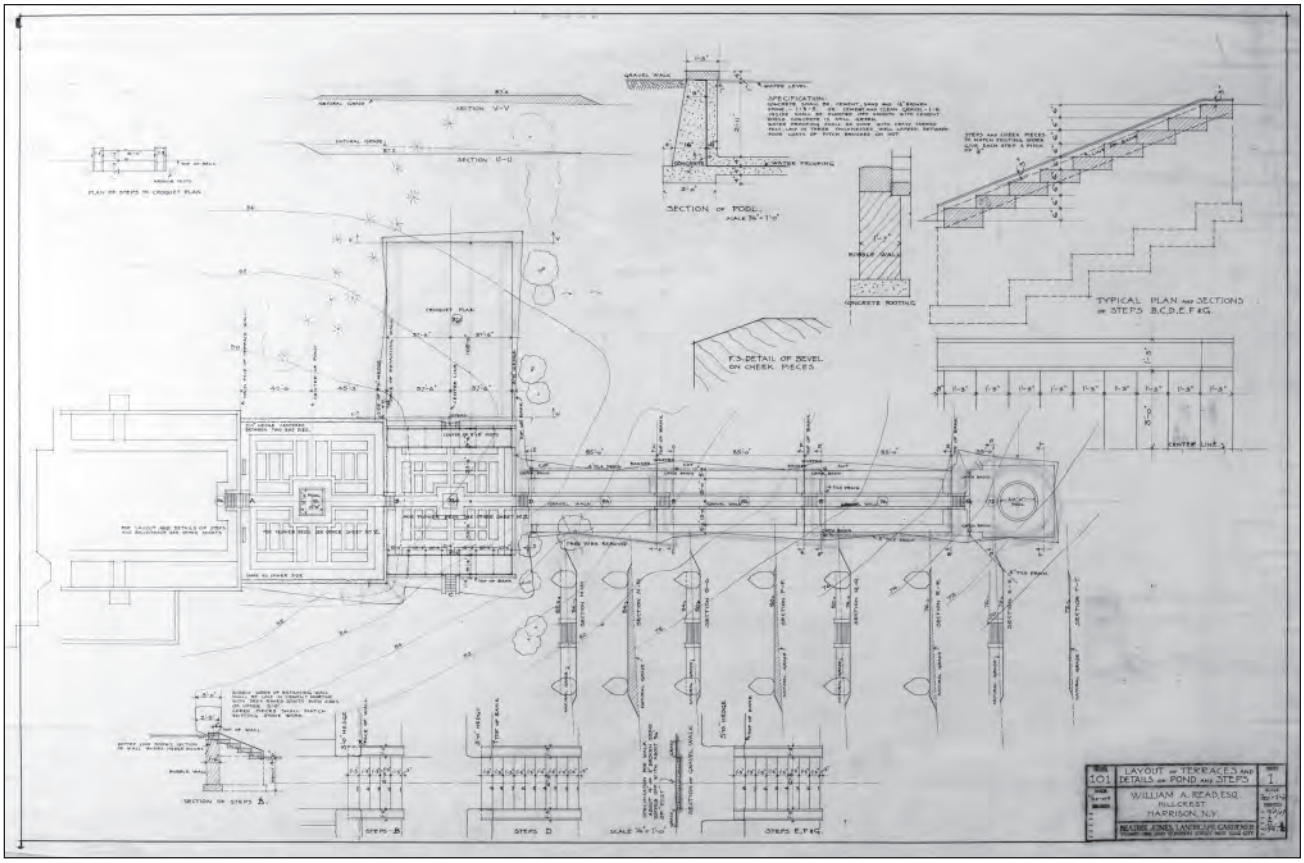


Figure 3.8. The Whitney garden, Oyster Bay, New York, 1912. The plan shows the rectangular garden rooms in the main terrace adjacent to a natural garden with iris groupings and grass walkways (Beatrix Farrand Collection (1955-2), Environmental Design Archives, University of California, Berkeley).

Farrand completed several versions of planting plans for the Whitney family, which shows her work on the site over several years as well as her attention to detail in planting design. Within the walled garden, Farrand selected a variety of plant species for the planting beds with five to six rows of plants in each bed. Farrand recommended species such as *Iberis sempervirens*, *Alyssum sapatile*, *Ajuga reptons*, *Spirea phillipendula*, *Campanula carpatica* (blue), and *Stachys lanata* near the walkway. She recommended Geranium (pink), *Delphinium* (light and dark), *Phlox* (white, pink and lavender), *Campanula trachelium*, *Digitalis alba*, White gladiolas, Peony (double white and double pink), *Artemesia ghaphaloides*, and *Delphinium 'Bella Detinia'*. Lastly, she recommended *Aster tartaricus*, *Chrysanthemum ulignasum*, *Bactania asteroides*, *Viburnum dentritum*, and *Artemesia abratonum* along the walls. The contrast of a formal garden adjacent to a natural area provides an early example of Farrand's use of the two garden styles. The natural area fits between the proposed walled garden and the existing cedar trees and would have served as a transition area between the formal garden and the surrounding vegetation.



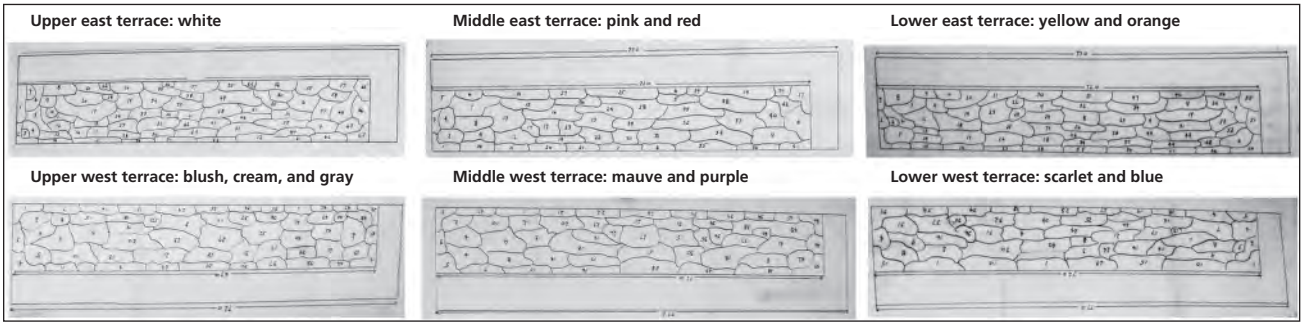


Figure 3.9. (above) Read garden, Harrison, New York, 1909. The plan shows six terraces that step down away from the house. Terraces three, four, and five include linear planting beds along a central walkway (Beatrix Farrand Collection (1955-2), Environmental Design Archives, University of California, Berkeley).

Figure 3.10. (below) Read garden, Harrison, New York, 1909. The planting bed details show the layout and color themes (Beatrix Farrand Collection (1955-2), Environmental Design Archives, University of California, Berkeley).

William A. Read, Harrison, New York

Farrand designed the Read garden beginning around 1909, which included six garden terraces that stepped downhill away from the house (Figure 3.9). The upper two terraces contained linear paths, rectangular flower beds, and a central water feature. The following three terraces contained a central gravel walk with linear planting beds on either side, each terrace separated by a staircase. The last terrace, standing farthest from the house, included a twenty-foot wide pool. The twelve-foot wide linear planting beds on the central terraces each had a color theme: upper east terrace was white, middle east terrace was pink and red, lower east terrace was yellow and orange, upper west terrace was blush, cream, and gray, middle west terrace was mauve and purple, and the lower west terrace was scarlet and blue (Figure 3.10 and Appendix A). The Beatrix Farrand Garden Association used the color themes and many of the plants from the Read garden planting plans

in 1994 to develop early rehabilitation plans for the Newbold walled garden at Bellefield. Given the similar geographic location, linear planting beds, and forced perspective of the garden layout, the two gardens share many similarities.

Geraldyn Redmond, Tivoli, New York

Farrand designed the Redmond garden around 1911. The garden included a large parterre garden with a walled border, a central pool in the middle of the garden, and a long pathway that connected the house to the garden. The "revised plan" shows a hexagonal pool in the center, a grid of rectangular planting beds, a lower terrace, an upper terrace, a summer house, pergola, and a dense tree canopy around the exterior of the garden. The trees outside of the terraces likely existed prior to the design of the garden and served as a transition to the surrounding landscape.

Robert Goelet, Glenmere, New York

Farrand designed the Goelet garden between 1912 and 1916. The walled rectangular design contained a rose garden, bulb and annual garden, central planting areas, and a pergola terrace surrounded by an exterior wall. She paid particular attention to detail when she drew the sketch for the fruit and flower baskets that sat on top of the garden walls. Surrounding the walled garden Farrand labeled "Double flowering cherries," "Lombardy poplars," "Lilacs," and "Roses," which were likely proposed vegetation to grow at the base of the garden walls. The ink sketch on trace shows the three garden terraces surrounded by drifts of trees and shrubs particularly around the lower garden entrance (Figure 3.11).



Figure 3.11. The Goelet garden, Glenmere, New York, c. 1912. The axon drawing shows the three terraces with linear pathways and planting beds. The terraces are surrounded by trees and shrubs (Beatrix Farrand Collection (1955-2), Environmental Design Archives, University of California, Berkeley).

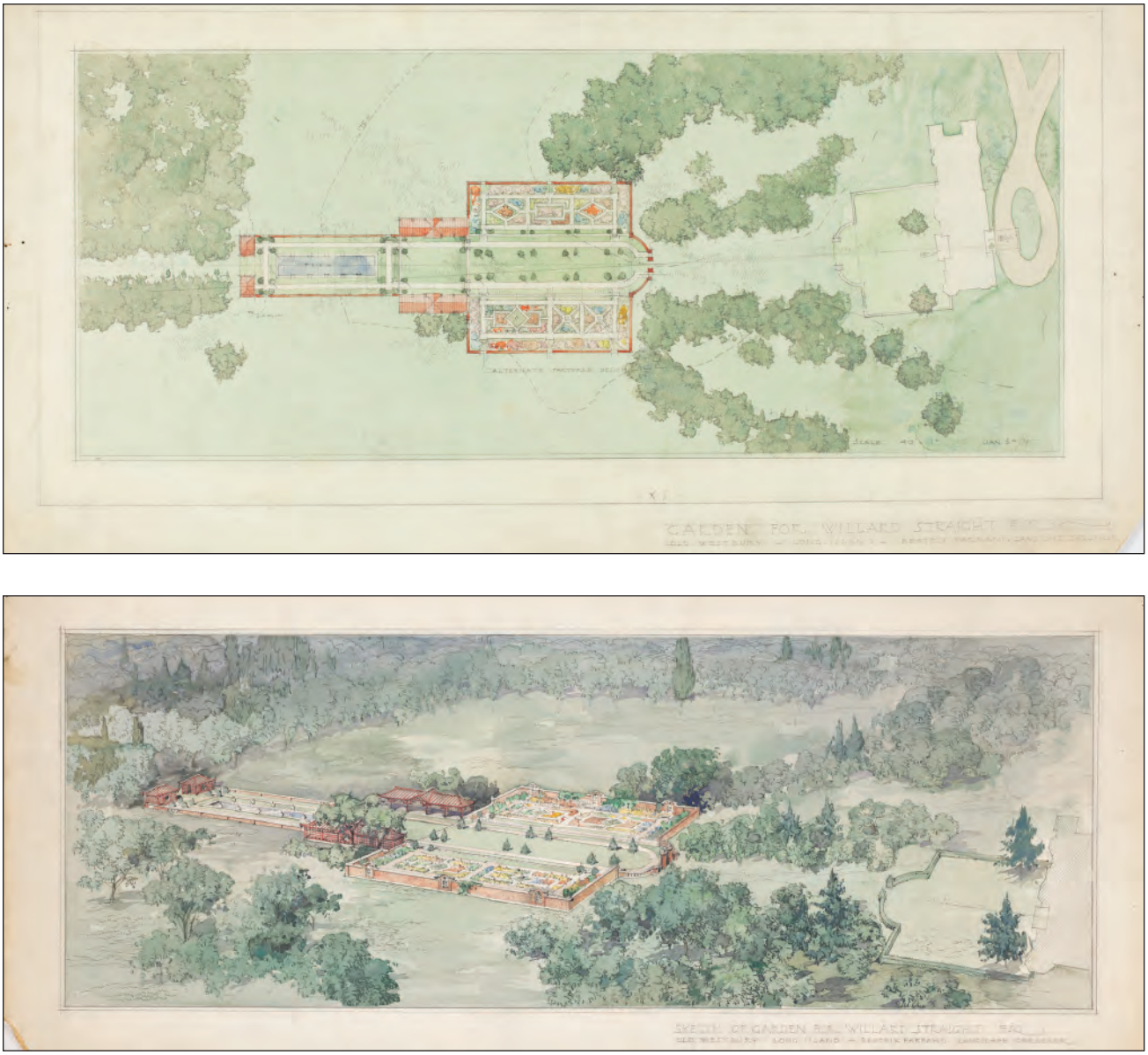


Figure 3.12. The Straight garden, Long Island, New York, c. 1914. (top) The plan shows the three garden rooms, linear walkways, and colorful planting beds (Beatrix Farrand Collection (1955-2), Environmental Design Archives, University of California, Berkeley).

Figure 3.13. The Straight garden, Long Island, New York, c. 1914. (bottom) The axon shows the vertical elements such as the pergolas, summer houses, and surrounding vegetation (Beatrix Farrand Collection (1955-2), Environmental Design Archives, University of California, Berkeley).

Willard D. Straight, Old Westbury, Long Island, New York

Farrand designed the Straight garden between 1914 and 1932. The Straight garden included a large rectangular walled garden with three garden rooms that decreased in width away from the house and terminated in two separate buildings, each labeled "summer house." The walled garden was separate from the house and was surrounded by several large rows of trees that merged into a surrounding forest. As mentioned in *Garden as a Picture*, Farrand often designed gardens away from the house if her clients were year round residents since gardens in the Northeast were often in poor condition during the colder months. In addition, Farrand designed a playhouse and garden separate from the walled garden area. Two watercolor plans, one a plan view and the other an axon view, illustrate colorful planting beds, trellis designs, a lawn expanse, and the two summer houses within the walled garden (Figures 3.12 and 3.13). Within the walled garden, a stone





Figure 3.14. The Straight garden, Long Island, New York, c. 1918. (left) The photo shows a linear stone pathway and planting bed. The stone wall at left includes a wood trellis attached to the stone wall. Layers of plants fill the planting beds (Beatrix Farrand Collection (1955-2), Environmental Design Archives, University of California, Berkeley).

Figure 3.15. The Straight garden, Long Island, New York, c. 1918. (right) The photo shows the lawn with tulips, the pool in the background, and trees that line the outside of the garden walls (Beatrix Farrand Collection (1955-2), Environmental Design Archives, University of California, Berkeley).

pathway was lined by lush border planting beds that included layers of annuals and perennials. A wood trellis was attached to the interior of the wall where vines grew (Figure 3.14). Bulbs filled the interior lawn area next to the pool before a dense backdrop of trees that grew beyond the summer houses and outside of the garden walls (Figure 3.15)

Farrand was aware of the existing vegetation at this garden and on one plan noted "widths of garden determined by positions of existing trees A, B, and C." Per Farrand's instruction, these trees should stand a minimum of three feet from the garden walls. Willard Straight and his wife spent a great deal of time in China during a diplomatic posting. Farrand incorporated Asian influences into her Italian styled design throughout the garden, which was most apparent in the trellis and summer house detailing. This combination of Asian influence and Italian style was the first garden of its kind and was a new style for Farrand, which she later incorporated into other garden designs.[23]

Several similarities exist between the Straight garden and Newbold walled garden at Bellefield. Both walled gardens were made up of three garden rooms with linear plantings, walkways, and lawn areas. Both gardens were designed with a summer house at the end of the garden; however, the Newbolds likely did not build their summer house.



Figure 3.16. The Mann garden, Great Neck, New York, c. 1918. The sketches show several variations of an urn (Beatrix Farrand Collection (1955-2), Environmental Design Archives, University of California, Berkeley).

Vernon S. Mann, Great Neck, New York

Farrand designed the Mann garden between 1918 and 1930. During that time she completed several planting plans and garden details including several urn details of various designs and heights that demonstrate her attention to detail (Figure 3.16). The garden included several elements including a knot garden, box garden, planting beds, linear plantings along a highway wall, and a lilac walk.

Similar to the planting bed borders in the Newbold walled garden at Bellefield, this garden included a plan for typical a planting layout between a stone wall and walkway that was edged by vertical fieldstones. One planting bed design included three rows of vegetation with *Dianthus* 'Mrs. Sinkins,' *Dianthus plumarius*, and *Dianthus deltoides* along the stone edging; *Iris delmatica*, *Iris kharpot*, and *Iris Florentine* within the center; and *Gladiolus pinto*, *gladiolus lavender*, *gladiolus white*, and peonies near the wall. In another version Farrand called for brown polyanthus, *Primula acaulis*, and pale yellow polyanthus along the stone edging; *Narcissus leedsii*, *Aquilegia coerulea*, *Crocus* white, golden crocus, and *Scilla campanulata* in the center; and tulips and chrysanthemums – golden and yellow near the wall.

The plantings along the highway wall included species such as *Cornus florida*, *Hydrangea quercifolia*, *Hibiscus syriacus*, *Deutzia scabra*, and *Azalea nudiflora*. The nearby lilac garden included several hybrid lilac species along a gravel pathway. Multiple species lined the border of the walk including *Syringa persica*, *Cotoneaster moupinensis*, *Spirea veitchi*, *Viburnum sieboldii*, *Diervilla* red, and *Deutzia gracilis*.

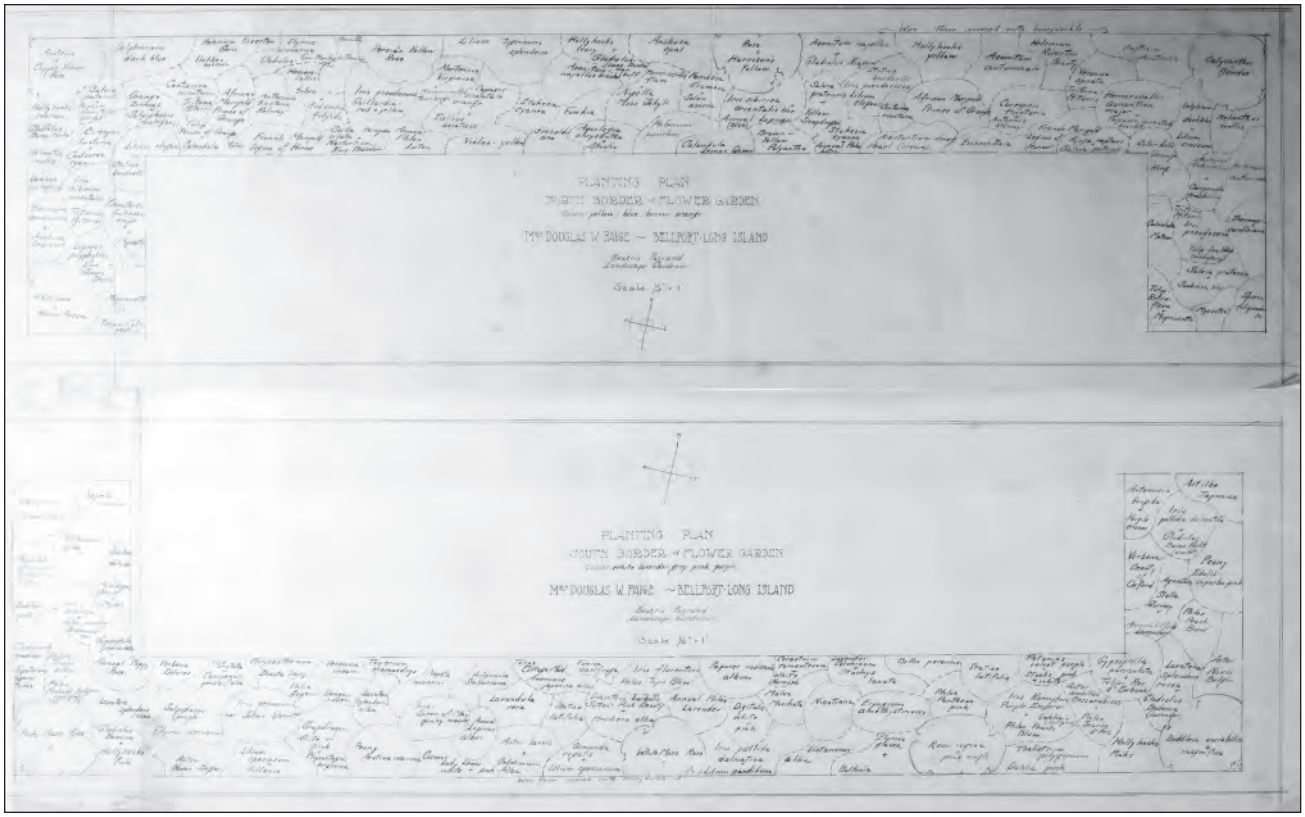


Figure 3.17. The Paige garden, Bellport, New York, c. 1920. The plan shows the planting plan for the north bed, with a yellow, blue, brown, and orange color theme and the south bed, with a white, lavender, grey, pink, and purple color theme (Beatrix Farrand Collection (1955-2), Environmental Design Archives, University of California, Berkeley).

Douglas W. Paige, Bellport, Long Island, New York

The date for the Paige garden is unknown and while few plans exist, two plans demonstrate Farrand's use of densely planted flower beds. The plan is divided into two planting beds, and each of the eight foot wide borders had a color theme including yellow, blue, brown, and orange in the north bed and white, lavender, grey, pink, and purple in the south bed. The north half included species such as French Marigold "Legion of Honour", *Scilla campanulata*, *Nasturtium* "King Theodore", phlox, violas, *Helenium pumilum*, polyantha, and *Calendula meteor* along the edge and *Helenium autumnalis*, *Helianthus mollis*, Hollyhocks, *Anchusa opal*, Delphinium, rose, and *Thermopsis caroliniana* along the honeysuckle covered wire fence. The south half included species such as *Artemisia frigada*, purple crocus, verbena, petunias, phlox, nicotiana, iris, *Nepeta mussinii*, and *Lavatera splendens* along the edge and dahlias, Campanula, Rose, Aster, Snapdragons, *Dictamnus alba*, *Buddleia variabilis*, and *Peony Edulis* along the honeysuckle covered wire fence (Figure 3.17).

Following a slow period during World War I, Farrand received several new projects including one from Samuel G. Colt in Pittsfield, MA, and another for Edward S. Harkness' Eolia property in New London, CT. In 1920 Farrand began work with Mildred Barnes and Robert Woods Bliss in Washington, DC, after they purchased the Georgetown property in 1920.

Robert and Mildred Bliss, "Dumbarton Oaks," Washington, DC

Mildred Bliss asked Farrand to visit her new property in Washington, DC, in 1921. After an initial site visit and meeting, Farrand wrote to Bliss and described a plan for the garden that included a rose garden, kitchen garden, green garden, pool, forsythia garden, wooded area, and stream.[24] Similar to some of Farrand's other designs, her plan for Dumbarton Oaks accommodated many of the existing trees and laid out several outdoor rooms. The gardens stepped from formal near the house, to recreational and household gardens, to a natural wilderness area beyond where she combined exotic and native species. Dumbarton Oaks opened to the public in 1939 and is managed by Harvard University while the natural areas, known as Dumbarton Oaks Park, are adjacent to the formal gardens and managed by the National Park Service.

The scale, layout, and time span of Farrand's involvement at Dumbarton Oaks differs from that of the Newbold walled garden at Bellefield. However, the use of the formal and practical garden areas near the house in this garden show that Farrand may have planned or intended the Newbolds to have the walled garden as well as additional garden areas such as the vegetable gardens and natural garden.

Gerrish H. Milliken, Northeast Harbor, Maine

Farrand designed several residential properties for the Milliken family that included commissions for "The Haven" in Northeast Harbor, Maine; Armonk, New York; Greenwich, Connecticut; Park Avenue in New York City, New York; and a funerary design in Woodlawn Cemetery, New York. Farrand designed the garden at "The Haven" between 1925 and 1945, which included a layout and planting plan for a formal parterre rose garden, east garden, and a phlox garden. The natural garden layout in the phlox garden included species such as *Phlox paniculata* 'Le Mahdi', *Cerastium tomentosum*, *Dianthus* 'Mrs. Jenkins,' *Lilium candidum*, *Salvia farinacea*, foxglove, *Phlox drummondii*, and *Dianthus* 'Mourning Cloak.' The naturalistic east garden sat between a five foot high wall and a stand of spruce trees with a paved walkway and stone steps in the center (Figures 3.18 and 3.19). This garden included species such as *Phlox stellaria*, *Myositis, Vinca minor*, and heather near the wall, and *Iris aurea, Hemerocallis, Nepeta Mussinii, Buddleia,* tulips, salvia, *Delphinium*, foxglove, columbine, and heliotrope between the paved walk and the spruce trees.

GARDEN THEMES

Several contemporary gardens contain details that Farrand employed at the walled garden. Farrand's gardens share several common themes including: a rectangular garden layout made of outdoor rooms, linear planting beds, garden walkways, an exterior wall or boundary, a natural garden area or wild garden outside of the walled garden, and garden details with several alternatives for bench, trellis,

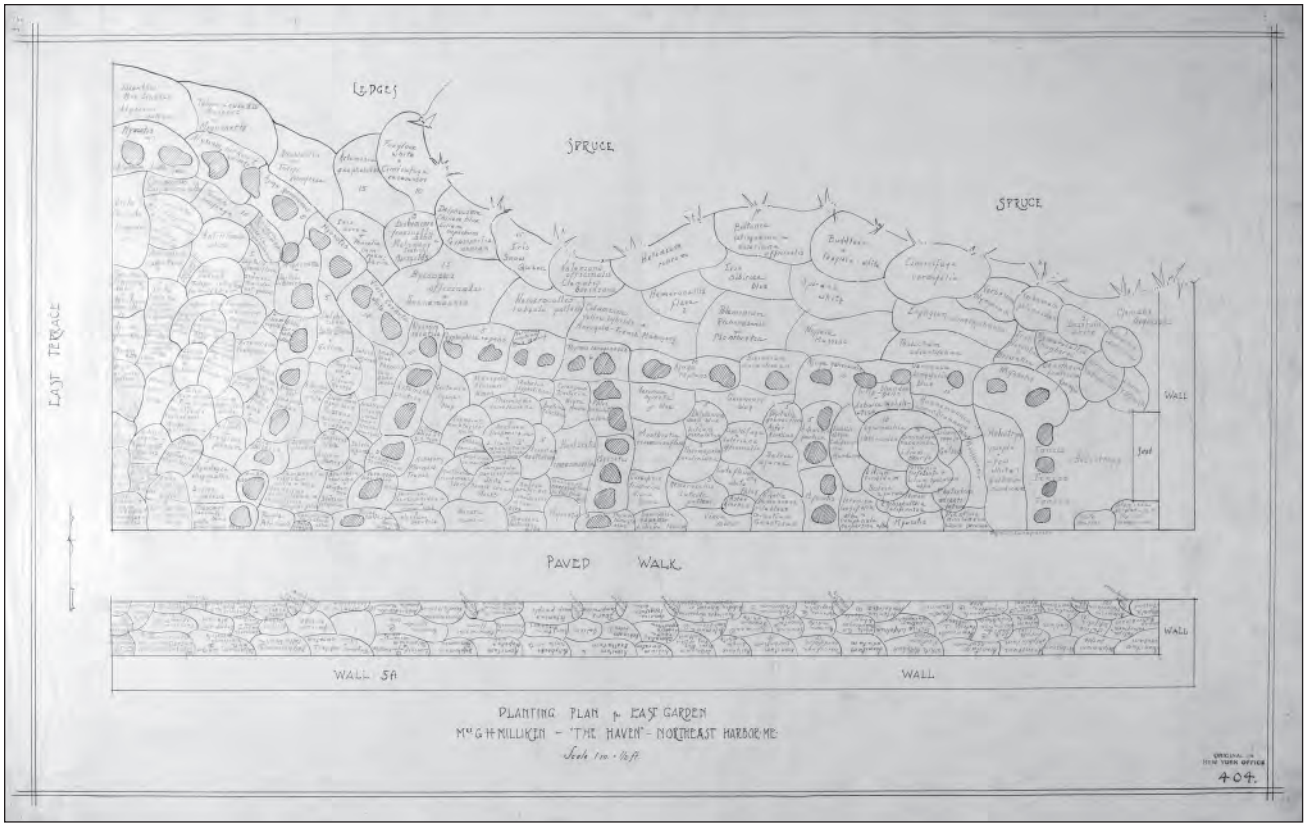


Figure 3.18. The Milliken garden, Northeast Harbor, Maine, c. 1925. The plans shows the planting plan for the east garden with stone steps and a spruce boarder (Beatrix Farrand Collection (1955-2), Environmental Design Archives, University of California, Berkeley).



Figure 3.19. The Milliken garden, Northeast Harbor, Maine, c. 1935. The photo shows mature hemerocallis, iris, phlox, and salvia along the stone pathway within the east garden (Beatrix Farrand Collection (1955-2), Environmental Design Archives, University of California, Berkeley).

TABLE 3.1. BEATRIX FARRAND COMMISSIONS				
Project Client: Name	**Location**	**State**	**Year**	**Project Type**
Bliss, Robert W.: Dumbarton Oaks	Washington	DC	1921-c.1945	residential
Delano, William A.	Syosset, Long Island	NY	1921	residential
Garrison, William R.	Tuxedo Park	NY	1896-99	residential
Goelet, Robert	Glenmere	NY	1912-16	residential
Mann, S. Vernon	Great Neck	NY	1918-30	residential
Milliken, Gerrish H.: The Haven	Northeast Harbor	ME	1925-45	residential
New York Botanical Garden	New York	NY	1915-16	recreational
Newbold, Clement B.	Jenkintown	PA	1891-16	residential
Newbold, Thomas	Hyde Park	NY	1912	residential
Paige, Douglas W.	Bellport, Long Island	NY	unknown	residential
Pratt, George D.	Glen Cove, Long Island	NY	1914	residential
Princeton University	Princeton	NJ	1913-37	educational
Redmond, Geraldyn	Tivoli	NY	c.1911	residential
Scott, Edgar	Bar Harbor	ME	1901-12	residential
Straight, Willard	Old Westbury, Long Island	NY	1914-32	residential
Warden, Clarence A.	Haverford	PA	1912-32	residential
Wharton, Edward and Edith: The Mount	Lenox	MA	1901	residential
Whitney, Edward F.	Oyster Bay	NY	1906-14	residential
Wilson, Woodrow	Washington	DC	1913-16	residential

gate, wall, and urn designs. The following garden elements are evident in several contemporary plans as well as the Newbold walled garden.

Rectangular Garden Layout

Farrand's residential gardens often included multiple rectangular garden rooms within an enclosed space. Some gardens were separate from the house like the Newbold garden in Jenkintown, Pennsylvania, and the Straight garden in Old Westbury, New York, while the Newbold walled garden at Bellefield was adjacent to the house. Outdoor rooms often made up a single large rectangular shape, evident at the Eldridge garden in Great Neck, New York; the Goelet garden in Glenmere, New York; the Newbold garden in Jenkintown, Pennsylvania; and the Pratt garden in Glen Cove, New York. Other gardens included rooms that decreased in size and created a forced perspective from the house such as the Newbold walled garden at Bellefield; the Straight garden in Old Westbury, New York; the Read garden in Harrison, New York; and the Whitney garden in Oyster Bay, New York.

Linear Planting Beds

Within the garden boundary, linear planting beds typically contained several layers of annuals, perennials, and bulbs, each with a color theme. While the planting plans for the Newbold walled garden do not exist, there are several

examples of linear planting plans that incorporate a color theme for each bed. These include the Read garden in Harrison, New York, and the Paige garden in Bellport, New York. Other gardens with linear beds included the Delano garden in Syosset, New York; the Mann garden in Great Neck, New York; and the Pratt garden in Glen Cove, New York.

Garden Walkways

Farrand often laid out gravel or flagstone pathways that were lined with stone edging to delineate the separation between the adjacent planting beds or grass area. Linear walkways were present in the Warden garden in Haverford, Pennsylvania; the Wharton garden in Lenox, Massachusetts; the Whitney garden in Oyster Bay, New York; the Delano garden in Syosset, New York; the Goelet garden in Glenmere, New York; the Mann garden in Great Neck, New York; the Newbold walled garden at Bellefield; the Newbold garden in Jenkintown, Pennsylvania; the Straight garden in Old Westbury, New York; the Read garden in Harrison, New York; and the Whitney garden in Oyster Bay, New York. Curvilinear stone or lawn pathways were present in several gardens and typically wandered through a natural planting area such in the Edgar garden in Bar Harbor, Maine; the Milliken garden in Northeast Harbor, Maine; in portions of the Newbold garden in Jenkintown, Pennsylvania; and in portions of the Whitney garden in Oyster Bay, New York.

Exterior Wall or Boundary

Garden parterres, walls, or a change in elevation often established the exterior boundary of Farrand's garden designs. Plans typically show a rectangular garden layout, with interior rooms or garden areas, and a strong boundary to delineate the formal garden from the surrounding landscape or natural garden areas. Gardens that incorporated this boundary include the Newbold garden in Jenkintown, Pennsylvania; the Straight garden in Old Westbury, New York; the Eldridge garden in Great Neck, New York; the Goelet garden in Glenmere, New York; the Newbold walled garden at Bellefield; the Read garden in Harrison, New York; and the Whitney garden in Oyster Bay, New York.

Natural Areas

Many of Farrand's early garden plans showed minimal designed vegetation outside of the walled garden area, however, some plans include or suggest an informal planting area outside of the designed garden area. Plans that show informal planting areas include the Straight Garden in Long Island, New York with drifts of vegetation outside of the walled garden; the Whitney Garden in Oyster Bay, New York with an iris garden outside of the walled garden area; the Clement B. Newbold garden with natural, rock, and evergreen garden areas; and the Milliken garden in Northeast Harbor, Maine with planting drifts set between

existing trees and a stone pathway. Photos show that the Newbold walled garden at Bellefield contained drifts of daffodils and flowering trees outside of the walled garden (see Figures 1.50, 1.51, 1.52, and 1.65)

Garden Details

Many of Farrand's archives include several renditions of a single garden element. This attention to detail is particularly evident in the gardens that Farrand worked on over the course of multiple years. For example, the plans for the Straight garden in Old Westbury, New York includes multiple versions of a gate; the Goelet garden in Glenmere, New York includes several concrete basket variations; the Mann garden in Great Neck, New York includes nine urn variations; and the Whitney garden in Oyster Bay, New York included several bench variations.

LEGACY OF BEATRIX FARRAND GARDENS

The walled garden at Bellefield, designed in 1912, was one of Farrand's earlier residential garden designs. Very few of her gardens from this time period exist today for the public to view. The walled garden displays many of Farrand's characteristic design elements such as a rectangular garden layout, linear planting beds, garden walkways, an exterior wall or boundary, a natural garden area or wild garden, and attention to detail. Today the garden provides visitors with a true sense of early residential garden design in America. Since no planting of the walled garden or wild garden remain of the Newbold walled garden, her plans, correspondence, and photos from other gardens informs future rehabilitation efforts at Bellefield.

EVALUATION OF LANDSCAPE CHARACTERISTICS AND FEATURES

The analysis of landscape characteristics and features serves to identify the landscape components that define the historic character of the Bellefield landscape. Landscape characteristics and features are evaluated using the categories of natural systems and topography, spatial organization, land use, circulation, vegetation, buildings and structures, views and vistas, small-scale features, and archeological sites. Each feature associated with these landscape characteristics is evaluated according to the following method:

Historic Condition: a brief discussion of the feature's history and evolution during the period of significance (1793–1945);

Post Historic and Existing Conditions: an overview of changes that have occurred since the end of the period of significance; and

Evaluation: a comparison of historic and existing conditions to determine whether the feature contributes to the historic character of the cultural landscape.

