



CULTURAL LANDSCAPE REPORT FOR THE MANSION GROUNDS



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CULTURAL LANDSCAPE REPORT
FOR THE MANSION GROUNDS

MARSH-BILLINGS-ROCKEFELLER NATIONAL HISTORICAL PARK

VOLUME II: EXISTING CONDITIONS & ANALYSIS



CULTURAL LANDSCAPE REPORT FOR THE MANSION GROUNDS

MARSH-BILLINGS-ROCKEFELLER
NATIONAL HISTORICAL PARK
WOODSTOCK, VERMONT

Volume II:

Existing Conditions & Analysis

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This report has been prepared through the Olmsted Center for Landscape Preservation, which promotes the preservation of significant landscapes through research, planning, stewardship, and education. The Center accomplishes its mission in collaboration with a network of partners including national parks, universities, government agencies and private nonprofit organizations. This report was developed through a cooperative agreement with the Faculty of Landscape Architecture at the State University of New York College of Environmental Science and Forestry, Syracuse, New York.

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Cover photo: View through the Flower Garden, 2002. SUNY College of Environmental Science and Forestry.

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INTRODUCTION

In the fall of 2000, work began on the development of a Cultural Landscape Report (CLR) for the residential portion of Marsh-Billings-Rockefeller National Historical Park known as the Mansion grounds¹. An integral part of cultural landscape management within the National Park Service, a Cultural Landscape Report documents the history and significance of a landscape and provides strategies for its short- and long-term management. This volume, Existing Conditions & Analysis, is the second volume of the CLR for the Mansion grounds and is based on the findings of the first volume, Site History. A third volume, Treatment, describes how the landscape should look in the future, based on the objective of preserving landscape characteristics and associated features identified in this volume as contributing to the historic significance of the property.

Existing Conditions & Analysis provides an evaluative summary of the landscape's history and significance and has been developed for the use of park managers and interpreters. The study area covers the approximately 34 acres that comprise the Mansion grounds, which are part of the larger 555-acre Historic Zone of Marsh-Billings-Rockefeller National Historical Park². Included in this study are all landscape features within the Mansion grounds study area associated with the following landscape characteristics: natural systems, spatial organization, views and vistas, circulation, vegetation, topography, buildings and structures, small-scale features, and archeological sites. Features that are not permanent or visible parts of the landscape are not documented or evaluated. These include subsurface features, such as sewer and electrical lines; temporary features, such as snow and deer fencing; and architectural interiors.

METHODOLOGY AND FORMAT

The Cultural Landscape Report for the Mansion grounds was prepared according to the methodology developed by the National Park Service in its *Guide to Cultural Landscape Reports*.³ The methodology in the Guide for documenting and analyzing the significance of historic properties is in turn based upon the National Register of Historic Places Criteria for Evaluation of Historic Properties. The Guide identifies three major sections in a CLR Part I: Site History, Existing Conditions, and Analysis & Evaluation. For the purposes of this CLR, the Existing Conditions and the Analysis & Evaluation are combined into a single volume; their format is technical and, they are intended largely to assist in management of the landscape. The Site History, published in volume I, is a narrative that addresses the history of the landscape as a whole and the cultural and contextual background to its development.

The description of existing conditions and analysis of the Mansion grounds is organized into three landscape areas: [Figure 0.1]

1. The Mansion Terrace, occupying the lower level of the Mansion grounds bordering River and Elm Streets. This area includes the formal landscape surrounding the Mansion, Summerhouses, Carriage Barn, and Double Cottage.

Summerhouses, Carriage Barn, and Double Cottage.

2. The Terrace Gardens-Belvedere, occupying the elevated ground containing the Flower Garden, Long Terrace, Belvedere, Greenhouse, and Garden Workshop.

3. The Hill, occupying the foothill of Mount Tom that includes the Hillside Gardens (Lily Pond, Waterfall Garden), Bungalow, Upper Meadow, Woodshed, and forested land.

The analysis process consists of a comparison of historic (1801–1997) and existing (2004) conditions for each landscape feature that presently exists in

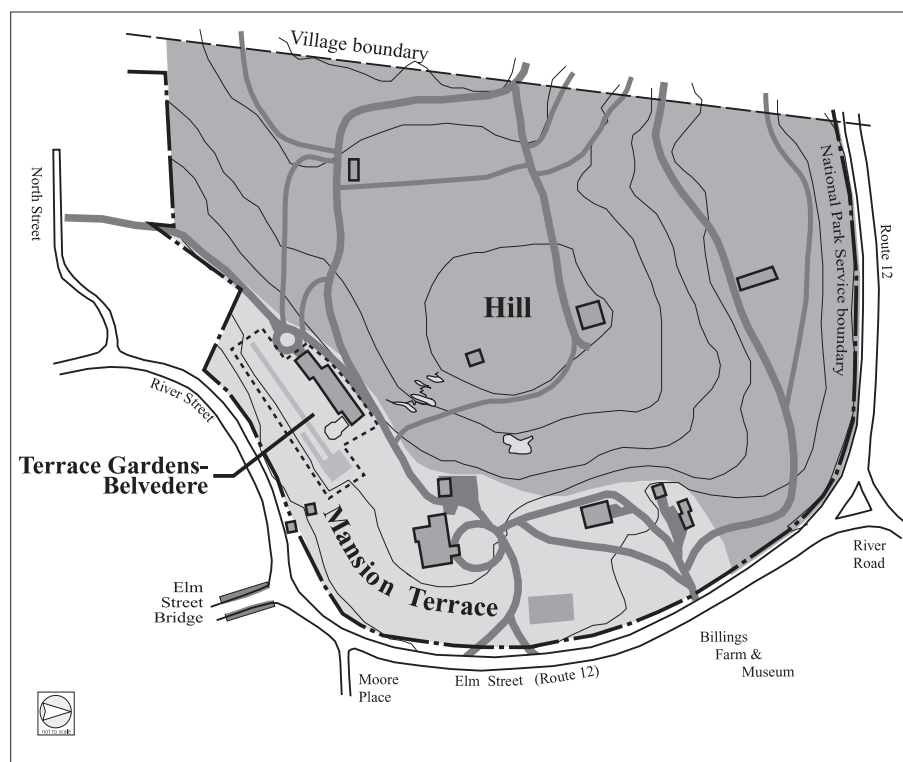


Figure 0.1: Diagram of the Mansion grounds illustrating three landscape areas used to organize the Existing Conditions & Analysis: Mansion terrace, Terrace Gardens-Belvedere, and Hill. SUNY ESF.

the National Historical Park within the study area of the Mansion grounds. Each landscape feature is numbered and keyed to the plans found at the end of each of the three feature analysis chapters. Numbers are organized according to landscape characteristic (e.g., C = Circulation), and are assigned according to when the feature was introduced into the landscape (oldest features have the lowest numbers). Historic features that are not extant are not analyzed, but are listed in the Inventory of Landscape Features (Chapter 7). The following is the format used for the analysis of each extant landscape feature:

Historic Condition A brief synopsis of the feature's history as documented in the Site History (CLR volume 1) during the period of significance (1801–1997). Footnotes are provided for documentation that is not contained in the Site History.

Existing Condition An overview of changes that have occurred to the feature since the end of the historic period (1997), and a description of its existing physical condition and use (2003).

Evaluation: Feature evaluations include the following components:

- A determination of whether the feature contributes to the historic significance of the property. Features are determined to be “contributing” if they were present during the period of significance, possess historic integrity, and are related to the areas of historic significance. Features are determined to be “non-contributing” if they were not present during the periods of significance, no longer possess historic integrity, or are unrelated to the areas of historic significance. Due to the long period of significance and the many layers of development within the landscape, each feature is described for interpretive purposes relative to its contribution to one or more of the five historic eras within the period of significance (Marsh era, 1801–1868; Frederick Billings era, 1868–1890; Estate era, 1890–1914; French–Billings era, 1914–1954; and Rockefeller era, 1954–1997).
- A summary statement of changes undertaken since the end of the period of significance (1997). Historic integrity is evaluated against seven aspects established by the National Register: location, design, setting, materials, workmanship, feeling, and association. The integrity of each aspect is not described in individual feature evaluations.
- Summary statement regarding the relationship of the feature to area(s) of historic significance, if notable.

This volume is organized into the following seven chapters:

Existing Conditions: This chapter provides an overview of the Mansion grounds landscape as it exists in 2003. Also included is an overview of the entire Marsh-Billings-Rockefeller National Historical Park, and properties that adjoin the Mansion grounds but are not part of the park. The chapter ends with an illustrated existing-conditions plan of the Mansion grounds.

Significance: This section includes a review of existing National Register/National Historic Landmark documentation for the Mansion grounds, and a narrative outlining recommendations for expanding the National Register documentation to include landscape-related areas of significance as part of the larger historic property (Billings Estate/Marsh-Billings-Rockefeller National Historical Park encompassing the National Park Service property and the privately owned Billings Farm & Museum).

Mansion Grounds: Landscape Characteristics: This section provides a summary of historic (1801–1997) and existing (2003) conditions of the broad landscape characteristics for the entire Mansion grounds study area, and an evaluation of whether each characteristic contributes to the historic significance of the property. The characteristics are broken down into component landscape features in the following chapters.

Landscape Features: Mansion Terrace, Terrace Gardens-Belvedere, and Hill: These three chapters, organized by the major areas of the landscape, provide a summary of historic (1801–1997) and existing (2003) conditions for individual landscape features, and an evaluation of whether each contributes to the historic significance of the property. Included in many of the historic condition narratives is documentation that was too detailed to include in volume 1, Site History.

Inventory of Landscape Features: This table provides summary information on each extant landscape feature within the Mansion grounds study area (name, landscape feature number, evaluation, dates of construction and alteration), and summary information on major non-extant landscape features (name, and dates of construction, alteration, and removal).

TERMINOLOGY

Names of Landscape Features: Contemporary names are generally used to identify landscape features, with historic names referenced in the “Historic Condition” portion of the analysis. Examples include: Carriage Barn (earlier known as the Stable), and Double Cottage (earlier known as the Coachman’s Cottage). Where there are several names currently in use, the dominant historic name is used. Where there is no known specific historic or contemporary name for a feature, a name has been created for the purposes of this CLR. Contemporary and historic names are capitalized, while names created for this CLR are not.

Cultural Landscape Definitions: The following definitions are derived from the National Park Service 1998 Guide to Cultural Landscape Reports:

Landscape Characteristic: Landscape characteristics are the general distinguishing traits and qualities of the landscape, both tangible and intangible. The term refers to culturally derived and naturally occurring processes or to cultural and natural physical forms that have influenced the development of the landscape. The following eleven landscape characteristics are found in the Mansion grounds, all but one of which have associated landscape features:

- *Natural Systems:* Natural aspects that often influence the development and resultant form of a landscape.
- *Spatial Organization:* Arrangement of elements creating the ground, vertical, and overhead planes that define and create spaces.
- *Land Use:* Organization, form, and shape of the landscape in response to land use. [No associated landscape features identified in Mansion grounds.]
- *Circulation:* Spaces, features, and materials that constitute systems of movement.

- *Topography*: Three-dimensional configuration of the landscape surface characterized by features and orientation.
- *Vegetation*: Indigenous or introduced trees, shrubs, vines, ground covers, and herbaceous materials.
- *Buildings and Structures*: Three-dimensional constructs such as houses, barns, garages, stables, bridges, and memorials.
- *Views and Vistas*: Features that create or allow a range of vision which can be natural or designed and controlled.
- *Constructed Water Features*: The built features and elements that utilized water for aesthetic or utilitarian functions.
- *Small-Scale Features*: Elements that provide detail and diversity combined with function and aesthetics.
- *Archeological Sites*: Sites containing surface and subsurface remnants related to historic or prehistoric land use.

Landscape Feature: Landscape features are the smallest physical unit of a landscape that can be managed as an individual element. They are organized in the analysis by associated landscape characteristic. Each landscape feature is evaluated according to the following terms: ⁴

- *Contributing*: Applies to features that were present during the historic period, retain historic character, and relate to the historic associations and qualities for which the property is significant. Contributing features are described according to the following three categories:

Character-defining: Contributing features are considered to be “character-defining” if they add in a prominent manner to the historic associations and qualities for which the property is significant.

Distinctive: Contributing features are considered to be “distinctive” if they are unique features the historic period.

Characteristic: Contributing features are considered to be “characteristic” if they are typical of those extant during the historic period.

- *Non-Contributing*: Applies to landscape features that were not present during the historic period, do not retain historic character, or do not relate to the historic associations or qualities for which the property is significant. Non-contributing features are described according to the following two categories:

Detracting: Non-contributing features are considered to be “detracting” if they are incompatible with the historic character of the land-

scape in terms of historic materials, size, scale, proportion, and massing.

Compatible: Non-contributing features are considered to be “compatible” with the historic character of the landscape if they are differentiated from historic features and relate to historic materials, size, scale, proportion, and massing.

- *Unevaluated:* Applies to landscape features for which there was insufficient documentation available to make an evaluation.

ENDNOTES

1 In March 2000, a parallel CLR (Site History and Existing Conditions) was prepared for the forested Mount Tom lands entitled “Cultural Landscape Report for the Forest at Marsh-Billings-Rockefeller National Historical Park.” It was prepared by the University

of Vermont in conjunction with the National Park Service and the Conservation Study Institute. This CLR addressed forested land on the hill within the Mansion grounds, but did not focus on individual landscape features.

2 Two lots that were part of the Mansion grounds during the historic period but are now under private ownership are not within the scope of this volume. These properties are: 3 North Street (Gardener’s Cottage), a half-acre lot with a mid-nineteenth-century house; and 1 River Street (Sterling House), a one-acre lot with a mid-twentieth-century house. A brief overview of these properties and others adjoining the Mansion grounds is included in the Existing Conditions chapter.

3 Robert R. Page, Cathy A. Gilbert, and Susan A. Dolan, *Guide to Cultural Landscape Reports* (Washington, D. C.: National Park Service, Park Historic Structures and Cultural Landscapes Program, 1998).

4 The National Register guidelines recognize “resources” rather than “features” as contributing to the historic significance of a property. “Resources” are defined as buildings, structures, sites, and objects located within the property’s boundaries that are substantial in size and scale. Minor “resources” such as sheds, fences, paths, and vegetation are not counted as contributing resources under National Register guidelines (National Register Bulletin 16A, page 17). The CLR guidelines recognize major and minor resources as “landscape features,” each of which may contribute to the historic significance of the property.



EXISTING CONDITIONS

LANDSCAPE CONTEXT

MARSH-BILLINGS-ROCKEFELLER NATIONAL HISTORICAL PARK

MANSION GROUNDS

OPERATIONS OVERVIEW

The existing character of the Mansion grounds landscape is largely the vision of one man—Frederick Billings—who purchased the property from Charles Marsh (Junior) in 1869 and transformed the landscape into a stylish country place as part of a larger model farm. Today, this landscape remains substantially intact thanks to careful stewardship from two successive generations of the Billings family, including, most recently, Mary French Rockefeller (granddaughter of Frederick Billings) and her husband, Laurance S. Rockefeller. The historic character of the Mansion grounds and larger Billings Estate has been recognized for many years. In 1967, the Mansion was designated a National Historic Landmark for its significance in the history of American conservation due to its association with George Perkins Marsh and Frederick Billings. Along with the adjoining Billings farm, the Mansion grounds were included within the boundaries of the Woodstock Village Historic District, listed in the National Register of Historic Places in 1972.

Since the time Laurance Rockefeller gave up life estate at the Mansion grounds at the end of 1997, marking the end of the property's period of significance, the landscape has undergone minor changes as the National Park Service has adapted it for public use. These include addition of a new entranceway to the Carriage Barn as part of the building's rehabilitation into a visitor center and administrative offices; addition of benches, signs, and lampposts; and installation of railings. Many of the contractors who worked for the Rockefellers continued to work on the grounds for the National Park Service. Despite such continuity, portions of the landscape have changed since the Rockefeller era, primarily through the processes of natural growth and decline.

This chapter provides a general discussion of the existing conditions (2003) of the Mansion grounds landscape, beginning with a description of the surrounding properties (Landscape Context), followed by an overview of the entire National Historical Park, a description of the Mansion grounds landscape, and, finally, an overview of existing park operations.

LANDSCAPE CONTEXT

The Mansion grounds are within the limits of the incorporated Village of Woodstock, a community of approximately 1,100 persons with an additional 2,100 living in the surrounding town. Woodstock is located in the Ottauquechee River Valley, ten miles west of the Connecticut River in east-central Vermont. The village proper, located south of the Mansion grounds across the Ottauquechee River, consists of a traditional New England plan centered on an oval village green surrounded by detached houses and public buildings. To the east of the village green along Central Street (US 4) and Elm Street (Route 12) is the central business district, characterized by mid-to-late-nineteenth-century masonry commercial blocks. Woodstock's economy is based largely on the region's four-season tourism industry and second-home population. An estimated 400,000–500,000 people visit Woodstock each year.¹

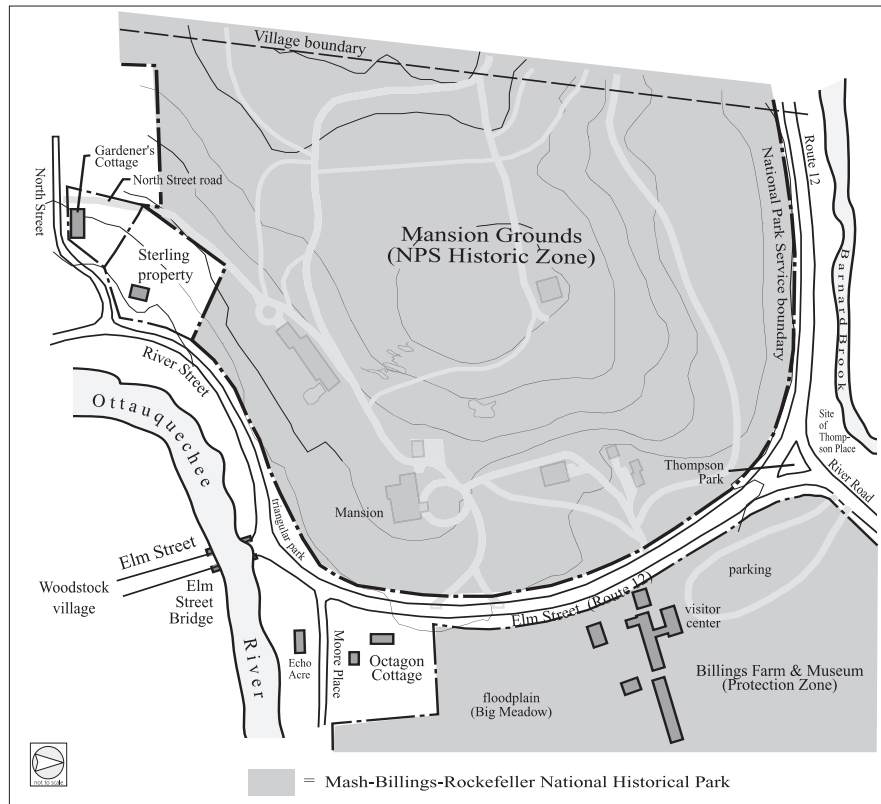


Figure 1.1: Context of the Mansion grounds, 2003. SUNY ESF.

Figure 1.2: View south on Elm Street toward the Elm Street Bridge, October 2001. SUNY ESF. The Mansion grounds with the perimeter stone wall and hemlock hedge are at the right, October 2001.



The Mansion grounds are located in the rural outskirts of the village on the north side of the Ottauquechee River. Situated at the northern end of Elm Street, the Mansion grounds occupy the eastern foot of Mount Tom and are bordered on three sides by public roads that delineate a “U” shape to the grounds, following the natural topography. To the south is the Ottauquechee River; to the east is a large meadow occupying a broad floodplain (known regionally as an “intervale”), today part of the Billings Farm & Museum; to the north is Barnard Brook and privately owned forested land; and to the west, the forested slopes of Mount Tom within the National Historical Park. The surrounding

countryside is characterized by narrow valleys of fields and scattered houses, framed by rounded, forested hills.

The following sections describe properties and landscape features that adjoin the Mansion grounds and/or contribute to its historic setting. Properties are discussed according to their location on the east, south, and north sides of the Mansion grounds [Figure 1.1].

EAST

Elm Street (Route 12)

Elm Street, commonly known as Route 12, is a two-lane asphalt-paved road that forms the public front of the Mansion grounds along its east and north sides. [Figures 1.1, 1.2, 1.3] Commissioned by Charles Marsh (Senior) and Jesse Williams, Elm Street was built by Oliver Williams in 1797 along with a wooden bridge across the Ottauquechee River that gave access to the Marsh Place (Mansion grounds).



Figure 1.3: View west along Route 12 from the intersection of Elm Street (Route 12) and River Road, September 2001. SUNY ESF. The site of the Thompson Place is the wooded area at the right.

In 1800, Elm Street was extended north of the Ottauquechee River past the Marsh Place as the Royalton and Woodstock Turnpike, a project in which Charles Marsh was involved. The turnpike became a public thoroughfare in c.1842, and the section past the Mansion grounds to River Road also became known as Elm Street (the present address of the Mansion is 54 Elm Street). The road was designated as Vermont State Highway 12 in the early 1930s and, in 1935, the state purchased the Woodstock-to-Bethel section, which was subse-

quently paved. The portion of the highway within the village limits remained unpaved into the 1950s.²

The double-yellow-striped, uncurbed, paved surface of the existing road averages twenty-two feet wide (two eleven-foot travel lanes), with turf shoulders.³ There is an asphalt-paved, seasonally maintained pathway along the south side of the road across from the Mansion grounds. The portion of Elm Street within the village is maintained by the Town of Woodstock; the portion outside the village is maintained by the state.

Elm Street is a moderately busy road, with nearly continuous traffic during the morning and evening peak hours.⁴ The road serves as the primary highway leading due north from Woodstock, providing access to the Suicide Six ski area about two miles north of the Mansion grounds, and Interstate 91 approximately fifteen miles farther north. Although a busy road, traffic volumes on Elm Street do not presently pose intrusive noise or pollution problems within the Mansion grounds. Pedestrian safety is a concern, however, as visitors arriving by car must cross the street on foot from the parking lot located at Billings Farm & Museum.

**Octagon Cottage (Hitchcock House) and Second Hitchcock House
Elm Street at Moore Place
Tax map #21:51:01, #21:51:01-001**

The Octagon Cottage is a privately owned, one-and-a-half story, wood-frame, side-gable residence with a connected octagonal pavilion, double-hung sash windows, and vinyl siding. [Figure 1.4] The building is purportedly the original Marsh house, built between 1789 and 1790, which was moved without its attached rear wings from the present location of the Mansion grounds tennis court by Frederick Billings in c.1869 to serve as his farm manager's residence. In 1890, a new farm manager's house was built, presently known as the 1890 Farm House at the Billings Farm & Museum. From this time through the 1940s, the Octagon Cottage was used by Elizabeth Billings as her residence



Figure 1.4: The Octagon Cottage, view southwest, October 2001. SUNY ESF. The tall Norway spruce in the background are on the Mansion grounds.

way off Moore Place. The property is a contributing component (#209) of the National Register-listed Woodstock Village Historic District.

To the immediate south of the Octagon Cottage is a second frame house that is also used by the Hitchcock family as a seasonal residence. This house, also accessed from Moore Place, is located on a 0.95-acre lot that was subdivided from the Octagon Cottage property at some point after 1980. The house is an early-twentieth-century building, perhaps originally the garage built on the property in the early 1940s.⁶

Moore Place & Echo Acre

Moore Place is a minor residential dead-end road that extends for approximately three hundred feet east from Elm Street along the southern edge of the Ottauquechee River

floodplain meadow. Moore Place was opened around the time the property was sold by Charles Marsh (Junior) in 1861. In this year, Benjamin Mason, a noted painter, had an Italianate-style frame house built just off Elm Street on the south side of Moore Place. The Mason house is now known as “Echo Acre” and is a residence of Laurance S. Rockefeller. [Figure 1.5] Moore Place is within the National Register-listed Woodstock Village Historic District. Echo Acre is listed as a contributing building in the district (#310).



Figure 1.5: View east down Moore Place from Elm Street with Echo Acre to the right, October 2001. SUNY ESF.



Figure 1.6: The Elm Street Bridge, view north with mature Norway spruce along the perimeter of the Mansion grounds in the background, October 2001. SUNY ESF.

Elm Street Bridge

The Elm Street Bridge spanning the Ottauquechee River was built as an iron bowstring truss bridge in 1869 to replace a wooden covered bridge that had been rebuilt and replaced numerous times. [Figure 1.6] Frederick Billings made a substantial financial contribution to the town to assist in the building of the bridge, which was his most direct access to the village. In 1980, following a lengthy preservation effort, the bridge was rebuilt as a 105-foot-long by 25-foot-wide welded

plate girder structure; the old iron bowstring trusses were appended to the sides of the bridge as aesthetic features and to carry the sidewalk outriggers. The Elm Street Bridge is listed as a contributing component (#39) of the National Register-listed Woodstock Village Historic District.

Triangular Park above Elm Street Bridge

The triangular park above the Elm Street Bridge off the southeast corner of the Mansion grounds is a remnant of a triangular intersection that once existed on the steeply sloping ground between River Street and Elm Street. [Figures 1.6, 1.7] The origin of this intersection is not

Figure 1.7: View south and west of the triangular park above the Elm Street Bridge, October 2001. SUNY ESF.



known, but it probably was created with the opening of the first Elm Street bridge in 1797. The park was the open ground between three road legs: River Street (about 150 feet long), Elm Street (about 175 feet long) and the connecting leg along the Mansion grounds (about 300 feet long). By the 1870s, the park was meadow, enclosed by a post-and-plank fence. In August 1882, Frederick Billings improved the triangular park with the addition of a granite post-and-chain fence, and plantings of Norway spruce,



Figure 1.8 View west down River Street from the triangular park above the Elm Street Bridge, July 2002. SUNY ESF.

arborvitae, and assorted shrubs. Three gas lampposts had been added by 1887.⁷ The 300-foot long connecting road leg was probably abandoned around the time Elm Street was paved in the 1950s. The trace of this abandoned roadbed remains visible and is maintained as turf. Located in the public right-of-way and not within the National Historical Park, the park contains a dense grove of Norway spruce that forms an extension of the perimeter Norway spruce on the Mansion grounds. The triangular park is within the National Register-listed Woodstock Village Historic District.

River Street

River Street is a two-lane asphalt-paved local road that borders the south side of the Mansion grounds, extending from the Elm Street Bridge west. [Figure 1.8] The origin of River Street is not documented, but it was probably part of the original east-west route along the north side of the

Ottawaquechee River, perhaps dating to before European settlement in the 1760s. The non-striped road surface presently varies from

approximately eighteen to twenty-two feet in width, and is bordered by a green painted corrugated metal guardrail along the river. Prior to the 1930s, River Street formed a three-legged intersection with Elm Street.

Sterling Property **1 River Street** **Tax map # 20:51:07.**

The Sterling Property is a 1.17-acre residential lot at the corner of North and River Streets that was subdivided from the Mansion grounds in 1951. [Figure 1.9] The lot, part of which was within Frederick Billings's 1869 purchase of the Marsh Place, contains a one-and-a-half story, 1,080 square-foot prefabricated frame house built in 1952 by a firm called "Northern Homes." The lot has two hundred feet of frontage along River Street and, at the rear, borders the service drive that extends from North Street to the Belvedere. To the west it adjoins North Street and the Gardener's Cottage property, and, to the east, the Mansion grounds. The Mansion grounds perimeter stone wall runs along the River Street frontage of the property, except where it was removed to allow for driveway access. The lot was purchased by Laurance S. Rockefeller in 1981 and is presently owned by the Woodstock Resort Corporation.⁸ Landscape features on the lot that survive from the property's earlier development as part of the Mansion grounds include the perimeter stone wall, specimen deciduous trees, and planted conifers along the perimeter. The Sterling property is within the National Register-listed Woodstock Village Historic District, in which it is identified as a



Figure 1.9: The Sterling property, view northeast across the intersection of North and River Streets, October 2001.
SUNY ESF.

contributing building (#295). This is probably a mistake, because the house dates from after the district's period of significance.

North Street

North Street is a local dead-end road that extends uphill from River Street for approximately five hundred feet along a sharply curved alignment [see Figure 1.1]. In 1858, the Town of Woodstock granted a petition to survey and open a road to be known as "North Street." In the following decade, a series of frame houses was built along the road, including one that would later serve as the residence of Frederick Billings's head gardener (3 North Street). The perimeter stone wall of the Mansion grounds borders the eastern side of North Street for about two hundred feet west from River Street. The street does not border the portion of the Mansion grounds within the National Historical Park (Sterling and Gardener's Cottage properties, historically part of the Mansion grounds, have been subdivided and are presently privately owned). North Street lies within the National Register-listed Woodstock Village Historic District, and all of the adjoining houses are contributing buildings in the district.

Gardener's Cottage (Bergstrom House) **3 North Street** **Tax map # 20:51:03-001**

The Gardener's Cottage property at 3 North Street is a 0.53-acre residential lot containing a house historically used by staff of the Billings Estate, including the head gardener. Built in c.1858 by Nathan and Arriette Claflin and acquired by Frederick Billings in 1872, the house is one-and-a-half stories with a side-gable front, full-width front porch, and a steeply-pitched front gable. [Figure 1.10] It has louvered six-over-six double-hung sash windows, shingle siding, a center chimney, asphalt roofing, and a long rear ell with a garage and loft that is banked up to the service drive to the Mansion grounds. This drive crosses the northern edge of the property along an unwritten right-



Figure 1.10: The Gardener's Cottage, view northwest with North Street and the Mansion grounds perimeter stone wall in the foreground, October 2001. SUNY ESF

Woodstock Resort Corporation.¹⁰ The Gardener's Cottage is a contributing property (#296) in the National Register-listed Woodstock Village Historic District. The property was also included within the boundaries of the 1967 National Historic Landmark designation for the Mansion grounds, but was apparently identified as a non-contributing component.¹¹ The Gardener's Cottage is not within the National Register listing for the National Historical Park since it is outside park boundaries.

NORTH Route 12 (see 'EAST') River Road

River Road, earlier known as the Road to Quechee and Road to Taftsville, is a two-lane local road that intersects Elm Street off the northeast corner of the Mansion grounds [see Figure 1.1]. The road is paved in asphalt across Barnard Brook (earlier known as Beaver Creek and the North Branch), to the intersection of Cloudland Road. The origin of this road is not documented, but it was part of the early route along the north side of the Ottauquechee River, possibly dating to before European settlement. The area along the road east of the Mansion grounds became known as the "Sunny Side" district beginning in the late 1880s as part of the early country-place development in Woodstock. The Billings Estate historically bordered much of the western part of River Road. Off the north side of the road east of Barnard Brook is the Richard Billings house, built in 1916–1917, now the offices of The Woodstock Foundation, Inc. Approximately a quarter mile west of Elm Street on the same side of River Road is the Charles A. Platt-designed house, built in 1906 for Laura Billings Lee, now owned by her granddaughter, Jane McDill Smith. The portion of River Road west of Barnard Brook is within the National Register-listed Woodstock Village Historic District.

of-way.⁹ The front of the lot, which faces south toward River Street, is bordered by the stone wall that lines the perimeter of the Mansion grounds. The house is presently the home of Mrs. Mimi Bergstrom, widow of Carl Bergstrom, who was head gardener of the Mansion grounds from 1949 until his retirement in 1992. The property was subdivided from the Mansion grounds in 1992 prior to establishment of Marsh-Billings National Historical Park, and is presently owned by the



Figure 1.11: Thompson Park, view north with River Road to the right and Route 12 and the Mansion grounds perimeter stone wall to the left, July 2002. SUNY ESF.

Thompson Park

Thompson Park is the name, no longer in use, of the triangular island formed by the three-legged intersection of River Road and Elm Street (VT-12). [Figure 1.11, see also Figure 1.1] In November 1881, when Frederick Billings was at work rebuilding the adjoining Thompson house, he was also improving what he called “Thompson Park” by enclosing it with posts, probably the granite-and-chain type he used two years later at the triangular park near the Elm Street Bridge. Billings also regraded the intersection and

probably planted shrubs and trees.¹² Thompson Park is today a grassy island without curbs. It features a mature black locust, traffic signs, and a street light. The limits of the park were probably changed in the 1950s when Elm Street was paved. Thompson Park is within the National Register– listed Woodstock Village Historic District.

Site of Thompson Place

Route 12 at River Road

Tax map #20:51:02

Figure 1.12: Site of the Thompson Place to the left of the passing car, view east along Route 12 with the Mansion grounds at the right, November 2000. SUNY ESF



At the northwest corner of the intersection of Route 12 and River Road is a 3.3-acre wooded lot. [Figure 1.12] This property is the house lot of a farm that belonged to the Dennison and later Thompson families. The farmhouse was built in 1801 at the corner facing south; it was subsequently rebuilt in 1881 by Frederick Billings, who had acquired

much of the farm in 1877. The house was purchased by Billings Estate trustee Samuel Kilner in 1896 and later was acquired by the Merrill family. The property contained an icehouse off the northwest corner of the farmhouse that was torn down prior to 1925. The house was demolished in c.1950s, and there remains no visible trace of it. Barnard Brook flows through the lot and contains a dam (rebuilt in 1897) and the remnants of a millpond near the western end of the lot. The property is owned by the Woodstock Foundation, and is within the National Register-listed Woodstock Village Historic District.¹³

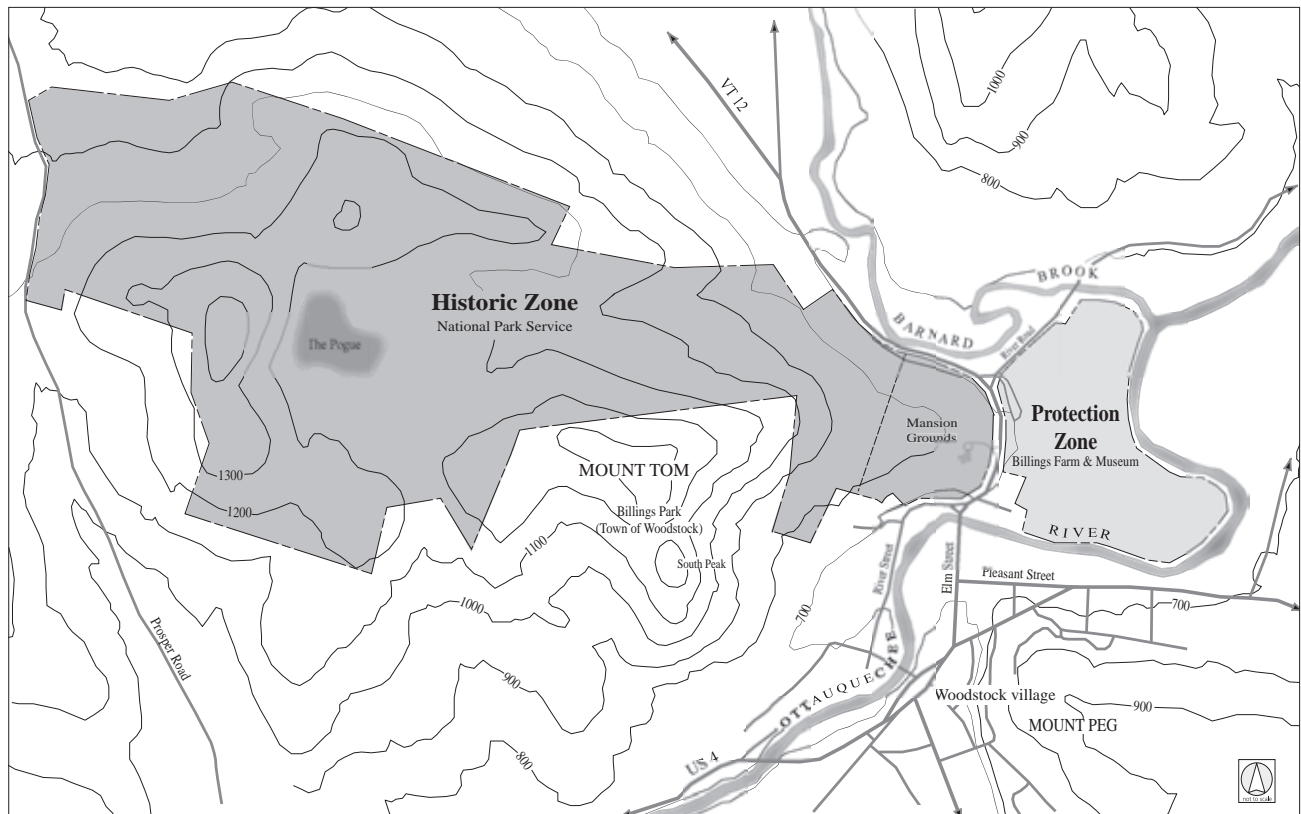
MARSH-BILLINGS-ROCKEFELLER NATIONAL HISTORICAL PARK

In August 1992, Marsh-Billings-Rockefeller National Historical Park was created through an Act of Congress based on the donation of the Mansion grounds and Mount Tom forest by Laurance S. and Mary F. Rockefeller. Within the boundaries of the park are (1) the “Historic Zone,” encompassing the Mansion grounds and Mount Tom forest, which are federally owned and administered by the National Park Service; and (2) the “Protection Zone,” encompassing the core of the Billings Farm & Museum. A third component of the park, the “Scenic Zone,” is located outside park boundaries. [Figure 1.13] It consists of several parcels covering approximately three hundred acres located on Blake Hill and Mount Peg, east and south of the main park. The National Park Service holds scenic easements on this land to protect the historic and natural setting of the viewshed from the Mansion. These easements were donated to the United States by Laurance S. Rockefeller at the time that he and Mary F. Rockefeller donated the Historic Zone.¹⁴

Historic Zone (Mansion Grounds and Forest)
Tax map #20:51:03 (village)
Multiple parcels (town)

Figure 1.13: Map of Marsh-Billings-Rockefeller National Historical Park illustrating the Historic Zone (National Park Service property, including the Mansion grounds) and the Protection Zone (Billings Farm & Museum). SUNY ESF

The Historic Zone is a 555-acre parcel that extends from Elm Street at the Mansion grounds west across Mount Tom to Prosper Road. Outside the Mansion grounds, the Historic Zone consists of mature forest plantations, native woodlands, a system of carriage roads, a mountain-top pond known as the “Pogue,” and meadows. This land was documented in the



“Cultural Landscape Report for the Forest at Marsh-Billings-Rockefeller National Historical Park” (University of Vermont, Conservation Study Institute, and National Park Service, 2000). The summit of Mount Tom, historically part of the Billings Estate, was gifted to the Town of Woodstock in c.1952 and is known as “Billings Park.”

Protection Zone (Billings Farm & Museum)

Tax map #21:51:02 (village)

21:50:01 (town)

The Protection Zone consists of eighty-eight acres that occupies much of the Ottauquechee River floodplain on the east side of Elm Street across from the Mansion grounds. [Figure 1.14] It encompasses the core of Billings Farm & Museum, which is owned and operated by The Woodstock Foundation, Inc. and was opened to the public in 1983, nine years before the establishment of the National Historical Park. The Protection Zone was part of the original Marsh Place, but the northern half was sold in 1855 to become the Windsor County Fairgrounds. In 1869, Frederick Billings purchased the portion of the property owned by Marsh, and in 1932, Billings’s heirs acquired the fairgrounds property. Billings Farm & Museum includes cultivated fields and fenced pastures, with a complex of buildings toward the northeast corner of the property, across from the tennis court and Double Cottage on the Mansion grounds. The Billings Farm & Museum buildings include the farm’s restored farm manager’s house (1890) and Herdsman’s House

(c.1870, rebuilt c.1935) directly on Elm Street. Extending back from this house is a series of historic barns (c.1870–1946). Connected to the north side of the barns is the visitor center, designed by Sasaki Associates and built in 1983, with an expansion designed by Smith-Alvarez-Sienkiewicz and completed in 1998. Although a modern addition, the Billings Farm & Museum Visitor Center was designed to be compatible with the his-

toric barn buildings. North of the visitor center on the old fairgrounds property bordering Elm Street is a pasture, and east of it, the parking lot for the museum, which also serves the rest of the National Historical Park. Directly across from the Mansion along Elm Street is a late nineteenth-century woven wire fence, behind which is a contemporary

Figure 1.14: Aerial view of Billings Farm & Museum looking northwest from Mount Peg across the interval meadow toward the Mansion grounds, c.1998. Courtesy of Billings Farm & Museum and Mayer Photographics, Rutland, Vermont.



orchard. In addition to being part of the National Historical Park, Billings Farm & Museum is also a contributing component of the National Register-listed Woodstock Village Historic District, with a total of eight contributing buildings (identified as #308 A-G). Additional property associated with Billings Farm & Museum is outside the boundaries of the National Historical Park.

MANSION GROUNDS

On the approach north across the Elm Street Bridge from Woodstock village, the Mansion grounds appear as an elevated, forested landscape punctuated by the late-nineteenth-century peaked roofs and chimneys of the Mansion. [Figure 1.15] The shady character of the landscape is accentuated by its contrast with the more densely developed village on the south side of the river, and by the broad open space of the estate's farm occupying the floodplain meadow to the east, now part of the Billings Farm & Museum. The character of the landscape owes much to Frederick Billings's pioneering reforestation program that he began in the 1870s, in which he made extensive use of the Norway spruce and other conifers not only to line the perimeter of the grounds, but also to reforest the worn-out pastures on

Figure 1.15: Aerial view of the Mansion grounds from the south, 1994. Copyright Aero Photo, Inc., Wareham, Massachusetts.



the hill behind the Mansion. The great height of these trees—many of which are now over 130 years old—enhances the dramatic natural topography of the landscape. The Mansion is positioned on a terrace at an average elevation of thirty feet above Elm Street, set apart from the street by a three-foot-high stone wall that borders the entire landscape. Behind the Mansion, the land ascends steeply another eighty feet before leveling out at a hilltop pasture. West of the Mansion grounds, the land continues to ascend nearly another five hundred feet to the twin peaks of Mount Tom, visible in a vista through the Terrace Gardens.

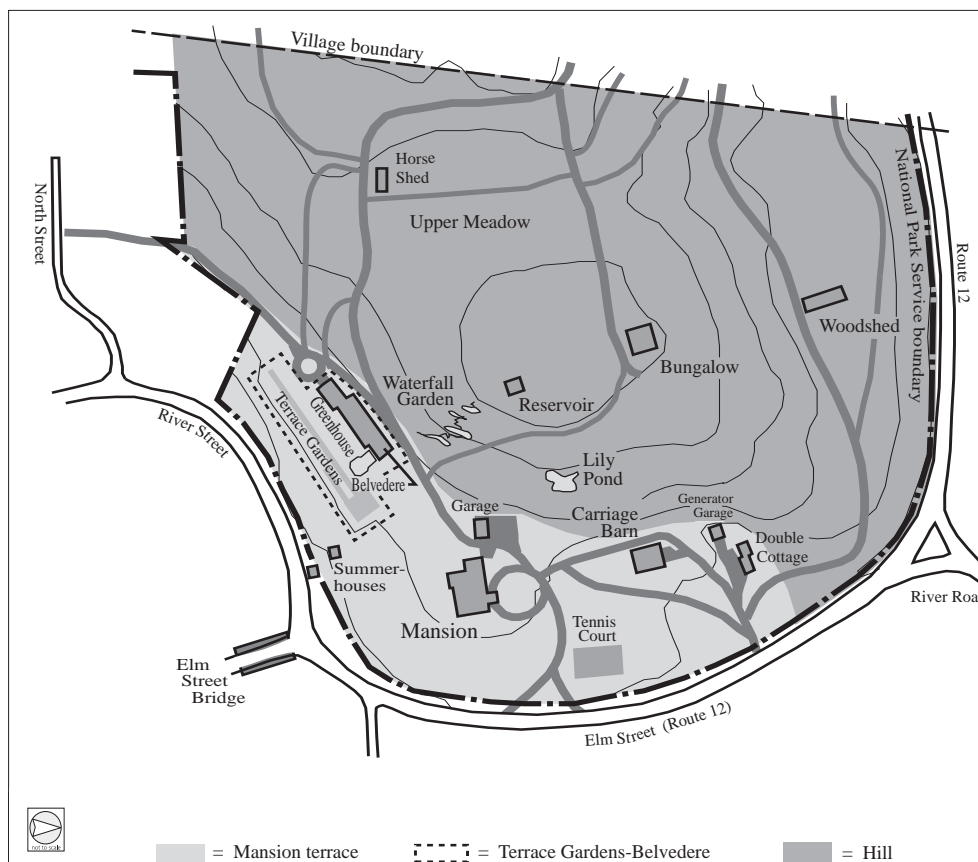
Mansion Terrace

The Mansion terrace occupies the lower level of the Mansion grounds adjoining Elm Street (Route 12) and River Street. [Figures 1.16, 1.17] The landscape has an idealized rural character that reflects the enduring popularity in America of the English landscape garden, characterized by sweeping lawns, informally placed specimen trees, and curving drives. Frederick Billings built this landscape based largely on a conceptual plan made in 1869 by landscape gardener Robert Morris Copeland, but gave it a distinctive character through his reforestation program. His heirs added a series of improvements that reflected Neoclassical and Arts and Crafts-inspired design characteristic of the turn of the century. This late-nineteenth-century landscape has survived in large part to the present, with an overlay of mid-twentieth-century improvements

made by Laurance S. and Mary F. Rockefeller that made it more spacious and simple.

The formal entrance to the landscape, now closed to regular use, is by a curving entrance drive off Elm Street that begins at a ‘Y’ intersection. The gravel drive was originally designed by Copeland and then redesigned in 1902 by landscape architect Martha Brookes Brown Hutcheson; it ascends to the north side of the Mansion where it terminates in a circular turn-around that passes beneath a porte-cochere.

Figure 1.16: Diagram of the Mansion grounds illustrating organization and major landscape features. SUNY ESF.



The Mansion—a rambling Queen-Anne style brick structure rebuilt according to the design of Henry Hudson Holly in 1885–1886 around the core of the 1805–1807 Marsh house—is the focal point of the landscape. The building, which has an exposed brick and white-trim scheme added in the 1950s, faces east toward a view of the farm meadow, with wooded hills framing the distance. The lawn surrounding the Mansion slopes gently toward Elm and River Streets, which are screened by a hemlock hedge dating from 1905 with later shrubs behind it, and mature Norway spruce and hemlock plantations. Pedestrian access from the village was historically through a curving path leading from the Elm Street Bridge across the lawn south of the Mansion, passing a large boulder. Two rustic twig summerhouses, built in c.1874–1875, remain from this pedestrian entranceway.

To the north and west of the Mansion, along a grassy swale, are the historic service buildings, including the 1895 Carriage Barn (rehabilitated in 1998–1999 into the park’s visitor center and offices), a c.1908 garage, and a c.1870 staff residence known today as the Double Cottage. These buildings were historically accessed by a service drive leading from Elm Street around the back of the Carriage Barn to the Mansion, which was bypassed with a new drive built east of the Carriage Barn in 1978, known as the Secondary Entrance Drive. This new drive now serves as the primary pedestrian and vehicular entrance to the park. East of the new drive, nestled in the perimeter plantations, is a tennis court, the origins of which date back to a croquet ground built in 1872.

Terrace Gardens-Belvedere

To the rear (west) of the Mansion is a complex of buildings and gardens positioned on terraces built into the sloping ground between the south side of the hill and River Street [see Figures 1.16, 1.17]. The focal point of the complex is the Belvedere, a Swiss chalet-style building designed by Detlef Lienau in c.1872 as part of a complex that included four greenhouses built by Lord’s Horticultural Works and a bowling alley. A surviving half-span greenhouse, rebuilt in 1902 by Lord & Burnham Company, extends off the bowling alley, with the foundations of two others extending to the south. These foundations were converted into a swimming pool in 1931; between 1959 and 1962, the Rockefellers added a terrace and patio around the pool. At the same time, they commissioned the landscape designer Zenon Schreiber to add a series of rock gardens to transition the pool terrace to the adjoining lawn. At the west end of the greenhouse, the Rockefellers also added a utility building known as the Garden Workshop in c.1958 and, in c.1968, a small putting green south of the greenhouse attributed to the design of Robert Trent Jones.

South of the pool and putting green are the Neoclassical Revival-style Terrace Gardens, commissioned by Billings’s daughter Laura and built between 1894 and 1899 according to the design of Charles A. Platt. The centerpiece is the Flower Garden (also known as the Foursquare Garden), a quincunx-plan garden with an antique, white-marble Italian fountain in the center, and a planting design dating to the 1950s. A four-hundred-foot-long axis, known as the Long Terrace, consists of two stepped terraces, the upper one of which extends to a white-painted bench designed by Platt, with a vista of Mount Tom in the dis-

tance. The Long Terrace was altered in the 1950s into its present open lawn partially bordered by hemlock hedges.

Hill

West of the Mansion and Terrace Gardens rises the hill (a name which was also historically used for the entire Mansion grounds), a largely forested landscape that forms a transitional area from the manicured landscape of the Mansion terrace to the Mount Tom forest [see Figures 1.16, 1.17]. The forest on the hill consists of an old-growth deciduous woodlot and oak grove dating from the Marsh era, and mature plantations established by Frederick Billings, his earliest planted in c.1874 on the steep hillside north of the Belvedere. The plantations are characterized by Norway spruce (*Picea abies*), hemlock (*Tsuga canadensis*), white pine (*Pinus strobus*), and sugar maple (*Acer saccharum*), most of which have become naturalized with the native northern hardwoods forest except along the edges of open spaces. Throughout the forest are graded-earth carriage roads that are part of an extensive network that extends to the summit of Mount Tom and around the mountain-top lake known as the Pogue.