Contributing features generally date to the period of significance (1793–1945), and help communicate the landscape's historic design and character. Non-contributing features generally date after the period of significance or have been altered from their historic condition. Each feature includes a corresponding List of Classified Structures (LCS) number and park building number, if applicable, and is labeled on the Analysis and Evaluation plan (Drawings 3.1). Select features that no longer exist within the Bellefield property, or were removed during the period of significance, are included in this section because of their prominence during the period of significance or proximity to other extant features. Landscape features within the National Archives Wallace Center property are not evaluated except for the building and walks. The parking lot and FDR Drive are evaluated as associated features on National Park Service property.

NATURAL SYSTEMS AND TOPOGRAPHY

Natural systems are the natural aspects that influence the development and physical form of the landscape including the geology, hydrology, climate, and native vegetation. Topography is the three-dimensional configuration of a landscape surface characterized by slope and orientation. The natural systems and topographical characteristics that contribute to the historic character of the Bellefield property include the three distinct geographic zones that characterize the estates along the Hudson River: the flat plateau along Albany Post Road; the sloped zone with wooded vegetation, rocky outcroppings, and creeks; and the

river bank slope near the Hudson River that contains wooded vegetation and wetlands.

Bellefield sits on glacial and alluvial deposits, within the Great Valley, that lie above Lower and Middle Paleozoic shale and carbonate rock. The climate of Dutchess County has remained similar to conditions during the historic period. The average annual precipitation in Dutchess County is between eighteen and twenty-two inches and the average temperature is eighty degrees Fahrenheit in the summer and twenty-eight degrees Fahrenheit in the winter. Hyde Park is in the 2012 USDA hardiness zone 5b, as the temperature lows can reach negative fifteen degrees Fahrenheit in the winter. The wide range in temperature allowed for multiple forms of recreation at Bellefield during the historic period including seasonal gardening, boating, and ice skating and ice boating.

Like many other estates set along the Hudson River, the natural systems and topographical conditions of the Bellefield property remained constant during the historic period and through today. At the time of Bellefield's construction, Johnston built the house on the level terrain of the flat plateau that was in close vicinity to the Albany Post Road and took advantage of the change in grade and Hudson River Valley views to the west. Laid out across the relatively flat plateau of the Bellefield property and the Scenic Hudson property are the buildings, roads, fields, and garden areas. Within the sloping terrain of the Rogers Land and the western half of the Scenic Hudson property are the early road corridors, the rail line, bridges, drainage features, and stone walls that follow the uneven terrain.

From the flat plateau at 180 feet in elevation, four unnamed creeks run northeast to southwest through the western portion of the Bellefield property into the Hudson River. The unnamed creeks are crossed by a series of small bridges with stone abutments. A larger nearby creek, Marijte Kill, runs through the eastern portion of the Home of Franklin D. Roosevelt boundary, but it does not pass through the Bellefield property.

The wooded vegetation within the Bellefield landscape is part of a much larger mixed deciduous-conifer forest that runs along the eastern and western slopes of the Hudson River Valley. During the historic period, the Newbold, Morgan, and Roosevelt families passed through this wooded hillside landscape to access the river, ponds, and other properties. The beech and maple forest in the western portion of the Bellefield property is mature and many of the trees date to Johnston's ownership of the parcel. While most mammals have little effect on the appearance of the landscape, the increasing deer population results in the loss of understory vegetation within the wooded areas as well as in the Bellefield property.

SPATIAL ORGANIZATION

Spatial organization refers to the three-dimensional organization of physical forms and visual associations in a landscape, including the articulation of ground, vertical, and overhead planes that define and create spaces. For Bellefield, the historic spatial organization is relatively intact and includes five character areas defined by circulation, vegetation, and development (Figure 3.20). The East Lawn Area near Albany Post Road remains relatively unchanged with some modifications to circulation. The Bellefield House and Grounds Area remains the focal point of the property and is relatively unchanged with some circulation and vegetation alterations. Surrounded by the Bellefield House and Grounds Area, the Walled Garden extends south from the Bellefield house and remains enclosed by the fieldstone wall and hemlock hedge. West of the house and within the Cemetery and Service Area, the support structures, Crooke family cemetery, and stone house remain. For the purposes of this report, the Wallace Center and Parking Area are described as a separate sub area where the west field and lawn once grew.

When constructed in the late eighteenth century, the Bellefield property included a formal façade with manicured lawns, hay fields facing Albany Post Road, and the Bellefield house. West of and behind the house grew flower and vegetable gardens, a cluster of support structures including barns and garages, and a hay field at the western edge. This layout was similar to many of the estates in the Hudson Valley, and particularly those along the Albany Post Road, that also included a farm component on the east side of the road. The Bellefield owners during the nineteenth and early twentieth centuries had little agricultural or wooded land. Beginning in the nineteenth century the Newbolds bought additional property

Figure 3.20. Estate Organization. The Bellefield property is divided into five areas (OCLP).



along Violet Avenue, which they leased to farmers. During the twentieth century, the Roosevelt and Rogers families owned the woodlands and open fields that bordered Bellefield, which gave the property the appearance of being a larger estate.

The formal appearance of Bellefield's grounds, particularly the view from Albany Post Road, was characterized by the sweeping east lawn, tree-lined main entrance drive, stone wall at Albany Post Road, and hemlock hedge. The rear yard immediately west of the house was part of the building's formal landscape. It contained a gravel pathway, vegetable beds, roses, fruit trees, and grape trellises. The walled garden grew adjacent to the south side of the house. Nearby a vast open lawn and hay field extended across the flat terrace with views to the west. The area northwest of the Bellefield house contained a cluster of support structures that included barns, garages, windmill, water tower, and pump house. The Crooke family cemetery, stone house, gravel pathway, cold frames, and west end of the orchard were south of the support area. Although adjacent to the formal house grounds, the clustering of these facilities in one corner of the site emphasized the separation between the formal house grounds and support area.

Today, the historic spatial organization of Bellefield is relatively intact and still defined by circulation, vegetation, and buildings. The east lawn area near Albany Post Road remains relatively unchanged. The house and grounds, with mature trees and some of the orchard trees, remain the focal point of the property. West of and behind the house, the support structures, Crooke family cemetery, and stone house remain between the house grounds and the wooded area. The recently constructed Wallace Center and associated parking area are set at the southern edge of the property, where the west field once grew, and are at the periphery of the domestic core and service areas. The visitor center and parking have minimal impact on the spatial organization of the estate, but alter the open space character of the west field.

East lawn area

Historic Condition:
Part of Johnston's layout of Bellefield in 1795, the east lawn space was bounded by the house façade to the west; the tree-lined river road (later named stone cottage road) to the north, which connected Albany Post Road to the Hudson River; the tree-lined property edge to the south; and the Albany Post Road to the east. Central to the east lawn, the main entrance drive connected Albany Post Road to the house. After the Albany Post Road was resurveyed and rebuilt in 1807, Johnston constructed a stone wall along the roadway, further defining the eastern edge of the area. In 1911 Newbold removed about 320 feet of stone wall and planted a hemlock hedge in its place, creating a screen from the road and enhancing the sense of enclosure of the east lawn area. Newbold planted a denser

row of maple and pine trees in the early 1900s along south service road at the southern property boundary.

Post Historic and Existing Conditions:
Following the end of the historic period, the vegetation along Bellefield's northern and southern property lines matured and defined the boundary between the properties along Albany Post Road. The Morgans continued to harvest hay in the eastern portion of the east lawn until the National Park Service acquired the property in 1975. The east lawn continues to be defined by the line of trees to the north and south, the stone wall and hemlock hedge along the road to the east, and the house and walled garden to the west. To the north, the construction of FDR Drive in 2003 redefined this edge, but no vertical or screening elements were added, allowing views to the adjacent field. Today, the National Park Service keeps the east lawn areas short and replaces declining trees in-kind.

Evaluation: Contributing
The east lawn area, defined in 1795 with the construction of the home and main entrance drive, contributes to the historic character of the Bellefield landscape.

Bellefield house and grounds area

Historic Condition:
When constructed by Judge Johnston in 1795–96, the house served as the dominant structure in the relatively flat open terrace that was surrounded by open fields. The Bellefield house and grounds were bounded by the main entrance drive to the east, the stone cottage road to the north, the service area to the northwest, and the hay field to the west. Following Johnston's ownership, Boorman renovated the house, established flower and vegetable gardens between the house and the Crooke family cemetery, and built a greenhouse southwest of the house and near the gardens. Beginning around 1885, the Newbolds further embellished the grounds surrounding the house by adding a grass tennis court southwest of the house and additional flower and vegetable gardens along both sides of the gravel pathway to the west of the house. In 1909–11 Newbold enlarged the Bellefield house. The wild garden, lawn, and trees that surrounded the walled garden further divided the east lawn area from the field west of the house. During the 1930s the Newbolds added small-scale features for the children's play area in the west lawn, near the house, which were removed by the 1970s.

Post Historic and Existing Conditions:
Following the end of the historic period, the house and grounds continued to be actively used. During the 1970s the National Park Service made some changes for administrative use by adding a parking area north of the Bellefield house and a ramp to the first floor of the house. South of the house, the walls of the garden remained intact, however most of the plantings, and the flower and vegetable

gardens west of the house were lost or removed. Today, the space is bordered by deciduous and evergreen trees to the north and south, the Wallace Center and parking area to the west, and the entrance area to the east.

Evaluation: Contributing
The spatial organization of the Bellefield house and grounds area, established in 1795 and altered by the Newbolds in the early twentieth century, contributes to the historic character of the Bellefield landscape. Although the house now serves as the administrative offices for the park rather a country home, the house and grounds still define the core of the estate.

Newbold walled garden

Historic Condition:
The Newbolds commissioned landscape gardener Beatrix Farrand to design a garden south of the Bellefield house in 1912. The walled garden was bounded by the Bellefield house to the north, manicured lawns to the east and west, and the Roosevelt Estate to the south. Farrand designed the garden around several existing trees and likely planned a wild garden to serve as a transitional space between the garden within the walls and the lawn and forested areas. The enclosure of the garden was intended to limit the views from within the walled garden to the surrounding spaces and to separate the more natural surrounding landscape from the designed interior landscape. The walled garden was comprised of three connected rectilinear spaces that decreased in width away from the house, creating a forced perspective that gave the appearance from the house that the garden was longer than it actually was. The largest space, which was closest to the house, was enclosed on two sides by a fieldstone wall, while the second and third spaces, which decreased in width away from the house, were enclosed by the hemlock hedge. Each space contained lawn, gravel walks, and planting beds. Gravel walks lined the first two rooms and merged into one walk through the third room. The stone walls, wood gates, stone edging, walks, and planting beds showed the Arts and Crafts influence and the high level of workmanship.

Post Historic and Existing Conditions:
Following the historic period maintenance at the walled garden slowly began to decline. The vegetation declined and by the 1970s and 1980s and the National Park Service was unable to maintain or rehabilitate the garden plantings. The stone walls and gravel walks remained intact. Beginning in the 1990s, volunteers formed the Beatrix Farrand Garden Association and rehabilitated the garden. Today, volunteers and park staff use a new plan, Newbold family photos, and local expertise to maintain the character and health of the walled garden.

Evaluation: Contributing
The walled garden, designed by Beatrix Farrand in 1912, contributes to the

historic character of the Bellefield landscape. Although the vegetation has been replaced since the historic period, the location, design, hardscape materials, workmanship, and feeling of the walled garden remains intact and continues to illustrate Farrand's planting palette and design aesthetic.

Cemetery and service area

Historic Condition:
Though in geographical proximity, the cemetery and service area date to two different periods in the evolution of the Bellefield landscape. The Crooke family cemetery, established by the Crooke family in the mid-eighteenth century, was one of the first built features within the Bellefield landscape. At that time the area was likely bounded by a wooded lot to the west and open fields to the north and south. Johnston likely constructed the old barn and carriage house at the northern edge of the service area following the construction of the house. Newbold increased the number of buildings in the service area when he built the stone house and old garage in 1905; pump house, water tower, and cistern in 1911; and the new garage in 1916–17. He also built the cold frames south of the cemetery, planted the fruit trees along the gravel pathway, and planted the cluster of hemlocks between the cemetery and gravel pathway, near the south and east borders of the service area, around 1916.

Post Historic and Existing Conditions:
After the historic period, the vegetation east and south of the cemetery continued to mature, which created a barrier between the house grounds and the service area. To better accommodate park facilities, the National Park Service built a new parking lot to the east of the new garage in the 1980s. The construction of FDR Drive in 2003 further divided the service area from the Bellefield house and grounds. Currently the National Park Service uses this area for maintenance and storage and they permit private access to the Bellefield cottage and garage, which was reserved in the deed from Morgan to the National Park Service.

Evaluation: Contributing
The cemetery and service area contributes to the historic character of the Bellefield landscape. Although the vegetation that surrounds the cemetery has grown, and FDR Drive cuts across the eastern and southern edges of this area, the space remains intact and continues to represent the layout of the estate as it was during Johnston, Boorman, and Newbold family ownership.

Wallace Center and parking area

Historic Condition:
The Wallace Center and parking area (or west field) contained a hay field during the late nineteenth and early twentieth centuries. The space was bounded by the

house and gardens to the east, service buildings to the north, wooded area to the west, and Roosevelt's vegetable garden to the south. Beyond the field, clearings in the wooded lot framed views over the Hudson River. The west field was used to produce hay during much of the Newbold and Morgan ownership. During World War II, the United States Army built Camp Morgan at the edge of the west field, near present day Rogers Land, in preparation for King George and Queen Elizabeth of England's visit to Springwood.

Post Historic and Existing Conditions:
After the historic period, the west field was no longer used to produce hay and the framed views over the Hudson River were blocked as trees matured. In the 1990s the National Park Service extended the Springwood parking area into the west field, and in 2003 the National Archives built the Wallace Center and parking area over the majority of the west field. Today, the space is defined by deciduous trees along the southern boundary to Springwood and western boundary to Rogers Land, mature trees in the service area, and vegetation in the house grounds area.

Evaluation: Non-contributing
The Wallace Center and parking area (or west field), which was mostly a hay field during the period of significance, detracts from the historic character of the landscape. The area is still defined by trees to the south and west, however, the building and parking area fills the interior of the area.

LAND USE

Land use is defined as the principal human activities that form, shape, and organize a landscape. While land use is a characteristic in the Bellefield landscape, there are no associated land-use features. For Bellefield, land use was residential throughout the historic period when Johnston, Boorman, Newbold, Morgan and several other individuals owned the twenty-three acre Bellefield property. Several of these owners also maintained additional agricultural or wooded land in addition to the Bellefield property. After the end of the historic period, the property remained as a private residence for several decades until the National Park Service acquired the property in 1975. Since that time, Bellefield's land use became public. Gathering areas, such as the white tent and picnic tables, wayfinding, and circulation designed for visitor access and experience were added. Despite the changes, the existing land use is compatible with the historic character of the landscape.

CIRCULATION

Circulation is comprised of the spaces, features, and materials that make up the network of pedestrian and vehicular movement. For Bellefield, the circulation

system includes the main entrance drive, service road, south boundary road, a portion of the stone cottage road, the gravel pathway from the house to the stone house, estates road, south boundary service road and walks in the walled garden. Once the National Park Service acquired Springwood and Bellefield, the park added FDR Drive and several parking areas.

Before the Bellefield house was constructed in the late eighteenth century, the primary circulation included the service road that ran to the cemetery and the stone cottage road, which served as the river road, and later the north boundary line road that ran from Albany Post Road to the Hudson River. During the construction of the Bellefield house, Johnston built the main entrance drive that looped from Albany Post Road and he likely built the gravel pathway west of the house. The Boorman family later built additional roads and paths to improve connections between neighboring river estates. Around 1912 Newbold built the walks within the walled garden and the south boundary service road. After the National Park Service opened Springwood to the public in 1946, the need for public parking increased. Following the acquisition of the Bellefield property in 1975, the National Park Service built several parking areas to accommodate staff and visitor parking needs in the 1980s and 1990s. In 2003 the National Park Service constructed the FDR Drive and parking area to service the Wallace Center.

Today the vehicular and pedestrian circulation system within the Bellefield property remains somewhat intact from the historic period. The property is still accessible from the Albany Post Road and many of the roads and pathways that existed during the historic period remain visible including remnants of the service road, stone cottage road, main entrance drive, gravel pathway, the estates road, and walks in the walled garden. In addition, several of the roads within Rogers Land, built by Roosevelt or Rogers, are now pedestrian trails.

Bellefield service road, LCS: 040775

Historic Condition:
The origin of the service road may extend back to around 1772 when the Crooke family likely laid out the road to reach the "old house lot" and cemetery from the Albany Post Road. When Johnston built the main entrance drive to access the Bellefield house, he reconfigured the eastern part of the service road to extend from the main entrance drive, past the north end of the Bellefield house, toward the cemetery and service area.

Post Historic and Existing Conditions:
After acquiring the Bellefield property in 1975, the National Park Service widened the service road to accommodate staff parking near the house, and paved the road with gravel and stone dust in 1981 and with chip and oil in 2003.

Evaluation: Contributing
The Bellefield service road, built in the end of the eighteenth century and altered several times in the twentieth century, contributes to the historic character of the Bellefield landscape. Although the material and width of the service road has changed, the alignment of the road remains intact since the historic period and is a component of the river estate's early circulation.

Stone cottage road

Historic Condition:
The stone cottage road (also known as the north boundary line road or the Bellefield river road) was extant in 1795. The road ran parallel to the north leg of the main entrance drive and extended west on to what are now portions of the Scenic Hudson property and Rogers Land to the stone house near the Hudson River. The road persisted in the landscape for several decades until the eastern portion of the road, between the service area and Albany Post Road, was abandoned at some point prior to 1935.

Post Historic and Existing Condition:
After the historic period, the western portion of the stone cottage road was used as a pedestrian trail and the National Park Service converted eastern portions of the road near the service area for their use. The National Park Service abandoned the section behind the new garage and closed off this section during the construction of FDR Drive.

Evaluation: Contributing
The road, extant in 1795, is present in the western portion of the Bellefield landscape, however, the eastern portion of the road is no longer present. The remaining segments of stone cottage road are part of the estate's historic circulation system.

Main entrance drive, LCS: 040776

Historic Condition:
The formal character of the Bellefield property was reinforced by the construction of the main entrance drive, a U-shaped compacted earth and gravel road built by Johnston in 1795. The main entrance drive appears on the 1850 Sidney map with a third central drive or pathway, which connected the house directly to the Albany Post Road. The drive appears on the 1867 Beers Atlas Map of Hyde Park and on an 1891 and 1898 USGS map as a single loop road (see Figures 1.5 through 1.8). The layout of the main entrance drive remained unchanged, except for the possible removal of the central drive, through the historic period.

Post Historic and Existing Conditions:
Following the historic period, the Morgan family did not make any significant changes to the main entrance drive. When the National Park Service acquired Bellefield they made slight changes to the paving material and width of the main entrance drive. In 1977 park staff overlaid the main entrance drive with stone dust and slightly widened the drive. The park laid down oil and chip in 1982, widened the drive to accommodate park vehicles in 1986, and laid another layer of oil and chip in 1990. During the construction of the Wallace Center in 2003 the park built the FDR Drive to connect Albany Post Road to the Wallace center parking area. The main entrance drive was not impacted by FDR Drive, but the north leg was no longer used for vehicular circulation.

Evaluation: Contributing
The main entrance drive, built at the same time as the Bellefield house in 1795 and resurfaced several times in the 1980s and 1990s, contributes to the historic character of the Bellefield landscape. Despite changes to the paving material and width, the main entrance drive remains intact since the historic period and continues to illustrate the formal front approach of Johnston's estate layout.

Gravel pathway

Historic Condition:
In the early nineteenth century, Johnston or perhaps Boorman laid out a gravel pathway that led from the Bellefield house west to the cemetery and service area. The pathway was likely an aggregate or dirt pathway between four and six feet wide. During the nineteenth century, Boorman likely further enhanced the pathway and planted vegetables gardens along both sides. In the late nineteenth and early twentieth century the Newbolds planted large flower and vegetable gardens in the same area (Figure 3.21).[25]

Post Historic and Existing Conditions:
The gravel pathway provided access to the service buildings and vegetable gardens following the end of the historic period. During the 1950s and 1960s the Morgans were unable to care for gardens along the pathway as the Newbolds did in the 1920s and 1930s and the planting beds became overgrown with turf, shrubs, and trees. The shrubs and trees that line the pathway are extant and turf covers the walkway alignment. In 2003, the construction of FDR Drive removed a portion of the gravel pathway. The pathway is no longer used for pedestrian traffic because of the overgrown vegetation and uneven terrain. The pathway terminates to the east at the remnant nineteenth century porch and back door at Bellefield, which are no longer in use, and to the west at the stone house (Figure 3.22).

Evaluation: Contributing
Portions of the gravel pathway contribute to the historic character of the Bellefield



Figure 3.21. View west of the gravel pathway in 1927 from the back door of the Bellefield house. The gravel pathway may date to the mid 1800s and extends to the stone house with flower and vegetable gardens, a grape arbor, and fruit trees on both sides (Newbold-Morgan Collection, ROVA Archives).



Figure 3.22. View looking west down the remnants of the gravel pathway, 2011. Sweet mockorange, pines, and maples cover portions of the pathway (OCLP 2011).

landscape. Although the condition of the gravel pathway has declined and FDR Drive built in 2003 bisects a portion of the pathway, the location and alignment remain intact. Segments of the gravel pathway may be intact beneath the lawn. The new eight foot wide pathway on the portion of the gravel pathway between FDR Drive and the stone house detracts from the historic character because the path is wider and the aggregate is coarser than during the historic period. Segments of the gravel pathway continue to illustrate the formal arrangement and location of the garden beds that once existed west of the house.

Estates road, LCS: 040774

Historic Condition:

The Boorman and Wheeler families likely built the estates road when the Bellefield and Springwood properties were under common ownership in the early nineteenth century. The estates road was laid out again around 1912. The road served as a private transportation and communication route for residents along the west side of Albany Post Road. The road was made of compacted earth and

gravel during the historic period. Within the Bellefield property, the estates road ran directly south from the west side of the old barn and Crooke family cemetery toward the Springwood home.

Post Historic and Existing Conditions:
Following the end of the historic period, the Morgans maintained the estates road. When the National Park Service opened Springwood to the public they constructed a parking area directly south of Bellefield's western field and property line. Once the park acquired Bellefield, they enlarged this parking area onto the Bellefield property. This construction covered a portion of the estates road, although some of the road between the parking area and cemetery remained. The park resurfaced the road in 1993 and the road and parking area were replaced in 2003 with a larger lot for the Wallace Center that includes an aggregate walkway within one of the medians near the location of estates road. Today the majority of estates road on the Bellefield property is covered by the Wallace Center parking area, however a small portion of the road remains between the parking area north edge and cemetery.

Evaluation: Contributing
The estates road, built in the early nineteenth century, redesigned in 1912, resurfaced in 1993, and partially removed in 2003, contributes to the historic character of the Bellefield landscape. Despite the addition of the Wallace Center parking area over much of the estates road, the alignment and connection to Springwood illustrates the relationship between the river estate properties during the historic period.



Figure 3.23. Walks in the walled garden, 1912. A 1930 photo looking north toward the house from the walled garden. Gravel walks line the central lawn panels and join in the center of the third garden room. The elm tree stands in front of the house and the oak tree stands outside of the garden wall (ROVA Archives).

Walled garden gravel walks, LCS 040778

Historic Condition:
Constructed in 1912 as part of the walled garden designed by Beatrix Farrand, the gravel walks provided an organizational framework for the walled garden flower beds and lawn areas. Farrand designed the walks to separate the lawn panels and planting beds and to provide access from the house to the east, west, and southern end of the garden. Two pairs of four-foot wide gravel walks, lined with stone edging, ran south from Bellefield's porch and flanked the east and west planting beds. Four-foot wide cross paths cut through the planting beds at right angles and led to two garden gates set into the east and west stone walls. The walks stepped inward at the end of the first garden space following the rectilinear walled and hemlock hedge enclosure. At the southern end of the second garden space, the walks turned at right angles to join in a single four foot-wide walk between two grass areas





Figure 3.24. (left) Walks in the walled garden, 1912. A 1964 photo looking north toward the house from the walled garden. Gravel walks line the lawn with vegetation in the beds spilling onto the walks. The elm tree remains in front of the house and vines grow on the facade of the house (Newbold-Morgan Collection, ROVA Archives).

Figure 3.25. (right) A 2011 photo looking north toward the stone house. Gravel walks continue to line the lawn panels. Vines remain on the facade of the house, the young elm tree stands in front of the house, and a maple stands outside of the northwest corner of the garden (OCLP 2011).

in the third room. The lawn panels narrowed from forty-six feet wide near the house, to twenty-six feet wide in the middle, to two twelve foot wide panels at the southern end. This axial emphasis and the narrowing of the garden spaces created an elongating effect from the house (Figure 3.23).

Post Historic and Existing Conditions:

After the historic period, the walled garden gravel walks were maintained by Mrs. Morgan and her staff for several decades (Figure 3.24). When the National Park Service acquired the property in 1975, park staff had limited knowledge of the garden that once existed. The National Park Service maintained the lawn and trees within the garden, but not the gravel walks and stone walls. In the 1990s several volunteers from the F. W. Vanderbilt Garden Association produced a plan to rehabilitate the garden, which included care of the walls, trellis, walks, and plantings. The Beatrix Farrand Garden Association, formed in 1994, rehabilitated the walled garden with the assistance of park staff. Today, the gravel walks and stone edging are maintained by the Beatrix Farrand Garden Association volunteers and park staff (Figure 3.25).

Evaluation: Contributing

The walled garden gravel walks, built in 1912 and repaired in 1994, contribute to the historic character of the Bellefield landscape. The alignment of the walks remains intact since the historic period and continue to illustrate a major component of Beatrix Farrand's design for the garden.

South boundary service road, LCS: 040777

Historic Condition:

The south boundary service road was likely laid out or realigned by the Newbold family around 1912, after the construction of the walled garden and the renovation

of the Bellefield house. The exact date of its construction is unknown, however, the road appears on the 1936 aerial. The gravel road led from the estates road, east along the southern end of the walled garden, and joined the main entrance drive.

Post Historic and Existing Conditions:
Following the historic period, the Morgans retained the alignment of the south boundary service road, however, the lawn grew over the compacted earth and gravel roadway and obscured the route. As the maple and pine trees along the road trace matured and the shrubs within the east lawn grew taller, the connection to the main entrance drive was no longer as clear. The western portion of the south boundary service road was deeded to the National Archives in 2003 for development of a path to provide access between Wallace Center, National Archives library, and new parking area. The section to the south of the Wallace Center was surfaced with aggregate gravel.

Evaluation: Contributing
The south boundary service road, likely built in 1912, contributes to the historic character of the Bellefield landscape. Although the gravel surface is no longer evident along most of the route, the alignment remains intact.

FDR Drive and parking areas

Historic Condition:
FDR Drive, Wallace Center parking area, and staff parking area did not exist during the historic period.

Post Historic and Existing Conditions:
When Springwood opened to the public in 1946, the National Park Service constructed a parking area to the south of the Bellefield property line. Following acquisition of the Bellefield property in 1975, the National Park Service expanded the Springwood visitor parking north, onto the west field of Bellefield, and created three staff parking areas: east of the new garage, northwest of the Bellefield house, and adjacent to the conservation lab. The parking areas adjacent to the conservation lab, the new garage, and west field were removed in 2003 when the National Archives built the Wallace Center, FDR Drive, and associated parking area. FDR Drive follows the northern property line of Bellefield, turns south, and ends at the bus turn around and parking area. Staff continues to use the parking area northwest of the Bellefield house.

Evaluation: Non-contributing
The staff parking areas, built in the 1980s, and the FDR Drive and Wallace Center parking area, built 2003, postdate the historic period and detract from the historic character of the Bellefield landscape. The parking areas removed during the construction of the Wallace Center no longer exist in the Bellefield landscape.

VEGETATION

Vegetation includes managed individual specimens and masses of deciduous and evergreen trees, shrubs, vines, groundcovers, and herbaceous material, both indigenous and introduced. Vegetation at Bellefield includes rows of deciduous and evergreen trees that frame the property and drives, hedges that provide screening, clusters of ornamental trees and shrubs, orchard plantings, and an ornamental walled garden.

Prior to the development of the Bellefield estate at the end of the eighteenth century, agriculture fields and wooded slopes covered much of Water Lot Six and the surrounding water lots. During the nineteenth century, Johnston raised dairy cows and grew crops in the open fields and Boorman planted vegetable gardens. Newbold shaped the landscape into the general form that exists today with manicured gardens and lawn areas close to the house and front entrance, surrounded by agricultural fields and informal masses of trees and shrubs. The Morgans maintained the formal and informal areas of the Bellefield property in a similar manner as the Newbolds.

By the 1950s and 1960s Mrs. Morgan was unable to maintain the vegetation in the walled garden and in the flower and vegetable gardens as she and her parents once had during the early twentieth century. Once the National Park Service acquired the Bellefield property in 1975, they eliminated herbaceous beds but retained trees and shrubs throughout the property.

The vegetation in front of the house contributes to the historic character of the Bellefield house and is a key element in Bellefield's formal appearance from Albany Post Road. The vegetation in the walled garden retains a substantial degree of integrity because the plantings, vines, and elm tree were replaced in-kind or substituted beginning in the 1990s. The west lawn, once full of manicured trees, shrubs and gardens, has lost much of its historic character following the construction of the Wallace Center, parking lot, and FDR Drive. Overall, the vegetation of Bellefield retains its historic character, however the detailed vegetation around the walled garden, within the flower and vegetable gardens, and in the west field and lawn have lost their historic character. While some of these features no longer exist, such as the wild garden, these features contributed to the historic significance and are included in the analysis.

East lawn

Historic Condition:
Johnston likely created the front lawn expanse, currently known as the east lawn, when he built the main entrance drive in 1795. The east lawn consisted of three main panels including a small expanse north of the main entrance drive, a large panel within the main entrance drive loop, and a panel south of the main entrance

drive. The Newbolds maintained the western half of lawn within the main entrance drive loop directly in front of the house as a finely manicured domestic lawn—extending about 200 feet from the house. The Newbolds grew hay in the remainder of the lawn within the estate loop, further east and closer to the Albany Post Road, and in the north and south panels.

Post Historic and Existing Conditions:
Following the historic period, the Morgans maintained the east lawn until the National Park Service acquired the Bellefield property. A 1955 aerial and 1975 landscape plan drawn by the National Park Service (see Figures 1.75 and 1.81) show the difference in management practices for the east lawn within the main entrance drive. During both time periods, the lawn was cut regularly in front of the Bellefield house and managed for hay production closer to the hemlock hedge. Today, the National Park Service mows all three east lawn panels.

Evaluation: Contributing
The east lawn, established in the end of the eighteenth century, contributes to the historic character of the Bellefield landscape. The symmetrical layout of the lawn expanse evokes the formal layout of the estate. Many of the trees from the period of significance are extant within the east lawn panels.

East lawn trees

Historic Condition:
The trees along the main entrance drive, the stone cottage road trace, and within the east lawn panels were likely planted by Boorman and Newbold during the mid and late nineteenth century, although Johnston may have planted several trees to line the main entrance drive and the stone cottage road. Trees included sugar maple, white oak, and red oak. Around 1914 Newbold planted a line of white pines along Albany Post Road that were continuous with the trees Roosevelt planted on his property and the Post Road stone wall. While the eastern portion of stone cottage road was removed in the 1930s, the line of trees remained.

Post Historic and Existing Conditions:
Following the historic period, the trees that lined the main entrance drive, the remnant stone cottage road, and the pines along Albany Post Road continued to mature. Many of the maple trees, spaced between twenty and twenty-five feet apart and stand within five feet of the main entrance drive, have been replaced. Beginning in the 1980s, the National Park Service removed some trees, replaced aged trees in-kind, and replaced several of the black locusts north of the main entrance drive with maples.

Evaluation: Contributing
The trees along the main entrance drive, the stone cottage road trace, and Albany

Post Road contribute to the historic character of the Bellefield landscape. The layout and arrangement of the trees remain intact since the historic period and continue to evoke the formal layout of the estate.

Gravel pathway plantings

Historic Condition:
Johnston likely laid out the gravel pathway, which led west from the house, after he built the Bellefield house. Either Boorman or Newbold likely planted trees and shrubs along the pathway near the house, and beginning in the twentieth century, Newbold planted additional fruit trees, espalier trees, shrubs, flowers, and a grape arbor along the path.[26] Toward the west end of the gravel pathway, Newbold planted fruit trees on both sides of the pathway. Newbold kept the vegetation well maintained to access to the stone house and garden beds west of the house (Figures 1.38 and 1.39). He may have received advice from Farrand about the layout or type of the plantings along the pathway since she was working on the nearby walled garden in 1912.[27]

Post Historic and Existing Conditions:
Trees and shrubs along the gravel pathway remain from the historic period, however many of them are overgrown. Magnolias, spruce, maples, lilacs, and mock oranges grow close to the house along the pathway, and fruit trees grow along the west end of the pathway. During the 1980s the National Park Service replaced several shrubs to reestablish a straight alignment of the plantings.

Evaluation: Contributing
The plant material along the gravel pathway contributes to the historic character of the Bellefield landscape. Some of the vegetation that existed during the historic period no longer exists, FDR Drive cuts off part of the alignment, and the existing form and reduced level of maintenance diminish the historic character. Portions of the plant material along the remnant gravel pathway, planted in the early twentieth century, continue to evoke the formal character of the Bellefield landscape.

Hemlock hedge along Albany Post Road

Historic Condition:
The Newbolds removed a large segment of Johnston's 1790s stone wall along the Albany Post Road and planted a tall, continuous hemlock hedge in its place in 1911. The hemlock hedge screened the house and estate from the road and grew adjacent to the stone entry gates.

Post Historic and Existing Conditions:
Following the historic period, the Morgans maintained the hemlock hedge

for several decades. In 1986, the National Park Service shifted the hedge approximately fifteen feet west from its location in 1911 to protect it from roadway salt damage—planting a row of young replacement hemlocks and removing the hedge. The park curved the north and south ends of the hedge to connect to the stone gates. Today, the hedge is maintained at a height of ten to fifteen feet. To decrease the impact of perennial deer browsing, the park installed a wire fence along the base of the hedge to limit further deterioration. The trees closest to the road near the gates remain susceptible to damage from road salt and require more frequent replacement.

Evaluation: Contributing
The hemlock hedge, planted in 1911 by the Newbolds and reconfigured by the National Park Service in 1986, contributes to the historic character of the Bellefield landscape. Despite the slightly altered location of the majority of the hemlock hedge, the function and formal appearance remain intact since the historic period.

Tree groves

Historic Condition:
The Newbolds likely planted two tree and shrub groves in the early twentieth century. The groves included a Norway spruce grove northwest of the new garage and a hemlock grove on the north, east, and south sides of the cemetery. The spruce trees were likely intended as a windbreak or screen to the neighboring property. The hemlock grove was intended as nursery stock to replace hemlocks on the property or as a hedge.

Post Historic and Existing Conditions:
Following the historic period, the tree and shrub groves grew much taller than during the historic period. Once the National Park Service acquired the Bellefield property in 1975, the groves no longer served as a tree or shrub nurseries.

Evaluation: Contributing
The tree and shrub groves, planted in the beginning of the twentieth century, contribute to the historic character of the Bellefield landscape. Despite their mature height, the location and arrangement of plantings remain intact since the historic period and continue to evoke estate gardening practices.

West lawn trees

The Boorman or Newbold families likely planted several specimen trees in the west lawn during the late nineteenth or early twentieth century. These trees included a European larch (*Larix decidua*), at least two Norway spruce, and a Norway maple (*Acer platanoides*).

Post Historic and Existing Conditions:
Following the historic period the tree and shrub groves grew much taller than during the historic period.

Evaluation: Contributing
The west lawn trees, planted in the late nineteenth or early twentieth century, contribute to the historic character of the Bellefield landscape. Despite their mature height, the location and arrangement of plantings remain intact since the historic period.

West lawn

Historic Condition:
Beginning in the nineteenth century and extending to the twentieth century, the Newbold and Morgan families maintained a manicured lawn west of the walled garden. The lawn surrounded the west lawn wellhead, several flower and vegetable gardens, the west lawn trees, the lawn tennis court, and the wild garden.