On the southern and eastern slopes of the hill closest to the Mansion are a series of rustic gardens, known today as the Hillside Gardens. The earliest of these gardens is the Lily Pond, a small, naturalistic water body located on the east slope west of the Carriage Barn and Mansion, dating to c.1885 with a waterfall added in c.1901. Set within an old-growth Norway spruce plantation, the Lily Pond is surrounded by ferns and other woodland plants and is accessed by a winding path leading from a set of stone steps near the Mansion parking area. South of the Lily Pond on the rocky slope near the Belvedere is the Waterfall Garden, a series of four pools and cascading rills accessed by winding paths with stone and wood steps. This garden was originally built in c.1897 as part of Elizabeth Billings's Fernery, where she planted native and exotic ferns in the understory of an oak grove. Between 1966 and 1969, the Rockefellers had landscape designer Zenon Schreiber rebuild the waterfall and expand the woodland plantings, diversifying the fern plantings that remained from Elizabeth Billings's time. Extending up the hillside between the Waterfall Garden and the Lily Pond is a grass-covered drive (Wood Drive), attributed to the design of landscape architect Martha Brookes Brown Hutcheson and built in c.1904. Along the drive north of the Waterfall Garden is a rustic stone wall with a set of steps leading up to a stone-ledge bench. Where the drive turns west near the top of the hill, within a mature white pine plantation, is the Bungalow, a Craftsman-style retreat designed by Harold Van Buren Magonigle for Mary Montagu Billings French and completed in 1917.

At the level top of the hill is a rectangular pasture enclosed by mature plantations, accessed by a road leading up the hillside from the Belvedere. Known as the Upper Meadow, this space was the site of the kitchen garden, conceived by R. M. Copeland in his 1869 plan for the grounds. The rectangular shape of the space still reflects the limits of the original garden. The present character of the Upper Meadow, consisting of high

grass and a through-road connecting the Upper Meadow road and the Wood Drive, was established by the Rockefellers in c.1961 for use as a horse pasture. At the same time, they had a small horse shed built on the south side of the meadow, where a garden shed built in c.1874 had stood. The through-road follows the general alignment of one of the original garden roads laid down in the early 1870s. This road also follows the approximate alignment of the road to Mount Tom that existed during the Marsh era. A portion of this road remains intact north of the Upper Meadow, complete with an early stone retaining wall.

The north slope of the hill extending from the Bungalow and Upper Meadow north to Route 12 is the portion of the Mansion grounds that is open to free public access, as it has been for generations. This area of the hill was characterized by utilitarian forestry uses prior to the middle of the twentieth century, and was more part of the farm operations than of the domestic grounds of the estate. Access to this area is via the main carriage road, built in c.1872, which branches off the service drive leading to the Carriage Barn, just off Elm Street. The estate's forestry operations were centered at the Woodshed, a long frame building constructed in 1876 on the north side of the main carriage road. Adjoining the Woodshed to the east is an open meadow, which historically was a yard where timber was processed and stored. West of the Woodshed are the remnants of a naturalistic garden, known as the Woodland Garden, which was built in c.1980 as an attraction for guests of the Woodstock Inn and other local tourists. The garden was allowed to revert to natural forest beginning in c.1992.

OPERATIONS OVERVIEW

The Mansion grounds, maintained by the National Park Service to preserve the historic landscape and buildings for public benefit, are the location of the park's primary visitor services and administration. The Mansion terrace is open to the public by guided tour from Memorial Day weekend through October 31, but park maintenance and administrative staff are present year-round. During the park's operating season and at other times of the year, the forest on the north slope of the hill, along with the rest of Mount Tom forest, is open to free public access from dawn to dusk. During the winter, the Woodstock Ski Touring Center, part of the Woodstock Resort Corporation, maintains groomed cross-country ski trails on carriage roads and trails throughout the forest.

Visitor Services

Visitor services are located within the Carriage Barn visitor center, which serves as an orientation area for the Mansion grounds and adjoining Mount Tom forest, the portion of the park operated by the National Park Service. Visitors enter the park through the Billings Farm & Museum, where they park and receive basic orientation at an information desk within the museum's visitor center. There, visitors can see the orientation film, *A Place in the Land*, which the Woodstock Foundation produced to provide an introduction to George Perkins Marsh, Frederick Billings, and Mary and Laurance Rockefeller as stewards of the property, and to the creation of Billings Farm & Museum and the national historical park.

Visitors access the Mansion grounds by foot across Elm Street at the Carriage Barn drive. From there, they proceed up the Secondary Entrance Drive and enter the Carriage Barn visitor center by the walkway on the south side of the building. Inside, visitors view the exhibit, Conservation Stewardship: People Taking Care of Places.

There are typically eleven one-hour tours of the Mansion grounds conducted per day, each limited to twelve individuals. Tours begin at the Carriage Barn visitor center and cross the swale to the main entrance drive, then proceed across the lawn to the front of the Mansion. Following a tour of the interior of the Mansion, groups exit by the west (back) entrance and proceed through the Flower Garden, up the pool terrace steps, and then to the Belvedere. Here, the guided tour ends and returns to the Carriage Barn. Visitors exit to the parking lot at the Billings Farm & Museum on the same route that they arrived. They are also free to continue on self-guided tours and hikes on Mount Tom, accessible by the main carriage road that branches off the Carriage Barn drive near Elm Street. The Hillside Gardens (Waterfall Garden, Lily Pond), Bungalow, and Upper Meadow are not part of the standard tour circuit and are closed to the public.

Handicapped visitor access to the Mansion grounds is provided through use of private vehicles. After registering at the Billings Farm & Museum visitor center, handicapped visitors may drive up the Secondary Entrance Drive, park at the Mansion parking area, and then access the Carriage Barn visitor center along the intervening level drive.

In addition to regular visitor services, the park hosts conferences and other special events, and is a popular recreational resource for the community. Conference space is provided in the Bungalow and Carriage Barn. Forestry demonstration projects are occasionally held in the Upper Meadow and elsewhere on the grounds. The main carriage road provides the primary public access to the Mount Tom forest, and is a popular route for hikers and runners. A gate east of the Woodshed bars vehicles from the carriage roads. The forest is also well used in the winter, when the Woodstock Resort Corporation maintains its system of cross-country ski trails. By terms of an easement that it holds over the property, the Center charges a fee for recreational use of the trails.

Administration

Park administration is housed in the Carriage Barn, which also houses the National Park Service's Conservation Study Institute and the Vermont-New Hampshire office of the Rivers, Trails, and Conservation Assistance Program. The delivery drop-off area for the offices is located at the rear (north) side of the Carriage Barn. Staff and office visitors park in the Billings Farm & Museum lot, except for several spaces in the Mansion parking area and at the Double Cottage that are used by staff residing on the grounds. Park-staff residences are maintained in the Double Cottage (two apartments) and in the kitchen wing of the Mansion (one apartment).

Landscape maintenance is provided through park staff and contractual services. Park staff manages overall maintenance; operates the greenhouse, Hillside Gardens water systems, and lawn irrigation; erects winter protection; and monitors the landscape on a daily basis. Contractors maintain plantings in the Flower Garden, cutting garden, and the pool terrace rock gardens, as well as specimen and plantation trees, Mansion foundation shrubs, and lawns. The primary contractor for grounds maintenance is Resortscapes, Inc. of Woodstock. Funding for much of the park's grounds maintenance, as well as for historic preservation projects and forestry work, is provided by the Woodstock Foundation through a dedicated endowment fund created by a gift from Laurance S. Rockefeller.

Park maintenance operations are housed at the Garden Workshop, with additional maintenance storage space in the Horse Shed at the Upper Meadow. Maintenance staff and contractors park at the circle in the Belvedere drive at the Garden Workshop, as well as near the Horse Shed at the Upper Meadow, when necessary. Delivery access to the Garden Workshop is through a service drive from North Street, which extends partly over a right-of-way across private property at the Gardener's Cottage.

ENDNOTES

¹ National Park Service, "Marsh-Billings National Historical Park/Draft General Management Plan/Draft Environmental Impact Statement" (Woodstock: Marsh-Billings National Historical Park, April 1998) [hereafter, 'GMP'], 54–56.² Photograph of Elm Street in front of Mansion, c.1951, Liz Hitchcock album, courtesy of Polly Hitchcock Bigham, Evansville, Indiana. Elm Street is not paved in this photograph.

³ Vermont Agency of Transportation, Planning Division, "Route Log and Progress Chart," District 4, Town of Woodstock Route 12, sheet 3/21, last updated December 1992.

⁴ Traffic data for Elm Street were not researched for this project.

⁵ Janet Houghton, "Gazetteer," "Octagon Cottage" file (last revised August 1995), Marsh-Billings-Rockefeller National Historical Park library [hereafter, 'MABI.']

⁶ Houghton, "Gazetteer," "Village of Woodstock Top. Map," January 1, 1980 (noted as V.Wo.-5178-80), MABI. This map does not show the second Hitchcock house.

⁷ Frederick Billings diary [hereafter, 'FB diary'], 22, 24, 26 August 1882, Billings Family Archives [hereafter, 'BFA']; Spirit of the Age, 24 August 1882; Doton survey of the Mansion grounds, 1887–1888, BFA.

⁸ Woodstock Town tax assessment records, updated July 2000.

⁹ Description of a legal right-of-way for the North Street drive was not found in Woodstock Town tax assessment records and deeds for the property.

¹⁰ Woodstock Town tax assessment records, updated July 2000.

¹¹ The 1967 National Historic Landmark designation for the "Marsh-Billings House" (form completed in 1974) indicates that the Gardener's Cottage is within the listed property, but suggests that it is a noncontributing component to the property's national significance.

¹² FB diary, 2 November 1881: "Setting posts about Thompson Park;" 7 November 1881: "Busy about grading road near Thompson Pl."

¹³ Sanborn Fire Insurance Company, Woodstock maps, December 1904, December 1910, July 1925; Houghton, "Gazetteer," "Thompson Farm" file (last revised December 1994), MABI; Woodstock Town tax assessment records, updated July 2000. ¹⁴ GMP, 4-5; David A. Donath, President of The Woodstock Foundation, Inc., personal communication, March 2003.

Cultural Landscape Report for the Mansion Grounds

Marsh-Billings-Rockefeller National Historical Park

Existing Conditions 2004



National Park Service Olmsted Center for Landscape Preservation

99 Warren Street, Brookline, MA in cooperation with:

Faculty of Landscape Architecture SUNY College of Environmental Science and Forestry Syracuse, New York

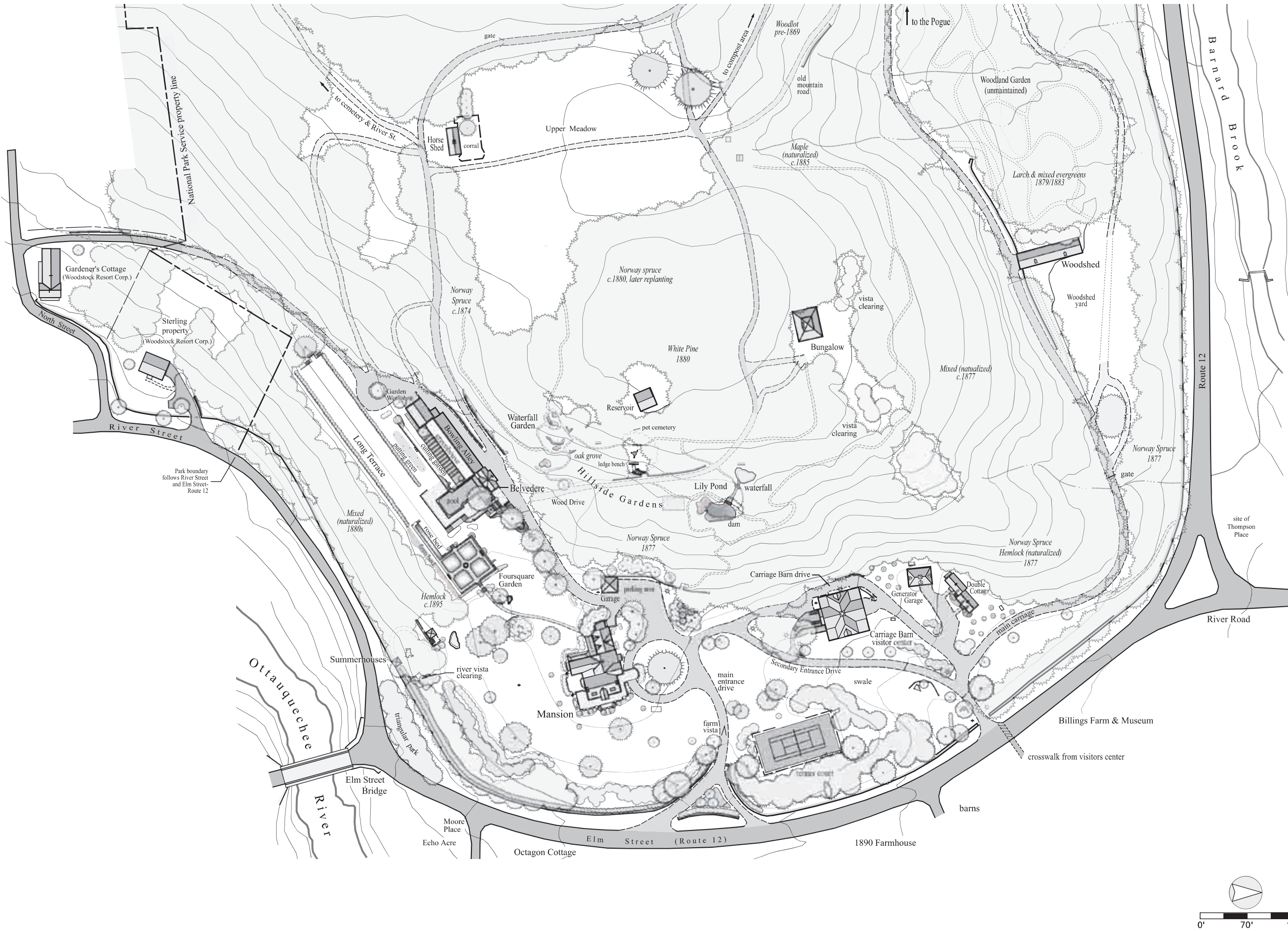
SOURCE Topo. Plan Mansion Grounds (Bruno, 2001)

DRAWN BY John Auwaerter Illustrator 10, 2004

- LEGEND
- Added during period
 - Assumed feature
 - Removed during period
 - 10' contour
 - Intermittent stream
 - Deciduous woods
 - Coniferous woods
 - Plantation, date est.
 - Conifer tree/shrub
 - Deciduous tree/shrub
 - Herbaceous bed
 - Edge of lawn
 - Unpaved road/path
 - Paved road/path
 - Rock outcropping
 - Stone wall
 - Fence/gate
 - Hydrant
 - Lamppost
 - Bench

NOTES All vegetation shown in approximate scale and location. Names indicated are those currently in use. Minor above-ground utilities not shown.

Figure 1.17





ANALYSIS

SIGNIFICANCE

LANDSCAPE CHARACTERISTICS

LANDSCAPE FEATURES: MANSION TERRACE

LANDSCAPE FEATURES: TERRACE GARDENS-BELVEDERE

LANDSCAPE FEATURES: HILL

SIGNIFICANCE

The purpose of this chapter is to evaluate the Mansion grounds landscape according to the National Register Criteria for the Evaluation of Historic Properties. This chapter provides recommendations for expanding the existing National Register documentation, based on the findings of the Cultural Landscape Report (CLR), Volume 1: Site History.¹ Existing National Register documentation primarily concerns the significance of the property in the area of conservation and for its association with George Perkins Marsh and Frederick Billings, and as a component of the Woodstock Village Historic District, with inadequate discussion of the landscape.

OVERVIEW

The Mansion grounds landscape is an integral part of the Billings Estate, the larger historic property that incorporates the entire National Historical Park, including the Mount Tom forest and the Billings Farm & Museum.² The Mansion grounds share the following two landscape-related areas of significance with the rest of the National Historical Park:

Criterion A: Association with the history of conservation in the United States.

Criterion B: Association with individuals prominent in the history of the American conservation movement: George Perkins Marsh, Frederick Billings, and Laurance S. Rockefeller.

The significance discussion that follows later in this chapter focuses on the particular contribution of the Mansion grounds to these two areas of significance, as well as the following area of significance unique to it:

Criterion C: An intact, representative example of landscape design in the early Country Place Era, and a rare-surviving example of the early work of master landscape architect, architect, and artist Charles A. Platt.

The Mansion grounds contain features that relate to other areas of significance, notably architecture and agriculture (forestry, model farm). These areas of significance are, however, not addressed here in detail because they are outside the landscape-oriented scope of this CLR, are better represented in other areas of the Billings Estate, and are evaluated in other studies.

The period of significance for the National Historical Park is not clearly defined in existing National Register documentation, but the enabling legislation for the park recognizes the property's significance spanning the tenure of George Perkins Marsh through Laurance S. Rockefeller. Based on the legislation and findings of this CLR, it is recommended that the period of significance for the Mansion grounds and entire National Historical Park begin in 1801 with the birth of George Perkins Marsh, and extend through the end of the life tenure of Laurance S. Rockefeller in 1997. This time frame corresponds to the period of interpretation for the park, as identified in the

park's General Management Plan (1998). The landscape is managed to convey a sense of the property's evolution through the occupancy of the Marsh, Billings, and Rockefeller families, rather than depicting any particular period in its history. For the purposes of the CLR, the proposed period of significance is discussed according to five eras corresponding to changes in ownership and land use. These are: Marsh era (1801–1869), Frederick Billings era (1869–1890), Estate of Frederick Billings era (1890–1914), French-Billings era (1914–1954), and the Rockefeller era (1954–1997). These eras correspond to the chapters in the Site History (CLR, Volume 1), excepting the years prior to George Perkins Marsh's birth (1789–1790) for the Marsh era.

REVIEW OF EXISTING NATIONAL REGISTER DOCUMENTATION

On June 17, 1967, the Mansion grounds were designated a National Historic Landmark as the “Marsh (George Perkins) Boyhood Home,” a designation that also resulted in listing in the National Register of Historic Places. In 1974, the National Park Service prepared a nomination form for the designation that identified conservation as the area of significance for the property, related to its association with George Perkins Marsh and Frederick Billings. The designation included approximately thirty-five acres encompassing the Mansion grounds within the Village of Woodstock that were then owned by Mary French Rockefeller; this land at the time included the Gardener's Cottage at 3 North Street, identified as non-contributing to the national significance of the property.⁶ The nomination form identified five major features of the property: Marsh House/Marsh-Billings House (Mansion), Garden (Flower Garden), Belvedere, Stable (Carriage Barn), and Caretaker's Cottage (Double Cottage).

In 1972, portions of the Billings Estate within the Village of Woodstock (Billings Farm and Mansion grounds) were listed in the National Register of Historic Places as contributing components of the Woodstock Village Historic District. The district was listed for its significance in the areas of architecture, landscape architecture, political [sic], and urban planning. The nomination form did not, however, detail the significance of the Mansion grounds in particular. Due to the limited amount of information in the 1972 nomination, the Vermont Division for Historic Preservation updated the form in 1982 by drawing district boundaries and identifying contributing and non-contributing buildings. The following buildings within the Mansion grounds were identified as “contributing:” Mansion, Carriage Barn, Generator Garage, Double Cottage, and Belvedere/Bowling Alley/Greenhouse/Garden Workshop. The Sterling House (1 River Street) and Gardener's Cottage (3 North Street) were also included within the Historic District and identified as contributing buildings.

In the establishment of Marsh-Billings National Historical Park in 1992, the entire 638 acres of the park (including the Mansion grounds, Mount Tom forest, and Billings Farm & Museum, but excluding privately owned 1 River Street and 3 North Street) were administratively listed in the National Register of Historic Places and gained the equivalent of National Historic Landmark status. A nomination form was not completed but, in 1995, the National

Park Service completed a “List of Classified Structures” (LCS) that evaluated buildings, structures, and major landscape features within the park, including Billings Farm & Museum. This evaluation recognized the period of significance extending through the Rockefeller era. All “structures” within the Mansion grounds were evaluated as “contributing.” These included: the Belvedere, Bowling Alley, Bungalow, Carriage Barn, Contemporary Garage (Mansion garage), Double Cottage, Water Garden Features (Waterfall Garden), Formal Entry Driveway (main entrance drive), Fountain Terrace Garden (Flower Garden) Features, Front Drive Gateway (main entrance drive gate), Garden Workshop, Generator Building/Garage, Greenhouse, Hitching Post (at Carriage Barn), Horse Shed, Lower Summer House, Mansion, Property Retaining Wall (perimeter stone wall), Roadside Lampposts, Spring House (Reservoir), Stone Trailside Furniture (brownstone bench), Swimming Pool, Tennis Court, Upper Summer House, and Woodshed. The Mount Tom carriage roads and trails that included sections within the Mansion grounds were also evaluated as “contributing.” The Vermont State Historic Preservation Officer (SHPO) concurred with the findings of the LCS on November 27, 1995.⁷

MANSION GROUNDS: AREAS OF SIGNIFICANCE

The following section discusses landscape-related areas of significance applicable to Marsh-Billings-Rockefeller National Historical Park and the Mansion grounds in particular under National Register Criteria A, B, and C, supporting the period of significance extending from 1801 (birth of George Perkins Marsh) to 1997 (end of life estate of Laurance S. Rockefeller).⁸ This discussion provides an outline for expanding existing National Register documentation to include landscape-related areas of significance. Supporting documentation is found in the CLR, Volume 1: Site History. Further context is in the following published sources: David Lowenthal, *George Perkins Marsh: Prophet of Conservation* (Seattle & London: University of Washington Press, 2000); Robin Winks, *Frederick Billings: A Life* (New York: Oxford University Press, 1991); Robin Winks, *Laurance Rockefeller: Catalyst for Conservation* (Washington, D.C.: Island Press, 1997); Norman T. Newton, *Design on the Land: The Development of Landscape Architecture* (Cambridge: Belknap Press, 1971); and Keith N. Morgan, ed., *Shaping an American Landscape: The Art and Architecture of Charles A. Platt* (Hanover: University Press of New England, 1995).

National Register Criterion A: *Properties associated with events that have made a significant contribution to the broad patterns of our history*

Conservation

As part of the Billings Estate, the Mansion grounds are nationally significant for illustrating progressive private conservation practices during the late nineteenth and twentieth centuries.⁹ The Mansion grounds embody some of the earliest known conservation practices to follow George Perkins Marsh’s 1864 work, *Man and Nature*, widely

considered to be the fountainhead of the American conservation movement. Marsh recognized the interdependence of humankind and nature, and advocated responsible use of natural resources for the benefit of society, in contrast to preservationists who called for the protection of natural resources for their intrinsic aesthetic and spiritual values. In 1869, Frederick Billings purchased Marsh's boyhood home in Woodstock and began to transform it into a model farm, based in large part on Marsh's conservation philosophy, as well as his own closely related interest in rural improvement and landscape beauty.

Frederick Billings translated conservation philosophy into practice in large part through reforestation, a European practice that was just being introduced into America in the decades after the Civil War, largely by owners of country estates. For Billings, reforestation solved both utilitarian and aesthetic land-use problems common to the marginal agricultural lands of rural Vermont. He set out his first forest plantations in c.1874 on the worn-out pastures on the hill behind the Mansion to stabilize eroded slopes, provide valuable timber products, and beautify the landscape. In keeping with the highly managed character of his forest plantations, Billings also developed formal grounds around the Mansion that reflected the height of landscape fashion, based on the prevailing nineteenth-century model of English landscape gardening. For Billings, the beauty of his landscaped grounds and forests reflected a balance between mankind and nature, and a model for other landowners throughout the region. His integration of forestry and landscape gardening is one of the earliest examples to illustrate the close relationship between aesthetics and environmental sustainability, which would become a defining characteristic of American conservation through the early twentieth century.

Frederick Billings's heirs continued his conservation practices into the late twentieth century. During the 1890s and the first decade of the twentieth century, Billings's daughters oversaw substantial improvements to the Mansion grounds that reflected shifting ideals of landscape beauty, and continued to manage the forest plantations for utilitarian, aesthetic, and recreational purposes. For several decades in the mid twentieth century, improvements ceased, but Billings's daughters maintained the Mansion grounds and kept the farm and reforestation program operating during difficult economic times. Beginning in 1954, Frederick Billings's granddaughter, Mary French Rockefeller, and her husband, Laurance S. Rockefeller, brought new energy and resources to the estate. The Rockefellers returned the Mansion grounds to a model of landscape beauty, with carefully manicured lawns and gardens that were a sensitive blend of both old and new. In keeping with shifts in American conservation practice during the second half of the twentieth century, they managed the forest in a less intensive manner, as evidenced by the end of reforestation and abandonment of the Woodshed for lumbering purposes, giving priority to aesthetics and recreation over utilitarian timber production. Aside from this shift, the Rockefellers reinvigorated the Billings tradition of conservation that sought to benefit not only the estate, but the wider community as well. Following Frederick Billings's interest in his model farm as a generator for the improvement of rural society, Laurance and Mary Rockefeller began to plan in the 1960s for the long-term preservation of the Billings Estate so that it would remain a key natural, economic, and historic asset for Woodstock and the surrounding central Vermont

region. This vision fit Laurance Rockefeller's concept of mixing commerce and conservation as a means to preserve natural and cultural resources and make them accessible for human retreat and renewal; this concept, which he had earlier implemented at the Virgin Islands and the Grand Tetons, Rockefeller referred to as "Conservation for People." The establishment of Billings Farm & Museum in 1983 and Marsh-Billings-Rockefeller National Historical Park (including the Mansion grounds) in 1992 were crowning achievements in Rockefeller's broad conservation vision.