Post Historic and Existing Conditions:
Following the historic period, Mrs. Morgan and her staff maintained the lawn. Once the National Park Service acquired the property in 1975 they made several changes to this area to accommodate park staff and circulation. In the 1980s much of the lawn was removed to construct new parking areas, the conservation lab, and roadways.

Evaluation: Contributing
The west lawn, planted in the nineteenth century, contributes to the historic character of the Bellefield landscape. Despite changes in its expanse because of the construction of the Wallace Center and FDR Drive in 2003, the lawn remains intact since the historic period.

Lilac walk

Historic Condition:
The Newbolds planted several lilacs along the south boundary road to the east of the walled garden in the early twentieth century. Farrand likely advised the Newbolds on the location of the lilacs when she designed the wild garden.

Post Historic and Existing Conditions:
Following the historic period, the lilac walk matured. By 1995 about twelve lilac shrubs grew between the walled garden and the south leg of the main entrance drive.[28] Many of these lilacs died and were replaced by park staff, however, several of the replacements also died. In 2011 Elliott Lindsley recalled that Mrs. Morgan maintained the lilac walk, east of the walled garden, and "some of the shrubs are still there."[29]

Evaluation: Contributing
The lilac walk, planted in the beginning of the twentieth century, contributes to the historic character of the Bellefield landscape. Despite their mature height and reduced number of shrubs, the plant material and alignment along the road remain intact since the historic period and continue to evoke estate gardening practices.

Boxwood maze

Historic Condition:
The Newbolds planted a couple rows of boxwood, west of the house and south of the Bellefield service road, as a nursery.[30] Gerald Morgan Jr., who was a child when the shrubs were planted, later described the cluster of boxwood shrubs as a "boxwood maze."[31] The shrubs may have served both purposes, as a nursery for boxwood as well as a play area for the Newbold children.

Post Historic and Existing Conditions:
Following the historic period, the boxwood matured. By 1975, gardener Harold Farley observed that the boxwood hedge was "so big it doesn't look the same."[32] In 1995 the boxwood cluster included two rows of boxwoods with a total of twelve shrubs.[33] In 2005 Gerald Morgan Jr. stated that "there was a maze down there that's now grown up."[34]

Evaluation: Contributing
The boxwood maze, planted in the beginning of the twentieth century, contributes to the historic character of the Bellefield landscape. Despite its mature height, the location and arrangement of shrubs remain intact since the historic period and continue to evoke estate gardening practices.

Newbold walled garden vegetation

Historic Condition:
Beatrix Farrand designed the walled garden in 1912 and soon after the Newbolds and their gardeners installed the enclosed and finely manicured garden off the south porch of the Bellefield house. The walled garden extended south from the house toward the southern property boundary with a fieldstone wall and vertical hemlock hedge that arched over the southern entrance (see Figure 1.33). The large panel of grass lawn extended throughout the central portion of the three garden spaces and was kept short. The walks were bordered by several lush annual and perennial flower beds that grew at the base of the wall and hemlock enclosure (Figure 3.26).

Farrand designed the garden around several trees that pre-dated the garden including the elm tree that grew south of the house and within the enclosed garden, and an oak tree southeast of the house and a maple tree southwest of the



Figure 3.26. Walled garden in 1929. The elm tree stands on the left, walks line the lawn area, and the planting beds grow at the foot of the walls and hemlock hedge. Locusts, pines, and maple trees line the exterior of the walled garden (Newbold-Morgan Collection, ROVA Archives).



Figure 3.27. View looking south of the walled garden, 2011. A new elm tree stands on the left, the lawn area, walks, planting beds, walls, and hemlock hedge remain (OCLP 2011).

house, which both grew outside of the garden. She designed a trellis system on the interior walls that included vertical wood slats and horizontal lengths of bamboo to support vines. Family photographs show the hemlock hedge around the south end of the garden, perennial and annual vegetation within the planting beds, vines on the south façade of the Bellefield house, the elm tree, and several deciduous trees outside of the garden.

Post Historic and Existing Conditions:

After the end of the historic period, the walled garden was maintained by Mrs. Morgan and her staff. By the 1950s and 1960s, the vegetation within the garden declined with less maintenance and loss of many of the plantings, however the walls and stone edging remained. By the 1970s and 1980s the National Park Service was unable to maintain or rehabilitate the garden plantings and most of

the planting beds were covered with black plastic to slow the growth of weeds.

Beginning in the 1990s, volunteers formed the Beatrix Farrand Garden Association and rehabilitated the walled garden and planted vegetation in the planting beds. Without Beatrix Farrand's planting plans, volunteers proposed a planting plan similar to another Beatrix Farrand designed garden, the Read garden in Harrison, New York. Today, volunteers and park staff use a new plan, Newbold family photos, and local expertise to maintain the character and health of the walled garden. The elm tree that grew inside of the garden was replaced in the 1980s and once again in 2008 after it was affected by disease (Figure 3.27).

Evaluation: Contributing
The walled garden, designed by Beatrix Farrand in 1912, contributes to the historic character of the Bellefield landscape. Although the vegetation has been replaced since the historic period, including the elm tree and vegetation in the planting beds, the materials, design, and feeling of the walled garden remain intact and continues to illustrate Farrand's planting palette and design aesthetic.

Orchards

Historic Condition:
The Newbolds planted fruit trees in four locations west of the house in the beginning of the twentieth century. The orchards included a small orchard with approximately five pear and five apple trees west of the walled garden; four rows of three apple trees east of the new garage; a small rectangular orchard with four rows of three apple trees each, located north of the gravel pathway that included Golden Delicious and Macintosh apples; and two rows of about fifteen apple and pear trees each, located along the western portion of the gravel pathway. Many of the fruit trees along the gravel pathway were espaliered.[35] Farrand may have provided input or a design for the layout of these trees as she designed kitchen gardens and planted fruit trees at other properties before she designed the Newbold garden.[36]

Post Historic and Existing Conditions:
Mrs. Morgan maintained many of the fruit trees to the west of the house during the 1940s and 1950s.[37] Following acquisition of the property and prior to the construction of the Wallace Center, the National Park Service removed five pear trees and five apple trees that grew west of the walled garden as well as the twelve apple trees that grew north of the gravel pathway.[38] Today, the park maintains the apple orchard east of the new garage, where six out of the total twelve trees were replaced between 1995 and 2011. Similarly, the park maintains the remaining fruit trees along the gravel pathway where they replaced some of the aged apple and pear trees.

Evaluation: Contributing

The two remaining orchards, including the twelve apple trees east of the new garage and the row of apple and pear trees along the gravel pathway, contribute to the historic character of the Bellefield landscape. The location and arrangement of the trees remain intact since the historic period. While many of the trees have been lost due to age or disease, the National Park Service has replaced the trees with the same species. The loss of the orchards detracts from the historic character of the landscape.

Flower and vegetable garden (no longer exists)

Historic Condition:

Beginning in the nineteenth century and extending to the twentieth century, Boorman, Newbold, and Morgan planted and sustained flower and vegetable gardens west of the Bellefield house on either side of the gravel pathway. Newbold maintained between two and three acres of vegetable gardens that included celery, cabbage, lettuce, onions, beans, peas, carrots, asparagus, strawberries, sweet peas, and string beans.[39] In addition, Newbold maintained a rose garden around the wellhead west of the house (see Figure 1.40).[40]

Post Historic and Existing Conditions:

Following the historic period, Mrs. Morgan maintained the flower and vegetable gardens west of the Bellefield house, however, by the 1960s the condition of these gardens declined.[41] The National Park Service acquired the property in 1975 and as of 1977 no flower and vegetable gardens existed along the gravel pathway. Park staff maintained a community garden in this area from 1977–79.

Evaluation: No longer exists

The flower and vegetable gardens no longer exist as they did in the historic period.

Wild garden (no longer exists)

Historic Condition:

Farrand's design for the walled garden included an outline of an area outside of the walled garden area. According to her plans, this area extended between five and thirty-feet outside of the garden walls to both the east and west (see Figure 1.25). The plans show existing trees within this area but no planting plans exist and no documentation remains that show if the wild garden included shrubs or groundcover. Newbold family photos showed existing locusts west of the fieldstone wall and hemlock hedge, the mature white oak outside of the northeast corner, and the Carolina silverbell beyond the hemlock hedge on the east side of the garden. Some of Farrand's other gardens from 1900 through 1920 paired a formal garden with a natural garden, which was likely intended for the walled garden.

Post Historic and Existing Conditions:
Following the historic period, the trees outside of the walled garden area matured. Similar to the vegetation within the walled garden, the condition of some of the vegetation likely declined due to a decrease in maintenance. Today black locust, sweet mock-orange and spirea line the west side, and the Carolina silverbell, flowering dogwood, white oak, common lilac, and sweet mock-orange line the east side of the walled garden.

Evaluation: No longer exists
The wild garden, likely planted around 1912, no longer exists as it did in the historic period. The loss of plantings within the wild garden detracts from the historic character of the landscape. Although no plans exist and few family photos show the plantings in this area, Farrand often designed an area outside of her formal gardens to transition between the designed and the natural surroundings.

BUILDINGS AND STRUCTURES

Buildings are elements constructed primarily for sheltering any form of human activity in the landscape, such as the Bellefield house and service buildings. Structures are elements constructed for functional purposes other than sheltering human activity in the landscape such as walls, the water tower, and wellhead.

Beginning in 1795–96, Johnston built the Bellefield house and the old barn around 1800. Johnston installed structures to help develop the property into a river estate that included the stone wall along Albany Post Road and the water cisterns west of the house. During the middle of the nineteenth century, Boorman renovated the Bellefield house and built a carriage house to the east of the old barn, which was removed by Newbold around 1916. Beginning in 1905 Newbold built the stone house and old garage, and in 1909–11 he renovated and expanded the house. He also built the pump house and water tower in 1911, cold frames and windmill (that no longer exists) in 1916, and the new garage in 1916–17. The National Archives built the Wallace Center in 2003, after the National Park Service transferred one-acre of land in 2000. While the Wallace Center is not on National Park Service property, the building stands within Bellefield's historic boundary, and is a conspicuous part of its setting. Similarly, while the Bellefield cottage and Bellefield cottage garage are located outside of the Bellefield property they are included in the analysis due to their close proximity to the property. Overall, the buildings and structures on the Bellefield property including the house, old barn, stone house, old garage, new garage, pump house, and water tower retain integrity. While some buildings and structures no longer exist, such as the carriage house, greenhouse, lower stone cottage, and windmill, these features contributed to the historic character during the period of significance and are included in the analysis.

Bellefield house, LCS: 040000

Historic Condition:
Johnston built the two-story sixteen-room Federal style Bellefield house in 1795–96, soon after he acquired the property. Around 1850 Boorman remodeled the house and added a front and rear porch, eaves brackets, porch railings, and Italian style eaves. Around 1890 and 1900 Newbold installed new balustrades on the porch and main roof. Between 1909–11, Newbold hired McKim, Mead & White to enlarge and remodel the house in the Colonial Revival style. During this remodel Newbold added two bays on the north and two bays to the south side of the house while retaining the center three bays that were at the rear and interior of the structure. He also enlarged the third floor to cover the new wings of the house, and added chimneys to the north and south ends of the house, a new porch, and a sleeping porch to the west façade of the house.

Post Historic and Existing Condition:
The Morgans made very few changes to the Bellefield house following the end of the historic period. Their changes included a new roof in 1960 and a bomb shelter in the cellar under the south wing in 1963. The National Park Service made minor changes to the interior of the house when they converted the rooms into administrative offices. Exterior changes included general maintenance, and a new accessible ramp.

Evaluation: Contributing
The Bellefield house, built in 1795–96 and renovated around 1850, 1900, and 1909–11, contributes to the historic character of the Bellefield landscape. The house is the focal point of the property from Albany Post Road and FDR Drive. Although the house is no longer used as a private residence, the structure remains in good condition with minimal changes since the historic period.

Cistern at west lawn, LCS: 040786

Historic Condition:
The cistern in the west lawn was likely built by Johnston around 1800 to supply water to the Bellefield house and gardens. The cistern sat about twenty-five feet west of the house, north of the gravel pathway.

Post Historic and Existing Condition:
The cistern in the west lawn remained in the same location after the historic period. Vegetation around the cistern and along the gravel pathway continued to mature but did not alter the cistern.

Evaluation: Contributing
The cistern in the west lawn, built in the early nineteenth century, contributes to

the historic character of the Bellefield landscape. Although the cistern no longer provides water to the Bellefield house and it is largely below the ground surface, the cistern remains in good condition with minimal changes since the historic period.

Old barn, LCS: 040001

Historic Condition:
The old barn, located within the service area, was likely built by Johnston around 1800. The old barn sat on the north side of the cluster of service buildings. The old barn was seventy by twenty-two feet and consisted of three stalls and two rooms on the first floor and a hay loft on the second floor. Boorman likely added board and batten siding around 1845, during which time they may have moved the old barn to its current location.

Post Historic and Existing Condition:
After the historic period the Morgans maintained the old barn and likely used the building for storage. Today the National Park Service uses the old barn for storage.

Evaluation: Contributing
The old barn, built in the early nineteenth century, contributes to the historic character of the Bellefield landscape. The old barn is part of the service area for the Bellefield estate and remains in good condition with minimal changes since the historic period.

Post Road stone wall, LCS: 40794

Historic Condition:
Johnston built a stone wall along Albany Post Road around 1807 when the road was resurveyed and rebuilt closer to the Bellefield house. The three-foot dry-laid fieldstone walls with ashlar capstones paralleled the new road with openings at the main entrance drive, extending from the north property line to the south property line, where it met stone walls on the adjoining properties. In 1911 Newbold removed the center section of the stone wall, within the main entrance drive, and planted a row of hemlocks in its place.

Post Historic and Existing Condition:
Following acquisition of the Bellefield property, the National Park Service altered the stone walls near the entrance and exit legs of the main entrance drive to allow delivery and semi-trailer trucks to access the drive, and retained the remainder of the stone wall.

Evaluation: Contributing
The stone wall, built around 1807 and altered in 1911, contributes to the historic character of the Bellefield landscape. The stone wall is in good condition with minimal changes since the end of the historic period.

Bellefield cottage

Historic Condition:
Boorman built the Bellefield cottage around 1850, most likely for one of his servants or gardeners. The house is thirty by fifteen feet wide with another wing that stands thirty-two by eighteen feet wide. Rogers owned the house from 1883 to 1935 when Mary Newbold Morgan purchased the house.

Post Historic and Existing Condition:
After purchasing the structure the Morgans made little changes to the Bellefield cottage. Today, Scenic Hudson owns and leases the home.

Evaluation: Contributing
The Bellefield cottage, built around 1850, contributes to the historic character of the Bellefield landscape; however, it stands outside of the Bellefield property. The structure remains in good condition since the end of the historic period.

Crooke family cemetery wall, LCS: 040795

Historic Condition:
The Crooke family cemetery wall, built prior to 1866, framed the Crooke family cemetery plots. The cemetery plots date to around 1772 when the Crooke family owned Water Lot Six. The fieldstone wall, built by the Crooke family, enclosed a fifty square-foot plot. In 1911 Newbold removed a portion of the west wall when he built the pump house and water tower.

Post Historic and Existing Condition:
The intact Crooke family cemetery wall stands adjacent to the pump house with minimal changes since Newbold's removal of a portion of the stone wall. The dry-laid rubble wall stands approximately twenty-eight inches high and eighteen inches wide with a flagstone gatepost and opening in the north wall with stone posts and an opening in the south wall.

Evaluation: Contributing
The Crooke family cemetery wall, built prior to 1866, contributes to the historic character of the Bellefield landscape. The cemetery was one of the first features on the Bellefield property. Newbold made the most significant change to the fieldstone wall when he removed the west wall. The wall remains in good condition with minimal changes since the historic period.

Bellefield entrance gates, LCS: 40796

Historic Condition:
The entrance gates, built after the construction of the Post Road stone wall in around 1866, were at the entrances to the main entrance drive. The two sets of

bluestone ashlar piers vary in height and design. Curved stone walls extended from each of these four stone pillars. The hemlock hedge connected these walls within the main entrance drive and the outside walls extended to the property boundaries.

Post Historic and Existing Condition:
Following National Park Service acquisition of the Bellefield property, park staff moved the pillars at each entry in 1977 and again in 2003, to widen the drives.

Evaluation: Contributing
The entrance gates, built around 1866 and altered in 1977 and 2003, contribute to the historic character of the Bellefield landscape.

Stone house, LCS: 040002

Historic Condition:
Newbold hired Henry Meyers in 1905 to build the one-story Colonial Revival style stone house south of the old barn and west of the Bellefield house. The house was thirty-nine feet wide by twenty-five feet deep and faced south across the west field. The house included an entrance porch with two Doric columns and two chimneys. It is possible that the stone house was designed by McKim, Mead & White, however, no documentation or plans exist for the stone house. Meyers likely collected the fieldstones from the Rogers Land to construct the house. It served as a residence for the Newbold and Morgan's site superintendents, including Charles Plog, from 1905 to the 1940 (Figure 3.28).

Post Historic and Existing Condition:
Randolph Traudt, who served as the Morgan's site superintendent from the 1940s to 1956, lived in the stone house after Charles Plog. Once the National Park Service acquired the property in 1975, they upgraded the kitchen, dining room, heating, plumbing, and electricity. At that time, the Morgan's housekeeper resided in the house. Today, the building serves as housing for park staff.

Evaluation: Contributing
The stone house, built in 1905 and updated in 1975, contributes to the historic character of the Bellefield landscape. The stone house remains in good condition with minimal changes since the historic period (Figure 3.29).

Old garage, LCS: 040003

Historic Condition:
The old garage was built in 1905 southwest of the old barn and northeast of the stone house. The one-story Colonial Revival style concrete block building stands about forty-eight by twenty-five feet deep. Similar to the stone house, Newbold likely hired Henry Meyers to this garage. The first floor contained an arched



Figure 3.28. View looking north from the vegetable garden of the stone house in 1907, which was built in 1807. Young fruit trees line the gravel pathway in front of the house. The old garage stands in the far right behind the stone house (Newbold-Morgan Collection, ROVA Archives).



Figure 3.29. View looking north toward stone house, 2011. Two mature apple trees stand in front of the house. The old garage remains in the far right (OCLP 2011).

opening on the south side with a large door for vehicles, one large room, and a cement floor. The old garage was a concrete block structure, a popular building material for garages beginning in around 1905, that decreased the risk of fire. The south façade of the structure opened onto the Bellefield service road and the main entrance to the building faced the courtyard with the other service area buildings. The old garage contained a block chimney and stove on the north end. The attached one-story open frame lean-to was twenty by fourteen feet and built in the 1920s on the north side of the old garage and was likely used to store lumber and farm equipment.

Post Historic and Existing Condition:
Following the historic period, the old garage was likely used for storage or parking. Today, the garage is used as the park carpentry and paint shop.

Evaluation: Contributing
The old garage, built in 1905, contributes to the historic character of the Bellefield landscape. Despite the change in use of the old garage, the building remains in good condition with minimal modifications since the historic period.

Pump house, LCS: 040005

Historic Condition:
The pump house, built in 1911, stands on the west side of the Crooke family cemetery, south of the old garage and east of the stone house. The one-story pump house contained two main spaces that formed a t-shaped structure. The pump house and water tower supplied water to the Bellefield house throughout the historic period.

Post Historic and Existing Condition:
Following the historic period, Morgan and the National Park Service made minimal changes to the pump house.

Evaluation: Contributing
The pump house, built in 1911, contributes to the historic character of the Bellefield landscape and is in good condition with minimal modifications since the historic period.

Water tower, LCS: 040006

Historic Condition:
The Newbolds built the water tower next to the pump house and Crooke family cemetery in 1911, which contained a 7,500 gallon wood-stave water tank on top of a steel tower and concrete foundation base.

Post Historic and Existing Condition:
Following the historic period, the Morgans and National Park Service made minimal changes to the water tower. The National Park Service replaced the wood tank in-kind in 2008 and the steel frame remains.

Evaluation: Contributing
The water tower, built in 1911, contributes to the historic character of the Bellefield landscape and is in good condition with minimal modifications since the historic period.

Walled garden fieldstone walls, LCS: 40797

Historic Condition:
The walled garden fieldstone walls, built in 1912 by Henry Meyers, were commissioned by Newbold as part of the garden design by Beatrix Farrand. The

mortared fieldstone walls extended about a hundred and twenty-five feet south of the Bellefield house where it joined the hemlock hedge. The stone wall arched at the east and west entrances above the stone wall openings. A bamboo and chestnut trellis attached to the interior of the stone walls to support a variety of vines that grew within the planting areas. Similar to the fieldstones in the stone house, the fieldstones were likely collected from the nearby woods.

Post Historic and Existing Condition:
Following the historic period, the Morgan family did not change the walled garden stone walls. While the Morgans were unable to maintain the walled garden in the same condition as the Newbolds, the walls remained standing and in good condition. Similarly, the National Park Service was unable to maintain the vegetation within the walled garden, but retained the surrounding stone wall. At some point during the 1980s park staff removed the bamboo and chestnut trellis and stored the wood pieces in the house basement. Once the Beatrix Farrand Garden Association began to rehabilitate the garden in 1994, they reinstalled the trellis on the inside of the garden walls.

Evaluation: Contributing
The walled garden fieldstone walls, built in 1912, contribute to the historic character of the Bellefield landscape. Aside from the removal and replacement of the trellis, the stone walls remain in good condition with minimal changes since the historic period.

Cold frames, LCS: 040007

Historic Condition:
Around 1916, Newbold built two cold frames between the Crooke family cemetery and the gravel pathway. Cold frames were unheated structures, built of low, partially below-grade concrete walls with removable wood and glass sash on top. They were typically used in place of a greenhouse to provide winter storage for bulbs and other plants, or to start plants early in the spring. The two concrete cold frames each measured seven-and-a-half feet by thirteen feet. The south wall was lower than the north, which indicated that the frames faced south. Short poles extend from the ground on the north side of the frames.

Post Historic and Existing Condition:
Following the National Park Service acquisition of the Bellefield property in 1975 many of the agricultural site features, such as the cold frames, were no longer used for their purpose of the historic period. At some point the glass and wood sash was removed. Today the remnants of two cold frames stand about 15’ south of the pump house and water tower.

Evaluation: Contributing

The cold frames, built around 1916, contribute to the historic character of the Bellefield landscape. While the cold frames are no longer used to grow plants for the Bellefield property, they are in good condition with minimal changes since the historic period. Loss of the sash detracts from the historic character of the structures.

New garage, LCS: 040004

Historic Condition:

The Newbolds hired McKim, Mead & White to design an automobile garage and staff residence in between 1916–17 in the approximate location of where the Boorman carriage house once stood. The one and a half story garage was eighty by thirty-three feet and had a slate roof, stone chimney, and fieldstone façade that concealed the interior modern construction materials including a steel frame and a concrete floor. The first floor contained six bays with two arched doors for vehicles, two bedrooms, a bathroom, stairway, and garage space. The second floor contained nine rooms with one bathroom. During the early 1900s the Newbold chauffeur, Horace Curry, and family lived in the small apartment, and during the 1920s Newbold and Morgan's chauffeur, Sylvester Fitzpatrick, lived in the same space.

Post Historic and Existing Condition:

Following the historic period, the new garage remained unchanged for several decades. By the 1970s the National Park Service used the new garage for storage and living space. They renovated the second floor rooms in 1976 for employee living space, but did not alter the first floor.

Evaluation: Contributing

The new garage, built in 1916–17, and renovated in 1976, contributes to the historic character of the Bellefield landscape. Although it was renovated by the National Park Service, the new garage remains in good condition with minimal changes since the historic period.

Bellefield cottage garage

Historic Condition:

The Rogers built the Bellefield cottage garage in 1930. The Morgans acquired the garage in 1935.

Post Historic and Existing Condition:

The Morgans retained the Bellefield cottage garage. Today, Scenic Hudson owns and leases the garage.

Evaluation: Contributing
The Bellefield cottage garage, built in 1930 and stands outside of the Bellefield property, contributes to the historic character of the Bellefield landscape.

Henry A. Wallace Visitor and Education Center

Historic Condition:
The Wallace Center did not exist during the historic period.

Post Historic and Existing Condition:
The National Archives built the fifty-thousand square foot Wallace Center in 2003 and opened it to the public in 2004. The building serves as a joint National Park Service and National Archives visitor and education center.

Evaluation: Non-contributing
The Wallace Center, built in 2003, does not contribute to the historic character of the Bellefield landscape because it did not exist during the historic period. The building detracts from the historic character of the landscape because of its central location and large size. The building is not on National Park Service property; however, it is within the historic landscape boundary.

Carriage house (no longer exists)

Historic Condition:
Boorman likely built the two-story wooden carriage house around 1845, east of the old barn. Newbold removed the carriage house and built the new garage in its place in 1916.

Post Historic and Existing Condition:
The carriage house was removed in 1916.

Evaluation: No longer exists
The carriage house, built around 1845, is no longer present in the Bellefield landscape.

Greenhouse (no longer exists)

Historic Condition:
Boorman likely built the greenhouse southwest of the Bellefield house around 1845. Boorman likely grew grapes or other vines in the structure. The greenhouse was likely removed by Newbold when he purchased the property in 1885. Greenhouses were expensive to maintain and this greenhouse may have required rehabilitation when Newbold purchased the property.

Existing Condition:
Today the remains of the greenhouse drain system sit below grade northeast of the Wallace Center. While the structure was likely removed during the end of the nineteenth century, the remains consist of a stone drainage system and brick cistern.

Evaluation: No longer exists
The greenhouse, built around 1845, is no longer present in the Bellefield landscape.

Lower stone cottage (no longer exists)

Historic Condition:
Rogers likely built the lower stone cottage around 1850 at the end of the stone cottage road.

Post Historic and Existing Condition:
The lower stone cottage burned down around 1905.

Evaluation: No longer exists
The lower stone cottage, built around 1850, is no longer present in the Bellefield landscape.

Windmill (no longer exists)

Historic Condition:
The Newbolds likely built the windmill around 1916 to pump water from the well into the wooden water tank.

Post Historic and Existing Condition:
The Morgans likely removed the windmill in 1956 and left the iron pump.[42]

Evaluation: No longer exists
The windmill, built around 1916, is no longer present in the Bellefield landscape.

VIEWS AND VISTAS

Views are the panoramic or expansive prospect of a broad range of vision, which may be naturally occurring or deliberately contrived. Vistas are controlled aspects of a discrete, linear range of vision, which is deliberately contrived. Two key views existed during the early ownership of Bellefield including a view of the Bellefield house from Albany Post Road and a view of the uplands on the west bank of the Hudson River from the rear of the house through an opening in the edge of the woods. While integral in defining the character of the property, these two views served different purposes; the first to help define the property's formal country

estate appearance and the second to capture the region's picturesque scenery. While the view across the Hudson River no longer exists, it contributed to the historic character during the period of significance, and is included in the analysis.

View of Bellefield across east lawn

Historic Condition:
Johnston located the house and main entrance drive in close proximity to Albany Post Road, which gave Bellefield a grand appearance and sense of entry that was similar to other country estates of the region. In the nineteenth and twentieth centuries, the formal entry gates, tree-lined drives, sweeping lawn, and view of the house all combined to create that sense of grandeur that was common in other Hudson River estates. This view from the road and from the main entrance drive implied that Bellefield was a country estate comparable to others along the banks of the Hudson River. Newbold changed the view from the Albany Post Road when he planted the hemlock hedge in place of a portion of the Post Road stone wall, perhaps to ensure additional privacy within the east lawn.

Post Historic and Existing Condition:
Following the historic period, views across the east lawn towards the house remained intact. Pedestrians who arrive on the main entrance drive and visitors who arrive by car along FDR Drive see a similar view of the house.

Evaluation: Contributing
The formal view of Bellefield from Albany Post Road contributes to the historic character of the Bellefield landscape. The views from the main entrance drive and FDR Drive of the open lawn, through the tree-lined drive, towards the house remain similar to what existed in the early twentieth century.

View of uplands on the west bank of the Hudson River (no longer exists)

Historic Condition:
During Boorman and Newbold, and early Morgan ownership, views extended from the Bellefield house to the highlands on the west bank of the Hudson River, through openings in the wooded lot. The view extended from the house and across the rear west lawn and hay field.[43] Beyond the hay field, the topography west of Bellefield dropped down to the river bank below where some of the trees were likely cleared to open the view. These views were particularly evident from the house and likely existed from the garden beds west of the house and hay field.

Post Historic and Existing Condition:
The view to the west persisted after the end of the historic period. By the 1970s, however, the view west across the Hudson River Valley highlands was overgrown by trees at the western edge of the hay field. The addition of the Wallace Center on the west field further diminished the views from the Bellefield house.

Evaluation: No longer exists

The view over the Hudson River from Bellefield no longer exists because the mature vegetation in the Rogers Land limits views extant during the nineteenth and early twentieth centuries. This is a reversible condition if changes in forest management are made.

SMALL-SCALE FEATURES

Small-scale features include minor built elements that provide aesthetic detail and function, such as benches, lights, signs, and fencing. In the nineteenth and early twentieth centuries, Newbold installed features for aesthetic and agricultural purposes including pumps and wells to supply water to the gardens, a grape arbor, and play equipment for the children. Some of these small-scale features exist on the site today. Once the National Park Service acquired the property in 1975, some of the small-scale features were removed or lost. Features such as the iron pump and grape arbor both contributed to the historic character during the period of significance and are included in the analysis. Many changes were made to address visitor accessibility and safety including wayfinding signs, two flagpoles, and lighting. Today, a combination of historic and contemporary small-scale features exists on the site, the majority of which are located behind the house.

Crooke family headstone, LCS 040809

Historic Condition:

The Crooke family headstone was placed in memory of Charles and Jane Crooke by their daughter Ann Broom. The headstone stands about forty-eight inches tall. The gravestone stated, “In memory of Charles Crook, son of Charles Crook... Died at Crum Elbow... October 1772... also in memory of Jane wife of Charles Crook... died at Albany... February 1813...”

Post Historic and Existing Condition:

Following the historic period, the headstones were moved to the Bellefield basement where they were stored for several years. The National Park Service moved the gravestones back to the cemetery in the late 1970s.

Evaluation: Contributing

The Crooke family headstone, installed in the nineteenth century, contributes to the historic character of the Bellefield landscape.

Sarah Broom headstone, LCS 040808

Historic Condition:

Sarah Broom, who was the wife of Charles Broom, died in 1844. The headstone stands about forty-eight inches tall. The gravestone stated, “In memory of Sarah

wife of Charles Broom and daughter of John & Elizabeth Baldwin born at St. Weonards Herefordshire England 1 October 1810 died at Poughkeepsie 30 April 1844 in the 34 year of her age."

Post Historic and Existing Condition:
Following the historic period, the headstones were moved to the Bellefield basement where they were stored for several years. The National Park Service moved the gravestones back to the cemetery in the late 1970s.

Evaluation: Contributing
The Sarah Broom headstone, installed in the nineteenth century, contributes to the historic character of the Bellefield landscape.

Ann Broom headstone, LCS 040806

Historic Condition:
Ann Broom, who was the daughter of Charles Crooke, died in 1856. The headstone stands about twenty-four inches tall with a rounded top. The gravestone stated, "Sacred to the memory of Ann Broom, daughter of Charles Crooke. Born at Crum Elbow April 14, 1765. Died at Brookside Pookeepsie April 1856, in the 89th year of her age."

Post Historic and Existing Condition:
Following the historic period the headstones were moved to the Bellefield basement where they were stored for several years. The National Park Service moved the gravestones back to the cemetery in the late 1970s.

Evaluation: Contributing
The Ann Broom headstone, installed in the nineteenth century, contributes to the historic character of the Bellefield landscape.

Gabriel Broom headstone, LCS 040807

Historic Condition:
Gabriel Broom, who was Ann Crooke's husband, died in 1856. The headstone stands about thirty inches tall. The gravestone stated, "In memory of Gabriel William Ludlow Broom. Son of John Broom at Crum Elbow. Born at Inwood Sullivan Co. Oct. 31[?] 1835. Died at Po'keepsie Oct. 23, 1856. Age of 21 years."

Post Historic and Existing Condition:
Following the historic period the headstones were moved to the Bellefield basement where they were stored for several years. The National Park Service moved the gravestones back to the cemetery in the late 1970s.

Evaluation: Contributing

The Gabriel Broom headstone, installed in the nineteenth century, contributes to the historic character of the Bellefield landscape.

Garden gates

Historic Condition:

The garden gates, installed under Newbold's direction in 1912, secured the east and west entrances to the walled garden. The gates were designed and detailed by Beatrix Farrand for the walled garden. The south entrance to the garden was left open as Beatrix Farrand designed a summer house for that entrance that was never built. Family images show the hemlock hedge that arched over the open south entrance.

Post Historic and Existing Condition:

Following the historic period the walled garden remained intact, however, the garden gates were removed prior to National Park Service ownership of the Bellefield property. In the 1990s park staff and the Beatrix Farrand Garden Association installed new gates at the east and west entrances. In 2008 they installed a new gate at the southern entrance, copying the historic design of the east and west gates, to protect the interior of the garden from deer that browsed the garden plantings.

Evaluation: Contributing

The east and west garden gates, first built in 1912 reconstructed in the mid-1990s based on historic plans, contribute to the historic character of the Bellefield landscape. Although east and west gates are not the original material, they are exact replicas. The south gate does not contribute to the garden's historic character because there was never a gate there historically.

West lawn wellhead, LCS: 040787

Historic Condition:

The west lawn wellhead was installed west of the Bellefield house and south of the gravel pathway by Newbold around 1916. It is a stylized white marble Corinthian capital, surrounded by a circle of mortared paving. The wellhead likely capped a well that supplied water to the flower and vegetable gardens.

Post Historic and Existing Condition:

The well and well cover remained in the same location after the historic period, and during the Morgan's ownership. Following acquisition of the property, the National Park Service capped the well for safety reasons and kept the wellhead cover in the same location.

Evaluation: Contributing
The wellhead in the west lawn, installed around 1916, contributes to the historic character of the Bellefield landscape. Although the well no longer operates, the wellhead cover is in good condition with minimal changes since the historic period.

Flagpoles

Historic Condition:
The flagpoles did not exist during the historic period.

Post Historic and Existing Condition:
The National park Service installed four flagpoles, one in the east lawn in the around 1976, and the other three near FDR Drive entrance after the construction of the road in 2003. The flagpole in the east lawn stands about fifty feet east of the front door of the Bellefield house.

Evaluation: Non-contributing
The flagpoles, installed in around 1976 and in 2003, do not contribute to the historic character of the Bellefield landscape because they did not exist during the historic period. The flagpole in the east lawn detracts from the historic character of the landscape.

Light posts

Historic Condition:
The light posts did not exist during the historic period.

Post Historic and Existing Condition:
When the National Archives built the Wallace Center in 2003 they installed several light posts around the Wallace Center, FDR Drive, and parking area. Most of these light posts are brown with a circular shade.

Evaluation: Non-contributing
The light posts, installed in 2003, do not contribute to the historic character of the Bellefield landscape because they did not exist during the historic period. Due to their size and color, the posts do not detract from the historic character of the landscape.

National Park Service signs (interpretive, informational, and directional)

Historic Condition:
The National Park Service signs did not exist during the historic period.

Post Historic and Existing Condition:
When the National Park Service acquired Bellefield in 1975 they installed a sign on the west side of the Bellefield house. In 2004, following the construction of the Wallace Center, the National Park Service and National Archives installed directional signs along the FDR Drive. The Beatrix Farrand Garden Association installed signs for the walled garden along the south boundary road and outside of the two entrance gates in the mid-1990s when they rehabilitated the garden.

Evaluation: Non-contributing
The National Park Service signs, installed between 1975 and 2011, do not contribute to the historic character of the Bellefield landscape because they did not exist during the historic period. Due to their limited number, location, and size the signs do not detract from the historic character of the landscape.

White tent

Historic Condition:
The white tent that stands west the walled garden did not exist during the historic period.

Post Historic and Existing Condition:
Following the construction of the Wallace Center, the National Archives staff needed an outdoor location for school groups to eat their lunch. They installed the temporary white tent between the Wallace Center and the walled garden for the summer months. Today, school groups gather under the tent for lunch.