The landscape of the Mansion grounds, through its development over the course of more than 130 years, retains sufficient integrity to convey its significance associated with the history of American conservation. Within this area of significance, the landscape retains integrity of location, design, setting, materials, workmanship, feeling, and association. The mature forest plantations on the hill and perimeter of the Mansion grounds, along with associated forestry features such as the Woodshed, illustrate Frederick Billings's pioneering reforestation program begun during the 1870s. The plantations in part retain their original characteristics in terms of species and plant material, but also reflect three generations of continuous forest management carried on by the Billings heirs. The formal grounds surrounding the Mansion exemplify this same pattern of stewardship, retaining much of the original character of the landscape established by Frederick Billings, but also reflect improvements from the 1890s through the 1960s. The existing spatial organization, lawns, circulation patterns, and views remain from the Frederick Billings era, while the specimen trees, hedges, and herbaceous beds illustrate later improvements.

National Register Criterion B: *Properties associated with the lives of persons significant in our past*

George Perkins Marsh

The Mansion grounds are nationally significant for their association with George Perkins Marsh (1801–1882), who was raised at the property from his birth through c.1824, and whose family home it remained through 1869. Marsh became a noted lawyer, diplomat, and scholar. In the area of conservation, he had many contributions, the most enduring of which was his book, *Man and Nature*, published in 1864 and widely considered to be the fountainhead of the American conservation movement. As noted in the National Historic Landmark designation for the property,

Through the use of historical examples, Marsh demonstrated in his study [Man and Nature] that Americans, acting under the myth of superabundance, were carelessly destroying their forest, woodlands, and other gifts of nature, much as the ancient and classical countries of the Mediterranean had done. He predicted that man in the 19th century would share the fate of fallen ancient empires, unless he was prepared to act as a moral instead of a destructive agent. Marsh was not

*a negativist, however. He called for such positive remedial steps as the planning of windfalls to protect the soil, the preservation of forests to aid in water conservation, and an end to the destruction of wildlife.*¹⁰

The landscape of the Mansion grounds retains integrity of location, setting, and association to the Marsh era (1801–1869). The association of the property with George Perkins Marsh is embodied in the Mansion, which retains the core of the old Marsh house, although remodeled many times. The house remains on its original location, with its prominent view east over the Ottauquechee floodplain and foothill of Mount Tom to the rear.

Frederick Billings

The Mansion grounds are significant for their association with Frederick Billings (1823–1890), a Vermont native who purchased the property in 1869 as his family home. Billings became a noted and wealthy real-estate lawyer and developer in gold rush California of the 1840s and 1850s. He returned to the East in the 1860s. In the 1870s, he became president of the Northern Pacific Railroad and is credited with guiding the successful completion of its transcontinental route. In the area of conservation, Billings is significant as an early and progressive conservation practitioner, following the philosophy of George Perkins Marsh and his own interest in rural improvement and landscape beauty. At his Woodstock estate, Billings established a model farm that included a progressive reforestation program to stabilize eroded slopes, supply timber products, beautify the landscape, and provide recreation; a successful dairy operation; and fashionable home grounds that were a model of landscape beauty together with the adjoining forests. Billings's contribution to conservation benefited the community and surrounding region in numerous ways through the function of his estate as a model farm. Billings not only employed many local people, but also taught them progressive farming, forestry, and landscape gardening practices that he hoped would enhance the natural, economic, and aesthetic health of the region. The association of the Mansion grounds with Frederick Billings is documented in the 1967 National Historic Landmark designation for the property.

The landscape of the Mansion grounds retains substantial integrity of location, design, setting, feeling, and association to the Frederick Billings era (1869–1890). The association of the Mansion grounds with Frederick Billings is embodied in the Mansion, which was his permanent home and later country place between 1869 and 1890, and in overall character of the landscape. Substantially intact features from this period include the Mansion lawn, swale, and Upper Meadow spaces; drives; forest plantations and woodlots; perimeter stone wall; and the Mansion, Belvedere, Bowling Alley, Double Cottage, Summerhouses, and Woodshed.

Laurance S. Rockefeller

The Mansion grounds are significant for their association with Laurance S. Rockefeller (1910–2004), a venture capitalist, philanthropist, and conservationist who made significant contributions to the American conservation movement over the course of more than fifty years. While Rockefeller maintained several homes across the country, the Mansion

grounds were his only home in Woodstock, a place where he made major conservation-related contributions in collaboration with his wife Mary (1910-1997) during the second half of the twentieth century.¹¹ The Mansion grounds were the family summer home of Mary, who was the granddaughter of Frederick Billings.

The significance of Rockefeller's association with the park is embodied in the enabling legislation and name, changed by Congress in 1999 from "Marsh-Billings" to "Marsh-Billings-Rockefeller." Laurance Rockefeller's contributions to the history of American conservation are well recognized and date back more than fifty years, as documented in Robin Winks's *Laurance S. Rockefeller: Catalyst for Conservation* (Island Press, 1997). Conservation constituted much of Laurance Rockefeller's philanthropy and public service. He is noted for developing models of sustainability combining wilderness protection, public access, and economic development, building on the earlier responsible-use conservation philosophy of George Perkins Marsh that was practiced by Frederick Billings. Rockefeller coined his concept, "Conservation for People."

Widely recognized at the national level for his contributions to conservation, Laurance S. Rockefeller also made a substantial impact in Woodstock, continuing the contribution of Frederick Billings and his heirs to the community over the preceding century. Beginning in the early 1960s following rehabilitation of the Mansion grounds, Rockefeller began to implement his conservation vision, paralleling his contributions at the Virgin Islands and other places. He helped to preserve Woodstock's historic character and natural resources, and made sure that the community remained economically viable by investing heavily in the local tourism industry. Rockefeller purchased and improved two local ski areas, the Woodstock Country Club, and the Woodstock Inn during the 1960s, and at the same time created a benefit corporation, the Woodstock Foundation, Inc. He soon turned his attention to preserving the Billings Estate as a means to retain Woodstock's natural and historic character, and advance the community's tourism economy. In 1974, he purchased Billings Farm, Inc., including its land encompassing much of the Mount Tom forest and the farm on the Ottauquechee floodplain, thus reuniting the core of the historic Billings Estate. He and Mary then set about developing plans for the estate's future stewardship and role as a natural, historic, educational, and economic resource. These plans resulted in the establishment of Billings Farm & Museum in 1983, and Marsh-Billings-Rockefeller National Historical Park in 1992. The Rockefellers continued to live seasonally at the Mansion grounds through 1997, the year preceding the opening of the park.

The landscape of the Mansion grounds retains a high level of integrity of location, design, setting, materials, workmanship, feeling, and association to the Rockefeller era (1954-1997). The association of the Mansion grounds with Laurance S. Rockefeller is embodied in the Mansion and the surrounding grounds as his seasonal home. The Mansion grounds, together with the larger National Historical Park, remain today as testimony to Rockefeller's far-reaching conservation vision that he developed in close partnership with his wife, Mary French Rockefeller. The landscape of the park reflects

the Rockefellers' appreciation of landscape beauty, their sensitivity toward historic preservation, and their love of nature. The improvements that the Rockefellers made to the grounds during their ownership remain intact, with few changes since their initial 1954–1961 improvements. Since 1998, the National Park Service has made minor changes to the landscape, including the addition of a new walkway to the Carriage Barn, visitor orientation signs, and lampposts. These are compatible with the overall historic character of the landscape.

National Register Criterion C: *Properties that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master*

Landscape Architecture: Country Place Era

The Mansion grounds are significant as a representative example of landscape design during the early Country Place Era dating from 1869, when Frederick Billings purchased the property, to 1917, when his daughter Mary Montagu made the last significant addition to the landscape. The Country Place Era is a contemporary term used to describe the period between c.1870 and 1930 when the design of country places dominated the country's architectural and landscape architectural professions.¹² The Mansion grounds illustrate the earliest period of the Country Place Era in their initial development during the post Civil War years, as well as overlays of progressive improvements at the turn of the century reflecting Neoclassical and Arts and Crafts trends in landscape design. The Billings family employed professional landscape designers—including Robert Morris Copeland, Charles A. Platt, Martha Brookes Brown Hutcheson, and Ellen Biddle Shipman—but the family was also actively involved in the continual maintenance and improvement of the landscape. While the Mansion grounds represent major stylistic trends in landscape design during the Country Place Era, the landscape also reflects the distinctive conservation practices of Frederick Billings illustrated by the forest plantations that dominate the landscape, practices that would become more typical on country estates after the turn of the century.

Frederick Billings initially laid out the Mansion grounds between 1869 and 1875 based on an 1869 conceptual plan by landscape gardener Robert Morris Copeland (1830–1874). Copeland, working in close collaboration with Frederick Billings, designed a naturalistic and idealized rural landscape based on the prevalent style of English landscape gardening. Copeland's plan unified the old enclosed gardens and pastures of the Marsh Place into a lawn that swept around the Mansion, dotted with clumps of trees and open to broad views—south to the village of Woodstock and east across the flood plain meadow to the surrounding hills. Copeland also designed a kitchen garden that reflected his progressive work in scientific farming, as well as fashionable carpet bedding. Billings implemented much of the Copeland design, but made significant changes by relocating the greenhouses, creating a stronger boundary around the property with tree plantations and a stone retaining wall, and instituting a reforestation program on the hill in substitution of Copeland's lawn and clumps of trees.¹³ Frederick Billings made continual improvements to the landscape until

his death in 1890, but apparently did not employ another professional landscape designer.

Following his death in 1890, Billings's daughters Laura, Mary Montagu, and Elizabeth undertook a series of improvements that added formal and rustic gardens to the Mansion grounds. As was typical of landscape design at country places of the period, these improvements constituted discrete additions to the earlier landscape, rather than complete redesign. The improvements reflected national shifts in landscape design related to the influence of the Arts and Crafts Movement and Neoclassicism, as well as the Billings family's cultural connections. Billings's wife and daughters had social ties with the art world through the nearby Cornish (New Hampshire) Art Colony, traveled extensively both across the country and abroad, and also visited the World's Columbian Exposition in 1893—the first popular display of Neoclassical design in the country, which gave rise to the so-called American Renaissance in architecture, landscape architecture, and city planning.

The Billings women's first improvements at the Mansion grounds replaced the Victorian carpet bedding with informal beds of "old-fashioned" flowers on the approach to the Mansion, reflecting a planting style that was popular in the Cornish Art Colony and advocated by Arts and Crafts designers such as Gertrude Jekyll. A more significant addition was made between 1894 and 1899, when Laura Billings oversaw the construction of a formal terraced garden designed by the artist, architect, and landscape architect Charles A. Platt (1861–1933) of the Cornish Art Colony—one of his earliest landscape commissions [see also following section]. His design featured an architectural plan of axial walks and enclosed borders embellished with old-fashioned plantings, a design scheme that became popular in country-place design over the course of the next three decades. At the east end nearest the Mansion, Platt's design featured a sixty-foot square enclosed quincunx-plan flower garden with a central white-marble Italian fountain, and two four-hundred foot long, hedge-enclosed walks extending on axis to the west toward a vista of Mount Tom. In 1902, shortly after the completion of this garden, Mary Montagu Billings commissioned the pioneering female landscape architect Martha Brookes Brown Hutcheson (1871–1959) to redesign the approach to the Mansion, probably one of Hutcheson's earliest commissions. She redesigned the main entrance drive into a Neoclassical-style circular turn-around and added masses of informal shrubs that enclosed the drive and extended around the Mansion. Ten years later, Elizabeth Billings commissioned another pioneering female landscape architect, Ellen Biddle Shipman (1869–1950), a student of Charles A. Platt, to redesign the plantings in the Terrace Gardens. Shipman produced a plan for the Long Border in 1912 (her earliest documented professional commission), and one for the Flower Garden in the following year, both of which specified intricately designed herbaceous plantings within the existing beds. Concurrent with these landscape improvements, the Billings women oversaw a number of architectural changes to the Mansion grounds, including rebuilding of the Stable and the greenhouses in a

Neoclassical style, but they left the Mansion intact in its romantic Queen Anne design dating to 1886.

During the same time that these improvements were being made to the formal landscape in the vicinity of the Mansion, Elizabeth Billings was developing a series of wild, botanical gardens on the wooded hillside behind the Mansion. In some aspects, wild gardening was a continuation of rustic work that was often found in many early country-place landscapes in the years following the Civil War. By the end of the century, however, wild gardening reflected the trend toward vernacular design characteristic of the Arts and Crafts Movement, best illustrated by the English designer Gertrude Jekyll in her woodland gardens. While Elizabeth Billings apparently developed most of the hillside gardens to her own design, her work reflected a growing interest in wild gardening across the country, as well as the Billings family's continued conservation sensibilities. Elizabeth established her first wild garden, known as the Fernery, in the early 1890s below a native oak grove north of the Belvedere, and in c.1897, added a cascading watercourse to the garden. In 1899, she began work on an arboretum on the northeastern part of the hillside, and in 1901, she most likely took the lead on creating another waterfall at the Lily Pond on the east hillside, a rustic feature that had been added by her father in c.1885. In 1904, Elizabeth had landscape architect Martha Brookes Brown Hutcheson plot a "Wood Drive" up the hillside between the Fernery and the Lily Pond. This drive featured a rustic stone retaining wall, an adjoining set of stone steps leading up to a ledge bench, and probably a grass surface, features which all reflected Arts and Crafts sensibilities. Over a decade later in 1917, Mary Montagu Billings French had a rustic Craftsman-style bungalow constructed at the top of the Wood Drive, within a plantation of white pine cleared to allow vistas into the surrounding countryside. The Bungalow marked the last significant addition to the Mansion grounds during the Country Place Era. While the family would continue to maintain the landscape through the following decades, there were no further major improvements, and changes tended to be limited in scope, or involve removal of features, such as the demolition of most of the greenhouses in 1930. The development of the Mansion grounds thus corresponds with the end of the Country Place Era in c.1930, brought on by significant social and economic changes following the stock market crash of 1929.

Due to the strong tradition of stewardship carried on by the Billings heirs, including Mary French Rockefeller and her husband Laurance S. Rockefeller, the Mansion grounds retain the distinctive characteristics of landscape design during the Country Place Era through survival of much of the spatial organization, topography, circulation, large-scale vegetation, and buildings and structures of the landscape as it evolved from 1869 to 1917. Notable alterations after this time include the loss of the Shipman planting design in the Terrace Gardens, along with some of the enclosing hedges, walks, and furniture; removal of the Hutcheson-designed shrub plantings around the Mansion; alteration of Elizabeth Billings's hillside gardens; demolition of all but one of the greenhouses; and removal of paths and death of specimen elms in the Mansion lawn.

The landscape of the Mansion grounds is probably one of the earliest extant examples of landscape design during the Country Place Era in Vermont, and one of only a few to illus-

trate development over more than five decades. Several Vermont Country Place-Era landscapes are listed in the National Register. These include Shelburne Farms (Webb Estate) in Shelburne, dating to 1885–c.1917; Hildene, (Robert Todd Lincoln Estate) in Manchester, dating to 1904; and The Orchards (Everett Estate) in Bennington, dating to 1911–1929. Further research is needed to determine the broader context of the Mansion grounds/Billings Estate within the context of the Country Place Era, both on a state and national level. A context study at the local level would also be helpful to establish the age and extent of the Mansion grounds relative to other surviving country places in Woodstock.

*Landscape Architecture: Work of a Master: Charles A. Platt*¹⁴

In addition to its importance as a representative example of a Country Place Era landscape, the Mansion grounds are also significant as a rare-surviving example of the earliest landscape work of the artist, architect, and landscape architect Charles A. Platt (1861–1933). Platt is widely recognized as a major figure in architectural and landscape architectural practice during the Country Place Era. His landscape design is noted for its synthesis of formal Neoclassical structure and Arts and Crafts-inspired details and plantings, based on his study of Italian gardens and association with the gardening tradition of the Cornish Art Colony. As described in the previous section, the Terrace Gardens, built between 1894 and 1899, featured a sixty-foot square quincunx garden (Flower Garden), off which extended two, four-hundred foot long axial walks (Long Terrace) oriented toward a vista of Mount Tom. Surviving documentation and contextual information attribute the design of the Terrace Gardens to Charles A. Platt.¹⁵ He was commissioned by Laura Billings, who played a significant role in the design and oversaw construction by estate staff along with farm manager George Aitken.

Laura Billings was apparently able to commission Charles Platt due to her social connections. Laura was a frequent visitor to the Platt family homes both in New York City and the Cornish Art Colony (located approximately fifteen miles from Woodstock), as recorded in family diaries. On September 9, 1891, for example, Julia Billings wrote in her diary that Laura drove to Cornish to visit “the Platts,” and on July 3, 1894, she recorded that “Laura wrote Chas. Platt on farming matters.” When construction began on the garden in the fall of 1894, Julia Billings recorded that Laura had visited Cornish October 26, and, five days later, that she had “decided on paths & size of fountain for new flower garden,” most likely a reference to discussions she had with Platt in Cornish about these details. Two years later, when the Flower Garden was substantially complete, Julia Billings recorded that “the Platts” had arrived for a visit, and that “Mr. Aitken took Charles P. & the girls went w. Mrs. Pl. to drive. . . .”¹⁶ While Platt’s plan for the Billings garden does not survive (George Aitken did reference a plan for the garden in his correspondence to Laura Billings on the project), photographs taken following completion of the garden document the original design.¹⁷ In addition to photographs and diary references, Platt’s receipt for his work on the Italian fountain and his drawing of a bench on the Long Terrace survive in the Billings Family Archives.

Platt's work for the Billings family fits his early pattern of designing only for family, friends, and Cornish neighbors. This was prior to his first professional landscape commission in 1895: the Elliot residence in Needham, Massachusetts. The design Platt produced for the Billings was similar to his other early landscape work, especially the quincunx-plan garden on stepped terraces with mountain vistas that he incorporated at Cornish in both his own place and at a neighboring estate, High Court. Platt may have derived the design of the Billings Long Terrace, with its hedge-enclosed walks, from the Hedge Walk in the Quirinal Gardens in Rome, which he photographed and painted on his visit there in 1892 and used as the frontispiece of his influential 1894 monograph, *Italian Gardens*. He incorporated a similar long terrace in his 1897–1898 design for the Sprague estate, Faulkner Farm, in Brookline, Massachusetts, where he also made use of antique Italian fountains to ornament the garden.¹⁸ Platt's use of informal, old-fashioned plantings within the Neoclassical-style garden plan, as found in the Billings commission, became a hallmark of his landscape designs over the course of the next three decades.

The Terrace Gardens, although altered in the 1950s, remain a rare-surviving example of Platt's earliest landscape architectural work. Begun in 1894—the year in which Platt published *Italian Gardens*—the Terrace Gardens are one of less than a dozen architectural and landscape architectural commissions that Platt completed before 1900. The Terrace Gardens are his third-earliest known landscape design, preceded by his work at High Court and his own home, both in Cornish. Platt subsequently became one of the most sought-after designers of country places in the nation during the first three decades of the twentieth century.

The Terrace Gardens retain sufficient integrity of location, design, setting, materials (built features), feeling, and association to convey their original Platt design. The defining stepped topography, circulation, vistas, and spatial organization of the landscape remain largely intact, along with small-scale features and structures, including the Italian fountain, Long Terrace bench, Flower Garden stone benches, stone walls, bed edging, and steps. Significant alterations began with demolition of the adjoining greenhouses in 1930, which altered the historic setting. Between 1955 and c.1961, the following features were removed: enclosing hedges around the Flower Garden and along portions of the Long Terrace; bed hedges in the Flower Garden; Long Terrace bed (Long Border); and Long Terrace walks. At the same time, a stone wall was added along part of the Long Terrace as part of the pool terrace. Although these alterations opened the spatial character of the gardens and weakened defining axes, the Terrace Gardens still clearly convey much of the original design and materials, especially in the context of Platt's rare early work. A comparison of the integrity of other early Platt-designed gardens has not, however, been undertaken for this CLR, but would be helpful in documenting the relative integrity of the Terrace Gardens.

While the alterations do not contribute to the significance of the Terrace Gardens as the work of Charles A. Platt, they did occur within the period of significance (1801–1997) of the Mansion grounds and therefore contribute to the significance of the property for association with Laurance S. Rockefeller.

ADDITIONAL AREAS OF SIGNIFICANCE

Architecture

The Mansion grounds are significant under National Register Criterion C in the area of architecture. This significance is documented in the List of Classified Structures (LOC) for the park and in the existing National Register listing for the Woodstock Village Historic District; it is also referenced in the National Historic Landmark designation for the Mansion. Documenting significance in the area of architecture is beyond the scope of this CLR; however, research for the project did reveal new information attributing the design of the 1872–1874 Belvedere and Bowling Alley (formerly part of a complex of greenhouses) to prominent nineteenth-century architect Detlef Lienau, and the 1903 greenhouse (a remnant of a larger complex) to the country’s best-known greenhouse builders, Lord & Burnham. Primary architectural significance is attributed to the Mansion as a distinctive example of Queen Anne-style architecture designed by Henry Hudson Holly and completed in 1886. Additional architectural significance includes the Upper and Lower Summerhouses as rare-surviving examples of nineteenth-century rustic work; the Double Cottage, Woodshed, Generator Garage, and Carriage Barn as representative late nineteenth/early twentieth century estate out-buildings; and the Bungalow as a representative example of Craftsman-style architecture.

Agriculture

The Mansion grounds are significant as part of the larger Billings Estate/National Historical Park under National Register Criterion C in the area of agriculture as an early example of a model (gentleman’s) farm in the state. The Mansion grounds illustrate the characteristic domestic component of a nineteenth-century model farm in Vermont, while the forest, including the Mansion grounds hill, illustrate a characteristic forest-park component.

SIGNIFICANCE & INTEGRITY SUMMARY

Marsh Era (1801–1869)

The Marsh era spans the period from the birth (1801) of George Perkins Marsh until 1869, when the property was sold out of the family. The significance of the Mansion grounds during this era is derived from the property’s association with George Perkins Marsh (Criterion B), the association for which the property was designated a National Historic Landmark in 1967. Only a few landscape features survive with a sufficient level of historic integrity from this era to convey the property’s association with Marsh. These include: the overall landform, the boulder in the lawn and other rock outcroppings, the east view across the floodplain meadow, and the location of the Mansion. Due to the low level of integrity from this era, the Mansion grounds do not illustrate any significance related to conservation, landscape design, architecture, or agriculture.

Frederick Billings Era (1869–1890)

This era spans the period from the date of Frederick Billings's purchase of the Marsh Place in 1869 to his death in 1890, a period when the landscape of the Mansion grounds developed much of its present character. The significance of the Mansion grounds during this era is derived from the property's association with Frederick Billings (Criterion B); from its association with the history of conservation (Criterion A); and from its landscape characteristics and associated features that embody the distinctive characteristics of landscape design during the early Country Place Era (Criterion C). During this era, the landscape was characterized by an overall idealized rural design based on the model of English landscape gardening with lawns, curving drives and walks; ornamental flowerbeds (carpet bedding) around the Mansion; rustic plantings extending from the Summerhouses to the hill; a complex of greenhouses ("Hothouses") behind the Mansion; a service area in the swale (Stable and Coachman's Cottage); a forestry yard on the north slope of the hill (Woodshed yard); forest plantations on the hillside and perimeter of the Mansion grounds; and a large kitchen garden on the top of the hill. Frederick Billings maintained the landscape in a meticulous manner and was constantly improving it with new plantings. At first developed as the family's permanent home, the Mansion grounds became a seasonal home (country place) by the early 1880s.

The landscape features that survive with a sufficient level of historic integrity from this era, in addition to those from the Marsh era, include: the spatial organization of the Mansion lawn, swale, hill, Upper Meadow and Woodshed yard; overall circulation patterns and topography; large-scale vegetation (forest plantations); buildings and structures, including the Mansion, Belvedere, Bowling Alley, Summerhouses, Double Cottage, Woodshed, Tennis Court, and perimeter stone wall; and the Lily Pond.