Evaluation: Non-Contributing
The white tent, installed around 2004, does not contribute to the historic character of the Bellefield landscape because it did not exist during the historic period. Due to the size and prominent location of the white tent, the feature detracts from the historic character of the landscape.

Fuel tank

Historic Condition:
The fuel tank that stands behind the old barn did not exist during the historic period.

Post Historic and Existing Condition:
Following the construction of the Wallace Center, the National Park Service installed the fuel tanks behind the old barn.

Evaluation: Non-Contributing
The fuel tanks, installed around 2004, do not contribute to the historic character of the Bellefield landscape because they did not exist during the historic period.

Due to the location on the stone cottage road, they detract from the historic landscape and would be visible without the spruce screen.

HVAC tower

Historic Condition:
The HVAC tower that stands at the western edge of the Wallace Center parking area did not exist during the historic period.

Post Historic and Existing Condition:
Following the construction of the Wallace Center, the National Park Service installed the HVAC tower at the western edge of the Wallace Center parking area.

Evaluation: Non-Contributing
The HVAC tower, installed around 2004, does not contribute to the historic character of the Bellefield landscape because it did not exist during the historic period. Due to the prominent location within the parking area and at the view that once extended over the Hudson River from this location, the HVAC tower detracts from the historic character of the landscape.

Iron pump, LCS: 040785 (no longer exists)

Historic Condition:
Newbold installed the iron pump around 1916 to move water from the cistern to the water tower. The iron pump was built approximately thirty feet east of the new garage on the site of the old windmill.

Post Historic and Existing Condition:
The iron pump was removed and lost during construction of the Wallace Center in 2003, however the concrete slab remains.

Evaluation: No longer exists
The iron pump, built around 1916 and lost in 2003, is no longer present and no longer contributes to the historic character of the Bellefield landscape.

Grape arbor (no longer exists)

Historic Condition:
Newbold and his staff planted trees, shrubs, and vines along the gravel pathway west of the Bellefield house. As part of this enhancement, he built the grape arbor along both sides of the pathway in around 1916. The height and design of the grape arbor is unknown, however the arbor stood beside a rose garden and large vegetable plots near the gravel pathway. It is possible that Farrand provided input on the design or location of the arbor since it was installed around the time of the walled garden.

Post Historic and Existing Condition:
Following the historic period the grape arbor stood for several years, however, it was lost by 1977 when the National Park Service acquired the property. Remnants of the arbor may have remained at that time as the grape arbor is labeled on the 1975 Bellefield landscape plan.

Evaluation: No longer exists
The grape arbor, built around 1916, is no longer present in the Bellefield landscape and no longer contributes to the historic character of the Bellefield landscape.

ARCHEOLOGICAL SITES

This characteristic is comprised of materials or physical evidence of past human life or activities that are of archeological interest. Prior to European settlement, the Bellefield property was home to Algonquian speaking Wappinger tribes. When the first European settlers arrived in the early seventeenth century they built a trading post and cleared fields. In the late seventeenth century, the British purchased 149,000 acres that surrounded the Bellefield property and subdivided the land into thirty-six lots in preparation sell the parcels. The Crooke family owned present day Bellefield and they built burial plots within the current Bellefield property. The Bellefield property remained undeveloped until Johnston built the house and main entrance drive in 1795. In the middle of the nineteenth century, Boorman built several features in the landscape such as a carriage house, gardens, and a greenhouse. The property exchanged hands several times until 1885, when Newbold purchased the Bellefield property and constructed many of the buildings and structures (stone house, old garage, new garage, pump house, and water tower) that exist today. Newbold also commissioned and maintained the walled garden, installed the plantings along the gravel pathway, and likely planted the small orchards.

Prior to the construction of the Wallace Center, the National Park Service conducted several archeological surveys of the Bellefield property. In 2008 Christopher Lindner and PAL compiled the *Archeological Overview and assessment, Home of Franklin D. Roosevelt National Historic Site*. The report synthesizes the findings of previous archeological studies and findings, and maps the location of each survey. The report summarizes several archeological studies, ranging in date from 1984 to 2001, that include the visitor entrance drive, wells and cisterns, greenhouse location, artifacts around the greenhouse, security buildings, dump sites, horse burial, and pearlware within site near the current Wallace Center parking area. The Bellefield property may have archeological resources regarding Native American occupation, early greenhouse construction, early drainage systems, faunal assemblage, animal burial areas, and the 1930s Camp Morgan structure.

ENDNOTES

1 United States Department of the Interior, National Park Service, Cultural Resources, *National Register Bulletin 16A: How to Complete the National Register Nomination Form* (Washington, DC: Government Printing Office, 1991).

2 Congressional Authorizing Resolution, Public Laws, Chs. 322-324, 18 July 1939, 53 Stat. 1062.

3 U.S. Department of the Interior. *Roosevelt-Vanderbilt General Management Plan*, (National Park Service, 1960 and 2010) and Congressional Authorizing Resolution, Public Laws 94-19, 30 April 1975, 89 Stat 81, 1978.

4 The overall period of significance for the historic district extends from the construction of the Springwood home in around 1793, to 1945, the year of Franklin D. Roosevelt's death and installation of his grave monument. The period of significance includes a discontinuous date of 1962 for Eleanor Roosevelt's burial in the Rose Garden.

5 Laura J. Kline/Architectural Historian (PAL); Stephen Olausen/Sr. Architectural Historian (PAL); Kristen Heitert/ Sr. Archeologist (PAL); John Auwaerter (NPS); John F. Sears (NPS); Anne Jordan (NPS); James Harmon (NPS). National Register of Historic Places Registration Form: Home of Franklin D. Roosevelt National Historic Site, (draft, April 2012).

6 Ibid.

7 Ibid.

8 A complete list of Beatrix Jones Farrand's commissions is available at the University of California Environmental Design Archives, "Beatrix Jones Farrand Collection, 1866–1959." http://www.oac.cdlib.org/findaid/ark:/13030/ tf558004cz?query=farrand (accessed January 24, 2012).

9 Beatrix Caldwader Jones married Max Farrand in 1913 and changed her name to Beatrix Farrand.

10 Cynthia Zaitzevsky, "A Career in Bud," *Journal of the New England Garden Society* (The New England Garden History Society of Massachusetts Horticultural Society: Massachusetts, 1998).

11 Beatrix Jones, "Nature's Landscape-gardening in Maine," *Garden and Forest*, September 6, 1893, 378.

12 Judith B Tankard, "Beatrix Farrand: Private Gardens, Public Landscapes" (The Monacelli Press: New York, 2009), 18.

13 Tankard, "Beatrix Farrand: Private Gardens, Public Landscapes," 25.

14 Beatrix Jones, "The Book of Gardening, 1893–1895," From the University of California, Berkeley, Environmental Design Archives, Beatrix Jones Farrand Collection, 1866–1959 (Series I.B.), cited in Carmen Pearson, "Collected Writings of Beatrix Farrand" (University Press of New England: Hanover, 2009), 55.

15 Beatrix Jones notebook, 99–100, cited in Cynthia Zaitzevsky, "A Career in Bud," *Journal of the New England Garden Society* (The New England Garden History Society of Massachusetts Horticultural Society: Massachusetts, 1998), 20.

16 Zaitzevsky, "A Career in Bud," 22.

17 Robin Karson, *A Genius for Place: American Landscapes of the Country Place Era* (University of Massachusetts Press: Massachusetts, 2007) 138.

18 Zaitzevsky, "A Career in Bud," 27.

19 Norman T. Newton, *Design on the Land: The Development of Landscape Architecture* (Harvard University Press: Cambridge, Massachusetts, 1971) cited in Zaitzevsky, "A Career in Bud," 27.

20 Beatrix Jones, "The Garden as a Picture, 1907," originally published in *Scribner's Magazine* 8:4 July 1907, 2–11, cited in Carmen Pearson, "Collected Writings of Beatrix Farrand" (University Press of New England: Hanover, 2009), 79.

21 Jones, "The Garden as a Picture, 1907," cited in Carmen Pearson, "Collected Writings of Beatrix Farrand," 78.

22 Ibid, 81.

23 Karson, *A Genius for Place: American Landscapes of the Country Place Era*, 145.

24 Ibid, 152.

25 Elliot Lindsley, friend of Mary Newbold Morgan, recalled that the vegetation along the gravel pathway was part of Beatrix Farrand's design for Newbold family in 1912. No plans exist for this part of the garden (telephone communication with Kirsten Holder, October 14, 2011).

26 Gerald Morgan Jr., interview by Frank Futral and Kate Kerin, September 21, 2005, interview 2005, ROVA, 18.

27 Elliot Lindsley, telephone communication with Kirsten Holder.

28 Coffin, Margaret and Kristin Claeys. *Historic Plant Inventory for the Bellefield Property, Home of Franklin D. Roosevelt National Historic Site* (U.S. Department of the Interior, National Park Service, Olmsted Center for Landscape Preservation: Brookline, MA October 1995).

29 Elliott Lindsley letter to Anne Symmes, January 2011.

30 Harold Farley, interview by Mr. Leon Froats, July 12, 1975, interview 1905.04, ROVA, track 2, 1.

31 Gerald Morgan Jr., interview by Frank Futral and Kate Kerin, 17.

32 Harold Farley, interview by Mr. Leon Froats, July 12, 1975, interview 1905.04, ROVA, track 2, 1.

33 Coffin and Claeys. *Historic Plant Inventory for the Bellefield Property, Home of Franklin D. Roosevelt National Historic Site*.

34 Gerald Morgan Jr., interview by Frank Futral and Kate Kerin, 17.

35 Ibid, 17.

36 Farrand designed a kitchen garden for Edith Wharton's "the Mount" estate in the beginning of the twentieth century, planted fruit trees along a trellis for Clement B. Newbold in 1904, planted fruit trees at the Whitney estate in Oyster Bay in 1912. Elliot Lindsley stated that Farrand likely laid out the plantings within the western garden areas. Elliot Lindsley, telephone communication with Kirsten Holder.

37 Elliot Lindsley, telephone communication with Kirsten Holder.

38 Coffin and Claeys. *Historic Plant Inventory for the Bellefield Property, Home of Franklin D. Roosevelt National Historic Site*.

39 Gerald Morgan Jr., interview by Frank Futral and Kate Kerin, 17. Harold Farley, interview by Mr. Leon Froats, July 12, 1975, interview 1905.04, ROVA, track 2, 1.

40 Randolph Traudt, interview by Mr. Leon Froats, May 21, 1975, interview 1975.03, ROVA.

41 Elliot Lindsley, telephone communication with Kirsten Holder.

42 Charles Snell, *Historic Structure and Grounds Report, Bellefield Mansion and Estate, Franklin D. Roosevelt National Historic Site* (Denver: National Park Service Denver Service Center, 1981), 60.

43 Gerald Morgan Jr., interview by Diane Boyce, June 23, 1989, interview 1989, ROVA.

TABLE 3.2. LANDSCAPE FEATURES AT BELLEFIELD					
Preferred Name and Name in Report	**LCS NAME** (alternate LCS names)	**LCS ID**	**Evaluation: (contributing, 1795–1941)**	**Notes**	**Page #**
Natural systems and topography					
Hudson River estate landscape			contributing	Extant 1795	178
Spatial organization					
Estate organization			contributing	Extant 1795	180
East lawn area			contributing	Extant 1795	181
Bellefield house and grounds area			contributing	Extant 1795	182
Newbold walled garden			contributing	Build 1912	183
Cemetery and service area			contributing	Extant 1795	184
Wallace Center and parking area			non-contributing	Extant 2003	184
Circulation					
Bellefield service road	Farm Road	LCS ID: 40775	contributing	Built c. 1772, modified 1980, modified 1981, modified 2003	186
Stone cottage road	North boundary line road or river road		contributing	Extant 1795	187
Bellefield main entrance drive	U-Shaped Entrance Drive	LCS ID: 40776	contributing	Built 1795, modified 1980, modified 1980, modified 1981, modified 2003	187
Gravel pathway from Bellefield house to stone house			contributing	Built 1800s	188
Estates road		LCS ID: 40774	contributing	Built 1800s, modified in 1912 and 1993, removed 2003	189
Walled garden gravel walks	Walks at Formal Garden (Newbold Formal Garden – Walks)	LCS ID: 40778	contributing	Built 1912	190
Bellefield south boundary service road	South boundary service road (Hyde Park Trail or South Boundary Road Trace)	LCS ID: 40777	contributing	C. 1912	191
FDR Drive and parking areas			non-contributing	Built 2003	192
Vegetation					
East lawn			contributing	Extant 1795	193
East lawn trees			contributing	Mid-1800s	194
Gravel pathway plantings trees and shrubs			contributing	Mid-1800s, modified 1916	194
Hemlock hedge along Albany Post Road			contributing	Added 1911, modified 1986	195
Tree groves			contributing	Early 1900s	196
West lawn trees			contributing	Late 1800s or early 1900s	196
West lawn			contributing	Late 1800s	197
Lilac walk			contributing	C. 1912	197
Boxwood maze			contributing	Early 1900s	198
Newbold walled garden vegetation	Newbold garden		contributing	Added 1912, modified 1993	198
Orchards			contributing	C. 1916	200
Flower and vegetable gardens			no longer exists	Mid-1800s, modified 1916	201
Wild garden			no longer exists	Added 1912	201

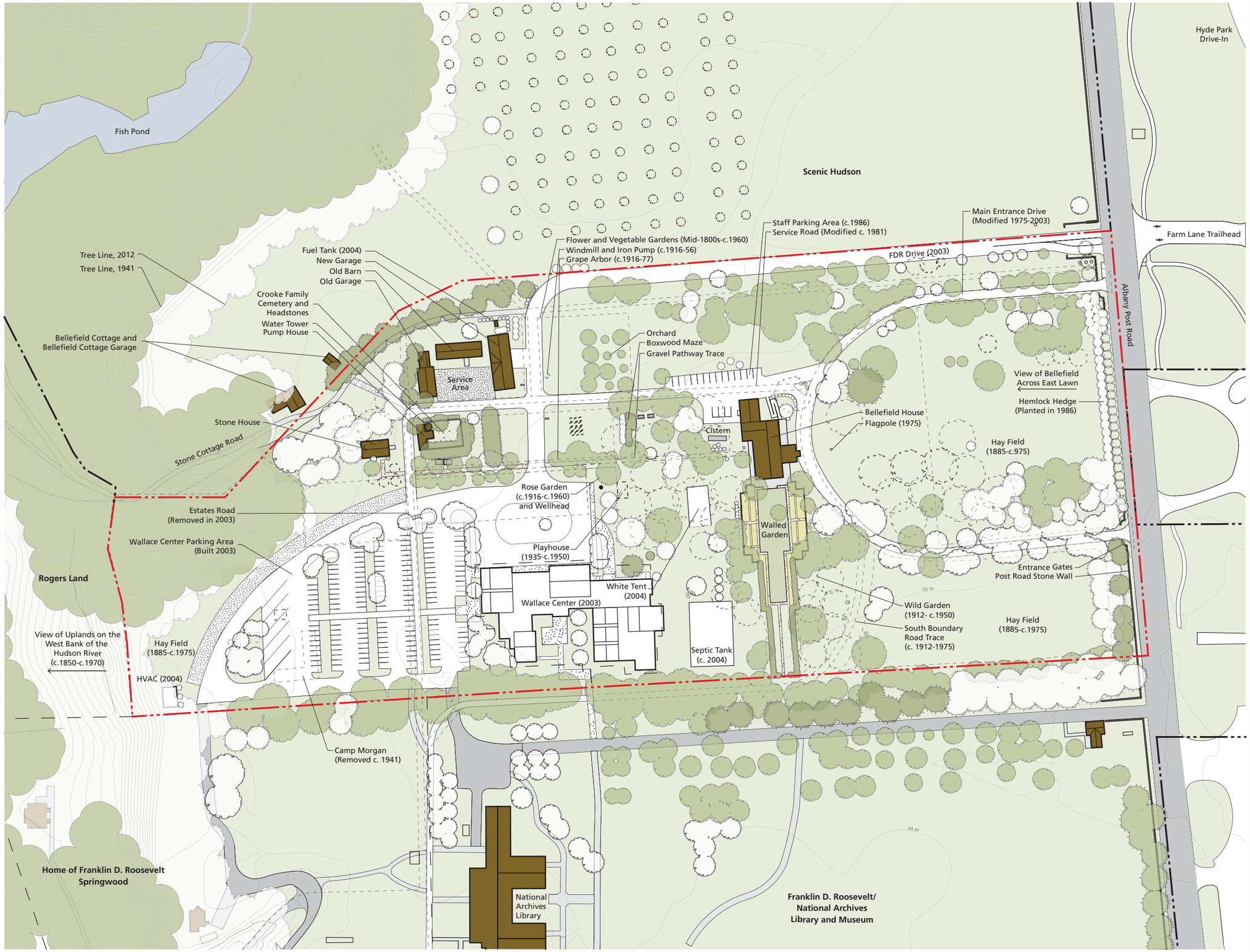
Buildings and Structures					
Bellefield house	"Bellefield"	LCS ID: 40000	contributing	Built 1795–96 by Judge Johnston, modified 1850 by Boorman, modified 1909–11 by McKim, Mead & White, modified 1960 by Morgan, modified 1980 by park	203
Cistern at west lawn		LCS ID: 40786	contributing	Built 1800	203
Old barn	(Yellow Barn)	LCS ID: 40001	contributing	Built c. 1800, modified 1845	204
Post Road stone wall	Albany Post Road Fence (Stone Wall at Route 9)	LCS ID: 40794	contributing	Built c. 1807, modified 1911, modified 2003	204
Bellefield cottage	Today known as "McLoughlin house"		contributing	Built c. 1850	205
Crooke family cemetery wall	Cemetery fieldstone wall (Crook family cemetery wall or Burial ground fieldstone fence)	LCS ID: 40795	contributing	Built before 1866, modified c. 1916	205
Bellefield entrance gates	Entrance Gates	LCS ID: 40796	contributing	Built 1866, modified 1977, modified 2003	205
Stone house	(Residence No. 1 or Stone cottage)	LCS ID: 40002	contributing	Built 1905 by Henry Meyers, modified 1975, modified 1992	206
Old garage	(Garage & Shed or Block Garage)	LCS ID: 40003	contributing	Built 1905 by Henry Meyers	206
Bellefield Pump house	Pump house	LCS ID: 40005	contributing	Built 1911	208
Water tower		LCS ID: 40006	contributing	Built 1911, modified 1956	208
Walled garden fieldstone walls	Formal Garden Stone Walls	LCS ID: 40797	contributing	Built 1912 by Henry Meyers	208
Cold frames		LCS ID: 40007	contributing	Built c. 1916	209
New garage	(Stone garage)	LCS ID: 40004	contributing	Built 1916–17 and designed by McKim, Mead & White, modified 1976	210
Bellefield cottage garage	Today known as "McLoughlin garage"		contributing	Built 1930	210
Henry A. Wallace Visitor and Education Center			non-contributing	Built 2003	211
Carriage house			no longer exists	Built c. 1845, removed 1916	211
Greenhouse			no longer exists	Built c. 1845	211
Lower stone cottage			no longer exist	Built c. 1850 burned down 1905	212
Windmill			no longer exist	Built c. 1916. Removed in 1956	212
Views and Vistas					
View of Bellefield across east lawn			contributing	Extant 1795	213
View of uplands on the west bank of the Hudson River			No longer exists	C. 1850	213

Small-scale features					
Crooke family headstone	(Charles and Jane Crook Headstone)	LCS ID: 40809	contributing	Built 1813	214
Sarah Broom headstone		LCS ID: 40808	contributing	Built 1844	214
Ann Broom headstone		LCS ID: 40806	contributing	Built 1856	215
Gabriel Broom headstone	(Gabriel William Ludlow Broom Gravestone)	LCS ID: 40807	contributing	Built 1856	215
Garden gates			undetermined	1912 and 2008	216
West lawn wellhead	Well at West Lawn (West Lawn Wellhead)	LCS ID: 40787	contributing	Built c. 1916	216
Flagpoles			non-contributing	Built c. 1975, Built in 2003	217
Light posts			non-contributing	Built 2003	217
National Park Service signs			non-contributing	Built 2003	217
White tent			non-contributing	Built c. 2004	218
Fuel tanks			non-contributing	Built c. 2004	218
HVAC tower			non-contributing	Built c. 2004	219
Iron pump	Iron pump at windmill site	LCS ID: 40785	no longer exists, concrete pad sits within lawn	Built c. 1916	219
Grape arbor			no longer exists	Built c. 1916	219

Cultural Landscape Report

Bellefield
Home of Franklin D. Roosevelt National Historic Site
Hyde Park, NY

Analysis and Evaluation



National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. ROVA GIS Database, 2011
2. Aerial photograph, 2010
3. Olmsted Center for Landscape Preservation, Historic Plant Inventory for Bellefield ,1995.
4. Site visits June, 2011
5. Trailhead design drawings, Kyle Zick Landscape Architecture, Inc.

DRAWN BY

Kirsten Holder, AutoCAD 2011 and Illustrator CS5

LEGEND

- Building
- Deciduous tree
- Evergreen tree
- Shrubs
- Paved vehicular circulation
- Unpaved vehicular circulation
- Paved pedestrian circulation
- Unpaved pedestrian circulation
- Lawn
- Planting bed
- Water body
- Property line/other parcel boundaries
- Bellefield Property line
- 1 Meter contour
- Stone wall
- Feature added/built since 1941
- Feature removed since 1941

NOTES

1. All features shown in approximate scale and location.
2. Plan shows conditions in 2012.
3. Location of the Hyde Park Trailhead is approximate

0′ 75′ 150′ 300′

Drawing 3.1

4. Treatment

The Bellefield landscape—with its expansive lawn, tree-lined drives, Federal and Colonial Revival house, and walled garden—continues to reflect the historic character of a Hudson River estate and contributes to the setting of the Franklin D. Roosevelt National Historic Site. The Bellefield property now serves as a primary destination within the park due to the construction of the Wallace Center. Landscape issues associated with the increased use of the landscape include the public arrival sequence and wayfinding, visitor circulation and parking, trail and road crossings, and access to the walled garden. This chapter establishes objectives and tasks for treatment of the historic landscape that will help the park respond to current issues and preserve and enhance the historic character of the landscape based on its significance, existing condition, and current use. The scope of this chapter focuses on the 23.4-acre Bellefield property.

As defined by the National Park Service, the purpose of a landscape treatment plan is to set forth guidelines for preserving and enhancing historic landscape characteristics and features within the context of contemporary park uses.[1] Treatment describes the future appearance of the landscape at the planning level with preliminary design recommendations. It does not provide construction level details necessary for implementation, nor does it address routine maintenance.

The plan for treating the Bellefield landscape is organized into three sections, with the goal of providing a basis for landscape stewardship and planning. The first section establishes a framework for treatment based on the National Park Service mission and policies, the park's enabling legislation, and park planning efforts. This framework articulates a treatment philosophy that describes the intended character of the landscape, defines a primary treatment for the landscape, and sets a treatment date as a benchmark for assessing historic character. Based on this treatment framework, the second section describes general treatment issues that address impacts to the landscape's historic character. The third section provides treatment objectives and tasks necessary to retain, enhance, and reestablish the historic character of the Bellefield property. The property is organized into five character areas for treatment including the East Lawn Area, the Bellefield House and Grounds Area, the Newbold Walled Garden, the Cemetery and Service Area, and the Wallace Center and Parking Area. The report concludes with suggestions for implementation, a table of treatment tasks (Table 4.1) and an appendix with source documents. The narrative is supported by graphics and treatment plans (Drawings 4.1, 4.2, and 4.3).

FRAMEWORK FOR TREATMENT

A framework for treatment is based on the National Park Service mission and policies, legislation, and park planning that inform treatment of the cultural landscape. Chief among park planning documents is the General Management Plan, which Roosevelt-Vanderbilt National Historic Sites completed for its three units including the Home of Franklin D. Roosevelt National Historic Site and the Bellefield property. In addition, the *Cultural Landscape Report for Springwood, Volume II: Treatment*, completed in 2009, established the treatment date of 1941 for the adjacent Roosevelt Estate. Based on the plan's direction and the *Cultural Landscape Report for Springwood*, this chapter articulates a treatment philosophy that calls for rehabilitating the Bellefield landscape to enhance its historic character as it appeared in 1941, the year of the completion and dedication of the Presidential Library.

MISSION AND POLICIES

Landscape treatment is guided by the mission of the National Park Service, defined in the Organic Act of 1916, "to conserve the scenery and the natural and historic objects and the wild life therein and to provide for the enjoyment of the same in such manner and by such means as will leave them unimpaired for the enjoyment of future generations."[2] The application of this mission to cultural resources is articulated in the National Park Service Management Policies (2006), which call for the National Park Service to "provide for the long-term preservation of, public access to, and appreciation of, the features, materials, and qualities contributing to the significance of cultural resources." These policies are based on the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, and are applied to cultural landscapes in *NPS-28 National Park Service Cultural Resource Management Guideline* (1998).

ENABLING LEGISLATION

Treatment of the Bellefield landscape is based on the enabling legislation that created the Home of Franklin D. Roosevelt National Historic Site in 1939, however, the Bellefield property warrants a different approach since it was not part of the initial legislation. The Home of Franklin D. Roosevelt National Historic Site's purpose is to "preserve and interpret the birthplace, lifelong home, and memorial gravesite of President Franklin D. Roosevelt, so that current and future generations can appreciate the life and legacy of the longest serving U.S. President. . ."[3] The Home of Franklin D. Roosevelt National Historic Site, including its buildings, grounds, views, and land use, provide insight into the life of the President. A Joint Resolution of Congress authorized the establishment of the Franklin D. Roosevelt Library and donation of property within the Roosevelt

estate, which enabled the federal government to accept sixteen acres in 1939 for the library and thirty-three acres in 1943 for the historic site.[4]

An amendment permitted the National Park Service to accept any donated property contiguous with the Home of Franklin D. Roosevelt for use in administration of the park in 1975.[5] This amendment allowed the park to accept the twenty-three acre Bellefield property from Gerald Morgan that included the Bellefield house, service buildings, and grounds. Additional legislation later enabled the park to acquire any property within the Roosevelt estate. The Bellefield property is not part of the Roosevelt Estate and therefore treatment is not directly guided by the park's enabling legislation. Since Bellefield is part of the Home of Franklin D. Roosevelt National Historic Site, and it is listed in the National Register, the National Park Service manages the resources as a historic property.

MASTER PLANS

Initial direction related to the treatment of the Bellefield landscape is found in a number of early park planning documents including the 1966 *Master Plan* and 1977 *Master Plan* for the Home of Franklin D. Roosevelt National Historic Site. Both plans specified "adaptive restoration" for the Bellefield house and outbuildings for administrative and maintenance functions, while preserving the historical attributes of the property. The 1977 plan established the Bellefield property as the reception area for visitors with a visitor orientation facility and parking area in the fields west of the Bellefield house and north of the Roosevelt gardens. Since the Roosevelt family was close to the Morgans, the plan instructed that historical themes be represented; however, the park had the flexibility to adapt the historic property for contemporary uses. Specific actions from these plans—the relocation of the park headquarters to the Bellefield house and construction of a parking area—were implemented. However, other actions, notably the 1977 *Master Plan* recommendations to expand visitor and school group facilities, and horse and bicycle trails on the Bellefield property were not realized.

2010 GENERAL MANAGEMENT PLAN

The 2010 *General Management Plan* supersedes the 1966 and 1977 master plans as the primary planning document for the Bellefield property. Within the Home of Franklin D. Roosevelt, the plan establishes the Bellefield property as the "park support zone," the Home and Top Cottage as the "historic core zone," and the remaining land, including Rogers land as the "cultural landscape preservation zone."[6] For all three zones, the plan calls for rehabilitating views, designed landscapes, and circulation patterns to reflect their historic appearance; managing

forest plantations and natural woodlands; reinstating agriculture to enhance the historic character; and allowing for compatible alterations to accommodate contemporary use.[7]

The plan locates the Bellefield buildings and landscape within the park support zone to accommodate administrative and park support facilities. The plan sets forth several management objectives and potential actions for the Bellefield property, including:

1. Focus on rehabilitating cultural landscapes within the park, including Bellefield, to enhance the historic character of the properties and perpetuate historic land use. Specifically, "at Bellefield rehabilitate the 'wild garden' portion of the Farrand Garden [walled garden] to improve the pedestrian connections between Bellefield and the Wallace Center, if funds for its development and ongoing maintenance can be assured."[8]

2. Improve the sense of arrival into the park, "minimize the visual impact of the Bellefield park support functions," and "identify and implement measures to correct the misconception that Bellefield Mansion is the Roosevelt Estate and the starting place for a visitor tour."[9]

3. Establish place-based learning opportunities in addition to the space available at the Wallace Center with "dedicated teaching space for the learning center in such locations as the Bellefield outbuildings, and if needed, the Vanderbilt Coach House."[10]

4. Enhance access to park headquarters and "plan, design, and implement modifications to make more efficient use of its space for administrative functions, . . . improve the vehicular and pedestrian circulation systems, . . . expand and screen Bellefield parking, . . . enhance pedestrian connections between the Wallace Center and the Farrand Garden [walled garden], and . . . accommodate new functions in the Bellefield outbuildings."[11]

5. Allow park partners to use "certain spaces in the Bellefield Mansion and grounds for targeted fund-raising events."[12]

PRESERVATION PLANNING

Several reports document Bellefield's historical attributes and some contain treatment guidance. A *Historic Structure and Grounds Report*, completed in 1981, describes the site significance, land ownership history, and features in the Bellefield landscape. A *Historic Plant Inventory*, completed in 1995, records the genus, species, approximate age, size, and condition of the trees and shrubs on the Bellefield property. A draft report entitled *Cultural Landscape Report for the*

Home of Franklin D. Roosevelt National Historic Site: Cultural Treatment Plan Visitor & Education Center Development Zone, completed in 2000, recommends the placement of the Wallace Center and parking area at the southwest edge of the property and the preservation of historic features within the Bellefield landscape. A *Cultural Landscape Inventory*, completed in 2005, documents the historical development and existing conditions of the Bellefield landscape. An updated draft National Register documentation for the Home of Franklin D. Roosevelt National Historic Site, initiated in 2009, documents and evaluates the buildings, structures, sites, and objects within the Bellefield property. Most recently, *FDR and the Land: Historic Resource Study for the Roosevelt Estate*, completed in 2011, provides a detailed history of the Roosevelt Estate and describes the physical character within the context of conservation and stewardship.

As of 2012, the park is both implementing and planning for several projects that relate to the *General Management Plan* goals and treatment tasks presented in this chapter. The Roosevelt Farm Lane trailhead is under construction on the east side of Albany Post Road, comprising the western terminus of the historic road linking the Home with Val-Kill and Springwood. North of Bellefield, the Morgans recently donated their property to Scenic Hudson and the National Park Service acquired the Hyde Park Drive-In property. The park is in the process of an architectural analysis of the Bellefield house and a parking capacity study within the Bellefield property. Lastly, the Beatrix Farrand Garden Association is celebrating the one hundredth anniversary of the Farrand garden.

TREATMENT PHILOSOPHY

The Bellefield property reflects the character of a Hudson River estate and is part of the historic setting of the Franklin D. Roosevelt Home and Presidential Library. Bellefield portrays early twentieth century residential architecture and landscape design by prominent professionals. The Bellefield house remains an intact example of a Colonial Revival renovation and expansion by McKim, Mead & White, and the walled garden reflects the aesthetics of the Arts & Crafts Movement and remains one of the earliest garden designs by Beatrix Farrand. The existing landscape characteristics and features illustrate the evolution during the historic period of 1795 to 1941. Throughout the historic period, Bellefield residents used the grounds to cultivate flower gardens, grow vegetables, tend a small apple orchard, raise domestic animals, and entertain guests.

The Bellefield landscape will be rehabilitated and managed to preserve the setting of the Home of Franklin D. Roosevelt as viewed from Albany Post Road and the Roosevelt Estate to reflect the historic character in 1941. While serving as the location of the Wallace Visitor and Education Center, Bellefield will also continue to function as the primary entrance for the Roosevelt Estate and the Presidential

Library. Central to this goal is the rehabilitation of the Bellefield east lawn area to retain and enhance the residential entrance and rural character along the west side of Albany Post Road. The Bellefield house and gardens in the interior portion of the property will be preserved and rehabilitated to reflect the twentieth century architectural renovation and garden design. In the absence of the original planting plans, rehabilitation of the gardens by the Beatrix Farrand Garden Association and park staff, including the walled garden and the wild garden, will incorporate plant species, layout trends, and character evident in comparable Farrand gardens. Rehabilitation in the domestic or rear portion of the Bellefield property will preserve the existing historic character and resources, including the west side of the house and grounds area, and cemetery and service area. The Wallace Center and visitor parking area will continue to serve as the primary visitor arrival and orientation facility and will continue to be adapted to improve visitor arrival and experience. The Wallace Center and parking area should continue to be screened from the Home but not from the Bellefield house.

The Bellefield house and service area buildings will continue to serve as the primary administrative and maintenance area for the park until the park constructs a new maintenance facility. Rehabilitation and interpretation of the historic character of the Bellefield domestic landscape will allow visitors and school groups to understand the site's architectural and landscape history, and allow for cyclical and long-term changes inherent in natural systems. Rehabilitation of Bellefield's roads and walks will enhance the property's historic circulation and incorporate sustainable materials to improve universal access and connectivity to Roosevelt Farm Lane trailhead, Hyde Park Trail, the Wallace Center, the FDR home, the cemetery and service area, the walled garden, and the Scenic Hudson property. Rehabilitation of garden areas will incorporate sustainable plants and materials and enhance the domestic character of the landscape. Lost features will be rehabilitated where feasible and will not obstruct current park staff and visitor use. Park furnishings, interpretive material, wayfinding signs, and designs for universal access necessary for public use will be compatible with the historic rural character of the landscape.

PRIMARY TREATMENT: REHABILITATION

To implement this treatment philosophy, the recommended primary treatment for the Bellefield landscape is Rehabilitation, one of four treatments defined by the Secretary of the Interior along with Preservation, Restoration, and Reconstruction. Rehabilitation is defined as "…the act or process of making possible a compatible use of a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."[13] The Secretary of the Interior identifies the following ten standards under Rehabilitation:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Rehabilitation is the most appropriate treatment for the Bellefield landscape because of the need to provide for contemporary park functions, visitor services, and environmental sustainability. While alterations are expected to occur with the Bellefield property, the ninth standard emphasizes differentiating the old and new

as well as the selection of updated compatible historic materials. This treatment focuses on managing the landscape for its historic character by preserving significant landscape characteristics and features, replacing in-kind key features, and allowing for changes in parking and circulation to accommodate park visitors. Contemporary changes will be in keeping with the historic character of the landscape and represent a minor component in the overall treatment.

TREATMENT DATE

Definition of a treatment date provides a benchmark for managing historic character in a landscape. The treatment date corresponds to a time during the historic period when the landscape reached the height of its development and when the property best illustrates the park's significance and interpretive themes.

The recommended treatment date for the Bellefield landscape is 1941. This date was selected to correspond with the treatment date for Springwood and is close to the end of the period of significance for the park (1945). This treatment date was established in the *Cultural Landscape Report for Springwood, Home of Franklin D. Roosevelt National Historic Site, Volume II: Treatment*, completed in 2009. This treatment date corresponds with the completion and dedication of the Presidential Library, which is visible from Bellefield, and a period where the property was at the height of its historic development. The 1941 date also encompasses the construction of the library entrance drive and gatehouse, includes Sarah Roosevelt's influence on the landscape around the home, matches the interpretation date for the Home, and does not include the extensive security additions that were added between 1941 and 1945, which are now gone.

The 1941 treatment date also corresponds with the peak of development for the Bellefield property. At that time, Bellefield reflected a domestic character developed by the Newbold and Morgan families for the Bellefield house and walled garden, service area buildings, vegetable and flower gardens, and open lawns. The treatment date incorporates the architectural renovations by McKim, Mead & White in 1909–11, landscape design and construction of the walled garden by Beatrix Farrand in 1912, construction of the support buildings and structures through 1916, and construction of Camp Morgan on the western portion of the property in 1939. Buildings and structures include the new garage, cold frames, stone walls, and windmill, and small scale structures such as the iron pump and wellhead. Furthermore, in 1941 the property was in good condition. Photographs, maps, documents, and oral history interviews provide an adequate level of documentation on the appearance of the property at the end of the historic period.