Estate Era (1890–1914)

The Estate era spans the period following Frederick Billings's death in 1890 until Julia Billings's death in 1914. The significance of the Mansion grounds during this era is derived from the property's association with the history of conservation (Criterion A), and from its landscape characteristics and associated features that embody the distinctive characteristics of landscape design during the early Country Place Era (Criterion C). In the landscape of the Terrace Gardens, the Mansion grounds are also significant for illustrating the work of a master in landscape architecture, Charles A. Platt (Criterion C). During this era, the Mansion grounds were characterized by an overlay of Neoclassical design on the earlier naturalistic landscape, and by a rustic garden beneath the adjoining forest plantations on the hill. Frederick Billings's wife Julia and three daughters, Laura, Mary Montagu, and Elizabeth, continued to maintain the landscape in a meticulous manner and made many improvements. These included the addition of the Terrace Gardens, redesign of the main entrance drive and plantings around the Mansion, addition of a perimeter hedge and many other new plantings, Elizabeth's development of the Fernery, Lily Pond, and Arboretum on the hill, and reconstruction of the Hothouses and Stable. The forest plantations were maintained, as was the kitchen garden. The Mansion grounds continued to serve as a seasonal home for the Billings family.

The landscape features that survive with a sufficient level of historic integrity from this era, in addition to those from the Marsh and Frederick Billings eras, include: the Terrace Gardens, Carriage Barn (Stable), Lily Pond, perimeter hedge, several specimen trees, Lily Pond waterfall, hillside paths, and main entrance drive and gates.

French-Billings Era (1914–1954)

The French-Billings era begins in 1914 when the estate was divided among the heirs following the death of Julia Billings, and ends in 1954 when the will of Mary Montagu Billings French (died 1951) was settled. The significance of the Mansion grounds during this era is derived from the property's association with the history of conservation (Criterion A). During this era, the Mansion grounds were characterized by maintenance and few improvements. Improvements were limited to the addition of the Bungalow in 1917, and the swimming pool in 1930–1931. The Mansion was painted in monochrome gray in 1915, all but one of the Hothouses were demolished in 1930, much of the Garden was out of cultivation by the 1940s, and Elizabeth's hillside gardens were abandoned around the same time. Upkeep of the Mansion and other buildings was limited, but the lawns, Flower Garden, and hedges continued to be maintained. The Mansion grounds still served as a seasonal home for Elizabeth Billings and Mary Montagu Billings French's family, including the family of her daughter Liz French Hitchcock.

The landscape features that survive with a sufficient level of historic integrity from this era, in addition to those from the Marsh, Frederick Billings, and Estate eras, include the Bungalow and the swimming pool structure.

Rockefeller Era (1954–1997)

The Rockefeller era begins in 1954, when Mary French Rockefeller acquired the Mansion grounds from her mother's estate, and ends in 1997, when Laurance S. Rockefeller gave up life estate at the property. The significance of the Mansion grounds during this era is derived from the property's association with Laurance S. Rockefeller (Criterion B), and from its association with the history of conservation (Criterion A). During this era, the Mansion grounds were characterized by renewed maintenance and improvement. The Rockefellers maintained major landscape features, including most of the buildings, drives, specimen trees, and plantations, but established a more open spatial character and greater simplicity to the Mansion lawn and Terrace Gardens by removing shrubs, hedges, and walks. They also revived rustic features in the landscape by rehabilitating Elizabeth's hillside gardens (Waterfall Garden and Lily Pond) and adding rock gardens near the Terrace Gardens and Belvedere. Lastly, the Rockefellers also emphasized active recreation with improvement of the pool and addition of a putting green, and at the same time also made provisions for their own privacy and security. In the forest, including that portion on the Mansion grounds hill, the Rockefellers instituted a less-intensive management program that de-emphasized

utilitarian timber production, and focused primarily on enhancing its aesthetic and recreational aspects. Beginning in the 1960s, the Rockefellers began to plan for the future of the Mansion grounds as a component of a preserved Billings Estate (including the farm and forest) that would serve as a natural, historic, educational, economic, and recreational asset for Woodstock. This vision was realized at the Mansion grounds with creation of the Marsh-Billings National Historical Park in 1992, which was opened to the public in 1998.

The landscape features that survive with a sufficient level of historic integrity from this era, in addition to those from the Marsh, Frederick Billings, Estate, and French-Billings eras, include the Upper Meadow, secondary perimeter hedge, Flower Garden beds, pool terrace rock gardens, Mansion foundation plantings, Waterfall Garden, Secondary Entrance Drive, Mansion parking area, pool terrace, and Garden Workshop. Overall, the landscape remains completely intact from the Rockefeller era, with the exception of removal of several trees and addition of benches, lights, signs, and a new walkway to the Carriage Barn visitor center, all undertaken since the park opened in 1998. In addition, less intensive management of the forest on the Mansion grounds hill by the National Park Service has led to heavier successional growth that has begun to obscure the Bungalow vistas and views into the forest understory, and has given the forest a less manicured look than was characteristic of Rockefeller-era management.

ENDNOTES

¹ Determination of eligibility of the Mansion grounds under each of the areas discussed here, where not already included in the existing National Register documentation, must be made in consultation with the State Historic Preservation Officer. Revision of the existing National Register listing ultimately requires approval by the Keeper of the National Register of Historic Places.

² To date, properties outside the National Historical Park that were historically part of the Billings Estate but are now under private ownership (e.g., Gardener's Cottage [Bergstrom House] at 3 North Street, Lee [Smith] House on Old River Road, and the Richard Billings House [Woodstock Foundation offices] north of Barnard Brook) have not been evaluated to determine whether they are eligible for listing in the National Register as part of the Billings Estate. Several are already listed in the National Register as part of the Woodstock Village Historic District.

³ This CLR (including Volume 1: Site History) provides only a brief overview of the history of conservation and the lives of Marsh, Billings, and Rockefeller as it pertains to the Mansion grounds. Further research is necessary to provide a more complete account of the significance of the Billings Estate under these two National Register Criteria.

⁴ See H. Eliot Foulds, Katharine Lacy, and Lauren G. Meier, "Land-Use History for Marsh-Billings National Historical Park" (National Park Service, 1994); Sarah Wilcke, et al., "Cultural Landscape Report for the Forest at Marsh-Billings-Rockefeller National Historical Park" (University of Vermont and National Park Service, 2000); Barbara Yocum, "The Mansion: Preliminary Historic Structure Report" (National Park Service, 2000); and Barbara Yocum, "The Greenhouse / Incremental Historic Structure Report" (Lowell, MA: National Park Service, 2001).

⁵ The Mansion grounds retain sufficient integrity from the Marsh era only to support Criterion B (association with George Perkins Marsh); the property does not retain sufficient integrity under any other criteria. It is the recommendation of this CLR that the Marsh era be extended to 1869 to reflect that the property remained George Perkins Marsh's family home until this time, although he did not live there continuously after c.1820. Extending the period to 1869 provides a continuous period of significance. Alternatively, it may be argued that since Marsh only lived at the property until c.1820, that the period of significance should be discontinuous: 1801–c.1820, 1869–1998. There are no treatment ramifications for instituting either period of significance, since all of the extant features from this period date to before c.1820.

⁶ Polly M. Rettig, National Register of Historic Places Inventory-Nomination Form, "Marsh-Billings House" (National Park Service, 1974), Section 7. The nomination map incorrectly included the Sterling property, 1 River Street, within the listed property, although it had been subdivided from the Rockefeller property back in 1951. With

regard to the Gardener's Cottage at 3 North Street, the form states: "The 1 1/2-story frame and clapboard house located at the intersection of North and River Streets is included in these boundaries for convenience in definition but does not contribute to the national significance of the landmark property."

⁷ Transmittal letter for List of Classified Structures, Terry Savage, Superintendent, New England System Support Office, to Eric Gilbertson, Director, Vermont Division for Historic Preservation, 3 November 1995; signed in concurrence by Eric Gilbertson as State Historic Preservation Officer, 27 November 1995.

⁸ The Mansion grounds are also significant under National Register Criterion C in the area of architecture, but documenting this is beyond the scope of this project. A brief mention is made.

⁹ The Mansion grounds do not retain sufficient integrity from the Marsh era to illustrate significance in the area of conservation (stewardship) under Criterion A.

¹⁰ Rettig, National Register of Historic Places Inventory-Nomination Form, Section 8.

¹¹ While Mary French Rockefeller's contribution to the conservation of the Billings Estate is noted in the park's enabling legislation, the association of the property under Criterion B in the area of conservation is largely through Laurance S. Rockefeller due to the national scope of his contribution to the American conservation movement.

¹² Norman T. Newton, *Design on the Land: The Development of Landscape Architecture* (Cambridge: Belknap Press, 1971), 427. The Country Place Era relates to the practice of developing country places, not to a specific style.

¹³ Although the Mansion grounds today reflect aspects of Copeland's design (circulation, spatial organization), much of the landscape reflects Frederick Billings's own work. Based on available documentation, Copeland's design was a conceptual plan, rather than a detailed design, so it is not surprising that there were these changes. Billings's heirs also made further changes (e.g., removal of carpet bedding, kitchen garden, and Mansion lawn walks; and introduction of Terrace Gardens, Secondary Service Drive), so that the landscape is sufficiently different from the 1869 plan that it is not representative of Copeland's original design.

¹⁴ Due to lack of historic integrity, the work of Martha Brookes Brown Hutcheson and Ellen Biddle Shipman on the Mansion grounds do not meet the National Register criteria as works of masters. The Shipman plantings are no longer extant; although Hutcheson's design of the main entrance drive survives, the surface material has been changed, and almost all of the plantings were removed in c.1957. More recent landscape designers who worked on the Mansion grounds include Zenon Schreiber (1904–1989) and landscape architect Bryan J. Lynch (1907–1986), both of whom worked on improvements during the Rockefeller era. Their work on the Mansion grounds does not meet the National Register Criteria because there is insufficient documentation to support either designer as a master in the field of landscape architecture, and their work is also less than fifty years old.

¹⁵ Based on review of the Terrace Gardens design and supporting documentation, Platt historian Keith N. Morgan, Professor of Art History at Boston University, is “firmly convinced” that the Terrace Gardens are the work of Charles A. Platt. Keith N. Morgan, Professor of Art History, Boston University, to John Auwaerter, 13 February 2001.

¹⁶ Diaries of Julia Parmly Billings, Billings Family Archives, Woodstock.

¹⁷ Research undertaken for this CLR into Platt archives at Columbia University and elsewhere did not produce any further documentation on the Billings commission.

¹⁸ Morgan to Auwaerter, 13 February 2001.

LANDSCAPE CHARACTERISTICS

This chapter provides an analysis of landscape characteristics—the overall distinguishing traits of the landscape—for the Mansion grounds study area as a component of the larger historic property, Marsh-Billings-Rockefeller National Historical Park. The analysis process consists of a comparison of historic and existing conditions to determine historic integrity and whether the characteristic contributes to the historic significance of the property. Natural systems, spatial organization, topography, circulation, vegetation, views and vistas, and buildings and structures are the landscape characteristics that most strongly convey the property’s historic significance. Individual landscape features that comprise each landscape characteristic are analyzed in the following three chapters.

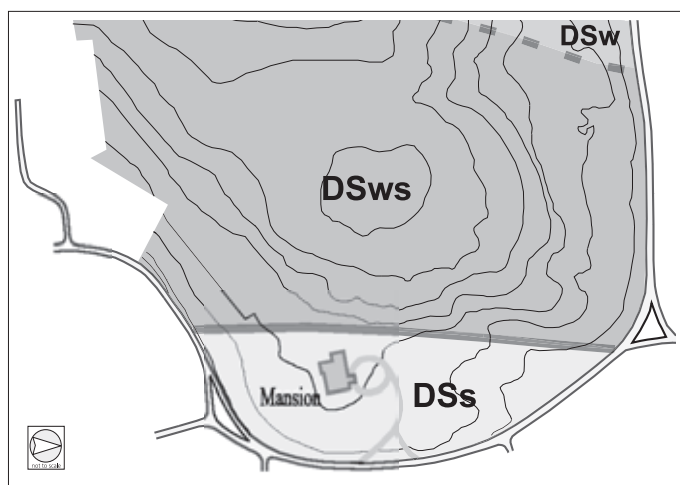


Figure 3.1: Bedrock formations in the Mansion grounds. SUNY ESF, based on P.H. Chang et al., “Geologic Map and Structure Sections of the Woodstock Quadrangle, Vermont (Montpelier: Vermont Geological Survey, c.1965). “DSs” designates Standing Pond volcanics; “DSws” and “DSw” designate two parts of the Waits River formation.

NATURAL SYSTEMS

Geology

Historic and Existing Conditions

The Mansion grounds are within the Vermont Piedmont, a physiographic zone that covers much of Vermont east of the Green Mountains. The Vermont Piedmont is a once-level landmass that was uplifted through tectonic action and subsequently, over tens of millions of years, eroded to form hills and valleys and, in the last few million years, modified by glacial action. The bedrock of the Vermont Piedmont is formed of metamorphosed lavas ranging in age from Cambrian

to Devonian (545–362 million years ago), and attaining a thickness of over 20,000 feet. Within the Mansion grounds are two different bedrock formations, with the contact line running near the west (rear) side of the Mansion in a roughly north-south line. [Figure 3.1] To the east of this line, the bedrock is identified as “Standing Pond volcanics,” a narrow band that was formed of volcanic magma that probably erupted through older rock of sedimentary origin. In this formation are primarily dark-colored rocks identified as “hornblende schist,” “amphibolite,” and “hornblende garbenschiefer,” with occurrences of garnets two inches or more in diameter. To the west of the contact line is bedrock identified as the “Waits River formation.” This is metamorphosed rock of largely sedimentary origin, formed under ancient seas. At the Mansion grounds, the Waits River formation is characterized as primarily black phyllite with quartz, garnet, and small amounts of impure limestone. Rock is found within the landscape of the Mansion grounds as outcroppings (ledges) and boulders (glacial erratics).

The native surface soils of the Mansion grounds, typically obscured by vegetation, are classified as glacial till and glacial outwash. Glacial till, categorized as the Vershire and Dummerston series, are found in the upland portions of the landscape on and around the hill. These soils are characteristically derived from the local bedrock with a

common occurrence of boulders and cobbles, and form thin and acidic surface soils that are not very productive for cultivation. The soils of the lower portions of the landscape, which border Elm Street, are categorized as Windsor series. These consist of sandy glacial outwash deposited by the Ottawaquatchee River and are typically good for cultivation. Much of the Mansion grounds has been graded with significant cut and fill, so that existing soils may not in all cases represent native conditions.

Evaluation: Contributing Characteristic

Geological resources, especially rock outcroppings and surface boulders, contribute to the historic significance of Marsh-Billings-Rockefeller National Historical Park as a characteristic of the Mansion grounds landscape. The geology of the Mansion grounds is one of two landscape characteristics—together with the large-scale topography (landform)—that retains a high level of historic integrity reflecting conditions during the entire historic period (1801-1997).

Ecology

Historic Condition

Prior to European settlement in the eighteenth century, the ecology of the Mansion grounds was dominated by a beech-maple (also known as a beech-birch-maple) forest, part of the larger northern hardwoods forest type. The beech-maple forest, which had been relatively stable for about 4,300 years, was characterized by two codominant tree species: sugar maple (*Acer sacharum*) and American beech (*Fagus grandifolia*). Common associate species include basswood (*Tilia americana*), American elm (*Ulmus americana*), white ash (*Fraxinus americana*), yellow birch (*Betula alleghaniensis*), Eastern hop hornbeam (*Ostrya virginiana*), red maple (*Acer rubrum*), and hemlock (*Tsuga canadensis*) at low densities. The understory of the beech-maple forest was typically sparse, but was characterized by tree seedlings and small shrubs such as American hornbeam (*Carpinus caroliniana*), striped maple (*Acer pensylvanicum*), witch hazel (*Hamamelis virginiana*), hobblebush (*Viburnum lantanoides*), and alternate-leaved dogwood (*Cornus alternifolia*), among others. Within this forest, there remained scattered remnants of the earlier chestnut-oak forest that included an oak grove on the south-facing slope of the hill above the Belvedere. Dominant species included chestnut and red oaks (*Quercus montana*, *Q. rubra*) and the American chestnut (*Castanea dentata*), along with white and black oak (*Quercus alba*, *Q. velutina*) and red maple (*Acer rubrum*). On cool and moist mid-elevation slopes, hemlock was often codominant with one to three tree species of the surrounding forest. White pine (*Pinus strobus*) was also found in moist and cool, but well-drained, areas.

When European settlers began to clear the native forest for agriculture, the ecology of the Mansion grounds and surrounding environment changed drastically. By the early nineteenth century, most of the native forest in the Mansion grounds had probably been cleared for agriculture and settlement. When Frederick Billings purchased the Marsh Place in 1869, some of the forest had regenerated, including a deciduous woodlot at the northwestern

edge of the Mansion grounds, near the present Upper Meadow. Beginning in the early 1870s, Billings began to reforest the old pastures on the Mansion grounds with a mix of both native (e.g., white pine, sugar maple) and non-native (Norway spruce, European larch) tree species. By the 1890s, a managed forest ecosystem existed over nearly 50 percent of the Mansion grounds.

Existing Condition

The Mansion grounds belong to the “Adirondack-New England Mixed Forest” ecoregion of the “Humid Temperate Domain” of North America.¹ The existing ecology of the Mansion grounds is characterized primarily as a “Terrestrial System,” composed of forested uplands (part of a larger forest system extending to the west and north) and terrestrial cultural communities. These two communities are further divided into the following components: successional northern hardwoods, conifer plantations, hardwood plantations, pastureland (Upper Meadow), mowed lawn with trees, flower gardens, unpaved road/path, paved road/path, and brushy cleared land. Many of the early plantations established by Frederick Billings in the late nineteenth century have become naturalized over time with the native northern hardwoods forest. In addition to the terrestrial system, there is a small occurrence of “Riverine” and “Palustrine” ecological systems within the Mansion grounds, primarily on the north slope of the hill. These systems include an intermittent natural stream and a small, impounded marsh within the Woodland Garden.²

Evaluation: Contributing Characteristic

Ecological communities (forested uplands and terrestrial cultural) contribute to the historic significance of Marsh-Billings-Rockefeller National Historical Park as a defining characteristic of the Mansion grounds landscape. The ecology reflects the continued natural forces and the distinctive cultural practices of conservation stewardship that were implemented in large part by Frederick Billings beginning in 1869 and continued by his heirs through the Rockefeller era (1954–1997).

Hydrology

Historic Condition

Prior to the Marsh era (1801–1869), it is likely that natural intermittent streams or boggy areas were scattered across the Mansion grounds. Charles Marsh tapped a spring on the north side of the hill, and built a log aqueduct to carry the water. Probably there was also a natural spring on the east slope of the hill, behind the Marsh house (Mansion), as well as one at the back of the Marsh tenant house lot (present general location of Carriage Barn). During the Frederick Billings era, the hydrology of the Mansion grounds was substantially altered through establishment of extensive landscaped grounds. On the Mansion terrace, Billings built a system of drains located along the avenues, carrying drainage underground in pipes leading to two separate watersheds, one leading south to the Ottauquechee River, the other north to Barnard Brook. On the

less developed hill, intermittent streams survived on the north slope; in the 1880s, Billings altered the spring on the east slope of the hill into an ornamental Lily Pond. During the Rockefeller era, the hydrology of the Mansion grounds was again altered with construction of the Secondary Entrance Drive in 1978, around which time catch basins were installed in the adjoining swale to drain the area and allow establishment of a formal lawn.

Existing Condition

The hydrology of the Mansion grounds consists of a combination of natural and engineered drainage systems. On the hill, there are two intermittent streams on the north slope that pass through a boggy area west of the Woodshed. This area is not presently designated as a state or federal wetland, but has not been officially reviewed for such designation.³ The Lily Pond and Waterfall Garden, located on the east slope of the hill, are constructed water features that are artificially fed and drained during the winters. On the Mansion terrace, surface drainage is captured into a series of catch basins located along the drives and in the swale.

Evaluation

Contributing Characteristic Hydrology contributes to the historic significance of Marsh-Billings-Rockefeller National Historical Park as a secondary characteristic of the Mansion grounds landscape. The existing hydrology remains largely intact to the Frederick Billings era (1869–1890), with minor modification made during the Rockefeller era (1954–1997).

Climate

Historic and Existing Conditions: The climate of Woodstock, which has been generally constant over the past 300 years, belongs to the “Northeastern” climatological division of Vermont. The prevailing wind is from the west. Average rainfall is approximately 40 inches per year, and snow generally covers the ground from mid December through March, with total snowfall between 70 and 100 inches. Mean temperatures average 70° Fahrenheit in July, with highs reaching into the 90°s; and 16° in January, with lows dipping into the minus 20°s. Woodstock is in hardiness zone 3 (average annual minimum temperature of –20°F to –35°F).

Evaluation: not applicable

SPATIAL ORGANIZATION

Historic Condition

Throughout the historic period (1801–1997), the spatial organization of the Mansion grounds was defined in large part by its two distinct landforms: a lower terrace bordering Elm Street (Mansion terrace) and a foothill of Mount Tom (hill) to the west. As an overlay on this topographical space, the Mansion grounds were characterized during the Marsh era (1801–1869) as a farmstead consisting of fence or wall-enclosed pastures surrounding a clus-

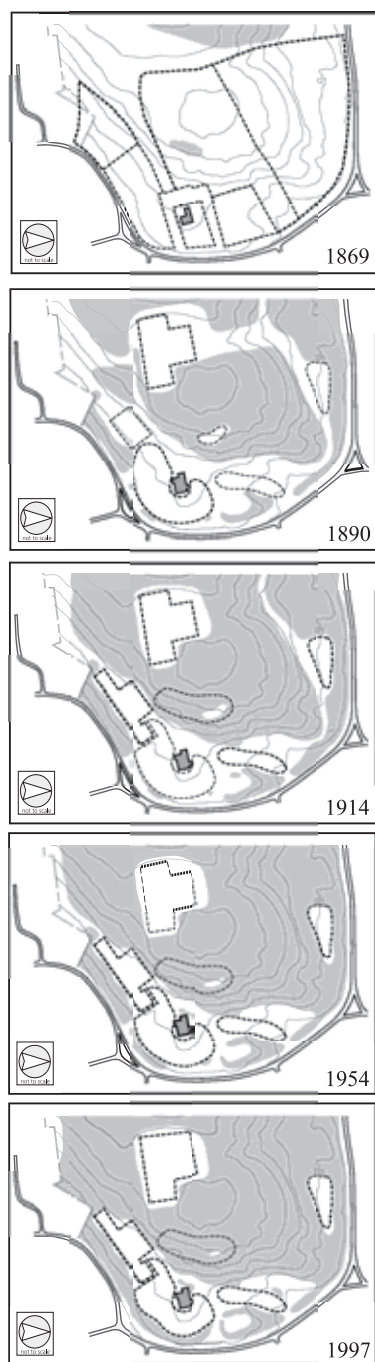


Figure 3.2: Spatial organization of the Mansion grounds at the end of the five historic eras. SUNY ESF. Dashed lines indicate primary spaces within the overall spatial organization of the open Mansion terrace and forested hill; gray shading indicates forest cover. For orientation purposes, the maps show only the Marsh house/Mansion and perimeter roads.

ter of buildings. The original Marsh farmhouse was aligned with and set close to the road (although it is not known which—house or road—came first), with a series of connected wings off the back, including a kitchen, wagon bay, and barn. This architectural arrangement formed a dooryard to the south, and most likely a barnyard at the rear, a compact organization that became popular for New England farmhouses during the nineteenth century. On the north side of the farmhouse was the tenant house, built in c.1795, with its own front and rear yards. In 1805, Charles Marsh built a new, Federal-style brick house amid more expansive grounds, which were defined by lanes to either side. This arrangement created a formal, orthogonal organization to the landscape, a hybrid of a farmstead and a village residence. At the rear of the brick house was a rectangular service yard framed by barns and a carriage shed. Beyond the cluster of buildings along Elm Street, the spatial organization of the Mansion grounds during this era was open, with minor delineation provided by pasture walls and fences, a hillside oak grove, and a hilltop woodlot. [Figure 3.2].

When Frederick Billings purchased the Marsh Place in 1869, he transformed the spatial organization of the landscape, giving the grounds immediately around the house a more expansive character, but enclosing much of the formerly open spatial character of the landscape. Following the conceptual plan by R. M. Copeland, Billings combined the enclosed gardens and pastures of the old Marsh Place into a lawn that swept around the house. Over the course of the next twenty-five years, he established forest plantations that enclosed the perimeter of the Mansion terrace and forested much of the hill, leaving the Mansion lawn and Upper Meadow as the primary open spaces. The close proximity and integration of the more manicured Mansion terrace with the naturalistic landscape of the hill became a defining element in the spatial organization of the Mansion grounds that persisted throughout the rest of the historic period. Overall, significant changes occurred through maturation of the forest plantations, the addition of the geometric spaces of the Terrace Gardens during the Estate era (1890–1914), and the planting of dense shrubs around the perimeter of the Mansion lawn during the Rockefeller era (1954–1997).

Existing Condition

The Mansion grounds are organized into two primary spaces defined by the natural landforms of the Mansion terrace and the hill. Within these areas are open spaces defined by the vertical enclosure of surrounding forests and hedges. The two primary areas are the Mansion lawn and the Upper Meadow, with ancillary spaces, including the swale, extending north of the Mansion lawn; the Terrace Gardens, extending west of the Mansion lawn; and the Bungalow clearing and Woodshed yard on the north slope of the hill. The Hillside Gardens, including the Lily Pond and Waterfall Garden, form a loosely defined space within the raised canopy of the forest plantations on the east and south slopes of the hill.

Evaluation: Contributing Characteristic

Spatial organization contributes to the historic significance of Marsh-Billings-Rockefeller National Historical Park as a defining characteristic of the Mansion grounds landscape. The spatial organization of the landscape reflects part of R. M. Copeland's 1869 plan that unified the old enclosed Marsh gardens and pastures into a sweeping lawn in the English or "Natural" style of landscape gardening, as well as Frederick Billings's innovative reforestation program that enclosed much of the landscape. The spatial organization of the Mansion grounds overall retains historic integrity to the Frederick Billings era (1869–1890), with subsequent minor additions and alterations.

LAND USE*Historic Condition*

During the Marsh era (1801–1869), the Mansion grounds were used primarily for agriculture. Due to poor soil conditions, much of the agriculture within the Mansion grounds was devoted to pasture and timber, except for a kitchen garden that may have been near the house. When Frederick Billings purchased the Marsh Place in 1869, he ceased use of the land for pasture, but continued agricultural uses, including crops at the Upper Meadow (for a kitchen garden) and forestry on the hill. The forests served both agricultural uses (for timber products), and aesthetic and recreational purposes. Agriculture within the Mansion grounds largely disappeared by the Rockefeller era (1954–1997), although a small vegetable patch was maintained during this time in the Upper Meadow. The forests within the Mansion grounds by this time were managed primarily for aesthetics and recreation, rather than for wood products.

Domestic/residential uses of the Mansion grounds were introduced prior to the Marsh era (1801–1869) when Charles Marsh built his house in 1789–1790, and remained a dominant use through the end of the historic period. Recreation was a component of the domestic use of the land beginning in the early 1870s, when the Billings family used the landscape for riding and strolling, as well as more active recreation such as croquet, and persisted throughout the rest of the historic period. Public recreational use of the grounds, limited primarily to strolling and hiking on the forested north half of the hill as part of the larger Mount Tom forest, began during Frederick Billings's lifetime and also persisted throughout the rest of the historic period.

Education was introduced on the Mansion grounds as a land use in 1839, when Reverend B. C. C. Parker opened his "Female High School," which remained in operation through the early 1840s. Through his model farm, of which the Mansion grounds were the residential component, Frederick Billings reintroduced education as a land use, although a subtle and indirect one. His daughter Elizabeth continued educational practices from the 1890s through the 1940s at her hillside botanical gardens, which served as a display of native woodland plants and was open for public visitation by groups such as the Hartland Nature Club. The Rockefellers also continued educational uses with the establishment of the

Vermont Folklife Project, begun in 1977 to preserve the rural heritage of Vermont through its offices in the Carriage Barn. The Vermont Folklife Project operated at the Mansion grounds until it was folded into the Billings Farm & Museum, opened in 1983. The Rockefellers, through the Woodstock Inn, also maintained a woodland garden near the Woodshed that educated visitors about Vermont's native woodland flora. Maintenance of this garden was ceased in c.1992.

Existing Condition

With the opening of the National Historical Park in 1998, the dominant residential use of the Mansion grounds largely ceased, but the public recreational use of the forest and educational use of the landscape as a model of stewardship have been continued by the National Park Service. The Mansion terrace is open to the public between May and October by guided tour only, and the hill is occasionally used for forestry demonstration purposes. Passive recreational uses within the Mansion grounds are allowed primarily in the forested lands of the hill, where the National Park Service maintains the Billings family tradition of free public access. Residential uses, today limited to staff apartments maintained in the rear wing of the Mansion and in the Double Cottage, are markedly different from the residential uses of the Billings and Rockefeller families centered at the Mansion.

Evaluation: Contributing Characteristic (Education, Recreation)

Educational and recreational land uses contribute to the historic significance of Marsh-Billings-Rockefeller National Historical Park as a secondary characteristic of the Mansion grounds landscape. Although the present educational land uses (park tours, etc.) differ in practice from those found historically in the landscape, they relate to the same mission of teaching land stewardship that has existed in one form or another since the Frederick Billings era (1869–1890). The park also continues the Billings family tradition of allowing free public access to the Mount Tom forest for recreational uses. The defining and dominant residential land-use characteristic has disappeared from the Mansion grounds.

CIRCULATION

Historic Condition

During the Marsh era (1801–1869), circulation within the Mansion grounds initially consisted of a straight lane extending from Elm Street along the south side of the first Marsh house, and up the hill along an irregular alignment following the natural topography. When Charles Marsh constructed his new brick house (Mansion) between 1805 and 1807, he established a more formal circulation system. Building off the existing lane, he established an orthogonal system that defined a formal landscape around the house. [Figure 3.3]

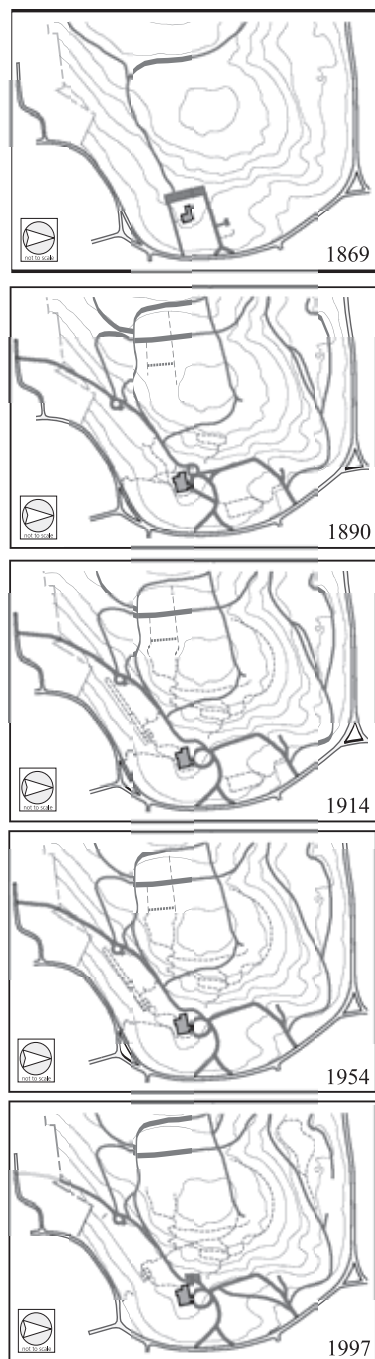


Figure 3.3: Circulation within the Mansion grounds at the end of the five historic eras. SUNY ESF. Solid lines indicate drives and roads, dashed lines indicate walks and paths. For orientation purposes, the maps show only the Marsh house/Mansion.

When Frederick Billings began his improvements in 1869, he removed the orthogonal circulation around the Mansion and built a naturalistic, irregular system of lanes and paths based on the conceptual plan of R. M. Copeland. This circulation system was in keeping with the popular English or Natural style of landscape gardening employed for urban parks and country places alike. The paths and drives within the formal landscape of the Mansion terrace featured refined gravel surfaces and cobblestone gutters, while those on the hill were simple graded roadbeds. In the kitchen garden (Upper Meadow) on the hill, Billings constructed a system of orthogonal roads and paths following Copeland's conceptual plan.

During the Estate era (1890–1914), the circulation system was altered in part in accordance with shifts in landscape design that favored a more formal, geometric approach. While the overall naturalistic circulation system was retained, Billings's heirs made changes and additions in the Neoclassical style, including axial paths in the Terrace Gardens and a circular alignment for the main entrance drive.] On the hillside, his heirs expanded the paths based on naturalistic design related to interest in wild gardening and botany. Several of the drives on the hill fell out of active use and maintenance during this time. During the Rockefeller era (1954–1997), the overall character of the circulation system was retained, but the walks on the Long Terrace, most of the paths in the Mansion lawn, and gutters along the drives were removed. In response to the needs of large delivery trucks and vehicular safety, the Rockefellers had a new entrance drive constructed through the swale near the Carriage Barn. These changes simplified the circulation system in keeping with mid-twentieth century modernistic aesthetics and continued interest in naturalistic and idealized rural design.

Existing Condition

The circulation of the Mansion grounds consists of vehicular and pedestrian systems that differ according to location within the formal landscape of the Mansion terrace and the naturalistic landscape of the hill. Within the Mansion terrace, the vehicular circulation consists of graded earthen-gravel drives that generally follow curving, naturalistic alignments, except in the circle at the main entrance drive and in the Flower Garden. Pedestrian circulation is generally undefined across the lawns, except along the walks to and within the Flower Garden. On the hill, vehicular circulation consists of graded earthen/gravel roads that follow designed, naturalistic alignments, as well as infrequently used tracks and traces. Pedestrian circulation on the hill includes naturalistic, earthen paths that lie largely within the Hillside Gardens.

Evaluation: Contributing Characteristic

Circulation contributes to the historic significance of Marsh-Billings-Rockefeller National Historical Park as a defining characteristic of the Mansion grounds land-

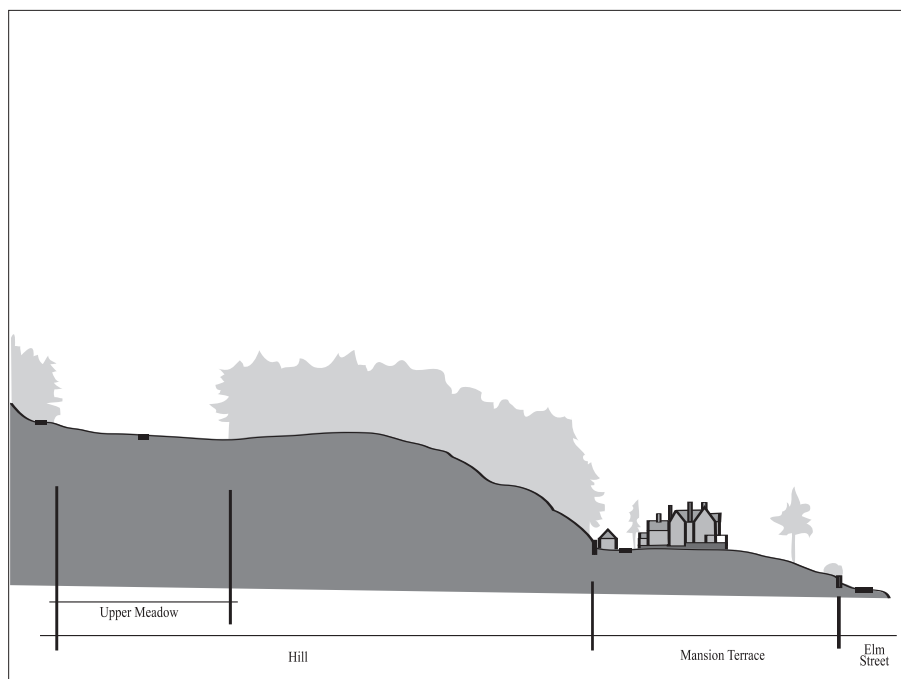


Figure 3.4: East-west cross section through Mansion grounds at the Mansion illustrating large-scale topography (landform) of the hill and Mansion terrace at the end of the historic period. SUNY ESF.

them by removing the cobblestone gutters. They also removed most of the paths within the Mansion lawn and Long Terrace.

TOPOGRAPHY

Historic Condition

The large-scale topography (landform) of the Mansion grounds has consisted throughout the historic period (1801–1997) of an elevated terrace bordering Elm Street (Mansion terrace) and a steeply sloped foothill of Mount Tom (hill). No specific record exists of small-scale topographic changes undertaken during the Marsh era (1801–1869), although cut and fill was probably made along roads and around buildings. Beginning in 1869, Frederick Billings made more substantial changes to the topography by creating a uniformly sloping ground for the Mansion lawn out of the former south pasture, south lane, and garden; cutting and filling to build the drives and roads; and raising much of the perimeter grade, which required the rebuilding of the perimeter stone wall into a retaining wall. The site of the first Marsh house was also regraded for the Croquet Ground (tennis court). The top of the hill was partly leveled for the Garden (Upper Meadow), and additional grading was undertaken around the Woodshed and Reservoir. In the early 1870s, Billings constructed a large area of fill west of the Mansion on which to build the Hothouses. There is no record of substantial change to the topography after this time, with the exceptions of the building of the Terrace Gardens between 1894 and 1899 and the addition of the Secondary Entrance Drive in the swale in 1978.

scape. The system of drives, roads, and paths on the Mansion terrace and hill reflect the naturalistic intent of the 1869 conceptual plan of R. M. Copeland as implemented by Frederick Billings, as well as Neoclassical additions and alterations made during the Estate era. The overall vehicular circulation system remains largely intact to the Frederick Billings (1869–1890) and Estate eras (1890–1914), although some features were altered during the Rockefeller era (1954–1997). The Rockefellers retained the alignment of the drives, although they simplified

Existing Condition

The large-scale topography of the Mansion grounds is characterized by the eastern foothill of Mount Tom and an adjoining terrace above the Ottawaquechee River floodplain. [Figure 3.4] Small-scale topography includes gentle, graded slopes of the Mansion lawn, and steep, rough slopes of the hillside and Elm/River Street perimeter. The topography varies from a high point of 837.5 feet to the west of the Reservoir on the hill, to an average low elevation of 705 at the perimeter stone wall along Elm Street. The perimeter of the Mansion terrace is steeply sloped to the west of the Summerhouses, where the grade averages 35 percent, to a more moderate slope of 15 percent along the Mansion lawn. Aside from the stepped slopes of the Terrace Gardens, the swale is the only major deviation in an otherwise fairly uniform topography, forming a 450-foot long, 80-foot wide swath that drops at an average 11 percent grade from the main entrance drive down to Elm Street. The hill is steeply sloped along the north, east, and south sides, averaging 30 to 40 percent grades, but reaching over 70 percent above the Belvedere near the Waterfall Garden. The hill plateaus at the Upper Meadow, where the elevation averages between 816 and 825 feet.

Evaluation: Contributing Characteristic

Topography contributes to the historic significance of Marsh-Billings-Rockefeller National Historical Park as a defining characteristic of the Mansion grounds landscape. While the overall landform (a natural feature) retains a high level of integrity to the Marsh era (1801–1869), small-scale topography retains integrity to the Frederick Billings era (1869–1890) except for minor changes made during the Estate (1890–1914) and Rockefeller (1954–1997) eras by the addition of the Terrace Gardens and Secondary Entrance Drive.

VEGETATION

Historic Condition

During the Marsh era (1801–1869), vegetation on the Mansion grounds consisted of specimen trees (American elm, sugar maple, one Norway spruce) immediately around the two Marsh houses, a grove of oak trees on the hillside behind the house, scattered small deciduous trees and shrubs in the pastures, and a deciduous woodlot along the western edge of the Upper Meadow. [Figure 3.5] Beginning in 1869, Frederick Billings transformed the character of vegetation on the grounds through extensive ornamental plantings and reforestation. Beginning in c.1874, he established plantations of Norway spruce, hemlock, white pine, and maples that eventually reforested most of the hill. Billings made Norway spruce the dominant tree of the Mansion terrace along with the preexisting American elms and maples, and added a wide variety of small-scale vegetation such as ornamental carpet bedding and shrubs. Following Billings's death in 1890, his heirs continued to add a variety of small-scale vegetation, notably flowerbeds and hemlock hedges in the Terrace Gardens (built in 1894–1899 according to the design of Charles A. Platt), a perimeter hemlock hedge, and masses of informal deciduous shrubs (designed by Martha Brookes Brown Hutcheson

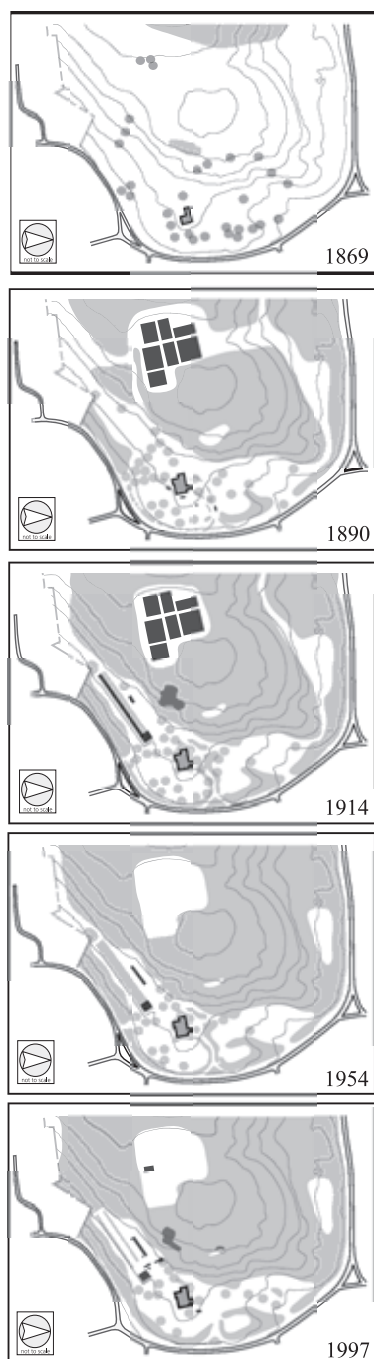


Figure 3.5: Vegetation of the Mansion grounds at the end of the five historic eras. SUNY ESF. Gray areas indicate forest plantations, specimen trees, and hedges. Black areas indicate herbaceous beds (flower, rock garden, and vegetable beds). For orientation purposes, the maps show only the Marsh house/Mansion.

in 1902) around the Mansion. Elizabeth Billings developed wild gardens beneath the hillside plantations, including fern, water, mushroom, and grass gardens, and an arboretum. As part of their improvements begun in the mid 1950s, the Rockefellers retained the large-scale vegetation of the Mansion grounds, but removed much of the small-scale vegetation, including hedges in the Terrace Gardens and shrubs around the Mansion, and redesigned the herbaceous plantings in the gardens. They also added to the perimeter vegetation surrounding the Mansion lawn to increase privacy, planted mature specimen white pines in the Mansion lawn following death of the American elms, and replanted the Hillside Gardens.

Existing Condition

Vegetation on the Mansion grounds consists of both native and exotic species. Large-scale vegetation is characterized by perimeter plantations dominated by Norway spruce; a few specimen trees in the Mansion lawn; and plantations on the hill dominated by Norway spruce, white pine, hemlock, ash, and sugar maple. Norway spruce is the dominant tree species of the Mansion grounds, framing not only much of the perimeter, but also the backdrop of the Mansion terrace on the hillside. Shrubs are found throughout the Mansion terrace, including foundation shrubs around the Mansion, perimeter hedges, and hedges in the Terrace Gardens. Small-scale vegetation includes flowering herbaceous beds and rock gardens in the Terrace Gardens, woodland plants in the Hillside Gardens (Waterfall Garden and Lily Pond), and herbaceous beds installed by the National Park Service in 1998–1999 around the Carriage Barn and Double Cottage.

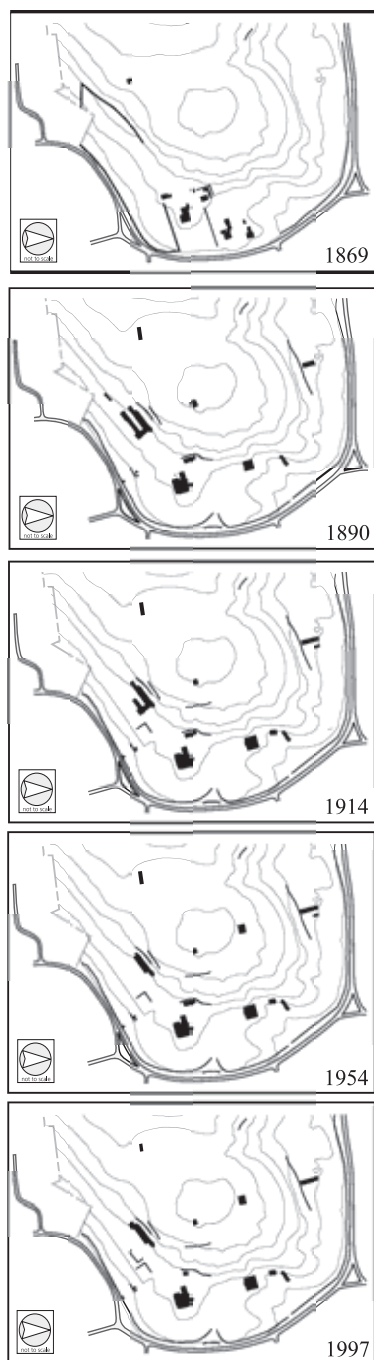


Figure 3.6: Buildings and structures on the Mansion grounds at the end of the five historic eras. SUNY ESF. Buildings are shown in black; heavy lines indicate stone walls as the major structures on the Mansion grounds. For orientation purposes, the maps show only perimeter roads.

Evaluation: Contributing Characteristic

Vegetation contributes to the historic significance of Marsh-Billings-Rockefeller National Historical Park as a defining characteristic of the Mansion grounds landscape. The large-scale vegetation, exemplified by Norway spruce and mixed forest plantations, is testimony to Frederick Billings's conservation practices, notably his interest in reforestation and landscape beauty. The small-scale vegetation of specimen trees, shrubs, flowerbeds, and woodland gardens reflects a long period of change between 1890 and 1997, most strongly conveying the Rockefellers' preferences for open spatial character, privacy, and native flora, building in part on the efforts of previous Billings heirs. Recent plantings by the National Park Service are limited in extent and are generally compatible with the historic character of the landscape.

BUILDINGS AND STRUCTURES

Historic Condition

During the Marsh period (1801–1869), there were a number of vernacular buildings and structures within the Mansion grounds, including the first Marsh House (1789–1790) and its connected kitchen wing, wagon bay, and barn, along with a tenant house and shed to the north that were located along the west side of Elm Street. An associated barn (Lower Barn) was located on the opposite side of Elm Street. There was also a woodshed, probably on the south side of the hill. In 1805–1807, Charles Marsh had a brick house constructed to the south of the earlier buildings, set farther back from the street, on axis with Elm Street extending from the center of Woodstock village. Along with this house, a number of outbuildings were constructed in the rear yard, including a carriage barn, storage sheds, and a barn. To the south of the house, Marsh had a stone wall constructed around the pasture by 1814, as well as other stone walls along his garden and hill pastures. [Figure 3.6] In 1869, Frederick Billings removed all of the Marsh buildings except for the brick house, and rebuilt the perimeter pasture wall into a continuous retaining wall that framed the entire Mansion grounds. In keeping with typical country-place design following the Civil War, Billings enlarged the house (Mansion), built a laundry, stable, and house for his coachman; constructed a greenhouse complex with an ornamental “Belvedere,” and added two rustic summerhouses on the pedestrian approach from the village. Billings also added utilitarian buildings and structures on the hill, including sheds for lumbering and gardening, cold frames, a reservoir, and stone retaining walls along portions of the drives. Changes to buildings and structures over the rest of the historic period were relatively minor in comparison with Frederick Billings's initial improvements. These included the reconstruction of the Carriage Barn in 1895 and greenhouses in 1900–1903, addition of the Bungalow in 1917, and demolition of most of the greenhouses in 1930. In the 1950s, the Rockefellers made a number of substantial

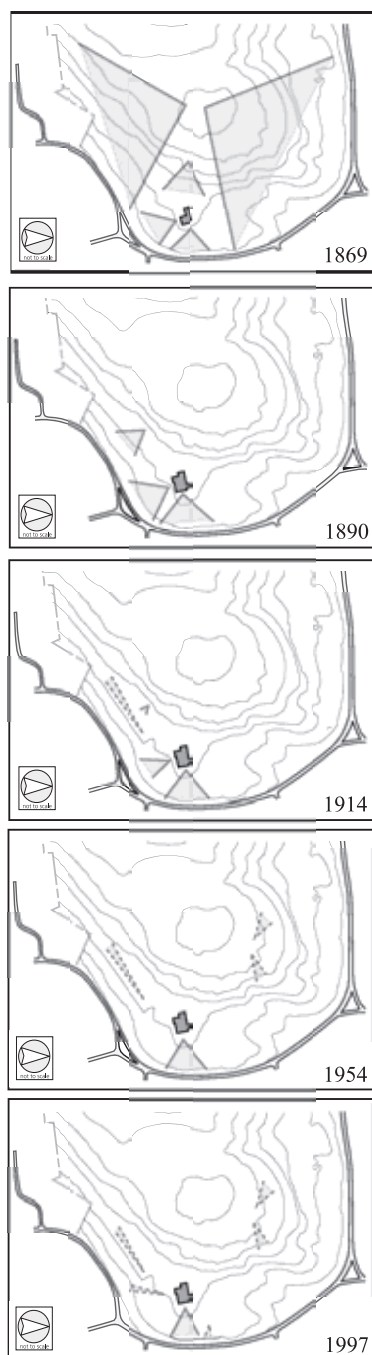


Figure 3.7: Views and vistas on the Mansion grounds at the end of the five historic eras. SUNY ESF. Views are indicated by solid lines and vistas by dashed lines. For orientation purposes, the maps show only the Marsh house/Mansion.

changes that included the removal of three buildings (Laundry, Garden Shed, Saw Shed) and the addition of three (Mansion garage, Horse Shed, Garden Workshop).