GENERAL TREATMENT ISSUES

The following are general treatment issues for the Bellefield landscape that inform the treatment objectives and tasks in the second part of this chapter. These issues are associated with accessibility, visitor experience, parking, the walled and wild gardens, and vegetation maintenance for the Bellefield property.

PEDESTRIAN ACCESS AND WAYFINDING

Roads linked neighboring properties in the nineteenth century and were expanded to include walking trails in the nineteenth and twentieth centuries to access the estate gardens, managed forests, recreational amenities, and the Hudson River. Many of these historic routes are now preserved as pedestrian trails. Following the construction of the Roosevelt Farm Lane trailhead in 2012, Bellefield will serve as the link between the parking area on the east side of Albany Post Road to the Wallace Center, the Roosevelt Estate, and Hyde Park trails. Existing pedestrian circulation is not accessible and wayfinding is unclear within the Bellefield property. In several locations, the Hyde Park Trail has become overgrown with vegetation and very few signs dot the property to guide visitor circulation.

Management goals are to enhance trails and improve wayfinding to help guide visitors through the site or into another area of the park. The park will encourage trail use by improving pedestrian safety, accessibility, wayfinding, informational signage, and surface treatments. New pedestrian trails should meet the standards for outdoor recreational accessibility that address slope, width, and surface.[14] Specific recommendations are detailed within the tasks for the East Lawn Area, Bellefield House and Grounds, and Walled Garden.

VISITOR ARRIVAL AND EXPERIENCE

The majority of park visitors arrive by private vehicle on the non-historic FDR Drive where they have a clear view of the Bellefield house and east lawn area. Visitors often approach the Bellefield house thinking it is the Home of Franklin D. Roosevelt. As detailed in the tasks for the Bellefield House and Grounds and Wallace Center and Parking Area, additional wayfinding should be installed to lead visitors to the Wallace Center parking area and provide information that clarifies the function of the Bellefield house and location of the walled garden.

CIRCULATION AND PARKING

Park visitors and staff arrive to the park on FDR Drive. Park staff typically park in the parking area northwest of the Bellefield house or in the service area, while

visitors park in the Wallace Center parking area. Visitors who arrive by bus or shuttle are dropped off at the north entrance of the Wallace Center. The existing parking areas are typically full during peak season as most park visitors and staff arrive by private vehicle. This often results in parking in undesignated spaces, such as on the main entrance drive, along the Hyde Park Trail, and east of the Crooke family cemetery. Parking can be particularly limited during special events when visitors and staff often require more parking than what is available in the overflow parking areas. Special event parking requires the use of additional overflow parking areas and parking management by park staff.

As further detailed in the Bellefield House and Grounds tasks, the staff parking area should be expanded to accommodate park staff and volunteers. When the Wallace Center parking area is full, staff should be instructed to park in front of the Old Barn or in the Roosevelt Farm Lane trailhead parking area. Informal parking areas, such as the aggregate lot within the service area, should be evaluated for daily staff and tram parking. Visitors should be instructed to park on the northwest edge of the Wallace Center parking area or in the Farm Lane trailhead parking area when the Wallace Center parking area is full.

WALLED AND WILD GARDEN

The Beatrix Farrand Garden Association volunteers and the National Park Service staff have rehabilitated the walled garden to an appearance that is similar to the garden's installation in 1912 through the end of the historic period. Hardscape elements such as the fieldstone walls, stone edging, and gravel walks remain from the historic period and new features such as the garden gates and the trellis were installed in the 1990s. The Association volunteers and park staff plant and maintain the hemlock hedge, vines, lawn, and planting beds within the walled garden. Rehabilitation of the wild garden, which likely included trees and shrubs outside of the walled garden, is supported by the General Management Plan in order to improve pedestrian circulation between the Bellefield house and the Wallace Center.[15] During the historic period, the wild garden contained more ornamental trees and shrubs, however, no planting plans or images portray the specific plant varieties or layout.

In an effort to interpret the walled garden and rehabilitate the wild garden, the park should continue to coordinate with the Beatrix Farrand Garden Association. Most visitors do not know about the walled garden, are unaware of the significance of the garden, or do not realize it is open to the public. The Beatrix Farrand Garden Association has played a key role in rehabilitating the walled garden, and supports plans to reinstate the surrounding wild garden. This partnership is essential to the implementation and maintenance of new garden areas. Additional recommendations are detailed in the Walled Garden tasks.

SPECIMEN TREES

The Bellefield landscape contains several large specimen deciduous and evergreen trees at the main entrance drive, walled garden, gravel pathway, FDR Drive, Crooke family cemetery, and orchard areas that help define the historic character of the property. The park currently replaces hazardous or aged trees in-kind. The park should continue to replace trees with in-kind replacements throughout the Bellefield property. This is particularly important along the main entrance drive and around the house and walled garden where vegetation conveys the historic character of the house, main entrance drive, and walled garden. Specific actions related to specimen trees are detailed in the treatment tasks.

DEER CONTROL

Deer browsing is a major issue at Bellefield and has caused extensive harm to the hemlock hedges, perennial and annual plantings within the walled garden, flowering shrubs, and young trees. The park currently maintains a six foot tall fence around the southern end of the walled garden where the hemlock hedge lines the walled garden, around the hemlock hedge at Albany Post Road, and in several locations within the Roosevelt Estate. In addition, the park uses a repellant called "Deer Defeat" (http://www.deerdefeat.com/), which has reduced the damage typically caused by deer. The existing fences and wood gates keep deer out of the walled garden, however, proposed new planting in the wild garden, the vegetable and flower gardens west of the house, bulbs, and young trees will continue to be at risk to deer browsing. The park should continue to apply deer repellant on young or exposed vegetation. The existing feature-level fencing at Bellefield currently protects the most vulnerable vegetation.

The *Cultural Landscape Report for Springwood, Volume II: Treatment* recommends the park hire a deer-control specialist to design a site-wide fence system that protects the Bellefield property, Springwood historic core, and Library with primary or secondary gates at each entrance and exit.[16] This option would minimize impact on the historic character of the landscape; however, it would require a higher installation cost. With a property-wide deer fence, new planting areas around the walled garden and along the gravel pathway would not require additional fencing. If site-wide fencing is not an option, feature-level fencing should be installed around existing and new planting areas.

TREATMENT OBJECTIVES AND TASKS

This section provides treatment objectives and tasks specific to the five character areas defined for the property including the East Lawn Area, Bellefield House and Grounds Area, Newbold Walled Garden, Cemetery and Service Area, and Wallace Center and Parking Area (Figure 4.1). Treatment objectives for the character areas are defined in in each section. The individual treatment tasks are listed with a code using the specific area abbreviation (EL, BH, WG, CS, and WC). The task narratives identify affected landscape features as inventoried in the Analysis and Evaluation chapter. Preservation is the default treatment for historic landscape features having no specific tasks identified. Tasks are included on a the treatment plans (Drawings 4.1, 4.2 and 4.3). A summary of tasks is included at the end of this chapter.

EAST LAWN AREA

Overall treatment objectives for the east lawn area are to retain and enhance the historic character of the east lawn, main entrance drive, and trees and shrubs between the Bellefield house and Albany Post Road. The main entrance drive dates to 1795 and for two centuries served as the main entrance to the house. Throughout the historic period the drive was lined mostly with deciduous trees and the east lawn included a few evergreen trees. The eastern edge was defined by the fieldstone wall along Albany Post Road, and later by the hemlock hedge and pine trees, and the western edge was defined by the Hyde Park Trail and main entrance drive (Figure 4.2).

Figure 4.1. Five character areas defined for treatment, 2012. Plan view (OCLP).

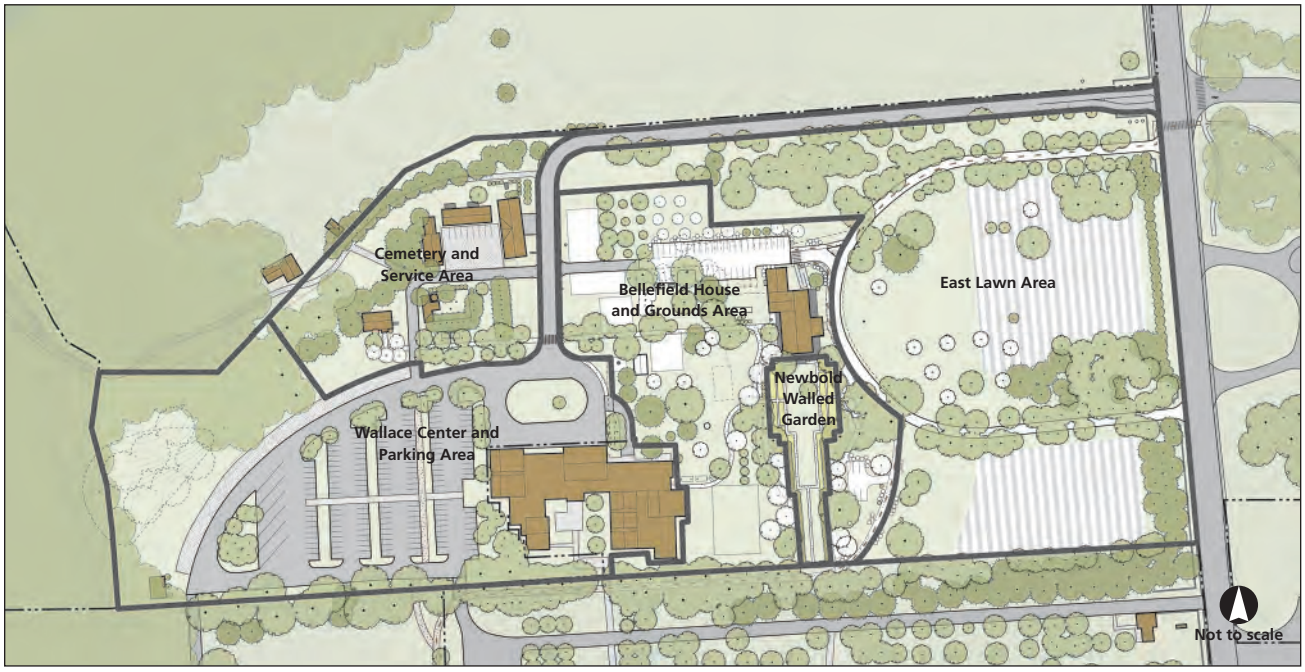




Figure 4.2. East Lawn Area landscape treatment plan, 2012 (OCLP).

Presently, as visitors arrive by vehicle on FDR Drive from Albany Post Road, their first views are of the Bellefield house and east lawn through the border of mostly deciduous trees that line the historic route of stone cottage road. Visitors that traverse the property on foot via the Hyde Park Trail experience similar views as they travel along the northern half of the main entrance drive. Filtered views, agricultural use, and circulation of the east lawn, Bellefield house, and tree-lined drive should be consistent with the historic period. The Hyde Park trail should be enhanced with a clear pedestrian route from the Farm Lane Trailhead to the Bellefield house and walled garden. A possible walking tour could explain the relationship of Bellefield to the Roosevelt Estate, the use of the open lawn area, and the significance of the walled garden. The treatment tasks are shown on Drawing 4.1 and identified by the prefix EL.

EL-1: Reestablish agricultural character of the east lawn area

During the historic period, the Newbold and Morgan families grew hay in the eastern portion of the east lawn area within the main entrance drive, whereas the western portion of the lawn, closer to the house, was mowed regularly as turf (Figure 4.3). A map prepared in 1975 indicates that the eastern portion of the lawn and the area to the south of the main entrance drive was still used for growing hay (see Figure 1.81). The entire lawn within the main entrance drive is currently mowed and contains several mature trees around the perimeter, a couple young trees near the house and within the interior of the lawn, and the hemlock hedge along the eastern edge. A flagpole stands near the house and is surrounded by a small planting area.

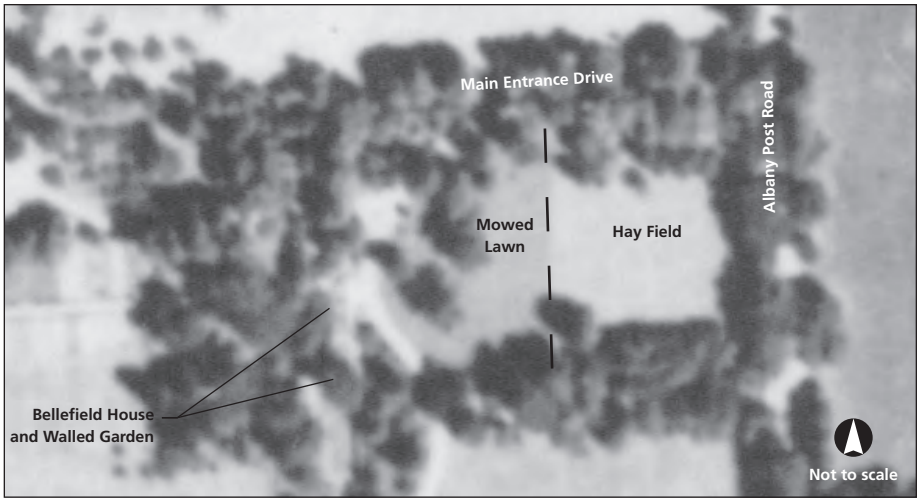


Figure 4.3. Bellefield house and entrance area aerial, 1945. The hay field and mowed lawn grow within the main entrance drive (ROVA Archives, annotated by OCLP).

To reestablish the character of the east lawn as it appeared at the end of the historic period, the eastern portion of the east lawn should be managed as a hay field. The hay could be harvested through an agricultural lease or cooperative agreement. The limits of the hay field should extend between the trees that line the north and south legs of the entrance road, it should start 10 feet west of the hemlock hedge to allow for maintenance access to the hedge, and extend west approximately 250 feet toward the house. The northern and southern extents of the hay field should correspond with the edge of the tree line. A second hay field should grow on the lawn area south of the main entrance drive southern leg. The hay fields should cover approximately two acres (Figures 4.4 and 4.5). If agricultural use is not feasible, allow the grasses on the east half to grow high and mow once, twice, or three times annually, which is the typical mowing frequency for hay. The mowing time and frequency is dependent on the amount of seasonal precipitation, quality of hay desired, and presences of nesting species within the area. Less frequent mowing will reduce regular maintenance needs for this area, reduce the use of power equipment, and enhance wildlife habitat. The hemlock hedge should be trimmed regularly to maintain its current upright form.

The half circle of lawn directly in front of the Bellefield house should be mowed regularly. Mow the field in a north-south direction to maintain a clean line between the field and the manicured lawn using Drawing 4.1 as a guide for the location of the edge of the lawn area.



Figure 4.4. Mowed lawn, 2012. View looking north from the south leg of the main entrance drive. The east lawn does not currently reflect the historic character (OCLP).

Figure 4.5. Reestablished hay field in the east lawn. Rendering shows a mow strip between the hay field and hemlock hedge (OCLP).



EL-2: Reestablish historic width and character of main entrance drive

The main entrance drive, built in 1795 by Johnston, was the primary entrance drive to the Bellefield house from Albany Post Road. The entrance drive's compacted earth and gravel surface, alignment between the house and road, and fifteen foot width remained unchanged during the historic period. The northern portion of the main entrance drive is now closed to vehicles and it will be used by pedestrians on the Hyde Park Trail once the Farm Lane trailhead opens. The drive in front of the house and toward the southern exit at Albany Post Road is used mainly by park staff exiting from the staff parking area to Albany Post Road. The main entrance drive has been widened and paved numerous times with bituminous concrete since the 1980s to mitigate the impact of large vehicles on the adjacent turf. The northern portion of the drive is paved with a bituminous concrete with a chip seal, while the drive in front of the house and along the southern half of the main entrance drive does not contain a chip seal finish.

To enhance the historic character of the Bellefield property and provide a compatible yet durable driving surface, the width of the main entrance drive should be reduced to fifteen feet. The bituminous concrete should be removed and replaced with a crushed aggregate surface. If the aggregate surface is not feasible due to maintenance concerns, consider bituminous concrete with a chip-seal. When resurfacing the drive, the bituminous concrete should be covered with a gray chip-seal the following year (Figures 4.6 and 4.7). The chip-seal should be installed with an asphalt (bitumen) or latex emulsion to bind the gravel to the road surface.[17]

To improve vehicular and pedestrian circulation, the area in front of the Bellefield house should be rehabilitated to improve pedestrian circulation and enhance the domestic character of the home. If possible, the current "no parking" lines painted on the main entrance drive should be removed with the new roadway and the park should place permanent "no parking" signs along the drive, particularly in front of the Bellefield house, to discourage visitors from parking on the drive. If the "no parking" paint lines remain a requirement for fire truck access, incorporate the pedestrian walkway in front of the house with the no parking lines. During park events, additional signage and park staff should direct visitors to park in designated overflow parking areas such as at the northwest edge of the Wallace Center parking area and across Albany Post Road on the Farm Lane trailhead. If these areas are full, the park should instruct visitors to park in the overflow parking areas between FDR Drive and the staff parking, near the orchard trees. EL-3 provides a related recommendation to improve the separation of vehicular and pedestrian circulation.



Figure 4.6. Main entrance drive, at the Bellefield house, 2012. View looking southwest toward the house and walled garden. The twenty-five foot wide drive area in front of the house does not currently reflect the historic character (OCLP).

Figure 4.7. Main entrance drive and pedestrian walkway. Rendering shows a fifteen foot wide bituminous concrete drive with a chip-seal and a pedestrian walkway (OCLP).



EL-3: Reconfigure pedestrian and vehicular circulation in front of the Bellefield house to create an accessible pedestrian connection

The Hyde Park Trail follows the northern portion of the main entrance drive and connects the Roosevelt Farm Lane trailhead to the Bellefield house. This portion of the road is paved in bituminous concrete with a chip seal and is closed to vehicular use. Pedestrians do not have a clearly defined route from the north leg of the main entrance drive to the front of the Bellefield house, the walled garden, or the Wallace Center. The pedestrian pathway currently meets the vehicular drive at the eastern exit of the staff parking area without any warning or signage. The drive in front of the Bellefield house is currently shared by pedestrians and vehicles.

To improve vehicular and pedestrian circulation, a pedestrian route that is separate from the vehicular right of way should be delineated and signage for the Hyde Park Trail should be added. As pedestrian use along this trail will likely increase with the construction of the Farm Lane trailhead and new traffic light on Albany Post Road, a safe and designated pedestrian right of way is essential.

To ensure pedestrian safety, a pedestrian walkway and that connects the northern leg of the main entrance drive to the Bellefield house, and to the east entrance of the walled garden should be installed (Drawings 4.2 and 4.3). This walkway should include a designated pedestrian route near the staff parking area and main entrance drive, a crosswalk across the eastern end of the staff parking area, and a connection to the universal access ramp on the north side of the Bellefield house. From the crosswalk, the walkway should include a connection to the front of the Bellefield house, and to the east entrance of the walled garden (Figures 4.8 and 4.9). The pedestrian walkway should be distinguishable from the vehicular drive by paving type, markings in the pavement, medallions on the trees or along the walkway, or signage. The trail should be constructed with bituminous concrete paving with a chip-seal, a stabilized aggregate with a binder, or stone paving. If possible, paint or install low markers within the pedestrian pathway to prohibit parking in front of the house in order to meet local fire codes. The park should work with the Hyde Park Fire Department to establish a walkway consistent with fire lane requirements. Keep wayfinding in front of the Bellefield house to a minimum to maintain the historic character of the front façade. If necessary, relocate vegetation in front of the ramp to install the pedestrian pathway and allow shrubs to grow into an upright hedge to screen the ramp. EL-2 provides a related recommendation to reestablish the width and character of the main entrance drive.



Figure 4.8. Main entrance drive and staff parking area, 2012. View looking southwest toward the parking area and service road. Pedestrians do not have a clear right of way (OCLP).

Figure 4.9. Main entrance drive and pedestrian walkway. Rendering shows a new pedestrian walkway, roadway surface, crosswalk, and vegetation around the staff parking area (OCLP).



EL-4: Connect Hyde Park Trail across Albany Post Road to Roosevelt Farm Lane Trail

The Bellefield main entrance drive intersects Albany Post Road at the north and south legs of the drive. The northern leg, parallel to FDR Drive, is the route for the Hyde Park Trail, and is closed to vehicular traffic with a chain across the main entrance drive. The park built a trailhead for the Roosevelt Farm Lane trail in 2012 that connects the Roosevelt Estate to other sites within the park.

To ensure visitor safety and reduce wayfinding confusion, the park should plan a safe pedestrian connection from the north leg of the main entrance to the Farm Lane Trailhead on the east side of Albany Post Road. As designed in the park's traffic signal plan, install a sidewalk, traffic light, and crosswalk at the intersection of FDR Drive and Albany Post Road. Replace the chain across the northern entrance with removable bollards or sign posts to keep the road closed to vehicular traffic and allow for pedestrian and ADA access to the Hyde Park Trail. The new configuration will improve pedestrian and vehicle access in and out of FDR Drive and the southern exit of the main entrance drive. Wayfinding and a delineated pedestrian route between the Farm Lane trailhead and the Hyde Park Trail will be essential to guide visitors along this route.



Figure 4.10. View north of the flagpole standing in the east lawn in front of the Bellefield house, 2012 (OCLP).

EL-5: Remove flagpole in front of the Bellefield house

The National Park Service installed a flagpole that stands in front of the Bellefield house within the east lawn in 1976, after the historic period. In 2003 the park installed a second flagpole at the entrance to FDR Drive. The prominent location of the flagpole in front of the house and in the open lawn area detracts from the historic character of the property (Figure 4.10). To improve the historic character of the front of the Bellefield house, remove the flagpole in front of the house and restore the lawn. Retain the newer flagpole at the entrance to FDR Drive.

BELLEFIELD HOUSE AND GROUNDS

Overall treatment objectives for the Bellefield house and grounds are to retain and enhance the historic character of the domestic landscape at Bellefield and reestablish portions of the wild garden, vegetable and flower gardens, and gravel pathway between the house and stone cottage. The Bellefield house and grounds historically included small-scale agriculture, orchards, play structures, a lawn tennis court, walled garden, and wild garden area. Currently, the area is edged by the Wallace Center and FDR Drive to the west, the cemetery and service area to the northwest, and the Hyde Park Trail and main entrance drive and east lawn to the east (Figure 4.11).

Presently, visitors spend little time in the house and grounds area and the house is used by park staff. Visitors that venture into the walled garden must walk across



Figure 4.11. Bellefield House and Grounds treatment area, 2012 (OCLP).

the lawn and have very little wayfinding or interpretation between the Wallace Center and the grounds. School groups eat lunch under the white tent, however, they typically do not go into the walled garden or explore the house and grounds. To enhance the historic character of the area, the house, walled garden, adjacent wild garden, gravel pathway, and vegetation west of the house should be similar in character with the historic period. To meet current staff and visitor needs, the visitor circulation, additional staff parking, and interpretation should be incorporated into this area. In addition, National Park Service staff and Beatrix Farrand Garden Association volunteers have requested additional parking for staff and volunteers near the house and walled garden.

The park seeks to improve site interpretation and pedestrian access around the Bellefield house and walled garden. Additional walkways and signage from the Hyde Park Trail and Wallace Center should increase visitation and visibility of the walled garden. Interpretive media could help explain the significance of the walled garden and surrounding wild garden, as well as the historical use of the Bellefield house grounds. Tasks specific to the interior of the walled garden are included in the walled garden section. The treatment tasks are shown on Drawings 4.1, 4.2, and 4.3 and identified by the prefix BH.

BH-1: Enlarge staff parking area northwest of Bellefield house and reconfigure intersection with main entrance drive

The staff parking area, built around 1982 by the National Park Service, contains eighteen parking spaces and a space for the park tram vehicle. The parking spaces were placed along the former service road, now referred to as the access road, and

the surface paved. The paved area abuts the northwestern corner of the Bellefield house. Park staff and volunteers indicate that the eighteen parking spaces are not sufficient to meet the current daily parking demand. Furthermore, due to the lack of a flare, or radius, at the western end of the access from FDR Drive, trucks cannot stay on the pavement when turning into or out of the parking area.

To accommodate additional parking spaces, and limit impacts to the historic character of the property, the parking area should be reconfigured and enlarged. Drawing 4.2 depicts nineteen additional parking spaces, for a total of thirty-seven staff spaces. The number of spaces will be refined as the park continues to study the current needs. Limit public access to the staff parking area and install signage to inform visitors that the parking area is for staff only. The additional parking spaces are laid out around the extant mature trees, but some young trees will need to be relocated. To reduce the visibility of the expanded parking area from FDR Drive, vegetation should be planted along the northern edge of the staff parking area that is in character with the vegetation that currently lines FDR Drive such as apple trees, deciduous trees (silver maple or red maple), or low shrubs (forsythia, lilac, Eastern hemlock, or mock orange). The three trees that will be removed for the expansion of the parking area can also be moved to the north side of the parking area.

The access road to the redesigned parking area includes a wider turning radius at the intersection of FDR Drive, with a radius of approximately sixteen feet, to accommodate the turns of delivery trucks and minimize off-road driving. Signage should restrict use along the access road to staff vehicles and delivery trucks. Buses and visitors should be instructed to remain on FDR Drive and within the Wallace Center parking area.

To reduce the amount of asphalt around the Bellefield house and improve pedestrian safety, the bituminous concrete around the northwestern edge of the Bellefield house should be removed and the area planted with vegetation that is in character with extant foundation plantings around the Bellefield house (forsythia, lilac, or mock orange). Planting beds should be flush with the parking area and graded to allow water from the building and road to drain away from the house. Planting bed at north side of the house will not interfere with snow snacking.

To accommodate additional vehicles during special events, designate overflow parking areas on the north and south side of the access road and place staff and temporary directional signs that instruct visitors to park in these areas. Visitors should not be instructed to park in front of the Bellefield house, along the main entrance drive, and to park in designated overflow areas. Relocate the park tram vehicle to the service area.



Figure 4.12. Volunteer parking at the walled garden, 2012. View looking northwest toward the Hyde Park Trail right of way and the volunteer parking area (OCLP).

BH-2: Define volunteer parking near the walled garden

Volunteers from the Beatrix Farrand Garden Association park on the lawn east of the walled garden, near the Hyde Park trail, every Tuesday for their work day. Parked cars on the lawn are visible from Albany Post Road, the main entrance drive, and FDR Drive, and detract from the historic character of the house grounds and entrance area (Figure 4.12). Volunteers often transport gardening equipment and plants and require a place to park that is close to the walled garden.

To rehabilitate the wild garden and to facilitate garden maintenance, a small parking area east of the walled garden should be designated. This area should be concealed from the nearby roadways by the wild garden vegetation (Drawing 4.3). The turf parking areas should be stabilized using engineered aggregate topsoil mixture, fiber-reinforced turf systems, or cellular paving systems (Appendix B).[18] Selection of a stabilization system should take into consideration the existing site conditions, durability, maintenance, and the anticipated frequency and use of the proposed parking area. The parking area should include six to eight spaces and should be used as short term parking by volunteer and park maintenance staff.

If the engineered aggregate topsoil is not feasible because of maintenance concerns such as lawn care, an aggregate parking area surfaced with a ¾-inch crushed stone aggregate should be considered. The crushed stone surface will maintain an informal character, however, it will be more visible than the engineered aggregate mixture. This task should be installed in coordination with BH-3 to reestablish the wild garden.



Figure 4.13. Natural planting areas and pathways. Photos from Clement B. Newbold garden in Jenkintown, Pennsylvania (left) and the Milliken garden in Northeast Harbor, Maine (right). (Beatrix Farrand Collection (1955-2), Environmental Design Archives, University of California, Berkeley).

BH-3: Establish plantings in the wild garden

The primary layout plan for Farrand's design of the walled garden includes an outline outside of the walled garden, which was likely the location of a wild garden. The plan labels some of the existing trees, however, no labels for a natural or wild garden exist on the plans (Figure 4.13). The wild garden was likely a feature at Bellefield during the historic period because Farrand frequently designed a wild garden with natural planting drifts as an area of transition between a walled garden to the surrounding landscape (Figure 4.14).[19] In addition, the Newbold family images from within the walled garden and aerials from the 1930–70s show more flowering trees and shrubs around the perimeter of the walled garden (Figure 4.15). Lastly, the *1995 Historic Plant Inventory* documented additional flowering trees and shrubs surrounding the walled garden than what exists today (Figure 4.16).

To enhance the historic character of the property, the area outside of the walled garden and within the wild garden area, should be planted with additional trees, shrubs, flowering bulbs, and groundcover around the east and west sides of the walled garden (Drawing 4.3). New vegetation and plant layout should be in character with other Beatrix Farrand gardens that existed in the region and

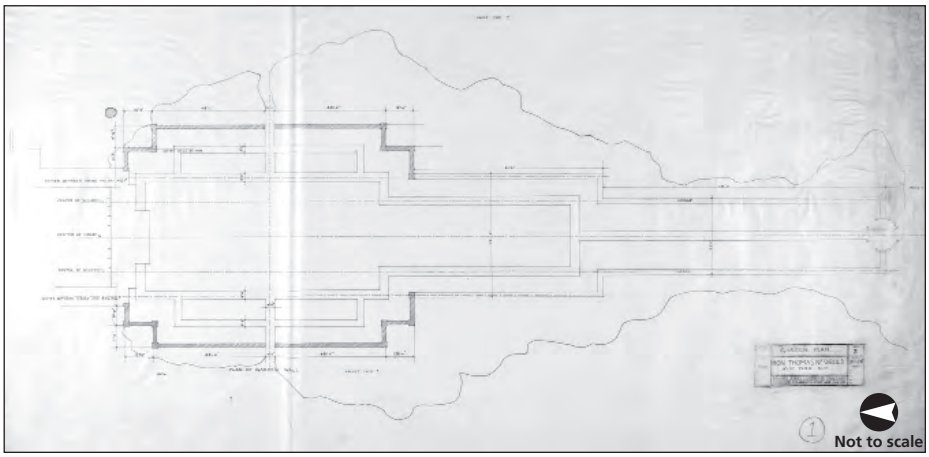


Figure 4.14. Newbold walled garden plan, Beatrix Farrand, 1912. The plan shows an outline around the walled garden and existing trees that likely grew witin the wild garden (Beatrix Farrand Collection (1955-2), Environmental Design Archives, University of California, Berkeley).



Figure 4.15. Walled garden and wild garden aerials. Photos from 1936 (left), 1945 (center), and 1970 (right) show vegetation surrounding the walled garden (ROVA Archives).

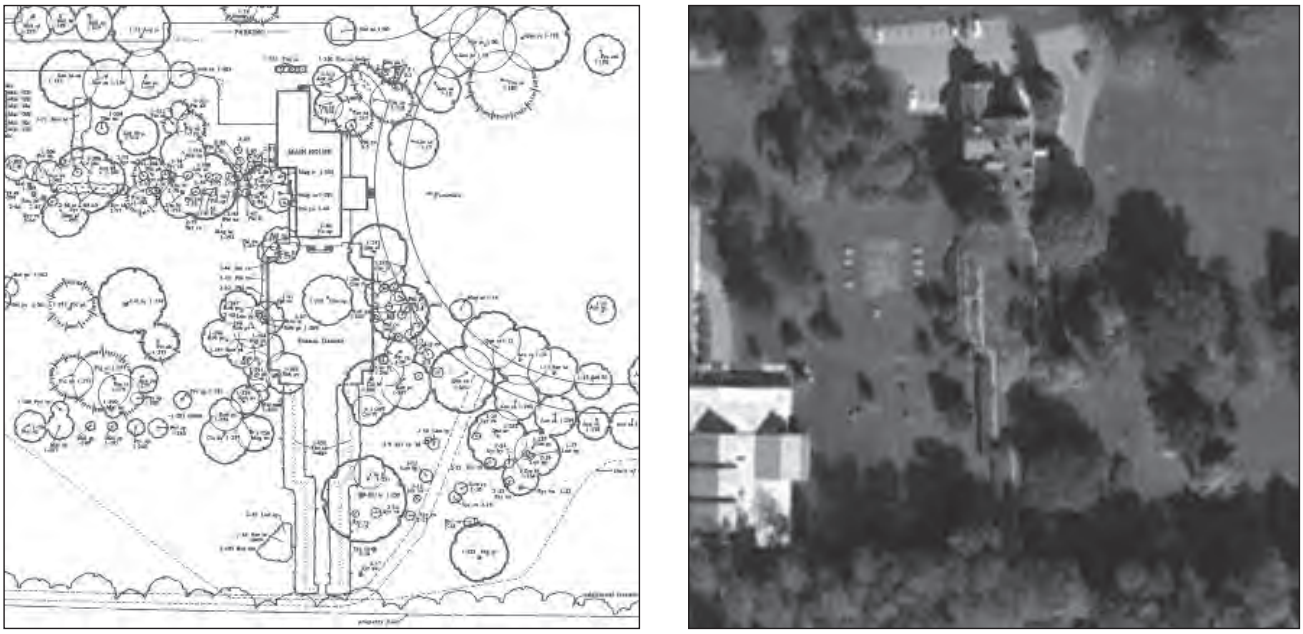


Figure 4.16. Walled garden plant inventory and aerial. Historic plant inventory from 1995 (left) shows trees and shrubs surrounding the walled garden. Many of these shrubs and trees are gone by 2011 (right) (OCLP and google earth image).

vegetation should be laid out as layers of naturalistic drifts of mostly native plants (Figures 4.17 and 4.18).[20] Incorporate existing trees into the layout of the wild garden and plant trees, low shrubs, bulbs, and groundcover around existing trees where feasible. Do not plant trees within the boundary of the septic system. As no planting plans for the wild garden exist, a plant palette that follows Farrand's species selection along with species that grow in this region, provides guidance on specific species (Table 4.2). Plant species and layout of perennials and groundcover can be adjusted according to maintenance requirements.

The layout of new pathways that run through the wild garden should be integrated into the design of the wild garden. New pathways should connect the east exit of the Wallace Center and the west entrance of the walled garden as shown in BH-5, the south exit of the Wallace Center and the south entrance of the walled garden as shown in BH-6, and the east entrance of the walled garden to the Hyde Park Trail as shown in EL-3.



Figure 4.17. Bellefield house, west lawn, and walled garden, 2012. View looking northeast toward the house from the east exit of the Wallace Center. Lawn area does not reflect the historic character (OCLP).

Figure 4.18. Bellefield house, walled and wild garden. Rendering shows a pedestrian walkway between the Wallace Center and the walled garden, through the new vegetation in the wild garden (OCLP).





Figure 4.19. New plantings at septic system, 2012.
View looking southwest toward the Wallace Center. The new tree and shrubs grow in front of the system control box (OCLP).

BH-4: Remove new plantings west of walled garden that do not match the historic character

Seven *Picea glauca* 'Conica' or dwarf Alberta spruce, were planted in about 2004 following the construction of the Wallace Center and adjacent septic system. The spruce trees were planted to screen the septic system control box that stands adjacent to the septic system in the middle of the lawn (Figure 4.19). The trees are not in character with the vegetation on the Bellefield property and they detract from the historic character of the Bellefield grounds.

To rehabilitate the wild garden and enhance the historic character of the lawn and wild garden area, the spruce trees should be removed and the control box should be incorporated into the design for the wild garden and new pathways. Cover or paint the control box to minimize visibility from the wild garden and Bellefield house. If necessary, conceal the control box with shallow rooted shrubs to screen the control box from the walled garden. Task BH-3 describes the wild garden planting in greater detail and task BH-5 describes the pedestrian path between the Wallace Center and Bellefield.

Removal or relocation of the control box was considered. The septic system requires the control box in its current location.

BH-5: Create an accessible pedestrian trail between the Wallace Center east exit and the Bellefield house and walled garden

At the end of the historic period, the open space between the Wallace Center and the walled garden contained flowering trees and shrubs, with open lawn and fields to the west. Beatrix Farrand may have specified this planting as part of a wild garden to surround the walled garden design, but no plans exist. During the construction of the Wallace Center in 2003, the National Archives installed a septic system, which includes a one hundred foot by seventy foot disposal bed; distribution box; septic tank; and a dosing chamber. The system sits approximately forty feet east of the Wallace Center and forty feet west of the walled garden, where the wild garden likely extended during the historic period.

To increase visitation and awareness of the walled garden, a pedestrian pathway between the east exit of the Wallace Center and the west entrance of the walled garden should be installed. A connection to the gravel pathway, that connects the house to the stone house, should also be installed (Drawing 4.3). Install the pathway around the three manhole covers, distribution box, and existing trees east of the Wallace Center as described in BH-4. The pathway material should be made of an earth colored stabilized aggregate with a binder or crushed stone. The layout of the pathway should be designed with the wild garden described in task BH-3, and should be universally accessible.

BH-6: Create an accessible trail from the south entrance of the Wallace Center to the south entrance of the walled garden

The Hyde Park Trail traverses the southern side of the Bellefield property. Much of the trail follows the south boundary service road, which the Newbold or Morgan family built during the historic period. Traveling west to east, the Hyde Park Trail links the south entrance of the Wallace Center to the south entrance of the walled garden, then the trail arcs north toward the main entrance drive. Grass has grown over the trail, which makes the alignment difficult to distinguish from the adjacent lawn area (Figure 4.20).

To enhance pedestrian circulation between the Wallace Center and the walled garden, the trail surface and route should be created. Rehabilitate the current south boundary service road to serve as an accessible ten foot wide pedestrian trail between the south entrance of the Wallace Center, the south entrance to the walled garden, and the main entrance drive. Remove existing organic matter and vegetation from the trail route. Where the route is uneven or muddy, install a stabilized aggregate with a binder or crushed stone that matches the color of other historic trails on the property (Appendix C). If the stabilized aggregate or crushed stone is not feasible, increase the number of trail markers and signs to clearly demarcate the route. Alternatively, remove the vegetation along the existing trail with an herbaceous herbicide to uncover the existing stone base. Cyclic removal of vegetation along the route by mechanical and or chemical methods will improve

Figure 4.20. View looking east from the Hyde Park Trail, 2012. The trail is defined by aggregate south of the Wallace Center (left) and is overgrown with turf near the walled garden (right) (OCLP).



wayfinding. The trail will not need to be maintained or cleared during the winter. The layout of the pathway should be designed with the wild garden described in task BH-3, and should be universally accessible.

BH-7: Enhance signs that direct visitors through the wild garden and to the walled garden

The Beatrix Farrand Garden Association installed small signs with "Beatrix Farrand Garden" at the east, south, and west entrances of the walled garden. The signs are mounted on small wood poles at each of the entrance gates. No pedestrian paths lead directly to the walled garden gates, though the east and south garden entrances are near the Hyde Park Trail.

As part of the design for the wild garden, the current signs should be replaced with permanent signs that present a brief garden history, instructs visitors to close the gate, and provide a website and smart phone link to seasonal garden information (what is in bloom, how to volunteer, or about the Beatrix Farrand Garden Association). Also integrate signage into the design of the wild garden, which is detailed in task BH-3.

BH-8: Trim vegetation and add an accessible route into and through the wild and walled garden areas

As part of the design for the wild garden detailed in task BH-3, accessible pedestrian connections that link new pedestrian trails outside of the walled garden with the walled garden walks at the east, south, and west garden gates should be designated. Use a permeable, compacted material such as stabilized aggregate with a binder or crushed stone, (see EL-3, BH-5, and BH-6). Match the color and consistency of other pedestrian routes and compact the material to enable universal access into the walled garden. The pathway should be forty-eight inches in width with no edging. Maintain vegetation along pedestrian pathways, trimming it back from the gate at each entrance, to keep the garden gates visible to the public. Shrubs with a four to six foot canopy spread should be set back accordingly from the entranceway to avoid crowding. For example, the central stems of a shrub with a six-foot wide canopy should be planted at least four feet away from the edge of the path.

BH-9: Reestablish gravel pathway west of house to FDR Drive and the stone house

The gravel pathway, constructed in the nineteenth century under the direction of the Boorman or Newbold families, extended west from the back porch of the Bellefield house. The four to six foot wide pathway connected the house to the flower and vegetable gardens and service area during the historic period. Presently, the pathway receives little use as the aggregate is partially covered with



Figure 4.21. Remnant planting beds on west side of house, 2012. View looking northeast toward foundation of the house where two raised beds of plants likely grew (OCLP).

grass, the adjacent shrubs and trees are overgrown, and the pathway extends from an unstable stairway and the back door of the Bellefield house.

To reestablish the six foot wide aggregate pathway between the Bellefield house and the stone house, the lawn should be removed by mechanical means or an herbaceous herbicide. Add a fine textured aggregate or a binder to create a universally accessible surface. If aggregate remains below the lawn, match the new aggregate with the existing material. The pathway offers a pedestrian route between the walled garden and Wallace Center to the stone house and service area. If the vegetable and flower gardens are rehabilitated as described below in task BH-10, the gravel pathway will provide additional access and opportunities to interpret the history of Bellefield's domestic landscape.

BH-10: Reestablish flower and vegetable gardens along gravel pathway

The flower and vegetable gardens, constructed by the Boormans and Newbolds in the nineteenth century and twentieth centuries, grew west of the Bellefield house in the latter half of the historic period. It is also likely that two garden beds were at the foot of the porch, along the Bellefield house (Figure 4.21). Newbold family photos show the care that went into maintaining the flower beds near the house and interviews with family members and staff describe the vegetable and fruits that grew further west.[21] The Newbolds planted flowering shrubs, annuals, and perennials (such as delphiniums, hollyhocks, iris, and phlox), which lined portions of the gravel pathway near the house (see Figure 1.38 and Figure 1.39). Vegetable garden beds were a key feature of the domestic landscape as the families grew most of their fruits and vegetables within these garden areas. In the early twentieth century the Newbolds grew several types of vegetables (such as celery, cabbage, lettuce, onions, beans, carrots, asparagus, peas and string beans), as well as fruits such as apples (MacIntosh, Northern Spy, and Baldwin varieties), grapes,

and strawberries.[22] The flower and vegetable gardens began to decline around 1960 as Mrs. Morgan and her gardeners were unable to care for the extensive planting areas. By the time the National Park Service acquired Bellefield, no planting beds in this area remained.

To enhance the historic character of the domestic landscape and provide place-based learning opportunities, the planting beds in the open lawn on the north and south sides of the gravel pathway should be reestablished. Flower and vegetable gardens could be rehabilitated and maintained in collaboration with the Beatrix Farrand Garden Association and park staff. Interpretive programming and signage could provide educational and planting opportunities for school groups and visitors. The existing mature shade trees cast heavy shade, thus limiting planting options closer to the Bellefield house. The western half of the path however, receives more sunlight. If the additional planting beds and potential deer browse are maintenance concerns, construct small planting beds with low maintenance, browse-resistant vegetation (Table 4.2).

BH-11: Rehabilitate boxwood hedge west of house

The boxwood hedge, planted by the Newbolds in the early twentieth century, grows approximately 180 feet west of the Bellefield house in the open lawn area. The hedge contains three rows, with about fifteen boxwood shrubs, which stand about six to eight feet tall. During the historic period the Newbolds likely maintained the boxwood as a nursery, though Gerald Morgan recalled that the shrubs were in the shape of a maze.[23]

To enhance the character of the domestic landscape, the overgrown hedge should be rejuvenated or removed. The boxwood shrubs should grow in a linear alignment (Figure 4.22). Both the gardens at Adams National Historical Park in Quincy, Massachusetts and Hampton National Historic Site in Towson,



Figure 4.22. Boxwood hedge, 2012. View looking west toward the existing overgrown hedge that grows six to eight feet tall (OCLP).



Figure 4.23. Roses around west lawn wellhead, 1929. View looking west to the west lawn wellhead and roses (Newbold-Morgan Collection, ROVA Archives).

Maryland maintain boxwood plantings and can provide guidance on rejuvenating, propagating, and shearing boxwood hedges. When rehabilitating the planting, the boxwood shrubs should be at least ten feet from the proposed staff parking area and trimmed to three to four feet tall. The boxwood hedge can be interpreted along with the vegetable and flower gardens, described above in task BH-10, as part of the estate's domestic landscape.

BH-12: Replant vegetation surrounding west lawn wellhead

The west lawn wellhead, installed in the early twentieth century by the Newbolds, remained through the end of the historic period within a bed of roses (Figure 4.23). The west lawn wellhead currently sits at the edge of the rectangular bus turn-around and no rose beds remain around the wellhead.

To enhance the character of the domestic landscape, a small grid of low flowering roses or shrubs should be replanted around the wellhead, and the wellhead, plantings, and flower and vegetable gardens should be interpreted. If roses are not feasible, plant low flowering shrubs and maintain at a height of eighteen to twenty-four inches, below the height of the wellhead. Possible species include shrub roses that require less maintenance, dwarf mock orange, or deutzia.

BH-13: Reconstruct grape arbor

The grape arbor, built in the early twentieth century by the Newbolds, ran parallel to the gravel pathway and supported grape vines.[24] The wood arbor stood approximately six to eight feet tall with four rows of linear slats with strings between the slats to support the vines (Figure 4.24). The grape arbor was removed sometime during the end of the Morgan ownership or beginning of National Park Service ownership.[25]

To enhance the historic character of the domestic landscape, a portion of the grape arbor should be reconstructed using historic photographs and the grape



Figure 4.24. Grape arbor, 1927. View looking northwest toward the arbor and grape vines along the north side of the gravel pathway (Newbold-Morgan Collection, ROVA Archives).



Figure 4.25. Playhouse, c. 1935. View looking northeast during the construction of the playhouse (Newbold-Morgan Collection, ROVA Archives).

arbor with the vegetable and flower gardens should be interpreted. The grape vines will require three-quarters to full day sunlight and seasonal pruning to flourish.

BH-14: Build shade structure for school groups in clearing west of walled garden

A white tent, installed by the National Archives around 2004, stands during the summer in the lawn west of the walled garden. The tent provides shelter and a picnic area for school groups visiting the park. The National Archives employees coordinate the installation of the tent and move picnic tables under the tent each year. The large tent is very visible and the white cover on the tent structure is in need of replacement. The lawn below the structure is damaged each summer by the tables and foot traffic under the tent. The current location of the tent conflicts with the recommendations to replant the wild garden and enhance pedestrian circulation routes to and around the walled garden.

To minimize the visual impact of Bellefield park support functions, increase use of the Bellefield property, and providing place-based learning opportunities for groups, a permanent covered picnic shelter should be constructed between the wellhead and the proposed flower and vegetable garden (see Drawing 4.2 and Drawing 4.3). The permanent structure should cover approximately eight to ten eight-foot picnic tables, or enough to accommodate around fifty school children, on top of a concrete pad or other type of hardened surface. Locate the structure approximately where the Newbold's playhouse once stood and design with a similar roofline and elements like the playhouse (Figure 4.25). Potential adverse impacts would need to be considered prior to the construction of a new structure. Once built, install a water spigot adjacent to the new picnic area for cleaning.

The clearing southwest of the stone house was considered as an alternate location for the shade structure. Park staff found this location infeasible for school operations.



Figure 4.26. Walled garden, 1929. View looking south toward the end of the garden from the Bellefield house (Newbold-Morgan Collection, ROVA Archives).

BH-15: Replace trees along the southern property line

The trees along the south property line of Bellefield include maple and pine trees that were planted in the nineteenth or early twentieth century under the direction of the Boorman and Newbold families (Figure 4.26). The border includes mature trees along the Bellefield south boundary service road. Several trees were recently removed.

To perpetuate the historic character of the Bellefield property, the existing and missing trees along the tree border should be replaced in-kind. While the trees are young, light will be restored into the walled garden. To ensure the long term vigor of the garden, the adjacent trees should be replaced more frequently—when they mature to the point that they are shading the garden. The trees should maintain a filtered visual screen from the Bellefield property into the library property. If the removal of singular trees is not feasible due to the density of the tree border, remove portions or all of the tree border and replace in-kind.

BH-16: Replant trees near Bellefield house if removal is recommended by architect

One mature red maple and one saucer magnolia tree, likely planted by the Boorman or Newbold families in the late nineteenth or early twentieth century, stand near the foundation of the Bellefield house. The red maple stands at the southwest corner of the house, near the walled garden, and the saucer magnolia stands at the base of the back porch on the west side of the Bellefield house. A white oak, which likely dates to the mid nineteenth century, stands at the southeast corner of the house and near the walled garden. If directed by the park's architect to remove these trees due to their close proximity to the house, the park should replant these species in kind at a distance of approximately ten to fifteen feet additional feet from the house foundation or fieldstone walls.

WALLED GARDEN

Overall treatment objectives for the walled garden are to maintain and enhance the historic character of the formal, well-maintained garden and to improve public access and interpretation. During the historic period the walled garden was defined by the south porch of the Bellefield house, fieldstone walls, and hemlock hedge (Figure 4.27). The National Park Service and the Beatrix Farrand Garden Association reestablished the herbaceous plantings, hemlock hedge, trellis, lawn, and gates in the walled garden in the 1990s. The interior of the walled garden remains similar in character to the historic period with a single elm tree, gravel walks, lush planting areas, edged lawn panels, and vines growing along the fieldstone walls. Volunteers from the Beatrix Farrand Garden Association and park staff continue to enhance the garden by replacing and updating the perennials and annuals, monitoring the elm tree and hemlock hedge, and protecting the vegetation from deer. More recently, they added the non-historic gate at the south entrance to the garden and installed deer fencing around the hemlock hedge to keep deer from eating the hedge and entering the garden. Interpretation of the walled garden conveys the rehabilitation of the garden, volunteer efforts, and the relationship of the Beatrix Farrand design to the property. The Beatrix Farrand Garden Association should develop a preservation and maintenance plan for the walled garden that records direction and maintenance for the plantings, lawn, hedge, walks, and walls. The treatment tasks are shown on Drawing 4.3 and identified by the prefix WG.



Figure 4.27. Newbold Walled Garden treatment area, 2012 (OCLP).

WG-1: Continue to maintain fieldstone edging, walls, and wood trellises

The walled garden, designed in 1912 by Beatrix Farrand, contains structural elements that define the garden space, including fieldstone edging, walls, and wood trellis frames. These garden elements remain in their original location from their installation in 1912, through the historic period, and to the present, except for the trellis that was stored in the Bellefield basement until the garden was rehabilitated in the 1990s.

To increase use of the Bellefield property, the Beatrix Farrand Garden Association and park staff should continue to maintain these garden elements to preserve the historic character of the walled garden. To ensure that garden elements continue to contribute to the character of the historic garden, reset fieldstone edging as needed, inspect the fieldstone walls annually and reset loose or fallen stones, and replace the trellis elements in kind as needed.

WG-2: Maintain color themes and plant variety in planting beds

The planting beds within the walled garden run between the gravel walks, along the fieldstone walls, and along the hemlock hedge. The planting beds were neglected for several decades at the end of the Morgan ownership and beginning of the National Park Service ownership of the Bellefield property, and most of the original vegetation disappeared. The beds were planted again in the early 1990s by the Beatrix Farrand Garden Association, however no Farrand planting plans exist for the walled garden. Without original planting plans, the Beatrix Farrand Garden Association used other planting plans by Farrand to layout and plant the walled garden vegetation. The color schemes of the planting beds mimic the Read garden planting plan, a comparable Beatrix Farrand garden design for a residential property in Harrison, New York. Each bed follows a unique color scheme including a purple and mauve bed on the northwest corner; a cream, blush, and grey bed on the southwest corner; a pink bed on the northeast corner, and a white bed on the southeast corner.

To increase visitation of the Bellefield property and create opportunities for targeted fundraising events, the Beatrix Farrand Garden Association should continue to plant the beds with the existing color scheme and continue to replace annuals and vegetation that do not thrive. The existing conditions chapter includes the plant layout and plant list for the garden in the spring of 2012. Due to the lack of documentation, the treatment to the walled garden is not a restoration project and the intent of the rehabilitation is to preserve the character of the garden. While adhering to the plant palette used by Beatrix Farrand at other gardens, the garden may incorporate native and low maintenance annuals and perennials to promote a sustainable planting design. As detailed in task BH-7, signs outside of the garden gates can provide information and web links

for visitors and school groups to better understand the history of the garden. A brochure can provide more detailed information on the plant varieties, bloom sequence, and color scheme.

WG-3: Maintain central lawn, vines on the fieldstone walls, and vine on the Bellefield house

During the historic period, Beatrix Farrand's design specified lawn panels as the horizontal element and vines on the stone walls as vertical elements to define the garden space. Family photos show that the grape vine grew on the south side of the Bellefield house along a wood trellis. After decades of neglect, the lawn and vines were replanted in the early 1990s by the Beatrix Farrand Garden Association. The group installed new irrigation in the lawn and restored the trellis that attached to the fieldstone walls for the vines.

To maintain the historic character of the walled garden, the lawn and vines within the walled garden should continue to be trimmed. The lawn should be weed free, even in character, and mown in a north to south direction as shown in historic photos (Figure 4.26). The vine on the south side of the Bellefield house should be cut back each year and pruned frequently to prevent visitors from walking on the base of the vines and to keep the vines from blocking the windows. Interpret the lawn and vines for school groups and visitors with historic family photos.

WG-4: Monitor Chinese elm tree and replace with a disease resistant variety of American elm

The American elm, first planted under the direction of the Newbolds in 1912, grew until the 1980s within the walled garden central lawn. The elm tree was replaced in the 1980s and again in 2008 after the trees were affected by Dutch elm disease. The existing Chinese elm tree should be monitored and replaced with a disease resistant variety of American elm such as Valley Forge, New Harmony, or Princeton if the existing tree declines.[26] These varieties are resistant to Dutch elm disease, however, they might not be resistant to other diseases that attack American elms.

WG-5: Trim hemlock hedge to align with stone wall and train hedge to grow over south gate

The hemlock hedge, first planted under the direction of the Newbolds in 1912, runs along the southeast, south, and southwest edge of the walled garden. During the historic period, the hedge formed a garden wall that was continuous with the fieldstone wall along the east and west sides of the garden. The vertical hemlock hedge arched over the southern entrance to the walled garden (Figure 4.26). The National Park Service and the Beatrix Farrand Garden Association removed the overgrown hemlock hedge in 1994 and replanted the hedge with a single line



Figure 4.28. Hemlock hedge, 2012. View looking south toward the south gate of the walled garden. Note the hemlock hedge on the left grows beyond the fieldstone wall (OCLP).

of hemlocks to create a vertical wall, similar to the hedge that grew during the historic period.

To enhance the historic character of the walled garden, the hemlock hedge should be maintained so that it is level with the fieldstone wall and the interior vertical face of the hedge should be trimmed so that it aligns with the face of the fieldstone wall (Figure 4.28). Train hedge to grow over the southern gate to the walled garden. As detailed in task BH-15, removal and replacement of the mature trees to the south of the walled garden will increase sunlight in this area, which will increase the density of the hedge.

WG-6: Maintain an accessible route into the walled garden

The gravel walks within the walled garden, designed by Beatrix Farrand and installed under the direction of the Newbolds in 1912, ran from the south porch of the Bellefield house to the south entrance of the walled garden and through the planting beds. The gravel walks follow the same alignment as they did during the historic period. The walks guide visitors from the entrance gates and south porch of the house through the planting beds and around the lawn area. Approximately 800 linear feet of aggregate walks range from three and a half to four and a half feet wide.

To preserve the historic character of the walled garden, the gravel walks should continue to be maintained. Encourage visitors in wheelchairs or visitors who need assistance to follow the ramp on the north side of the Bellefield house, onto the front porch, and onto the south porch that overlooks the garden. Provide an interpretive sign, web link, brochure, or other material on the porch to explain the history and significance of the garden since there is no accessible route between the porch and the garden walks.

If an accessible route through the garden is preferred or required, replace existing aggregate with a more compacted or stabilized aggregate. Widening and altering portions of the walks is not recommended. Park staff should conduct an accessibility assessment for the walled garden to determine if the view from the south porch provides adequate access to the walled garden or if an accessible walk through the garden is preferred. One option to create accessible walks is to use an underlying structure such as Gravelpave^2 by Invisible Structures (http://www.invisiblestructures.com/gravelpave2.html). This system consists of a flexible grid system with connected cylinders that is covered by crushed stone aggregate. Alternatively, supplement existing aggregate with finer stones, a clay mix, and a stabilized aggregate surface or soil solidifier, such as clay, to create a more hardened surface for wheelchairs.

WG-7: Define a route through walled garden and expand interpretive opportunities

The walled garden gravel walks, designed by Beatrix Farrand and installed under the direction of the Newbolds in 1912, run between the planting beds to the garden gates and from the porch to the southern gate.

To expand interpretation of the walled garden for visitors and school groups, a recommended walking route should be created with markers that link to information on the garden's history, plant identification, and the garden's bloom sequence. Markers could be small and set at the edge of the planting areas or walking routes could be communicated on posts at the east, south, and west entrances to the walled garden. Include a description of rehabilitation efforts such as the replanting of the hemlock hedge, the replacement of the elm tree, the color themes of the planting beds, and the construction of the garden gates. The route should include access onto the porch to highlight the view looking south from the house and toward the southern gate.



Figure 4.29. Cemetery and Service Area treatment area, 2012 (OCLP).

CEMETERY AND SERVICE AREA

Overall treatment objectives for the cemetery and service area are to retain and enhance the historic character of the Crooke family cemetery, service buildings and structures, and vegetation. The cemetery and service area houses park maintenance equipment and staff and receives little public use. The character area was an extension of the Bellefield house and grounds until 2003 when FDR Drive separated the service area from the house grounds. The service area served as the support area for the Bellefield house throughout the historic period and contained small scale agriculture, water supply infrastructure, and staff housing. The western edge is defined by the tree border at the edge of the Bellefield property and FDR Drive to the east (Figure 4.29). The Wallace Center parking area abuts this character area to the south. If the National Park Service acquires the Scenic Hudson property, the Bellefield cottage and garage should be managed as part of the cemetery and service area.

The historic character of built features, vegetation, and circulation should be preserved, while accommodating park staff requirements, access to the trails in Rogers Land, and future access to the Scenic Hudson property. Interpretation could inform visitors and school groups about the history of the cemetery, the oldest constructed feature on the property, and the historic agricultural use of the property. The treatment tasks are shown on Drawing 4.1 and identified by the prefix CS.



Figure 4.30. Gravel pathway, 2011. View looking east toward the Bellefield house (ROVA Archives).

CS-1: Rehabilitate gravel pathway west of FDR Drive

The gravel pathway, constructed in the late nineteenth century under the direction of the Boormans or Newbolds, ran from the back porch of the Bellefield house, to the entrance of the stone house, and ended near the tree border at the edge of Rogers Land. West of FDR Drive and within the cemetery and service area, an eight-foot wide coarse aggregate pathway currently runs between the orchard trees to the service area road, which used to be the estates road between Springwood, Bellefield, and the Red House (Figure 4.30). West of FDR Drive and in front of the stone house, the pathway is overgrown and little aggregate remains to mark the pathway. The pathway receives little public use as there are few public attractions or facilities in this area.

To enhance the historic character of the Bellefield property, the eight-foot wide pathway between Bellefield and the stone house should be rehabilitated and constructed with a compacted aggregate. The aggregate pathway should include a mixture of irregularly shaped aggregate and a fine textured aggregate or a binder to create an accessible surface to match the historic character (see Figure 1.58). Interpret small scale features along the pathway such as the service area buildings, cold frame, cemetery, and orchard. See related task BH-9 to reestablish gravel pathway west of house to FDR Drive and BH-14 to construct a shade structure for school groups in clearing west of walled garden.

CS-2: Maintain fruit trees along the gravel pathway and rehabilitate cold frames

The fruit trees and vegetable beds in the service area, established first by the Boormans and added to by the Newbolds, ran along the north and south sides of the gravel pathway during the historic period. The planting areas were an extension of the flower and vegetable gardens that spanned west of the Bellefield house.[27] The Newbolds and their staff likely built and used the cold frames to store potted plants before they transplanted them into the garden beds. The fruit trees along the pathway represented a small portion of the fruit trees within the Bellefield property.[28]

To enhance the historic character of the Bellefield property, the existing fruit trees should be maintained and overgrown trees should be replaced in-kind. Construct sashes made out of wood and glass and store container plants in the winter and early spring to reestablish the historic character of the cold frames. In the spring, use cold frames to store container plants and transplants and keep cold frames empty in summer.

CS-3: Provide interpretation at Crooke family cemetery, orchard, and cold frames

The Crooke family cemetery, started by the Crooke family in the eighteenth century, and the orchard, cold frames, and service area buildings show multiple generations of use at Bellefield. The service area was the support area for the Boorman, Newbold, and Morgan families and contained several buildings, water supply, and agriculture uses all part of a country estate.

To increase visitor understanding of Bellefield as a Hudson River estate, features within the cemetery and service area, including the buildings and structures, small scale features, and vegetation, should be interpreted to inform school groups and visitors of the historic land use in this portion of the property. Visitor experience should be concentrated along the gravel pathway and within the Crooke family cemetery as to not interfere with park maintenance. Once the maintenance facilities are relocated, expand the educational program and interpretation of the features in this area.

CS-4: Remove fence along northern border and continue to screen maintenance area from FDR Drive

The chain-link fence, likely built by the National Park Service in the 1970s, runs parallel to the Norway spruce trees at the northwest corner of the service area. The fence should be removed and the vegetation should be cleared to retain a pedestrian and vehicular connection between the service area and the Scenic Hudson property.

The stone cottage road ran between Albany Post Road and the Hudson River. It was removed during the historic period between Albany Post Road and the service area and it now begins at the intersection with FDR Drive, north of the new garage, and runs west. A portion of this road was recently moved north with the installation of park equipment behind the new garage. Once the spruce trees and forsythia shrubs growing along the northeast corner of the new garage need to be replaced, replant with black locusts or Norway spruce and restore the original location of stone cottage road. Avoid planting new species in a straight line and do not block the entrance to the stone cottage road. Install a sign or chain across the road to discourage visitors from driving down the road.



Figure 4.31. Wallace Center and Parking Area treatment area, 2012 (OCLP).

WALLACE CENTER AND PARKING AREA

Overall treatment objectives for FDR Drive, Wallace Center, and parking area are to improve visitor experience and wayfinding, restore views to the west, and create safer pedestrian access. The area is defined by the Rogers Land to the west, the edge of the parking area to the north, the edge of the Wallace Center to the east, and FDR Drive (Figure 4.31). Little remains of the hay fields and gardens that grew on the site of the Wallace Center and parking area during the historic period—only the tree border and archeological sites associated with Camp Morgan. FDR Drive, Wallace Center, and parking area serve as the starting point for visitors going to the National Historic Site and Presidential Library. Views over the Hudson River toward the highlands on the west side of the river should be restored and the design of the bus turn around modified to improve safe pedestrian circulation between the Wallace Center and the Bellefield property. The treatment tasks are shown on Drawing 4.1 and identified by the prefix WC.

WC-1: Reestablish views over the Hudson River by removing trees at western edge of Bellefield

During the historic period, views from the western portion of the Bellefield property extended toward the Hudson River and the highlands on the west side of the Hudson. Current views are blocked by overgrown vegetation west of the Bellefield core (Figure 4.32).

To improve visitor's sense of arrival to an estate property along the Hudson River, views to the river and highlands should be reestablished so that visitors connect with the surrounding geographic landscape. To maximize the view and



Figure 4.32. View from the Wallace Center
View looking west toward the Hudson River (OCLP).

preserve mature trees, thin the existing tree border at the west edge of the Wallace Center parking area by removing volunteer trees through a forest management plan. Maintain trees west of the existing HVAC unit and thin trees north of the unit toward the northwestern edge of the overflow parking within the Wallace Center parking area. Retain select healthy and mature trees that grew during the historic period. Prior to tree removal, the park should conduct a detailed viewshed analysis to determine the quantity and location of trees to be removed. In addition, identify and protect archeological features such as the stone dust deposit, Bellefield dump, horse burial, and Camp Morgan.[29]

WC-2: Redesign bus turnaround to improve pedestrian circulation

The Wallace Center bus turnaround, built in 2003 with the visitor center and parking area, loops around a central lawn area. The bus turnaround and drop off zone ranges from thirty to fifty-five feet wide and is paved with a bituminous concrete that matches FDR Drive and Wallace Center parking area. The paved area is larger than necessary and a pedestrian route is needed in this area.

To reduce the extent of asphalt and provide a safe pedestrian route, the excess paved area at the northeastern corner of the turnaround, which is not required for buses and delivery trucks, should be removed. In addition, a six foot wide pedestrian walkway between the Wallace Center and the gravel pathway should be installed. To harmonize with the Bellefield landscape, remove existing flagstone pavers north of the Wallace Center maintenance driveway. Construct pedestrian pathway with compacted aggregate and if necessary supplement with a binder to stabilize the surface. This extension will encourage visitors, school groups, and staff to use the historic gravel pathway between the Bellefield house and service area. To improve pedestrian safety and facilitate pedestrian access throughout the Bellefield site, paint a crosswalk on FDR Drive where the gravel pathway crosses the drive. Prior to the removal of this portion of the bus turnaround area and the

flagstone walk, conduct a detailed feasibility study to ensure that turnaround area is large enough and ensure that access to the Wallace Center loading area is not compromised.

TREATMENT IMPLEMENTATION

The National Park Service uses the Facility Management Software System (FMSS) to manage park resources, track costs, prioritize projects, and create funding requests and work orders. The Bellefield cultural assets are tracked within the Home of Franklin D. Roosevelt National Historic Site and under the maintained landscape asset type. The park currently identifies two maintained landscape locations within Bellefield, the grounds and the walled garden. However, the park is in the process of updating locations and additional analysis will take place in the summer of 2013 for the Bellefield property. Once FMSS is utilized for the Bellefield property, numerous tasks that are identified in this chapter can be entered into the system as work orders.

ENDNOTES

1 Robert R. Page, Cathy A. Gilbert, and Susan Dolan, *A Guide to Cultural Landscape Reports: Contents, process, and Techniques* (Washington, D.C.: National Park Service, 1998), 81.

2 An Act to Establish a National Park Service, and for other purposes (National Park Service Organic Act, August 25, 1916), 39 Stat. 535.

3 U.S. Department of the Interior. *Roosevelt-Vanderbilt National Historic Sites General Management Plan* (National Park Service, 2010), 33.

4 Congressional Authorizing Resolution, Public Laws, Chs. 322–324, 18 July 1939, 53 Stat. 1062.

5 National Park Service Laws, 19, Home of Franklin D. Roosevelt, April 30, 1975.

6 U.S. Department of the Interior. *Roosevelt-Vanderbilt National Historic Sites General Management Plan*, 64.

7 Ibid, 49.

8 Ibid, 50.

9 Ibid, 55.

10 Ibid, 57.

11 Ibid, 58–9.

12 Ibid, 58–9.

13 *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (Department of the Interior, 1995).

14 National Center on Accessibility. *What is an Accessible Trail?* http://ncaonline.org/?q=node/659 (accessed July 30, 2012).

15 U.S. Department of the Interior. *Roosevelt-Vanderbilt National Historic Sites General Management Plan*, 50.

16 John Auwaerter, *Cultural Landscape Report for Springwood, Home of Franklin D. Roosevelt National Historic Site, Volume II: Treatment* (Boston, Massachusetts: National Park Service Olmsted Center for Landscape Preservation, 2009), 31.

17 The latex layer was mentioned by park staff during the treatment workshop held April 10, 2012.

18 A reinforced turf lot consists of a base layer and a top layer of engineered aggregate topsoil (EAT). The base layer consists of seventy percent AASHTO #57 stone and thirty percent topsoil. See: Martin L. Hatcher. *Construction of Stabilized Grass Pull-Offs Using Geo-Technology along the Gatlinburg Spur.* (FHWA Eastern Lands Highway Division, November 2004). http://www.efl.fhwa.dot.gov/files/technology/GRSM-Stabilized-Grass-Pulloffs-report.pdf (accessed August 6, 2012). The larger stones in AASHTO #57 provides stability for the parking area. The top layer consists of fifty percent topsoil and fifty percent AASHTO #57 stone. The higher percentage of topsoil serves as the growing media for turf. To create the highest chance for success for the turf parking area, design soil mixture with an organic material that consists of composted and yet to be composted organic material in the top 6" of soil. Alternatively, add a soil amendment such as AXIS®, a porous diatome product up to ¼ inch in size, to mechanically improve air exchange capacity of the soil. Incorporate the amendment into the soil between ten to twenty percent by volume, to a depth of 10–12", and overseed.

19 Refer to Analysis and Evaluation chapter for more information on wild gardens designed by Beatrix Farrand.

20 Rutgers New Jersey Agricultural Experiment Station. *Landscape Plants Rated by Deer Resistance,* http://njaes.rutgers.edu/deerresistance/default.asp (accessed July 16, 2012).

21 Harold Farley, interview by Mr. Leon Froats, July 12, 1975, interview 1905.04, ROVA, track 2, 1.

22 Ibid.

23 Ibid.

24 Randolph Traudt, interview by Mr. Leon Froats, May 21, 1975, interview 1975.03, ROVA

25 The grape arbor appears on the 1975 Bellefield landscape plan that shows landscape conditions when NPS acquired the Bellefield property.

26 Carley, Bruce. *Saving the American Elm: Comparison of the Available American Elm Cultivars*. http://www.elmpost.org/compare.htm (accessed May 1, 2012)

27 Harold Farley, interview by Mr. Leon Froats, July 12, 1975, interview 1905.04, ROVA, track 2, 1.

28 Randolph Traudt, interview by Mr. Leon Froats, May 21, 1975, interview 1975.03, ROVA

29 Christopher Linder, PAL, and National Park Service. *Archeological Overview and Assessment, Home of Franklin D. Roosevelt National Historic Site* (Pawtucket, Rhode Island: National Park Service, 2008).