Existing Condition

The Mansion grounds contain thirteen buildings, the most prominent being the Mansion, Carriage Barn, and Belvedere. Smaller buildings and structures in the landscape include the Summerhouses, Double Cottage, Bungalow, Horse Shed, Woodshed, Reservoir, Garden Workshop, Bowling Alley, swimming pool, tennis court, and perimeter stone wall. These buildings and structures are in a range of styles, but overall reflect the late-nineteenth-century design eclecticism of the High Victorian period.

Evaluation: Contributing Characteristic

Buildings and structures contribute to the historic significance of Marsh-Billings-Rockefeller National Historical Park as defining characteristics of the Mansion grounds landscape. The Mansion, Carriage Barn, and Belvedere in particular are focal points and organization elements that impart a late nineteenth-century character to the landscape, despite mid-twentieth-century alterations. Most of the buildings and structures retain integrity from the Frederick Billings (1869–1890) and Estate eras (1869–1914), with the exception of the greenhouses, most of which were removed in 1930. Aside from removal of three utilitarian buildings, alterations during the Rockefeller era (1954–1997) were limited to changes in paint color and modification of some details, in keeping with a mid-twentieth century aesthetic and the Rockefellers' own particular interest in historic preservation.

VIEWS AND VISTAS

Historic Condition

During the Marsh era (1801–1869), the open spatial character of the Mansion grounds, along with its elevated location at the foot of Mount Tom overlooking the broad floodplain of the Ottauquechee River, permitted panoramic views to the north, east, and south. Charles Marsh took advantage of these views in the location of both his first (1789–1790) and second (1805–1807) house on the property. R. M. Copeland retained these expansive views, especially east across the floodplain and south toward Woodstock village, in his 1869 conceptual plan for the Mansion grounds that called for retaining a mostly open spatial character to the grounds. Frederick Billings altered this concept through his extensive tree plantations, which ultimately blocked most of the views, but he maintained the east and south views from the Mansion, and a south view from the Belvedere. [Figure 3.7] Billings's heirs continued to value the views from the Mansion grounds, as evidenced by the establishment of a vista of Mount Tom from the Terrace Gardens, built in 1894–1899; and

two vistas from the Bungalow, built in 1917. As the forest plantations matured, the south views from the Belvedere and Mansion were lost by c.1930. In 1971, the Rockefellers had landscape architect Bryan J. Lynch design a vista of the Ottauquechee River through the perimeter plantations, thus reintroducing a portion of the south view from the Mansion. In c.1983, Lynch also designed a secondary hedge along the east edge of the Mansion lawn in order to enhance privacy, but this hedge restricted the east view from the Mansion. In the early 1990s, the Rockefellers reopened this east view as they planned for the proposed National Historical Park by lowering the obstructing hedges and removing overhead utilities along Elm Street. The importance of this view from the Mansion was reflected in the legislation for the park, which called for protective easements in the east viewshed on Blake Hill and Mount Peg to limit incompatible development.

Existing Condition

The existing views and vistas incorporate the forested and rural landscape of the Ottauquechee River valley into the landscape of the Mansion grounds. While the Mansion grounds remain in a prominent position at the foot of Mount Tom overlooking the Ottauquechee River valley and Woodstock village, the earlier panoramic views are blocked year-round by tall forest plantations. The primary surviving view is looking east from the Mansion across the floodplain meadow of Billings Farm & Museum, with less prominent and partly obscured vistas looking south from the Mansion and from the Terrace Gardens and Bungalow.

Evaluation: Contributing Characteristic

Views and vistas contribute to the historic significance of Marsh-Billings-Rockefeller National Historical Park as a defining characteristic of the Mansion grounds landscape. The east view from the Mansion, the Terrace Gardens vista of Mount Tom, and the Bungalow vistas incorporate the surrounding context of the Ottauquechee River valley and surrounding hills in the Mansion grounds landscape. The prominent east view from the Mansion retains a high level of integrity to the Frederick Billings era; however, collectively, views and vistas reflect changes and additions through the Rockefeller era (1954–1997).

CONSTRUCTED WATER FEATURES

Historic Condition

Constructed water features were introduced to the Mansion grounds during the Frederick Billings era (1869–1890), beginning with the Lily Pond built in c.1885 on the forested hillside at the rear of the Mansion. This was followed by several others during the Estate (1890–1914) and French-Billings (1914–1954) eras, including the Waterfall Garden (Fernery) watercourse (c.1897), Lily Pond waterfall (c.1901), hillside swimming pool (1913), and Belvedere swimming pool (1931). These water features served both recreational and aesthetic functions. The

swimming pool on the hillside was covered in c.1931, and the Waterfall Garden watercourse was redesigned in the 1960s.

Existing Condition

Constructed water features in the Mansion grounds are limited to the swimming pool, Lily Pond, and Waterfall Garden watercourse. They form areas of interest within larger components of the landscape and presently serve only aesthetic functions.

Evaluation: Contributing Characteristic

Constructed water features contribute to the historic significance of Marsh-Billings-Rockefeller National Historical Park as a secondary characteristic of the Mansion grounds landscape. The constructed water features collectively retain a high level of historic integrity to the Rockefeller era (1954–1997), with vestiges of earlier development dating back to the Frederick Billings era (1869–1890).

SMALL-SCALE FEATURES

Historic Condition

Beginning with Charles Marsh's development of the landscape as a farmstead in the late eighteenth century, a variety of small-scale features were added to the landscape for both utilitarian and aesthetic purposes; these included picket fences enclosing the Marsh house garden, pasture fences, hitching posts, and mounting blocks. In his improvements begun in 1869, Frederick Billings removed all of the small-scale features from the Marsh Place and added new ones. R. M. Copeland had called for the placement of vases and wire baskets to ornament the lawns around the Mansion, and Billings may have added these, along with potted tropical plants, lampposts, hydrants, lawn seats, hitching posts, and an entrance gate. There were also a variety of temporary small-scale features used in the kitchen garden, such as stakes and trellises, as well as forestry-related features within the Woodshed yard such as timber piles and forestry tools. During the Estate Era (1890–1914), the potted plants and other ornamental small-scale features were removed, but others were added, including an antique Italian fountain and Neoclassical-style benches in the Terrace Gardens designed by Charles A. Platt, plant labels in the Hillside Gardens, and gates closing off the main carriage road (mountain road). During the Rockefeller era (1954–1997), many of the small-scale features were removed, but lampposts were reintroduced, and rustic signs and gates were added. There is no accurate record of small-scale features that were added and removed over time.

Existing Condition

There are few small-scale features in the landscape. Extant ones dating to the historic period include lampposts, gateposts at the main entrance drive, terra-cotta planters, plant labels, lawn benches, a hitching post, hydrants, and electrical boxes. The National Park Service added benches, signs, plant labels, an air-conditioning unit, and lampposts after 1998.

Evaluation: Contributing Characteristic

Small-scale features contribute to the historic significance of Marsh-Billings-Rockefeller National Historical Park as a secondary characteristic of the Mansion grounds landscape. The present lack of small-scale features reflects the simplicity in the landscape favored by the Rockefellers. The small-scale features added by the National Park Service since 1998 are consistent with the historic use of small-scale features on the property and overall do not detract from the historic character of the landscape.

ARCHEOLOGICAL SITES

Historic/Existing Conditions:

Prehistoric Archeology: Prior to European settlement, the Mansion grounds were part of a larger area encompassing the eastern foot of Mount Tom and the Ottauquechee River floodplain that may have been the location of a seasonal home of a Western Abenaki tribe. In his 1889 *History of Woodstock*, Henry Swan Dana recorded from oral tradition that below (east of) the present 1890 Farm House on the Billings Farm & Museum a clearing had existed that had been occupied at some time as an “Indian camping ground.” The Western Abenaki may have also occupied or used portions of the adjoining Mansion grounds, especially near springs located on the east and north slopes of the hill. Beginning in 1789, Charles Marsh made improvements to the Mansion grounds that required ground disturbance, such as construction of buildings, lanes, and pastures. Frederick Billings undertook more extensive disturbance on the Mansion grounds starting in 1869 to construct buildings, lawns, perimeter wall, roads, the Kitchen Garden and Lily Pond, and underground utility lines. This work would have probably disturbed any prehistoric remains. No record exists of the Marsh or Billings family finding any prehistoric sites or artifacts within the Mansion grounds.

Historic Archeology:

Frederick Billings demolished or relocated many buildings and features from the Marsh Place between 1869 and 1870 (first Marsh house and tenant house, south lane, barns, etc.); most of the Hothouses were demolished and the old hillside swimming pool covered in 1930; and the Rockefellers removed a few buildings (Laundry, Garden Shed, Saw Shed) in the 1950s.

Existing Condition

No subsurface archeological resources of either historic or prehistoric origin have been identified within the Mansion grounds. However, traces of removed buildings and structures can today be discerned in the swimming pool, which was built in the foundations of the Octagon and Tropical House, and the old hillside swimming pool, which was covered with a concrete cap. In addition, a portion of the stone wall north of the Mansion parking area may be a foundation wall from a Marsh outbuilding. Potential subsurface remains may exist across the Mansion grounds from demolished or relocated buildings and structures, such as the Mansion well, the first Marsh house and tenant house, and roads.

Evaluation: Non-Contributing Characteristic / Unevaluated

Archeological sites do not contribute to the historic character of the Mansion grounds landscape because none existed as known sites during the historic period (1801–1997). As a well-maintained and manicured landscape throughout the historic period, archeological resources such as ruins of buildings were not characteristic. Remains of buildings and structures were refashioned into other functional features, such as pools and walls.

A comprehensive archeological survey of the Mansion grounds has not been undertaken to date. There are presently no documented surface or subsurface archeological sites of prehistoric (Native American) or historic origin within the Mansion grounds that may have significance under National Register Criterion D. According to the Vermont State Archeologist, however, the Mansion grounds have a “moderate-to-high sensitivity” for the presence of prehistoric remains due to the location at the eastern foot of Mount Tom overlooking the Ottauquechee floodplain and close to the purported prehistoric site recorded by historian Henry Swan Dana in the late nineteenth century.⁴ Further analysis and testing is warranted to determine the sensitivity of the Mansion grounds for the presence of prehistoric remains. However, the extensive ground disturbance that has occurred during the historic period reduces the likelihood of surviving prehistoric artifacts.

The Mansion grounds may have archeological resources from the historic period that could aid in understanding the development and use of the landscape, particularly during the Marsh (1801–1869) and Frederick Billings (1869–1890) eras. These include both surface resources, such as the stone retaining wall behind the Mansion parking area that may have been part of a foundation of a Marsh outbuilding, and the old hillside swimming pool. Potential subsurface remains may exist at the site of the first Marsh house and tenant house (tennis court area); the Mansion well on the south side of the kitchen wing; the Marsh well on the north side of the kitchen wing; the Upper Meadow (roads, planting beds, and other features from the Kitchen Garden); and the Mansion lawn (carpet bedding, abandoned utilities, and walks).

ENDNOTES

¹ W. Henry McNab and Peter E. Avers, *Ecological Subregions of the United States* (Washington, D.C.: United States Department of Agriculture, July 1994), 2.

² New York State Department of Environmental Conservation, *Ecological Communities of New York State* (Latham, N.Y.: Published by the Department, n.d.), v–vi.

³ John Gilbert, Marsh-Billings-Rockefeller National Historical Park, interview by John Auwaerter, 5 February 2002.

⁴ Giovana Peebles, Vermont State Archeologist, interview by John Auwaerter, 18 January 2001. The nearby archeological site is identified as FS 12 (WN). No known artifacts are associated with this site.

LANDSCAPE FEATURES: MANSION TERRACE

The Mansion terrace occupies the lower part of the Mansion grounds and encompasses the, more formal, manicured landscape surrounding the Mansion and the Terrace Gardens, as well as the service area along the swale adjoining the Carriage Barn and Double Cottage [see Figure 0.1]. Landscape features in the Terrace Gardens-Belvedere area, located in the southwest portion of the Mansion terrace, are evaluated separately in Chapter 5.

NATURAL SYSTEMS

Geology

NS-1. Mansion Lawn Boulder

Historic Condition

The Wisconsin glacier deposited a large boulder at the foot of Mount Tom during the last ice age, which ended approximately 12,500 years ago, and forests eventually grew around it. Known geologically as a "glacial erratic," this boulder became a prominent feature in the landscape in c.1797 or earlier, when the surrounding forest was cleared for pasture by Charles Marsh (Senior). In his 1869 plan for the Mansion grounds, R. M. Copeland retained the boulder as a picturesque element in the landscape. By the early 1880s, Frederick Billings had wires strung across the boulder for vines, and shrubs planted around its periphery as part of rustic, naturalistic plantings in the vicinity of the Upper Summerhouse.¹ No record has been found of the type of vines that were grown on the boulder. The Rockefellers maintained the boulder as an isolated feature in the lawn without vines or adjoining shrubs.

Existing Condition

The Mansion lawn boulder is located off the northeast corner of the Upper Summerhouse. Its geologic composition has not been determined. The boulder has an irregular four-sided shape and is approximately 8' tall, 24' at its longest, and 19' at its widest; it is partly covered in lichen and moss, with a few volunteer woody plants growing on top. [Figure 4.1] A series of heavy-gauge rusted iron wires, set on iron spikes fixed in the stone, crisscross the sides and top of the boulder.

Evaluation: Contributing

The boulder in the Mansion lawn contributes to the significance of the Mansion grounds as a character-defining feature of the Frederick Billings era (1869-1890), and as a remnant landscape feature of the Marsh era (1801-1869). Aside from changes in setting and surface vegetation, the boulder remained unchanged throughout the historic period. It is a part of the landscape established by Frederick Billings based on the landscape plan by R. M. Copeland, and reflects interest in rustic landscapes during the early Country Place Era.

NS-2. Mansion Lawn Rock Outcroppings

Historic Condition

Frederick Billings retained three native rock outcroppings as part of the rustic landscape he developed between the Summerhouses and Belvedere based on the 1869 plan by R. M. Copeland. Through the French-Billings era (1914–1954), the outcroppings were surrounded by vegetation. In c.1960, the Rockefellers had the vegetation around the outcropping along the Mansion-Flower Garden walk removed when they simplified the plantings in the Mansion lawn. The outcropping near the Belvedere was incorporated into a rock garden designed by Zenon Schreiber.

Existing Condition

The outcroppings on the lawn west and south of the Mansion are located on the north side of the Mansion-Flower Garden walk, along the Belvedere drive below mature arborvitae, and on Fairy Hill. They are composed of the native metamorphic bedrock of the Mansion grounds, either of the Waits River or the Standing Pond Volcanics formation. The outcropping on the Mansion-Flower Garden walk is approximately 10' long by 5' wide and is an isolated feature in the lawn. [Figure 4.2] The one along the Belvedere drive is approximately 10' long by 7' wide and is set within a rock garden along the upper pool terrace stairs; it is surrounded by constructed outcroppings. The outcropping on Fairy Hill measures 20' long by 5' wide and is largely obscured by rhododendron.

Evaluation: Contributing

The rock outcroppings in the lawn west and south of the Mansion, exposed or retained in c.1870, contribute to the significance of the Mansion grounds as distinctive natural features of the Frederick Billings era (1869–1890). The only known changes since this time have been in the surrounding vegetation.

NS-3. Shelving Rock Outcropping

Historic Condition

Historian Henry Swan Dana recorded in his 1889 *History of Woodstock* that Charles Marsh built his 1789 frame house above a large “shelving rock,” which was apparently an outcropping of the native metamorphic bedrock. When Frederick Billings built a stone wall and planted Norway spruce along the Elm Street perimeter, and removed the Marsh house and improved its site for a croquet ground in c.1870, he apparently blasted or graded over much of the shelving rock. A small part of the outcropping remained exposed above Elm Street.

Existing Condition

An outcropping of the shelving rock above which the first Marsh house was built in 1789 exists between the tennis court and Elm Street. It measures 22' by 8' and is of the dark

metamorphic bedrock found at the Mansion grounds. Nearby scattered small outcroppings east of the tennis court may also be remnants of the shelving rock.

Evaluation: Contributing

The shelving rock outcropping, reshaped in c.1870, contributes to the significance of the Mansion grounds as a characteristic natural feature of the Frederick Billings era (1869–1890). A remnant of a geologic feature extant during the Marsh era (1801–1869), the shelving rock remains intact to the Frederick Billings era.

SPATIAL ORGANIZATION

SO-1. Mansion Lawn Space

Historic Condition

The Mansion lawn space was originally designed by R. M. Copeland in his 1869 plan for the Mansion grounds as sweeping open ground with scattered specimens and clumps of trees to replace the earlier enclosed pastures and gardens of the Marsh Place. Frederick Billings implemented the Copeland plan in the early 1870s, except along the perimeter where he enclosed the lawn with continuous tree plantings, primarily Norway spruce. Over the course of the following decades, the lawn space became more enclosed as the perimeter vegetation matured. During the 1950s and 1960s, the space became more open internally as the mature elms died off, but the Rockefellers returned some cover by planting mature white pine in 1967. The Rockefellers also enclosed the eastern perimeter of the space in the early 1980s by establishing a large secondary hedge along the east and south perimeter, extending up to 30' into the lawn.² By the early 1990s, three of the white pines had been removed and the secondary hedge was lowered, thus giving the lawn space a more open character and reopening views to the east.

Existing Condition

The Mansion lawn space extends around three sides of the Mansion. It is defined by the Flower Garden and Belvedere to the west, a perimeter plantation of mature Norway spruce and hemlock to the south, by a hedge along the east, and by the main entrance drive to the north. The lawn is roughly three acres in size. The interior of the space is largely open with only several specimen trees and a grove of oak and maple located southwest of the Mansion.

Evaluation: Contributing

The Mansion lawn space, established in the early 1870s, contributes to the significance of the Mansion grounds as a character-defining feature of the Frederick Billings era (1869–1890). Although the degree of enclosure and openness within the lawn changed

over the years through the maturation of the perimeter plantings, loss of specimen trees, and addition of hedges, the Mansion lawn space remains substantially intact from the Frederick Billings era. As a spatial feature, the Mansion lawn illustrates a major component of the 1869 Copeland plan and reflects the scale and informal, idealized rural character of landscape design during the early Country Place Era.

SO-2. Swale Space

Historic Condition

The open space of the swale between the Carriage Barn and the tennis court was created by Frederick Billings according to the 1869 plan by R. M. Copeland out of what had been gardens and a barnyard in the natural drainage corridor at the back of the first Marsh house and tenant house. Through the French-Billings era (1914–1954), the space was maintained as meadow and enclosed by plantations along the tennis court and Elm Street perimeter, and along the hillside above the Carriage Barn. Changes to the spatial character of the swale included the addition in the early 1950s of a horse corral for the Hitchcock’s pony, “Flicka.” This corral extended from the Carriage Barn across the swale to the tennis court, and was enclosed by a three-rail plank fence. The Rockefellers kept this corral at least until 1967, and subsequently transformed the swale into formal lawn.³ In 1978, the swale was again modified through the addition of the Secondary Entrance Drive, which was built along the west side of the space. Off the northeast corner of the Carriage Barn, the space was modified at this time by a planting of a hemlock grove.

Existing Condition

The swale space extends approximately 450’ from the circle in the main entrance drive in an arc northeast to the Elm Street entrance of the Carriage Barn drive. It begins at an elevation of 750’ and drops 50’ to Elm Street over an average slope of 11%. The swale is defined by a grove around the tennis court and perimeter plantation to the east, the Carriage Barn and adjoining hill plantations to the west, and screening of hemlock off the northeast corner of the Carriage Barn. The swale is the first space that visitors experience when entering the park.

Evaluation: Contributing

The swale space, established in c.1870, contributes to the significance of the Mansion grounds as a character-defining feature of the Frederick Billings era (1869–1890). Aside from the addition of the Secondary Entrance Drive and associated plantings in 1978, and the maturation of the surrounding plantations, the swale space is largely unchanged from the Frederick Billings era. As a spatial feature, the swale illustrates a component of the 1869 Copeland plan, and reflects the scale and informal, idealized rural character of landscape design during the early Country Place Era.

CIRCULATION

Roads

C-1. Main Entrance Drive HR-01, LCS #40510

Historic Condition The main entrance drive was originally built in c.1789 by Charles Marsh on a straight alignment as the primary access to his farmstead.⁴ The drive extended from Elm Street west along the south side of the first Marsh house (1789–1790). Following construction of the brick house in 1805–1807 and a second lane to its south (no longer extant), the main entrance drive was identified as the “north lane.” In c.1869–1870, Frederick Billings had the north lane rebuilt according to the 1869 plan by R. M. Copeland as a curving, naturalistic alignment that began at a “Y” intersection at Elm Street and ended in a tear-drop-shaped loop that passed beneath the porte-cochere of the rebuilt Marsh house (Mansion). The width of this drive was 10’, except at a set of entrance gates, where it narrowed down to 8’. Cobblestone gutters lined both sides of the gravel-surfaced drive. In June of 1874, Frederick Billing resurfaced the drive with a white gravel obtained from a bank near the Thompson Place. In 1903–1904 during the Estate era (1890–1914), the drive was redesigned into a Neoclassical circle according to the 1902 plan of landscape architect Martha Brookes Brown Hutcheson. In 1912, the 8’-wide section at the entrance gates was widened to approximately 10’. In c.1956, the Rockefellers had the drive rebuilt, maintaining the alignment and gravel surface, but removing the cobblestone gutters and replacing catch basin grates. In c.1981, the catch basins were rebuilt according to the design of landscape architect Bryan J. Lynch.⁵

Existing Condition

The main entrance drive begins at Elm Street where it branches into two 100’-long legs that form a triangular island. [Figure 4.3] After passing a set of stone gateposts, the drive enters the Mansion lawn, following a southward-leaning arc for 150’, and ascending a 10% slope. It then forms an 80’-diameter circle that passes beneath the Mansion’s porte cochere. The Belvedere drive and Mansion parking area intersect the west side of the circle, and the Carriage Barn drive the east side. The earthen-gravel drive measures approximately 10’ to 12’ wide and is bordered by lawn with no visible edging. [Figure 4.4] Drainage is provided by five perimeter catch basins with steel grates. The circle is annually graded with a 3/4" gray gravel obtained from Hartland, Vermont, or West Lebanon, New Hampshire, using the same specifications employed during the late Rockefeller era. The main entrance drive is no longer used as the main entrance to the Mansion grounds.

Evaluation: Contributing

The main entrance drive, built in c.1870 partly on the bed of the Marsh north lane built in c.1790, and altered in 1903–1904 and c.1956, contributes to the significance of the Mansion grounds as a character-defining feature of the Estate era (1890–1914). The alignment of the drive remains intact from the Estate era, but its surface materials and

setting reflect changes made during the Rockefeller era (1954–1997). The main entrance drive illustrates early Neoclassical landscape design during the Country Place Era.

C-2. Carriage Barn Drive

Historic Condition

Frederick Billings had the Carriage Barn drive built in c.1870, based on the R. M. Copeland plan of 1869, as a service road between Elm Street and the Double Cottage and Carriage Barn. The Carriage Barn drive was probably lined by cobblestone gutters and surfaced in gravel as were the other drives on the Mansion terrace. In the 1903–1904 reconstruction of the main entrance drive, according to the design of Martha Brookes Brown Hutcheson, the “Y” intersection with the main entrance drive was redesigned into a simple “T” intersection. The next alteration came in c.1956 when the cobblestone gutters were removed, followed in 1978 by the addition of the Secondary Entrance Drive.

Existing Condition

In 1998–1999, as part of the rehabilitation of the Carriage Barn into a visitor center, the section of the drive leading to the front (south) entrance of the Carriage Barn was converted into a stone-paved walkway. At the same time, the main part of the drive was widened to 15', which required the addition of a stone retaining wall off the northwest corner of the Carriage Barn. [Figure 4.5] The Carriage Barn drive extends for approximately 600' from Elm Street on the east to the main entrance drive on the south, ascending a 12% slope from Elm Street to the Carriage Barn [see Figure 4.3]. It averages 15' wide, with a maximum width of 18' at the juncture with the main carriage road and Secondary Entrance Drive. A 25'-wide service area is at the north side of the Carriage Barn. The earthen-gravel drive has steel edging along sections rebuilt in 1978 (near Elm Street and south of the Carriage Barn) and is annually graded with a 3/4" gray gravel obtained from Hartland, Vermont, or West Lebanon, New Hampshire. The new stone retaining wall above the Carriage Barn is 50' long and 3' to 5' in height. A 2'- to 3'-high, 30'-long wall, probably original to the Carriage Barn, retains the lower slope of the drive above the pull-off to the rear entrance. The Elm Street entrance of the Carriage Barn drive serves as the main vehicular and pedestrian entrance to the Mansion grounds. The rest of the drive provides access for delivery and service vehicles to the Carriage Barn, and as pedestrian access between the Carriage Barn and Mansion.