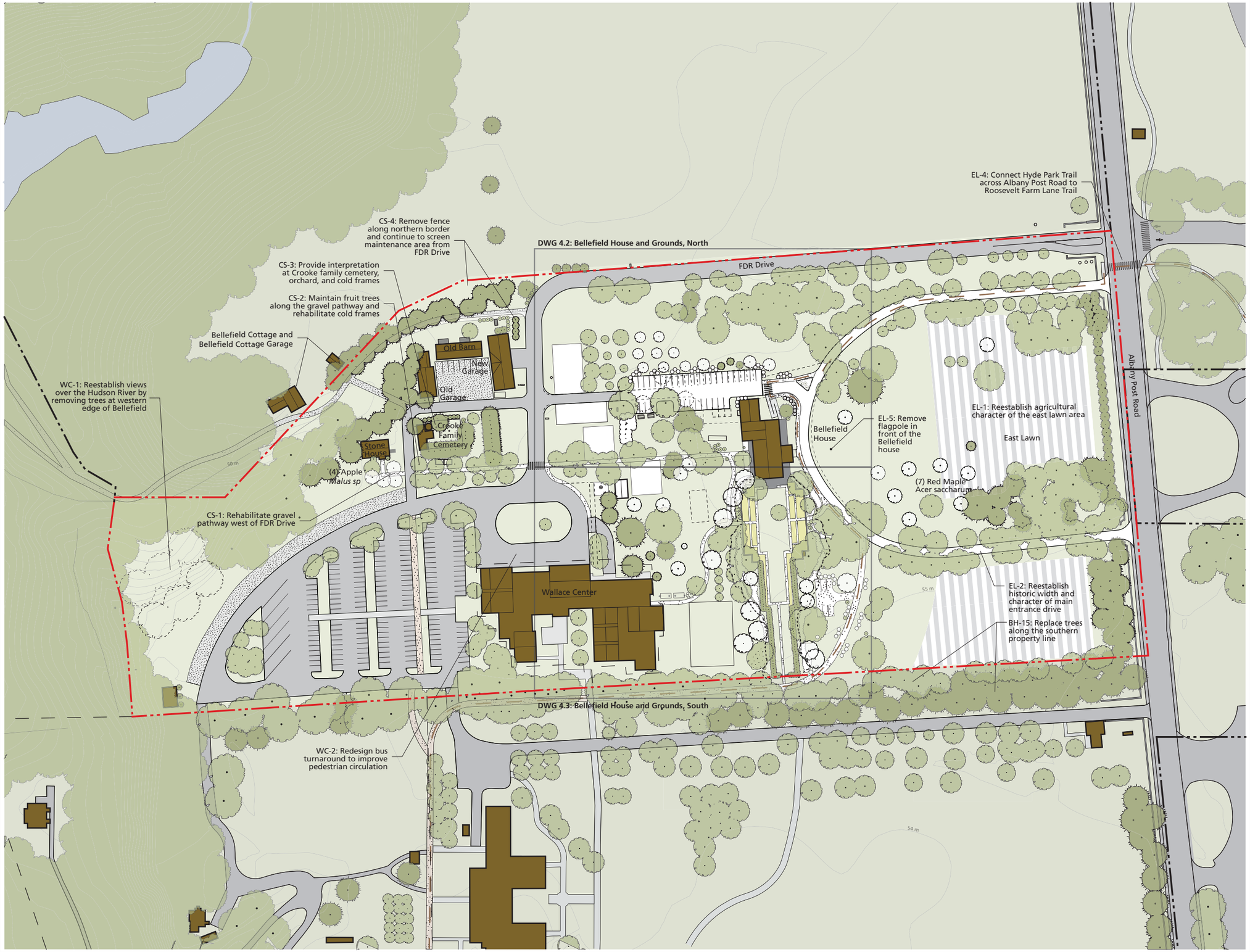
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Table 4.2. Wild Garden Plant Legend, Drawing 4.2 and 4.3			
Map Code	**Botanical Name**	**Common Name**	**Deer Resistance**
Trees (T)			
Ace ru	*Acer rubrum*	Red Maple	Seldom Severely Damaged
Cor fl	*Cornus florida (C.x. 'Aurora,' C.x. 'Celestial,' C.x. 'Stardust' and C.x. 'Stellar Pink' if anthracnose is a problem).*	Flowering Dogwood	Occasionally Severely Damaged
Mag ac	*Magnolia acuminata*	Cucumber tree	(Not Available)
Pru se	*Prunus serotina*	Black cherry	(Not Available)
Rob ps	*Robinia pseudoacacia*	Black Locust	Occasionally Severely Damaged
Shrubs (A)			
Cal am	*Callicarpa americana*	Beautyberry	Seldom Severely Damaged
Cal sp	*Callicarpa sp*	Chinese Callicarpa	Seldom Severely Damaged
Cal fl	*Calycanthus floridus*	Common Sweetshrub	Seldom Severely Damaged
Deu ca	*Deutzia x carnea lactea*	Deutzia	Seldom Severely Damaged
Deu gr	*Duetzia gracilis*	Slender Deutzia	Seldom Severely Damaged
For in	*Forsythia x intermedia*	Border Forsythia	Seldom Severely Damaged
Hyb sy	*Hibiscus syriacus*	Rose of Sharon	Seldom Severely Damaged
Kal la	*Kalmia latifolia*	Mountain Laurel	Occasionally Severely Damaged
Leu fo	*Leucothoe fontanesiana*	Drooping Leucothoe	Rarely Damaged
Lin be	*Lindera benzoin*	Spicebush	Seldom Severely Damaged
Lon fr	*Lonicera fragrantissima*	Winter Honeysuckle	(Not Available)
Phil co	*Philadelphus coronarius*	Mockorange	Seldom Severely Damaged
Rho ar	*Rhododendron arborescens*	Sweet Azalea	(Not Available)
Spr va	*Spiraea vanhoutii*	Vanhoutte Spirea	(Not Available)
Syr vu	*Syringa vulgaris*	Common Purple Lilac	Seldom Severely Damaged
Vib de	*Viburnum dentatum*	Arrowhead Viburnum	Rarely Damaged
Perennials, Groundcover, and Grasses (B)			
Con ma	*Convallaria majalis*	Lily of the Valley	Rarely Damaged
Cor ca	*Cornus canadensis*	Canadian Dwarf Cornel	(Not Available)
Del sp	*Delphinium sp.*	Delphinium	Seldom Severely Damaged
Dia sp	*Dianthus sp*	Carnation	Seldom Severely Damaged
Dig pu	*Digitalis purpurea*	Common Foxglove	Rarely Damaged
Hem th	*Hemerocallis thunbergii*	Late yellow daylily	Occasionally Severely Damaged
Iri sp	*Iris sp*	Iris	Rarely Damaged
Lob ma	*Lobularia maritima*	Sweet Alyssum	Rarely Damaged
Nep mu	*Nepeta mussinii*	Mussin's catmint	Rarely Damaged
Phl sp	*Phlox sp*	Mrs. Jenkins,	Occasionally Severely Damaged
Thy la	*Thymus lanuginosus*	Wolly thyme	Rarely Damaged
Vin ca	*Vinca minor*	Common periwinkle	Seldom Severely Damaged
Vio sp	*Viola sp.*	Pansy	Occasionally Severely Damaged
Vegetables			
cabbage, lettuce, onions, beans, peas, carrots, asparagus beds			

Cultural Landscape Report

Bellefield
Home of Franklin D. Roosevelt
National Historic Site
Hyde Park, NY

Treatment Plan - Bellefield



National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. ROVA GIS Database, 2011
2. Aerial photograph, 2010
3. Olmsted Center for Landscape Preservation, Historic Plant Inventory for Bellefield ,1995.
4. Site visits June, 2011
5. Trailhead design drawings, Kyle Zick Landscape Architecture, Inc.

DRAWN BY

Kirsten Holder, AutoCAD 2011 and Illustrator CS5

LEGEND

- Feature to add or alter
- Feature to remove
- Building
- Deciduous tree
- Evergreen tree
- Shrubs
- Stone wall
- Paved vehicular circulation
- Unpaved vehicular circulation
- Paved pedestrian circulation
- Unpaved pedestrian circulation
- Property line/other parcel boundaries
- Bellefield Property line
- Hyde Park Trail
- Planting bed
- Lawn
- Water body
- Hay field
- 1 Meter contour

NOTES

1. All features shown in approximate scale and location.
2. Plan shows conditions in 2012.
3. Location of the Hyde Park Trailhead is approximate

0′ 75′ 150′ 300′

Drawing 4.1

Cultural Landscape Report

Bellefield
Home of Franklin D. Roosevelt National Historic Site
Hyde Park, NY

Treatment Plan - Bellefield House and Grounds, North

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. ROVA GIS Database, 2011
2. Aerial photograph, 2010
3. Olmsted Center for Landscape Preservation, Historic Plant Inventory for Bellefield ,1995.
4. Site visits June, 2011
5. Trailhead design drawings, Kyle Zick Landscape Architecture, Inc.

DRAWN BY

Kirsten Holder, AutoCAD 2011 and Illustrator CS5

LEGEND

- Feature to add or alter
- Feature to remove
- Building
- Deciduous tree
- Evergreen tree
- Shrubs
- Stone wall
- Paved vehicular circulation
- Unpaved vehicular circulation
- Paved pedestrian circulation
- Unpaved pedestrian circulation
- Property line/other parcel boundaries
- Bellefield Property line
- Planting bed
- Lawn
- Water body
- 54 m 1 Meter contour

NOTES

1. All features shown in approximate scale and location.
2. Plan shows conditions in 2011.
3. Location of the Hyde Park Trailhead is approximate
4. See Table 4.2 on page 276 for Planting Legend: T (tree), A (shrub), B (Perennials, Groundcover, and Grasses)

0′ 20′ 40′ 80′

Drawing 4.2

Event overflow parking area

(8) Apple species
Malus species

Relocate three trees from parking area

BH-1: Enlarge staff parking area northwest of Bellefield house and reconfigure intersection with main entrance drive

Event overflow parking area

BH-10: Reestablish flower and vegetable gardens along gravel pathway

BH-13: Reconstruct grape arbor

BH-11: Rehabilitate boxwood hedges west of house

BH-9: Reestablish gravel pathway west of house to FDR Drive and the stone house

Bellefield House

American Ash
Fraxinus americana

BH-16: Replant trees near Bellefield house if removal is recommended by architect

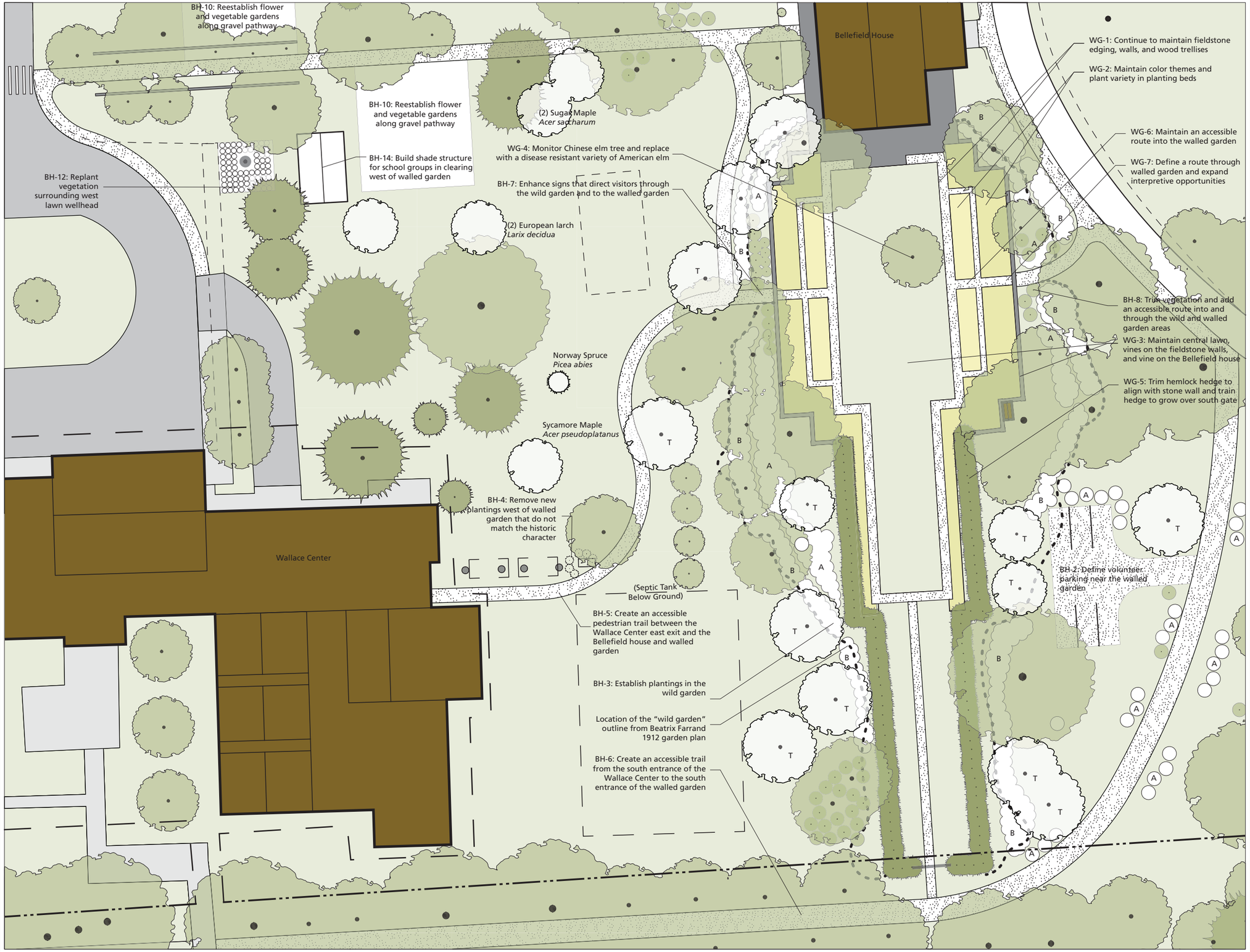
BH-10: Reestablish flower and vegetable gardens along gravel pathway

BH-14: Build shade structure for school groups in clearing west of walled garden

(2) Sugar Maple
Acer saccharum

BH-16: Replant trees near Bellefield house if removal is recommended by architect

BH-12: Replant vegetation surrounding west lawn wellhead



Cultural Landscape Report

Bellefield
Home of Franklin D. Roosevelt National Historic Site
Hyde Park, NY

Treatment Plan - Bellefield House and Grounds, South

National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. ROVA GIS Database, 2011
2. Aerial photograph, 2010
3. Olmsted Center for Landscape Preservation, Historic Plant Inventory for Bellefield ,1995.
4. Site visits June, 2011
5. Trailhead design drawings, Kyle Zick Landscape Architecture, Inc.

DRAWN BY

Kirsten Holder, AutoCAD 2011 and Illustrator CS5

LEGEND

- Feature to add or alter
- Feature to remove
- Building
- Deciduous tree
- Evergreen tree
- Shrubs
- Stone wall
- Paved vehicular circulation
- Unpaved vehicular circulation
- Paved pedestrian circulation
- Unpaved pedestrian circulation
- Property line/other parcel boundaries
- Bellefield Property line
- Planting bed
- Lawn
- Water body
- 54 m 1 Meter contour

NOTES

1. All features shown in approximate scale and location.
2. Plan shows conditions in 2011.
3. Location of the Hyde Park Trailhead is approximate
4. See Table 4.2 on page 276 for planting legend: T (Trees), A (Shrubs), B (Perennials, Groundcover, and Grasses)

0' 20' 40' 80'

Drawing 4.3

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National Park Service, National Register Information System

New York Historical Society: McKim, Mead & White Collection

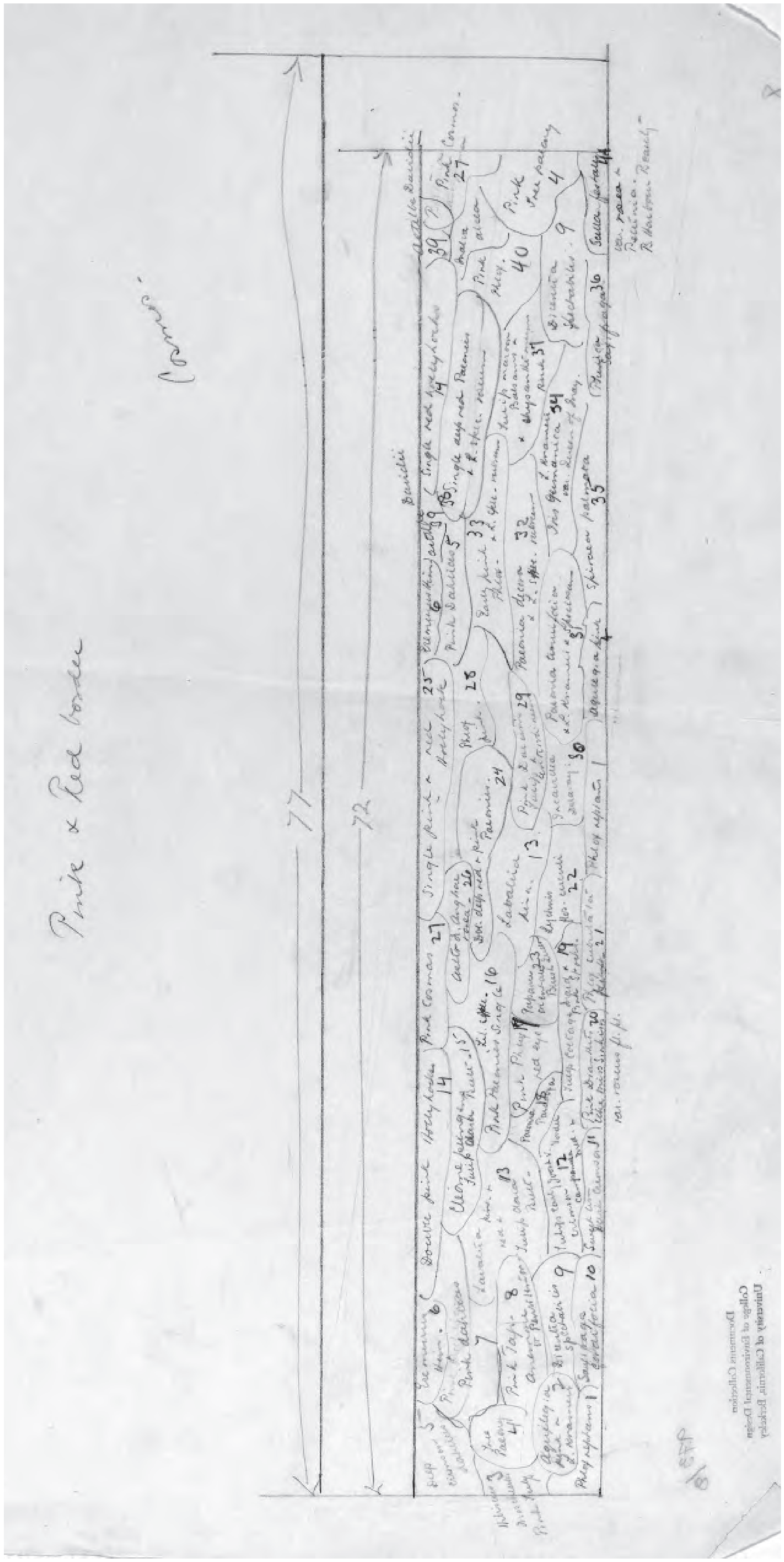
Roosevelt-Vanderbilt National Historic Sites Archives, Hyde Park

University of California, Berkeley, Environmental Design Archives, Beatrix Jones Farrand Collection, 1866-1959.

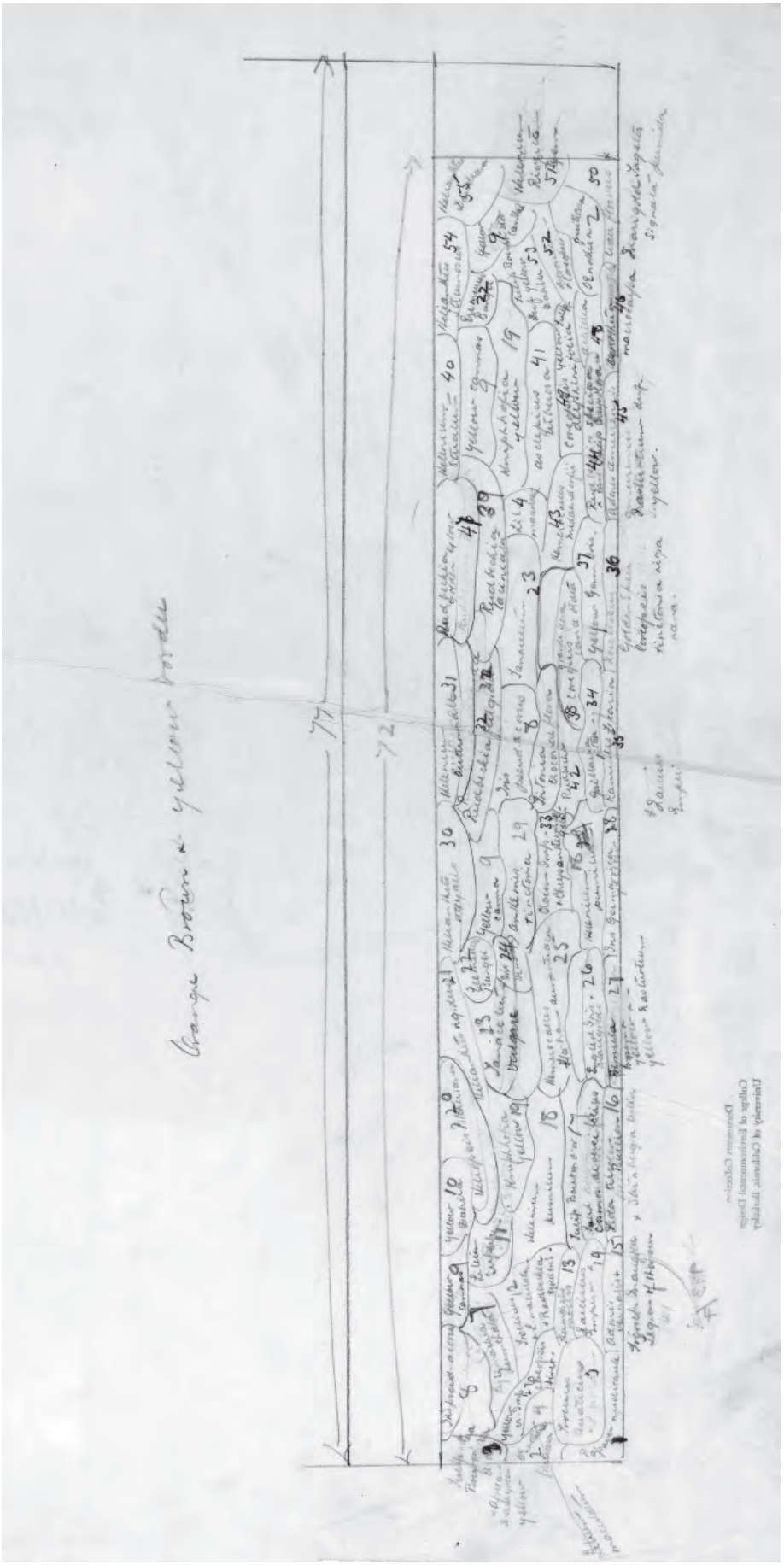
Appendix A: Read Garden Planting Bed Details



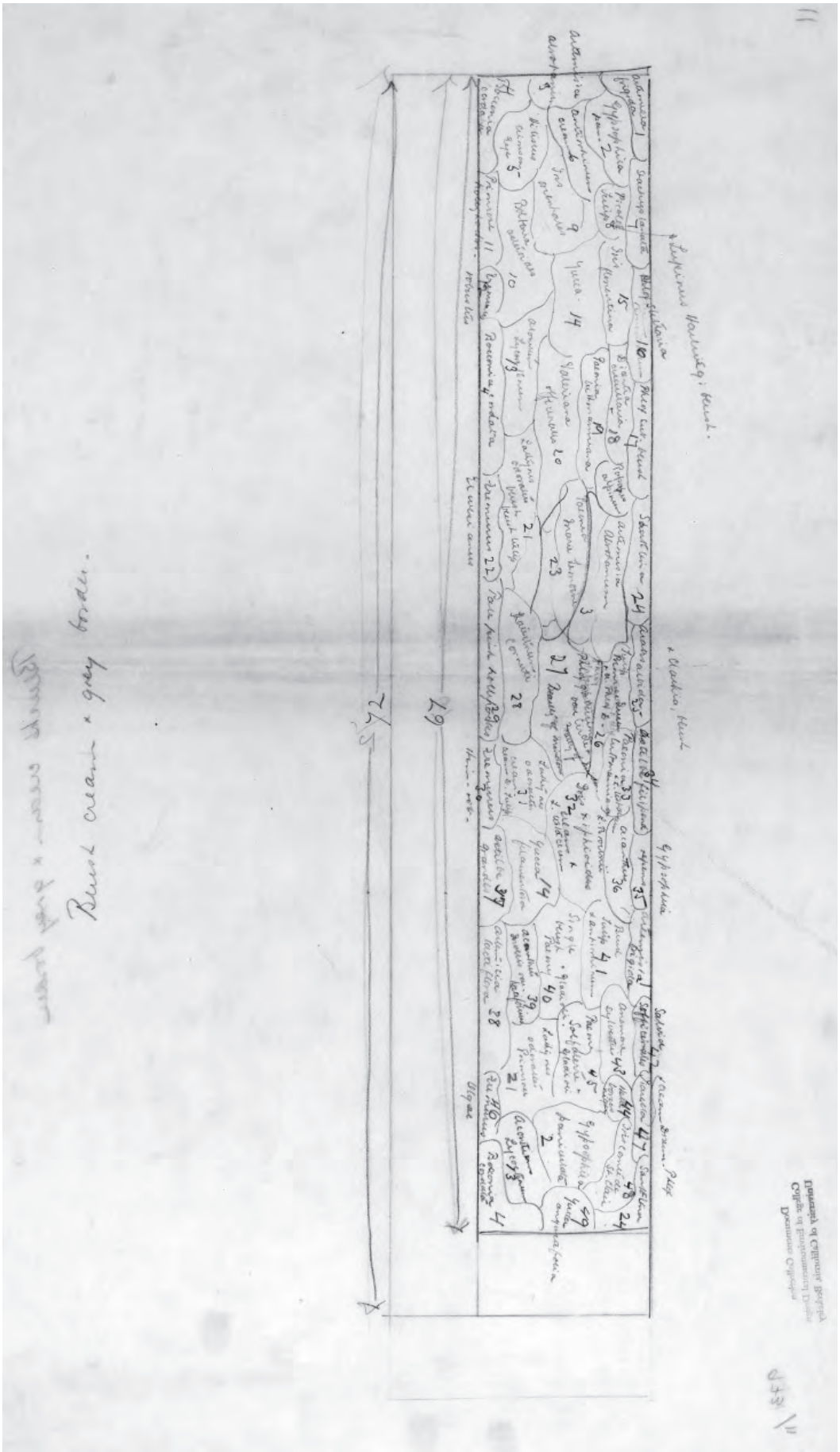
"White border" in the upper east terrace of the Read Garden, Harrison, New York, c. 1909 (Beatrix Farrand Collection (1955-2), Environmental Design Archives, University of California, Berkeley).



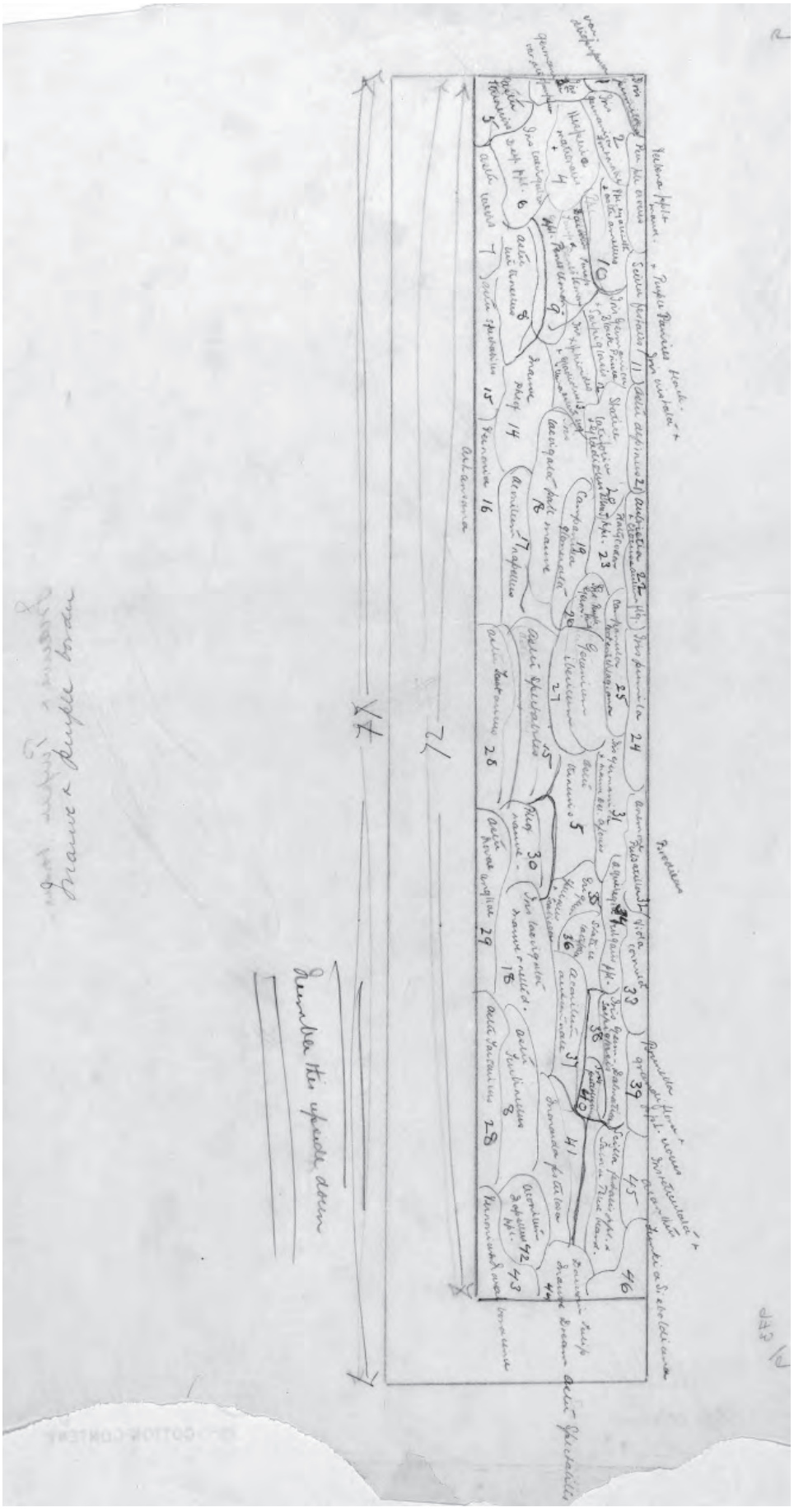
"Pink and Red border" in the middle east terrace of the Read Garden, Harrison, New York, c. 1909 (Beatrix Farrand Collection (1955-2), Environmental Design Archives, University of California, Berkeley).



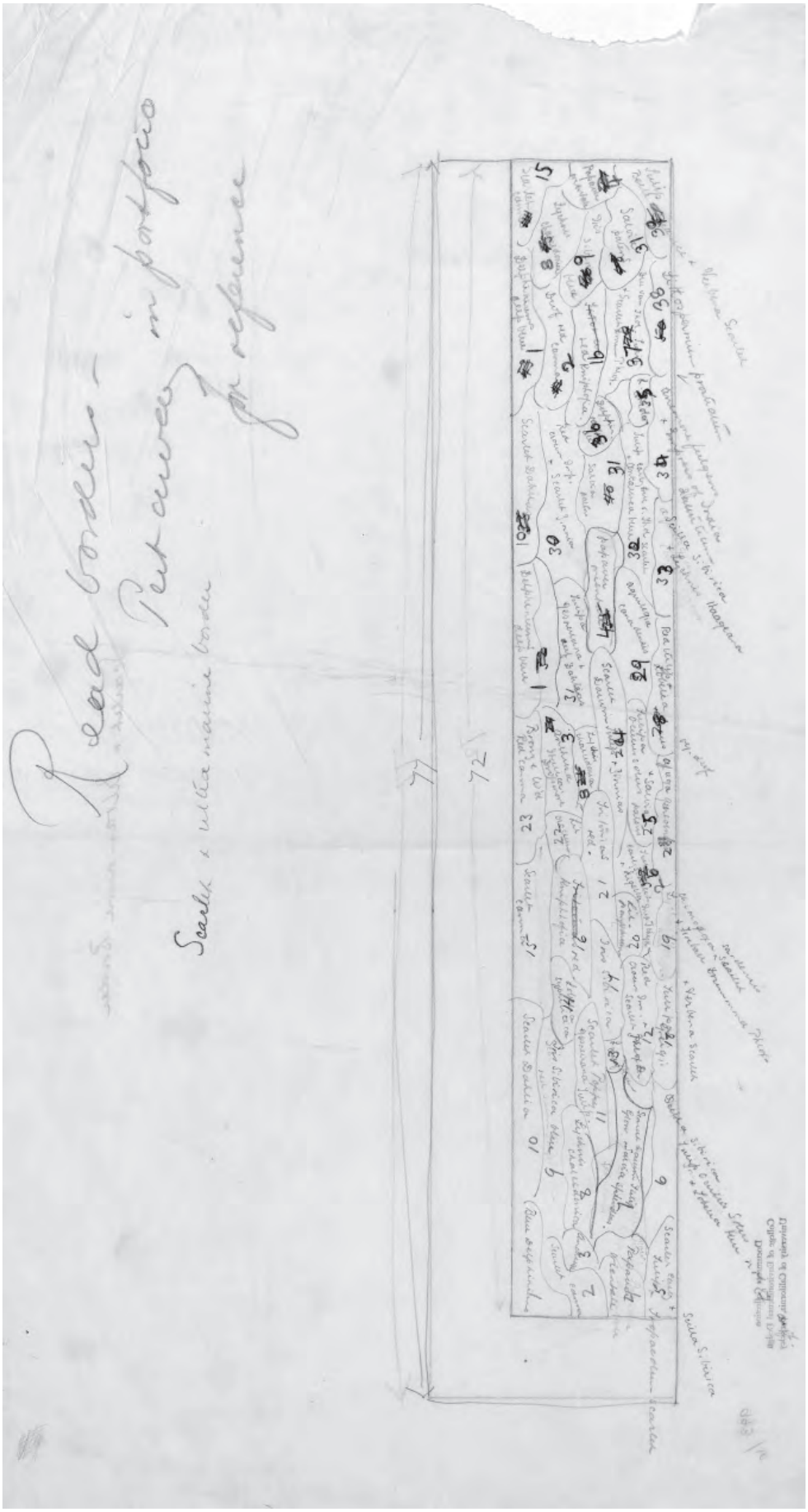
"Orange brown and yellow border" in the lower east terrace of the Read Garden, Harrison, New York, c. 1909 (Beatrix Farrand Collection (1955-2), Environmental Design Archives, University of California, Berkeley).



"Blush, cream and grey border" in the upper west terrace of the Read Garden, Harrison, New York, c. 1909 (Beatrix Farrand Collection (1955-2), Environmental Design Archives, University of California, Berkeley).



"Mauve and purple border" in the middle west terrace of the Read Garden, Harrison, New York, c. 1909 (Beatrix Farrand Collection (1955-2), Environmental Design Archives, University of California, Berkeley).



Scarlet and blue border in the lower west terrace of the Read Garden, Harrison, New York, c. 1909 (Beatrix Farrand Collection (1955-2), Environmental Design Archives, University of California, Berkeley).

APPENDIX B: TURF PARKING

Stabilizer Solutions, Inc.
205 S. 28th St.
Phoenix, AZ 85034
800-336-2468 (Fax) 602-225-5902
Website: stabilizersolutions.com
E-Mail: info@stabilizersolutions.com

SECTION 1

STALOK FIBER FOR TURF PARKING / EVENT STAGING AND FIRE LANES

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes material and labor requirements for construction with StaLok Fiber for the following items:

1. Stabilized Sand Base with StaLok Fiber for Turf Parking, Fire lane, Event Staging areas etc.

B. Related Sections:

1. Section 02100 – Site Preparation
2. Section 02200 – Earthwork
3. Section 02230 – Granular Materials

1.2 SUBMITTALS

A. Shop Drawings: Show details of installation, including plans and sections.

1.3 PROJECT/SITE CONDITIONS

A. Field Measurements: Each bidder is required to visit the site of the Work to verify the existing conditions. No adjustments will be made to the Contract Sum for variations in the existing conditions.

1. Where surfacing is indicated to fit with other construction, verify dimensions of other construction by field measurements before proceeding with the work.

B. Environmental Limitations: Do not install StaLok Fiber during rainy or windy conditions.

1.4 QUALITY ASSURANCE

A. Installer Qualifications: Installer to provide evidence to indicate successful experience in installing StaLok Fiber.

B. Mock-ups: Install 4 ft. wide x 10 ft. long mock-up of sand mix stabilized with StaLok Fiber at location as directed by owner's representative.

C. General Warranty: The special warranty specified in this Article shall not deprive the Owner of other rights the Owner may have under other provisions of the Contract Documents and shall be

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in addition to, and run concurrent with, other warranties made by the Contractor under requirements of the Contract Documents.

D. Special Warranty: Submit a written warranty executed by the installer agreeing to repair or replace components of stabilized surfacing that fail in materials or workmanship within the specified warranty period. Failures include, but are not limited to, the following:

1. Premature wear and tear, provide the material is maintained in accordance with manufacturer's written maintenance instructions.
2. Failure of system to meet performance requirements.

E. Warranty Period: Contractor shall provide warranty for performance of product. Contractor shall warranty installation of product for the time of one year from completion.

F. Contractor shall provide, for a period of sixty days, unconditional maintenance and repairs as required.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. StaLok Fiber is provided by the following manufacturer:

1. Stabilizer Solutions, Inc. 33 South 28th St., Phoenix, AZ 85034; phone (602) 225-5900, (800) 336-2468; fax (602) 225-5902; website stabilizersolutions.com; email info@stabilizersolutions.com

2.2 MATERIALS

A. StaLok Fiber G-400

1. Acceptable local supplier list to be provided by Stabilizer Solutions, Inc.

B. Soil Mix

1. Sand must meet the particle size and physical performance criteria as shown in Section C below. Recommended tests include: grain size analysis, percentage of sand, silt and clay constituents, saturated hydraulic conductivity and porosity (including total, air-filled, and capillary pore space), and bulk density. Calculate values for fineness modulus and uniformity coefficient. An approved construction materials testing laboratory should test representative samples from the material source. In addition, samples should be tested for pH. Recommendations should include the need for organic amendments to meet performance criteria. Sand tested should be available in sufficient quantities for project.

2. Quality control testing should be performed for every 500-tons of soil delivered to site. Cost is contractor's responsibility. Soils not meeting requirements must be removed and replaced at contractor's expense.

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3. No truck traffic permitted over installation area until final placement and compaction is completed.

C. Soil Mix for Stabilized Rootzone (Sand / Peat Blend)

1. Particle Size Criteria for Sand

USDA PARTICLE NAME	US STANDARD SIEVE NUMBER	DIAMETER OF PARTICLE IN MILLIMETERS	ALLOWABLE RANGE % RETAINED
GRAVEL	6	3.35	0
FINE GRAVEL	10	2.000 – 3.35	0 No More
VERY COARSE SAND	18	1.000 – 2.00	<5% than 10 combined
COARSE SAND	35	0.500 – 1.00	<25%
MEDIUM SAND	60	0.250 – 0.50*	50% - 90%
FINE SAND	100	0.100 – 0.25	<15%
VERY FINE SAND	270	0.050 – 0.10	<5%
SILT		0.002 – 0.05	<5%
CLAY		<0.002	<3%
* In addition, not more than 20% below 0.25 mm			

2. Physical Performance Criteria

Fineness Modulus:	1.4 – 2.0	Total Porosity:	35% - 55%
Uniformity Coefficient:	< 4 (2.5 – 3.5)	Air Filled Porosity:	20% - 30%
Capillary Porosity:	15% - 25%	Saturated Hydraulic Conductivity:	5" – 15" per hour

3. Blended rootzone mix should have a pH between 5.5 and 7.0. Recommended blend for rootzone soil mix and sod topping is 90% sand and 10% peat by volume. Peat should have a pH not less than 5, be of medium grade, and have organic content of not less than 90% (L.O.I.).

4. With proper sub-base StaLok Fiber test results have shown support of a 60,000lb load per square foot.

D. Equipment

1. Approved rototiller, reverse tiller is preferred (Incorporator, Rotodairon, Blecavator, or equivalent).

2.3 EXCESS MATERIALS

A. Provide owner's authorized rep. With the following excess materials for use in future: 40 to 50 lb. Bags of the sand mix blended with proper amount of StaLok Fiber.

PART 3 - EXECUTION

3.1 SUB-BASE INSTALLATION

A. Grade and compact sub-base to 95% compaction (ASTM D698). Surface must be smooth, no wheel ruts.

B. Install 3-inch (7.6-cm) minimum gravel drainage layer over sub-base and incorporate approved drainage system as determined by site specifications.

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3.2 ROOTZONE MEDIUM

A. Install a 10-inch (25.4-cm) minimum of approved rootzone medium with loader or dozer. Avoid leaving ruts in the gravel base.

B. Rootzone medium should be water-settled and fine graded.

C. Rootzone medium should be consolidated with roller to dry density, between 87-lbs and 100-lbs per cubic foot. Maintain moisture content between 8% and 10% during install.

D. Spread soil amendments and fertilizer before spreading fibers.

3.3 FIBER INSTALLATION

A. Place bags of fibers approximately 15-ft by 15-ft grid.

B. Spread fibers by hand or with a modified straw blower at a rate of approximately or 1-lb per 10-sqft for turf paving. (See section 1.2)

C. Mix fiber into rootzone to specified depth (generally 4-inches (12.7-cm) for turf paving using approved rototiller, a reverse tiller is highly recommended. (See section 2.2 MATERIALS). When using Rotodairon or Blecavator, 3 passes in different directions are generally sufficient. Other tillers may require up to 5 passes. Do not exceed 5 passes.

D. Check rate of fibers per square foot during application by placing 1-square yard sheets of plastic at random locations over the area. After spreading, remove sheets and weigh retained fibers to make sure proper weight is achieved. Continuous monitoring should be done to verify spreading rate matches design rate.

E. Strong winds may require wetting area of soil and fibers to reduce fiber displacement.

3.4 WATERING / CONSOLIDATION

A. Thoroughly soak surface after tilling. Soil should be moistened to minimum depth of 9-inches (23cm) and kept moist.

B. Consolidate with vibratory roller to dry density between 87 and 100-lbs per cubic foot. For high or low areas, or irregularities hand-rake to final grade and re-roll.

C. Surface is ready for planting with seed, stolons, or sod. If using sod, match soil type with soil medium.

3.5 MAINTENANCE

A. Maintain same as normally for un-stabilized grass areas.

3.6 REPAIRS

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A. If sand mix with StaLok Fiber is removed and discarded, replace with excess material (see 2.3).

B. Repair grass area same as normally for un-stabilized grass areas.

END OF SECTION 1

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TECHNICAL SPECIFICATION - Grasspave2 with 92% Void Space and Hydrogrow Mixture
CSI Master Format 32 12 43 Flexible Porous Pavement (Section 02795 Porous Pavement)

PART 1 - GENERAL
1.01 General Provisions
A. The Conditions of the Contract and all Sections of Division 1 are hereby made a part of this Section.

1.02 Description of Work
A. Work Included:
1. Provide and install sandy gravel road base as per Geotechnical Engineer's recommendations and/or as shown on drawings, to provide adequate support for project design loads. See 2.02 Materials.
2. Provide Grasspave2 Paving System products including Grasspave2 units, Hydrogrow soil polymer, and installation per the manufacturer's instructions furnished under this section.
3. Provide and install clean sharp sand to fill the Grasspave2 units, when needed.
4. Provide and install grass by using sod or hydroseeding.
B. Related Work:
1. Subgrade preparation under Section 31 20 00 Earth Moving (02200 – Earthwork).
2. Utilities and subsurface drainage - Section 33 40 00 Storm Drainage Utilities (02700 – Subsurface Drainage and Structures), as needed.
3. Irrigation installation - Section 32 80 00 Irrigation (02810 Irrigation), when needed.

1.03 Quality Assurance
A. Follow Section 01 33 23 Shop Drawings, Product Data, and Samples (01340 Shop Drawings, Product Data, and Samples) requirements.
B. Installation: Performed only by skilled workpeople with satisfactory record of performance on landscaping or paving projects of comparable size and quality.

1.04 Submittals
A. Submit manufacturer's product data and installation instructions.
B. Submit a 10" x 10" section of Grasspave2 material for review. Reviewed and accepted samples will be returned to the contractor.
C. Submit material certificates for base course and sand fill materials.

1.05 Delivery, Storage, and Handling
A. Protect Grasspave2 units from damage during delivery and store under tarp to protect from sunlight, when time from delivery to installation exceeds one week. Keep Hydrogrow in a dark and dry location.

1.06 Project Conditions
A. Review installation procedures and coordinate Grasspave2 work with other work affected. Generally, Grasspave2 is installed at the same time as project grass installation, nearly the last site construction activity.
B. All hard surface paving adjacent to Grasspave2 areas, including concrete walks and asphalt paving must be completed prior to installation of Grasspave2.
C. Gradients for grass porous paving surfaces can vary from flat to 20%, depending upon vehicle types to use the surface. Please note that fire lanes, or other emergency vehicles, will generally require a gradient that is less than 6%. If there are any questions regarding existing gradients on this project, please contact the Project Designer, or Invisible Structures, Inc.
D. Cold weather:
1. Do not use frozen materials or materials mixed or coated with ice or frost. Be careful in handling rolls of Grasspave2 in temperatures below 50 degrees F, as product connectors become stiff and can separate, and the individual units will retain the roll curl until warmed to room temperature (aided by placement in sun for 15 to 20 minutes). If cold weather is anticipated, Grasspave2 can be shipped in flat sheets that measure 1-meter (40") square.
2. Do not build on frozen work or wet, saturated or muddy subgrade.
E. Protect partially completed paving against damage from other construction traffic when work is in progress, and until grass root system has matured (about 3 to 4 weeks). Any barricades constructed must still be accessible by emergency and fire equipment during and after installation.
F. Protect adjacent work from damage during Grasspave2 installation.

PART 2 - PRODUCTS

2.01 Availability

A. Manufacturer: (Grasspave2, Hydrogrow) Invisible Structures, Inc., 1600 Jackson Street., Suite 310, Golden, Colorado 80401. Call from USA and Canada 800-233-1510 toll free, International 303-233-8383, Fax 303-233-8282.

B. Local Sales Representative: (Contact Manufacturer)

2.02 Materials

A. Base Course: Sandy gravel material from local sources commonly used for road base construction **(recycled materials such as crushed concrete or crushed aggregate are NOT acceptable)**, passing the following sieve analysis.

Sieve	%Passing
1"	100
3/4"	90-100
3/8"	70-80
#4	55-70
#10	45-55
#40	25-35
#200	3-8

1. Sources of the material can include either "pit run" or "crusher run." Crusher run material will generally require sharp sand to be added to mixture (33% by volume) to ensure long-term porosity. If there is difficulty in finding local sources to meet this sieve analysis, and alternative mixture can be created by mixing 2/3 crushed drainage rock (0.75" dia) with 1/3 coarse, well-draining sand (AASHTO M6 or ASTM C-33).
2. Selected materials should be nearly neutral in pH (range from 6.5 to 7.2) to provide adequate root zone development for turf.
3. Alternative materials such as crushed shell, limerock, and/or crushed lava may be considered for base course use, provided they are mixed with sharp sand (33%), and brought to proper compaction.
   (Crushed shell and limerock alone can set up like concrete without sand added.)

B. Hydrogrow Mix: A proprietary soil amendment manufactured by Invisible Structures, Inc., provided with Grasspave2.

C. Grasspave2 Grass Paving Units:

1. Lightweight injection-molded plastic units 0.5x0.5x0.025m (20"x20"x1" high, 2.7 ft2 each) with hollow rings rising from a strong open grid allowing maximum grass root penetration and growth.
2. Unit weight = 510 g (18 oz.), volume = 8% solid.
3. The plastic shall be 100% pre-consumer recycled HDPE plastic resin, with minimum 3% carbon black concentrate added for UV protection.
4. Loading capability is equal to 402 kg/cm2 (5721 psi, 823,824 psf, 7.4 million psy, 39,273 kPA, 3707 tons/sq.yd.) when filled with sand, over an appropriate depth of base.
5. Grasspave2 is shipped in pre-assembled rolls that vary from 10 square meters (108 sf) to 50 square meters (1345 sf).
6. Male/Female Fastener Tensile Strength (from a Pull Test) is equal to 80,208 N/m (450 lbsf/in.)
7. Standard color is black.

Any products failing to meet these standards will be rejected.

D. Sand: To fill the 25 mm (one inch) high rings and spaces between the rings when seeding or using 13 mm (half inch) thick sod (soil thickness):

(Choose one of the following paragraphs to suit project requirements.)

1. Coarse, well-draining sand (washed concrete sand- AASHTO M6 or ASTM C-33).
2. United States Golf Association (USGA) greens (section) sand mix – "The Root Zone Mixture."

E. Grass: Use species resistant to wear by traffic generally a Blue/Rye/Fescue mix used for athletic fields in northern climates, and Zoysia, Fescue, or Bermuda types in southern climates. (Check with local sod and seed suppliers for preferred mixtures.) (Dedicated fire lanes can use same grass species used on surrounding turf.) (Parking applications require greatest wear-resistant species possible, generally available only by seed or sprigging.)

(Choose one of the following paragraphs to suit project requirements.)

1. Sod: Use 13 mm (0.5") thick (soil thickness) rolled sod from a reputable local grower. Species should be wear resistant, free from disease, and in excellent condition. Sod shall be grown in sand or sandy loam soils only. Sod grown in soils of clay, silt, or high organic materials such as peat, will not be accepted.

2. Seed: Use seed materials, of the preferred species for local environmental and projected traffic conditions, from certified sources. Seed shall be provided in containers clearly labeled to show seed name, lot number, net weight, % weed seed content, and guaranteed % of purity and germination. Pure Live Seed types and amount shall be as shown on plans.

F. Mulch: (Needed only for seeding.) Shall be of wood or paper cellulose types of commercial mulch materials often used in conjunction with hydroseeding operations. Mulches of straw, pine needles, etc. will not be acceptable because of their low moisture holding capacity.

G. Fertilizer: A commercial "starter" fertilizer, with Guaranteed Analysis of 17-23-6, or as recommended by local grass supplier, for rapid germination and root development.

H. Grasspave2 Sign: A sign to identify the presence of Grasspave2 paving, stating that special maintenance is required, with the Manufacturer's phone number, and made of durable materials for outdoor exposure shall be provided and installed.

I. Fire lane Signage & Delineation: Fire lanes must be identified regarding their entrance and physical location with the placement of signs, gates, curbs, bollards, etc. Specific signage wording and other details must be coordinated with and approved by local fire authorities.

PART 3 - EXECUTION

3.01 Inspection

(It is recommended that Fire Department inspectors be scheduled to inspect installation of Grasspave2 during preparation of the subbase, installation of the base course, and installation of Grasspave2 units. Most small projects can accommodate these inspections all on the same day. Verify with Fire Department if certificates of inspection are required.)

A. Examine subgrade and base course installed conditions. Do not start Grasspave2 installation until unsatisfactory conditions are corrected. Check for improperly compacted trenches, debris, and improper gradients.

B. Installation constitutes acceptance of existing conditions and responsibility for satisfactory performance. If existing conditions are found unsatisfactory, contact Project Manager for resolution.

3.02 Preparation

(Ensure that subbase materials are structurally adequate to receive designed base course, wearing course, and designed loads. Generally, excavation into undisturbed normal strength soils will require no additional modification. Fill soils and otherwise structurally weak soils may require modifications, such as geotextiles, geogrids, and/or compaction (not to exceed 90%). Ensure that grading and soil porosity of the subbase will provide adequate subsurface drainage.)

A. Place base course material over prepared subbase to grades shown on plans, in lifts not to exceed 150 mm (6"), compacting each lift separately to 95% Modified Proctor. Leave minimum 25 mm (1") to 35 mm (1.5") for Grasspave2 unit and sand/sod fill to Final Grade.

B. Spread all Hydrogrow mix provided (spreader rate = 4.53 kg per 100 m2 (10 lbs per 1076 ft2) evenly over the surface of the base course with a hand-held, or wheeled, rotary spreader. The Hydrogrow mix should be placed immediately before installing the Grasspave2 units to assure that the polymer does not become wet and expanded when installing the units.

3.03 Installation of Grasspave2 Units

A. Install the Grasspave2 units by placing units with rings facing up, and using pegs and holes provided to maintain proper spacing and interlock the units. Units can be easily shaped with pruning shears or knife. Units placed on curves and slopes shall be anchored to the base course, using 16d Common nails with fender washer, as required to secure units in place. Tops of rings shall be between 6 mm to 13 mm (0.25" to 0.5") below the surface of adjacent hard-surface pavements.

B. Install sand in rings as they are laid in sections by "back-dumping" directly from a dump truck, or from buckets mounted on tractors, which then exit the site by driving over rings already filled with sand. The sand is then spread laterally from the pile using flat bottomed shovels and/or wide "asphalt rakes" to fill the rings. A stiff bristled broom should be used for final "finishing" of the sand. The sand must be "compacted" by using water from hose, irrigation heads, or rainfall, with the finish grade no less than the top of rings and no more than 6 mm (0.25") above top of rings.

3.04 Installation of Grass

Grass coverage on the sand-filled rings **must be** completed within one week. Sand must be re-installed and leveled and Grasspave2 checked for integrity if rings become exposed due to wind, rain, traffic, or other factors. (Choose one paragraph below to meet grass installation method desired.)

A. (Preferred method) Hydroseeding/hydro-mulching - A combination of water, seed and fertilizer are homogeneously mixed in a purpose-built, truck-mounted tank. The seed mixture is sprayed onto the site at rates shown on plans and per hydroseeding manufacturer's recommendations. Coverage must be uniform and complete. Following germination of the seed, areas lacking germination larger than 20 cm x 20 cm (8" x 8") must be reseeded immediately. Seeded areas must be fertilized and kept moist during development of the turf plants.
B. Install thin sod directly over sand filled rings, filled no higher than the top of the rings. Sod strips should be placed with very tight joints. Sodded areas must be fertilized and kept moist during root establishment (minimum of 3 weeks). Sodded areas must be protected from any traffic, other than emergency vehicles, for a period of 3 to 4 weeks, or until the root system has penetrated and established well below the Grasspave2 units.
C. Install grass seed at rates per grass type. A light "dusting" of commercial topsoil mix, not to exceed 1/2" (25 mm) can be placed above the rings and seed mix to aid germination rates. Seeded areas must be fertilized and kept moist during development of the turf plants.

3.05 Protection

(Choose one paragraph below to match grass installation method.)

A. Seeded areas must be protected from any traffic, other than emergency vehicles, for a period of 4 to 8 weeks, or until the grass is mature to handle traffic.
B. Sodded areas must be protected from any traffic, other than emergency vehicles, for a period of 3 to 4 weeks, or until the root system has penetrated below the Grasspave2 units.

3.06 Cleaning

A. Remove and replace segments of Grasspave2 units where three or more adjacent rings are broken or damaged, reinstalling as specified, so no evidence of replacement is apparent.
B. Perform cleaning during the installation of work and upon completion of the work. Remove all excess materials, debris, and equipment from site. Repair any damage to adjacent materials and surfaces resulting from installation of this work.

END OF SECTION

If you have any questions regarding this specification, please call Invisible Structures, Inc. 1-800-233-1510, overseas call 303-233-8383. *Version 06/2012*

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E-Mail: info@stabilizersolutions.com

SECTION 2
STABILIZER FOR AGGREGATE SURFACES:
FIRELANES, DRIVEWAYS AND PARKING LOTS

PART 1 - GENERAL

1.1 SUMMARY

A. The work of this Section consists of all paving work and related items as indicated on the drawings and or as specified herein and includes, but is not limited to, the following items:

1. Stabilized aggregate firelane, driveway, and parking lot surfacing.

B. Related Sections:
1. Section 02100 – Site Preparation
2. Section 02200 – Earthwork
3. Section 02230 – Granular Materials

C. General Provisions

1. All of the contract documents, including General and Supplementary Conditions and Division 1 General Requirements, apply to the work of this Section.
2. Examine all drawings and all other Sections of the Specifications for requirements therein affecting the work of this trade.
3. Coordinate work with that of all those affected by work of this Section. Cooperate with such trades to assure the steady progress of all work under the Contract.

1.2 PERFORMANCE REQUIREMENTS

A. The following standards and definitions are applicable to the work of this Section to the extent referenced herein:
1. Standard Specifications: Highway Department, Standard Specifications for Highways and Bridges, latest edition.
2. ASTM: American Society for Testing and Materials.
3. AASHTO; American Association of State Highway and Transportation Officials.

1.3 SAMPLES AND SUBMITTALS

A. 1. Sieve analysis of aggregate for firelanes, driveways, and parking lots.

B. 2. Samples and or shop drawings for the following: Aggregate for strength and color– firelanes, driveways, and parking lots.

C. Construction Samples:

1. Stabilized aggregate firelane, driveway, and parking lot surfacing: Construct a 12' x 24' sample of finished path as directed by the Owner's Representative on site.

2. General:
   a. Schedule mock-up construction so that mock-up can be accepted a minimum of 30 days prior to the application of paving surfaces represented by the mock-up.
   b. Locate mock-up panel(s) in areas as directed by the Owner's Representative.
   c. Continue to construct mock-ups until acceptable mock-up is produced (at no cost to the Owner). Acceptable mock-up shall be standard for texture, color and workmanship.

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d. Use same setting bed and joint mixes used in accepted mock-up in final work unless otherwise directed by Owner's Representative.
e. Protect accepted mock-ups from damage until completion and acceptance of the work represented by the mock-up.
f. Remove mock-up panel(s) from the site at completion of the project, unless otherwise instructed by Owner's Representative.

1.4 PROJECT/SITE CONDITIONS

A. Field Measurements: Each bidder is required to visit the site of the work to verify the existing conditions. No adjustments will be made to the Contract Sum for variations in the existing conditions.

1. Where surfacing is indicated to fit with other construction, verify dimensions of other construction by field measurements before proceeding with the work.

B. Environmental Limitations: Do not install stabilized aggregate/granite during rainy conditions or below 40 degrees Fahrenheit and falling.

1.5 QUALITY ASSURANCE

A. Installer Qualifications: Installer to provide evidence to indicate successful experience in installation of Stabilized aggregate surfacing or ability to follow installation instructions.

1.6 WARRANTY

A. General Warranty: The special warranty specified in this Article shall not deprive the Owner of other rights the Owner may have under other provisions of the Contract Documents and shall be in addition to, and run concurrent with, other warranties made by the Contractor under requirements of the Contract Documents.

B. Special Warranty: Submit a written warranty executed by the installer agreeing to repair or replace components of stabilized surfacing that fail in materials or workmanship within the specified warranty period. Stabilizer Solutions, Inc. does not warranty imitation "Stabilizer" purchased from a non-approved Stabilizer Solutions, Inc. licensee. Failures include, but are not limited to, the following:
1. Premature wear and tear, provide the material is maintained in accordance with manufacturer's written maintenance instructions.
2. Failure of system to meet performance requirements.

C. Warranty Period: Contractor shall provide warranty for performance of product. Contractor shall warranty installation of product for the time of one year from completion.

D. Contractor shall provide, for a period of sixty days, unconditional maintenance and repairs as required.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Stabilizer for aggregate surfaces provided by the following manufacturer:

1. Stabilizer Solutions, Inc. 33 South 28th St., Phoenix, AZ 85034; phone (602) 225-5900, (800) 336-2468; fax (602) 225-5902; website stabilizersolutions.com; email info@stabilizersolutions.com

2.2 MATERIALS

A. Aggregate binder shall be a natural, non-toxic, non-staining, odorless, environmentally safe powder. The powder binder shall be "Stabilizer" as manufactured and patented by Stabilizer Solutions, Inc.

B. Sand and crushed stone shall consist of inert materials that are hard and durable, with stone free from surface coatings and deleterious materials. Gradation requirements shall be as follows:

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U.S. Sieve No.	Percent Passing by Weight
# 1/2"	95 – 100
# 3/8"	90 – 100
# 4	65 – 80
# 8	48 – 63
# 16	40 – 49
# 30	30 – 40
# 50	20 – 27
# 100	10 – 18
# 200	10 - 12

C. The sand equivalent shall be in the range of 35-55. The R-value shall be a minimum of 71. ASTM testing shall be used for the sand equivalent and R-value determination.

D. Dense graded crushed stone base shall be furnished and installed as required and specified to a 6" compaction depth.

PART 3 - EXECUTION

3.1 PREPARATION

A. Base shall be 6" compacted layer of your state's DOT recommended crushed granular road base. Make any corrections necessary to base furnished and installed to bring gravel to the elevations shown on the drawing.

B. Pre-soak base material with water and compact to 95% prior to installing Stabilized aggregate material.

C. Although porous, it is recommended to have proper drainage available to ensure no standing water on surface or adjacent to Stabilized aggregate, including downspouts when placed under roof overhang.

3.2 BLENDING

A. Stabilizer shall be thoroughly pre-mixed with crushed stone/sand mix at the rate from 15-lbs of Stabilizer per 1-ton of aggregate. Check with Stabilizer Solutions, Inc. for correct Stabilizer rate for your project and climate conditions. Drop spreading of Stabilizer over pre-placed aggregate or mixing by rototilling is not acceptable for vehicular access. Stabilizer shall be mechanically pre-mixed per manufacturer's recommendations using an approved mechanical blending unit that will adequately mix and blend Stabilizer with aggregate (Bucket blending is not an approved blending apparatus). Always blend the material DRY.

3.3 PLACEMENT

A. Place the aggregate and Stabilizer mixture on a prepared base, and rake smooth to desired grade and cross section. Place material to sufficient depth to allow 4" for residential or 5" for commercial after compaction.

3.4 WATERING

A. Water heavily for full-depth moisture penetration of the Stabilized profile. Water activates Stabilizer, so it is important to saturate through total depth. To achieve saturation of Stabilized pathway profile, 25 to 45-gallons of water per 1-ton must be applied. During water application test moisture using a probing device reaching full depth.

B. Contractor shall wait a minimum of 6 – 48 hours or until such time that the paving material is able to accept compaction from a 1 to 5 ton roller without separation, plowing or any other physical compromise of the aggregate.

C. If surface aggregate dries significantly quicker than subsurface material, lightly mist surface before compaction.

D. Compact the material with a compactor as specified below making 3 to 4 passes (do not use a vibratory unit). Upon thorough moisture penetration, compact aggregate screenings to 85% relative compaction by equipment such as; a 2

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to 4-ton double drum roller or a 1,000-lb. single drum roller. Do not begin compaction for 6 hours after placement and up to 48 hours. DO NOT use a vibratory plate compactor or vibration feature on roller, as vibration separates large aggregate particles.

3.5 COMPACTION

A. Take care in compacting decomposed granite or crushed 3/8" or ¼" minus aggregate screenings when adjacent to planting and irrigation systems. Hand tamping with 8" or 10" hand tamp recommended
   1. Installation of Stabilized aggregate more than 3" must be installed in lifts. If 4" thick compacted (2) 2" lifts. If 5" thick compacted (2) 2.5" lifts. If Stabilized aggregate is pre-moistened before installation entire 4" or 5" lift may be installed.

B. Water the surface area with a light spray following compaction. Contractor shall take care as to not disturb the aggregate surface with the spray action.

3.6 INSPECTION

A. Finished surface shall be smooth, uniform and solid. There shall be no evidence of chipping or cracking. Cured and compacted surface shall be firm throughout profile with no spongy areas. Loose material will not be present on the surface after installation, but may appear after use and according to environmental conditions. Surface should remain stable underneath the loose granite on top. It is a "natural" looking pathway, yet stable throughout. Any significant irregularities in path surface shall be repaired to the uniformity of entire installation.

3.7 PROTECTING

A. Contractor shall furnish and install construction fence around new paving to prevent public access to the area. Fencing shall be maintained in place for a minimum of 12 - 72 hours after completion of the aggregate installation, or as directed by the Owner' Representative.

3.8 MAINTENANCE

A. Remove debris, such as paper, grass clippings, leaves or other organic material by mechanically blowing or hand raking the surface as needed. Any plowing program required during winter months shall involve the use of a rubber baffle on the plow blade or wheels on the plow that lifts the blade 1/4" off the paving surface.

B. During the first year, a minor amount of loose aggregate will appear on the surface (1/16 to 1/4"). If this material exceeds a 1/4 of an inch, redistribute the material over the entire surface. Water material thoroughly to the depth of 1", and compact with power roller of no less than 1000-lbs. This process should be repeated as needed.

C. If cracking occurs, simply sweep fines into the cracks, water thoroughly and hand tamp with an 8" to 10" hand tamp plate.

3.9 REPAIRS

A. Excavate damaged area to the depth of the Stabilized aggregate and square off sidewalls.

B. If area is dry, moisten damaged portion lightly.

C. Pre-bend the dry required amount of Stabilizer powder with the proper amount of aggregate in a concrete mixer.

D. Add water to the pre-blended aggregate and Stabilizer. Thoroughly moisten mix with 25 to 45 gallons per ton of pre-blended material or to approximately 10% moisture content.

E. Apply moistened pre-blended aggregate to excavated area to finish grade.

F. Compact with an 8" to 10" hand tamp or use a larger 1000 lb. roller. Keep traffic off areas for 12 to 48 hours after repair has been completed.

END OF SECTION 2

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APPENDIX C: AGGREGATE PATHWAY

Stabilizer Solutions, Inc.
33 S. 28th St.
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800-336-2468 (Fax) 602-225-5902
Website: stabilizersolutions.com
E-Mail: info@stabilizersolutions.com

SECTION 1

STABILIZER FOR AN AGGREGATE PATHWAY – PEDESTRIAN ACCESS

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes material and labor requirements for construction with decomposed granite or crushed 3/8" or 1/4" minus aggregate pathway with Stabilizer binder additive for the following items:

1. Stabilized aggregate pathway and patios

B. Related Sections:

1. Section 02100 – Site Preparation
2. Section 02200 – Earthwork
3. Section 02230 – Granular Materials

1.2 PERFORMANCE REQUIREMENTS

A. Perform gradation of decomposed granite material or 3/8" or 1/4" minus crushed aggregate in accordance with ASTM C 136 – Method for Sieve Analysis for Fine and Course.

1.3 SUBMITTALS

A. Products Data: For each product specified. Submit a 5 lb. sample and sieve analysis for grading of decomposed granite or crushed 3/8" or 1/4" minus aggregate to be sent to Stabilizer Solutions, Inc. prior to any construction – (allow 2 week turn around). Must be approved by Landscape Architect and owner.

B. Shop Drawings: Show details of installation, including plans and sections.

1.4 PROJECT/SITE CONDITIONS

A. Field Measurements: Each bidder is required to visit the site of the Work to verify the existing conditions. No adjustments will be made to the Contract Sum for variations in the existing conditions.

1. Where surfacing is indicated to fit with other construction, verify dimensions of other construction by field measurements before proceeding with the work.

B. Environmental Limitations: Do not install decomposed granite or crushed 3/8" or 1/4" minus aggregate paving during rainy conditions or below 40 degrees Fahrenheit and falling.

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1.5 QUALITY ASSURANCE

A. Installer Qualifications: Installer to provide evidence to indicate successful experience in providing decomposed granite or crushed 3/8" or 1/4" minus aggregate surfacing containing Stabilizer binder additive or ability to follow installation instructions.

B. Mock-ups: Install 4 ft. wide x 10 ft. long mock-up of decomposed granite or 3/8" or 1/4" minus crushed aggregate surfacing with Stabilizer additive at location as directed by owner's representative.

1.6 WARRANTY

A. General Warranty: The special warranty specified in this Article shall not deprive the Owner of other rights the Owner may have under other provisions of the Contract Documents and shall be in addition to, and run concurrent with, other warranties made by the Contractor under requirements of the Contract Documents.

B. Special Warranty: Submit a written warranty executed by the installer agreeing to repair or replace components of stabilized surfacing that fail in materials or workmanship within the specified warranty period. Stabilizer Solutions, Inc. does not warranty imitation "Stabilizer" purchased from a non-approved Stabilizer Solutions, Inc. licensee. Failures include, but are not limited to, the following:

1. Premature wear and tear, provide the material is maintained in accordance with manufacturer's written maintenance instructions.
2. Failure of system to meet performance requirements.

C. Warranty Period: Contractor shall provide warranty for performance of product. Contractor shall warranty installation of product for the time of one year from completion.

D. Contractor shall provide, for a period of sixty days, unconditional maintenance and repairs as required.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Stabilizer for crushed aggregate surfaces provided by the following manufacturer:

1. Stabilizer Solutions, Inc. 33 South 28th St., Phoenix, AZ 85034; phone (602) 225-5900, (800) 336-2468; fax (602) 225-5902; website stabilizersolutions.com; email info@stabilizersolutions.com

2.2 MATERIALS

A. Decomposed Granite or 3/8" or 1/4" crushed aggregate screenings

1. Sand and crushed stone shall consist of inert materials that are hard and durable, with stone free from surface coatings and deleterious materials. Gradation requirements shall be as follows:
2. Crushed Stone Sieve Analysis Percentage of Weight Passing a Square Mesh Sieve AASHTO T11-82 and T2782

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1/4" MINUS AGGREGATE GRADATION

U.S. Sieve No.	Percent Passing by Weight
# 3/8"	100
# 4	90 – 100
# 8	75 – 80
# 16	55 – 65
# 30	40 – 50
# 50	25 – 35
# 100	15 – 20
# 200 to	10 – 15

3. Acceptable local supplier list to be provided by Architect

B. Stabilizer Binder

1. Patented, non-toxic, organic binder that is a colorless and odorless concentrated powder that binds decomposed granite or crushed 3/8" or 1/4" minus aggregate.

2.3 EXCESS MATERIALS

A. Provide owner's authorized rep. with the following excess materials for use in future decomposed granite or 3/8" or 1/4" minus crushed aggregate surfacing repair: 40 to 50 lb. Bags of the aggregate paving blended with proper amount of Stabilizer.

PART 3 - EXECUTION

3.1 BLENDING STABILIZER

A. Blend 12 to 16-lbs (call manufacturer for exact blend) of Stabilizer per 1-ton of decomposed granite or crushed 3/8" or ¼" minus aggregate screenings. It is critical that Stabilizer be thoroughly and uniformly mixed throughout decomposed granite or crushed ¼" or 3/8" minus aggregate screenings. Bucket blending is not acceptable. Blending with a rake and or shovel is not acceptable. Blend material dry as water will make the material hard.

3.2 PLACEMENT

A. After pre-blending, place the Stabilized decomposed aggregate or 3/8" or ¼" crushed aggregate screenings on prepared sub-grade. Level to desired grade and cross section.

B. Depth of pathways – 3" for heavy foot traffic and light vehicles.

3.3 WATERING

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A. Water heavily for full-depth moisture penetration of the Stabilized pathway profile. Water activates Stabilizer. To achieve saturation of Stabilized pathway profile, 25 to 45-gallons of water per 1-ton must be applied. During water application randomly test for depth using a probing device, which reaches full depth.

3.4 COMPACTION

A. Upon thorough moisture penetration, compact aggregate screenings to 85% relative compaction by equipment such as; a 2 to 4-ton double drum roller or a 1,000-lb. single drum roller. The roller size will depend on the depth of the pathway. DO NOT use a vibratory plate compactor or vibration function on roller as vibration separates large aggregate particles. Do not begin compaction for 6 hours after placement and up to 48 hours.

B. If surface aggregate dries significantly quicker than subsurface material, lightly mist surface before compaction.

C. Take care in compacting decomposed granite or crushed 3/8" or ¼" minus aggregate screenings when adjacent to planting and irrigation systems. Hand tamping with 8" or 10" hand tamp recommended

3.5 INSPECTION

A. Finished surface of pathway shall be smooth, uniform and solid. There shall be no evidence of chipping or cracking. Cured and compacted pathway shall be firm throughout profile with no spongy areas. Loose material will not be present on the surface after installation, but may appear after use and according to environmental conditions. Pathway should remain stable underneath the loose granite on top. It is a "natural" looking pathway, yet stable throughout. Any significant irregularities in path surface shall be repaired to the uniformity of entire installation.

3.6 MAINTENANCE

A. Remove debris, such as paper, grass clippings, leaves or other organic material by mechanically blowing or hand raking the surface as needed. Any plowing program required during winter months shall involve the use of a rubber baffle on the plow blade or wheels on the plow that lifts the blade 1/4" off the paving surface.

B. During the first year, a minor amount of loose aggregate will appear on the paving surface (1/16" to 1/4"). If this material exceeds a 1/4", redistribute the material over the entire surface. Water thoroughly to the depth of 1". Compact with power roller of no less than 1000 lbs. This process should be repeated as needed.

C. If cracking occurs, simply sweep fines into the cracks, water thoroughly and hand tamp with an 8" – 10" hand tamp plate.

3.7 REPAIRS

A. Excavate damaged area to the depth of the Stabilized aggregate and square off sidewalls.

B. If area is dry, moisten damaged portion lightly.

C. Pre-bend the dry required amount of Stabilizer powder with the proper amount of aggregate in a concrete mixer.

D. Add water to the pre-blended aggregate and Stabilizer. Thoroughly moisten mix with 25 to 45 gallons per 1-ton of pre-blended material or to approximately 10% moisture content.

E. Apply moistened pre-blended aggregate to excavated area to finish grade.

F. Compact with an 8" to 10" hand tamp or 250 to 300 pound roller. Keep traffic off areas for 12 to 48 hours after repair has been completed.

END OF SECTION 1

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National Park Service
U.S. Department of the Interior



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