Evaluation: Contributing

The Carriage Barn drive, built in c.1870 and altered in c.1903–1904, c.1956, 1978, and 1998–1999, contributes to the significance of the Mansion grounds as a characteristic circulation feature of the Frederick Billings era (1869–1890). The drive retains the overall alignment built by Frederick Billings based on the Copeland plan of 1869, with changes incurred through removal of gutters in c.1956 and the addition of the Secondary Entrance Drive in 1978. Changes undertaken by the National Park Service in 1998–1999, including the addition of a stone retaining wall, widening, and conversion of the approach to the Carriage Barn into a pedestrian walkway, are in keeping with the historic character of the drive.

C-3. Double Cottage Drive

Historic Condition

Frederick Billings had a gravel drive connecting the Carriage Barn drive to the Double Cottage built in the early 1870s. This drive, an addition of Billings's to the Copeland plan of 1869, was 12' wide with a gravel and earthen surface; it extended for 80' to the two entrances of the Double Cottage. The drive may have been lined by cobblestone gutters, as were others on the Mansion grounds. In 1908, during the Estate era, the drive was extended to the west for 40' and widened to about 25' with the construction of an automobile garage (Generator Garage). Subsequent changes were probably limited to grading.

Existing Condition

The Double Cottage drive is a short driveway that extends for 120' from the Carriage Barn drive to the Generator Garage [see Figure 4.3]. The earthen-gravel drive averages 25' in width and does not have any visible edging. [Figure 4.6] The drive is not graded on an annual basis.

Evaluation: Contributing

The Double Cottage drive, built in c.1870 and altered in 1908, contributes to the significance of the Mansion grounds as a characteristic circulation feature of the Frederick Billings era (1869–1890). The drive retains the overall alignment from this era, with an extension and widening built in 1908 to access the Generator Garage. The current edges of the drive have eroded and expanded since the end of the historic period due to vehicle encroachment.

C-4. Belvedere Drive

Historic Condition

Frederick Billings laid out the Belvedere drive in c.1872 to connect the main entrance drive at the Laundry (present location of Mansion parking area) with the Belvedere and Hothouses, then under construction. The drive averaged 11' in width and was lined with cobblestone gutters and surfaced in gravel, including a white gravel that began to be used in 1874. From a circle in front of the Laundry, which provided a transition to the loop in the main entrance drive, the drive continued west past to the north side of the Belvedere and Bowling Alley, and terminated in a circle at the west end of the Hothouses. The Belvedere drive apparently did not have a single name historically, but was called various things, including the "road to the Hothouses" and the "Laundry Road."⁶ In 1903–1904, the circle in front of the Laundry was replaced by a simplified curving alignment and pull-off to the Mansion, according to the design of Martha Brookes Brown Hutcheson. In c.1956, the drive was graded and the cobblestone gutters were removed as part of the Rockefeller improvements.

Existing Condition

The Belvedere drive extends from the circle in the main entrance drive for approximately 600', west along the north side of the Belvedere and Bowling Alley and terminates in a circle at the west side of the Garden Workshop [see Figure 4.3]. The Upper Meadow road and Wood Drive intersect the drive near the Belvedere, and the North Street road intersects its west end. The Belvedere drive has an earthen-gravel surface and averages 10' wide, with three side catch basins, and partial steel edging. [Figure 4.7] The drive is graded annually with a 3/4" gray gravel from Hartland, Vermont, or West Lebanon, New Hampshire. At the Garden Workshop circle, the edges of the drive have eroded due to parking and washout along the south side.

Evaluation: Contributing

The Belvedere drive, built in 1872 and altered in 1903–1904 and c.1956, contributes to the significance of the Mansion grounds as a characteristic circulation feature of the Frederick Billings era (1869–1890) with changes in alignment made during the Estate era (1890–1914). Its surface materials and edging reflect changes made during the Rockefeller era (1956–1997).

C-5. North Street Road*Historic Condition*

The North Street road was probably built by the fall of 1872, at the same time as the Belvedere. The road traversed property Frederick Billings acquired from William T. Washburn on September 12, 1872 (Gardener's Cottage, present 3 North Street). The North Street road was approximately 10' wide with a gravel surface. It provided access to the Hothouses from North Street, where the Gardener's Cottage was located. There are no documented changes to the North Street road following its initial construction, aside from asphalt paving of its west end, probably during the Rockefeller era.

Existing Condition

The North Street road extends for approximately 600' from the Belvedere drive circle at the Garden Workshop to North Street, a public road [see Figure 4.3]. The drive averages 8' in width within the National Historical Park, and has a gravel surface that is not graded on an annual basis, allowing a grass median to exist at the east end. [Figure 4.8] The western 200' of the road leaves the National Historical Park and passes through an unofficial right-of-way across the Gardener's Cottage lot (Bergstrom House), 3 North Street, presently owned by the Woodstock Resort Corporation (deeds for the Gardener's Cottage do not mention a right-of-way). The road is paved in asphalt on most of this right-of-way. .

Evaluation: Contributing

The North Street road, built in c.1872, contributes to the significance of the Mansion grounds as a characteristic circulation feature of the Frederick Billings era (1869–1890). The surface character and dimensions have changed somewhat since this time, and its owner-

ship has become divided. The road remains unchanged from the end of the historic period.

C-6. Secondary Entrance Drive

Historic Condition

The Secondary Entrance Drive was designed by landscape architect Bryan J. Lynch in the summer of 1978 and built in the following fall. The Rockefellers had this new drive built to provide easier and safer access for large delivery trucks, which had had a difficult time maneuvering the old narrow drives behind the Carriage Barn and Bowling Alley. As part of the construction, a new drainage system was laid down through the swale, replacing a 4' tile drain near the Carriage Barn that had been built by Frederick Billings in the 1870s. Low stone retaining walls were added around an existing silver maple and a hickory at the north end of the drive in order to accommodate the change in grade.

Existing Condition

The Secondary Entrance Drive extends from the Carriage Barn drive just above Elm Street on the northeast, to the Carriage Barn drive near the main entrance drive on the southwest [see Figure 4.3]. The drive ascends an average slope of 10% and is 12' wide and 360' long, with four side catch basins and steel edging. [Figure 4.9] The drive is graded annually with a 3/4" gray gravel obtained from Hartland, Vermont or West Lebanon, New Hampshire. The surface tends to wash out during heavy storms. The Secondary Entrance Drive provides the primary vehicular and pedestrian access to the Mansion grounds and the Carriage Barn visitor center.

Evaluation: Contributing

The Secondary Entrance Drive, built in 1978, contributes to the significance of the Mansion grounds as a characteristic circulation feature of the Rockefeller era (1954–1997). The drive remains unchanged from the end of the historic period. Its current function as the primary pedestrian and vehicular entrance to the Mansion grounds is a new use introduced by the National Park Service.

Main Carriage Road (Mountain Road or Pogue Carriage Road): see “Hill” section.

Parking and Service Areas

C-7. Mansion Parking Area

Historic Condition

The Rockefellers had the Mansion parking area constructed in c.1956 at the time the main entrance drive was rebuilt. It was constructed on the site of the Laundry (built c.1870), which had been demolished a short time before. The stone retaining wall behind the Laundry was retained. The parking area served as guest parking for the

Rockefellers, who used the pull-off adjoining the kitchen wing and an unsurfaced space off the circle on the main entrance drive to park their own cars.⁷ In c.1977, a single-bay garage was constructed on or adjacent to the south end of the parking area.

Existing Condition

The Mansion parking area is located west of the Mansion at the base of the hill directly behind the circle of the main entrance drive [see Figure 4.3]. It is a gravel-surfaced, unmarked lot measuring 66' by 20', with room for approximately seven cars. [Figure 4.10] The parking area is screened by a large shrub bed to the north and adjoins a stone wall to the west and the Mansion garage to the south. It is presently used for staff and handicapped-visitor parking.

Evaluation: Contributing

The Mansion parking area, built in c.1956 and altered in c.1977, contributes to the significance of the Mansion grounds as a characteristic circulation feature of the Rockefeller era (1954–1997). It remains unchanged since the end of the historic period.

Walks and Paths

C-8. Mansion-Flower Garden Walk

Historic Condition

In August 1873, Frederick Billings laid out a gravel “footpath” lined with cobblestone gutters from the Mansion to the Hothouses, then under construction, and in 1874 resurfaced the walk with a white gravel.⁸ In October 1885, during renovation of the Mansion, the portion of this walk adjoining the west entrance was paved with large stone slabs.⁹ In 1894–1895, with construction of the Flower Garden, a 200'-long section of the walk between the Mansion and the Hothouses was removed and replaced with a 35'-long section linking the Flower Garden with the walk between the Mansion and the Summerhouses near Fairy Hill. In August 1901 following completion of the Terrace Gardens, farm manager George Aitken and an assistant, Frank, staked out a new alignment for this path that removed connecting segments around Fairy Hill to create a sweeping arc between the Flower Garden and the west entrance of the Mansion.¹⁰ The Rockefellers had all of the walks in the Mansion lawn removed in c.1956, except for the Mansion-Flower Garden walk. The walk was resurfaced in pea gravel at this time.

Existing Condition

The Mansion-Flower Garden walk is a 200'-long, 6'-wide path that follows a sweeping alignment connecting the west entrance of the Mansion with the stairs leading up to the Flower Garden. It is surfaced in 3/8" washed pea gravel, except for about 25' leading up to the Mansion, which is paved in large, dark stone slabs. [Figure 4.11]

Evaluation: Contributing

The Mansion-Flower Garden walk, originally built in 1873 and altered in 1894–1895, 1901, and c.1956, contributes to the significance of the Mansion grounds as a characteristic circulation feature of the Estate era (1890–1914), which was resurfaced during the Rockefeller era (1954–1997). The walk is unchanged from the end of the historic period. It is a remnant of the larger pedestrian circulation system around the Mansion that was laid out by Frederick Billings, based on the Copeland plan of 1869.

C-9. Summerhouses Path*Historic Condition*

By c.1874, when the Upper Summerhouse was built, Frederick Billings had completed a curving walk linking River Street at the Elm Street Bridge with the Mansion based on the 1869 plan by R. M. Copeland. This walk served as the primary pedestrian entrance to the Mansion grounds from the village. In c.1875, Billings had the Lower Summerhouse built at the entrance of the walk on River Street. At the Summerhouses, the path crossed a series of stone steps leading up to each pavilion. The path was 6' wide and about 250' long, and was surfaced in gravel and lined by cobblestone gutters.¹¹ Just below Fairy Hill, the path forked, with one branch leading to the south side and the other to the rear of the Mansion. In c.1901, the west fork of the path around Fairy Hill was removed. The Rockefellers had the section of the walk between the Upper Summerhouse and the Mansion removed in c.1956. The section between the Summerhouses was retained as an unsurfaced track without cobblestone gutters.

Existing Condition

The Summerhouses path follows an 'S' alignment through the perimeter plantation between the Upper and Lower Summerhouses. The path is approximately 6' wide and passes through the Summerhouses, ascending stone steps leading up to each. It has an earthen surface without any visible edging. [Figure 4.12] The Summerhouses walk no longer serves as a pedestrian entrance to the Mansion grounds.

Evaluation: Contributing

The Summerhouses path, originally built in c.1874 and altered in c.1901 and c.1956, contributes to the significance of the Mansion grounds as a characteristic circulation feature of the Rockefeller era (1954–1997). The path remains unchanged since the end of the historic period, although its present lack of use is leading to deterioration. The path is a remnant of the Copeland-designed pedestrian system that once existed across the Mansion lawn. It served as the pedestrian entrance to the Mansion grounds from the village through the Rockefeller era.

C-10. Carriage Barn Walkway

Historic Condition

The Carriage Barn walkway did not exist during the historic period. [Figure 4.13]

Existing Condition

The walkway to the Carriage Barn was added in 1998–1999 as part of the rehabilitation of the Carriage Barn into a visitor center. The walkway features a 30' by 15' stone-paved terrace at the former carriage entrance, retained by an 80'-long dry-laid stone wall along the east side that steps down along the 40'-long and 6'-wide earthen-gravel walk connecting the terrace with the Secondary Service Drive. [Figure 4.14] This walk features a set of gray granite steps leading up to the terrace and ornamental iron railings on both sides. A smaller service walk and stairs built of similar materials was added to the west side of the building at the same time.

Evaluation: Non-Contributing

The Carriage Barn walkway was built in 1998–1999 after the period of significance, and therefore does not contribute to the significance of the property. In design and materials, the walkway is compatible with the historic character of the Mansion grounds. It represents the only significant built alteration to the landscape since the historic period.

TOPOGRAPHY

T-1. Fairy Hill (see also V-31)

Historic Condition

During the Marsh period, there was a mound on the south side of the Marsh's carriage shed. Frederick Billing graded this mound around a rock outcropping and incorporated it into his rustic landscape extending from the Summerhouses and boulder. By the 1880s, the mound was informally planted in a variety of deciduous shrubs and surrounded by lawn. During the French-Billings era, the Hitchcock family was calling the mound "Fairy Hill", a name that may have been used by earlier generations. At this time, there was a clearing in the middle of Fairy Hill that was a favorite playground. The Rockefellers retained Fairy Hill as part of their improvements during the 1950s, but replaced the shrubs and removed the clearing.

Existing Condition

Fairy Hill, a name no longer in use, is located between the Mansion and the Upper Summerhouse. It is a low mound that is approximately 40' in diameter and is covered in rhododendrons and ferns. [Figure 4.15] Along its west side, Fairy Hill is bordered by a 20'-long by 5'-wide outcropping of the native metamorphic bedrock (NS-2).

Evaluation: Contributing

Fairy Hill, constructed in c.1870, contributes to the significance of the Mansion grounds as a characteristic feature of the Frederick Billings era (1869–1890). As a topographic feature, Fairy Hill remains intact from this era, except for changes in its setting made by alteration of the plantings during the Rockefeller era.

Flower Garden and Long Border Terraces: See Chapter 5.

VEGETATION

Groundcover

V-1. Mansion Lawn

Historic Condition

Frederick Billings established the Mansion lawn beginning in the summer of 1869 based on the landscape plan by R. M. Copeland through grading and preparation of the soil. By July of 1870, “grass plats” were being laid down, and by May of 1872, the lawn was sufficiently established for strolling. The types of grasses that Billings established on the lawn are not known. It was cut with a mechanical mower, and in the spring and fall it was mulched with ashes, muck, and manure. Areas of the lawn that died over the winter were typically “stripped” and “returfed.”¹² The lawn continued to be maintained throughout the historic period as a low, uniform groundcover, although by the Rockefeller era, the use of chemical fertilizers, pesticides, and weed killers provided a more consistent and uniform appearance (known commercially as class “A” turf) than was possible during earlier eras. An irrigation system was designed for the lawn in June 1976 by the golf-course architecture firm of Robert Trent Jones, Inc. of Montclair, New Jersey. Chester Drake Sons, Inc. of Framingham, Massachusetts installed this system.

Existing Condition

Beginning in 1998, the National Park instituted an organic turf maintenance program that has reduced the amount of pesticides and chemical fertilizers used on the Mansion lawn, in keeping with new environmental imperatives in conservation. In addition, irrigation is restricted during droughts. This program has allowed certain sections of the lawn to deteriorate from their historic class “A” maintenance, and wear and tear from tours has caused further deterioration in limited areas (notably at the east entrance to the Mansion) [see Figures 4.34, 4.36]. A limited lawn restoration project was completed in 2002. Approximately three acres in extent, the Mansion lawn is defined by the park into the North (entrance drive circle), South, East, and West lawns relative to the Mansion. The lawn is irrigated by an in-ground sprinkler system, and much of the lawn is in full sun, except for the portion to the south and rear of the Mansion that is shaded by mature trees.

Evaluation: Contributing

The Mansion lawn, established in 1870, contributes to the significance of the Mansion grounds as a character-defining feature of the Frederick Billings era (1869–1890), with overall species composition and maintenance characteristic of the Rockefeller era (1954–1997).

V-2. Swale Lawn*Historic Condition*

The swale was maintained during the Frederick Billings (1869–1890) and Estate (1890–1914) eras as a meadow.¹³ It was probably cut for hay, as were other grassy slopes within the Mansion grounds, such as that below the Hothouses. In the 1950s, a large part of the swale was enclosed and used as a corral for the Hitchcock’s pony, “Flicka.” Between 1968 and 1976, the Rockefellers removed the corral and subsequently transformed the swale into a manicured lawn, maintained as an extension of the adjoining Mansion lawn. In 1976, irrigation was extended to the swale lawn as part of a new system for the Mansion lawn designed by Robert Trent Jones, Inc. The limits of the swale lawn were altered with construction of the Secondary Entrance Drive in 1978. At this time, four catch basins were installed to drain the swale.

Existing Condition

The swale consists of roughly 1.5 acres of lawn that is maintained at a short height and uniform texture (class “A” maintenance) consistent with the adjoining Mansion lawn. It is bordered by the Secondary Entrance Drive on the west and the tennis court grove on the east [see Figure 4.9]. The lawn is drained by four catch basins located along the centerline of the swale, and is irrigated by an in-ground sprinkler system.

Evaluation: Contributing

The swale lawn, established between 1968 and 1976, contributes to the significance of the Mansion grounds as a character-defining feature of the Rockefeller era (1954–1997). The lawn remains unchanged since the end of the historic period.

Groves and Plantations**V-3. Mansion Lawn Grove***Historic Condition*

During the 1870s, Frederick Billings planted oaks and sugar maples along the walk in the lawn near the boulder between the Mansion and the Upper Summerhouse. Over time, many of the trees were removed. The Rockefellers had the walk removed in the 1950s, at which point there were six of the walk-side trees remaining.¹⁴ By the 1980s, four trees remained, forming a grove without a discernable pattern. A red oak was planted by the Rockefellers in c.1990 as a future replacement of a remaining old red oak that was in decline.¹⁵

Existing Condition

In the Mansion lawn between Fairy Hill and the boulder is a grove of three trees: a sugar maple (*Acer saccharum*) with a 55' average canopy spread; a red oak (*Quercus rubra*) with a 45' average canopy spread; and a young red oak with a 20' average canopy spread. [Figure 4.16] In fall 2000, a mature sugar maple in the grove was removed from the west side of the boulder, per the June 2000 hazard assessment of Bartlett Tree Experts [see Figure 4.1]. This tree was not replanted. The mature red oak was also recommended for removal by Bartlett due to dieback and wounds; as of fall 2002, this tree remains standing. The sugar maple is in healthy condition.

Evaluation: Contributing

The grove of red oak and sugar maple between Fairy Hill and the boulder, established in the 1870s, contributes to the significance of the Mansion grounds as a characteristic vegetation feature of the Rockefeller era (1954–1997). The grove is a remnant of the tree plantings established by Frederick Billings along the Mansion lawn paths in the 1870s. The red oak and sugar maple in this grove are the only trees in the Mansion lawn surviving from the Frederick Billings era.

V-4. Perimeter Plantations*Historic Condition*

Beginning in the fall of 1874 or spring of 1875, Frederick Billings had young trees and shrubs set out in an irregular pattern above the perimeter stone wall between the main entrance drive and the bank opposite the Elm Street Bridge. By May of 1876, Billings had extended the plantings across this bank to the Summerhouses. The exact variety of trees and shrubs that Billings planted is not known, but they appear to have been largely Norway spruce interspersed with deciduous and evergreen shrubs. Around the same time, he probably also extended the plantings north to the Carriage Barn drive, surrounding several mature sugar maples that remained from the yards surrounding the first Marsh house and tenant house. In April 1877, Billings had the bank west of the Summerhouses planted with Norway spruce along River Street, extending in an irregular pattern up the slope to the Hothouses; in addition, the plantation was extended along the entire northern perimeter of the hill along the old turnpike (Route 12), with Norway spruce and white pine. These perimeter plantations were thinned and replanted over the years; an exact record of their management is not known. Those in front of the Mansion were most highly managed in order to retain the view east across the floodplain meadow. Julia Billings recorded that several Norway spruce that screened the Mansion from Moore Place were felled in October 1905, just prior to the planting of a new perimeter hedge. In 1971, the Rockefellers had landscape architect Bryan J. Lynch design a line of hemlocks behind the old plantation, which was losing its lower limbs, along the southern edge of the Mansion lawn, in the “Area where trucks can be seen from House.”¹⁶

Existing Condition

The tree plantations along the River and Elm Street/Route 12 perimeters of the Mansion grounds were initially planted between 1874 and 1877 and have been thinned and replanted over the years. Along the Mansion lawn, the perimeter plantations have an uneven-age, mixed-species character dominated by Norway spruce, with scattered specimens of hemlock (*Tsuga canadensis*), linden (*Tilia americana*), sugar maple (*Acer saccharum*), birch (*Betula papyrifera*), and native black cherry (*Prunus serotina*). The bank west of the Summerhouses and below the Terrace Gardens is a mix of Norway spruce, hemlock, and naturalized deciduous woods. The portion of the perimeter plantations on the hill north and west of the Carriage Barn drive along Route 12 retains much of its original monocultural, even-age character, composed of Norway spruce, with white pine extending along the perimeter west of the Mansion grounds. [Figure 4.17] The understory of these trees on the hill is dominated by a mix of successional hemlocks and hardwoods. The Norway spruce are generally the largest trees, reaching upwards of 28"-diameter at breast height; some specimens, notably near the tennis court, are in decline. Several old (possible Marsh-era) sugar maples are located within the plantation between the tennis court and the Carriage Barn drive. The youngest plantings are found in a line of hemlock planted in c.1971 bordering the Mansion lawn. [Figure 4.18] These were topped during the historic period, but have not been pruned for a number of years. The understory of the plantations from the Carriage Barn drive to the Summerhouses is generally bare or mown, except at the southeast end of the Mansion lawn, where there is an expanse of bishop's weed (*Aegopodium sp.*).

Evaluation: Contributing

The perimeter plantations along Elm Street/Route 12 and River Street, initially established between 1874 and 1877, contribute to the significance of the Mansion grounds as character-defining features of the Frederick Billings era (1869–1890) that were in part thinned and replanted through the Rockefeller era (1954–1997). There have been no major changes to the plantations since the end of the historic period.

V-5. Tennis Court Grove

Historic Condition

In R. M. Copeland's 1869 plan for the Mansion grounds, he illustrated mature sugar maples and elms that had surrounded the first Marsh house and tenant house, which Frederick Billings moved off the site.¹⁷ Billings supplemented these trees with plantings of Norway spruce at the north end of the grove, adjoining his perimeter plantation. During the Estate era (1890–1914), the area around the tennis court was planted with additional shrubs and trees, such as lilac, mock orange, and Colorado spruce, perhaps as part of the Martha Brookes Brown Hutcheson-designed improvements made in 1903–1904. In c.1960, the Rockefellers added paper birch along the south side of the tennis court. Ten years later in 1971, landscape architect Bryan J. Lynch recommended adding short, broad hemlocks behind these paper birch in order to screen the tennis court from the Mansion.¹⁸ A natu-

ralized mixed-deciduous grove became established around this time to the west and north of the tennis court, in part where Norway spruce had been thinned or lost.

Existing Condition

The tennis court grove is a wooded area consisting of Colorado spruce (*Picea pungens*), old-growth sugar maple (*Acer saccharum*), Norway spruce (*Picea abies*), hemlock (*Tsuga canadensis*), white birch (*Betula papyrifera*), and naturalized deciduous woods consisting of dogwood (*Cornus sp.*), apple (*Malus sp.*), silver maple (*Acer saccharinum*), and boxelder (*Acer negundo*). [Figure 4.19] There are also scattered lilac (*Syringa sp.*) and mock orange (*Philadelphus sp.*) shrubs in the grove. The hemlock screening along the south side of the tennis court has been browsed by deer [see Figure 4.49].

Evaluation: Contributing

The tennis court grove, initially established in c.1875 from the shade trees that surrounded the first Marsh house and tenant house, contributes to the significance of the Mansion grounds as a characteristic vegetation feature of the Frederick Billings era (1869–1890) that was maintained and expanded through the Rockefeller era (1954–1997). While many of the trees date back to the Frederick Billings era (and some potentially to the Marsh era), the amount of enclosure and overall character of the grove dates in large part to the Estate, French-Billings, and Rockefeller eras. The grove remains unchanged from the end of the historic period, except for browsing of the hem-lock screening.

V-6. Belvedere Drive Arborvitae

Historic Condition

With completion of the Belvedere and Hothouses in 1874, Frederick Billings had individual eastern arborvitae shrubs planted along the south side of the drive leading up to the complex. These were part of a larger planting of arborvitae shrubs along the drives and paths around the Mansion that were sheared into rounded shapes. By 1889, sugar maples had been planted between the arborvitae along the Belvedere drive.¹⁹ At some point after this, the arborvitae were allowed to mature into trees and the maples were removed.

Existing Condition

Four large eastern arborvitae (*Thuja occidentalis*), also known as northern white-cedar, line the south side of the Belvedere drive between the Mansion and the Belvedere. [see Figure 4.7] These trees, now over 125 years old, have multiple, spreading trunks that are susceptible during heavy snows to breakage (as occurred in winter 2001). The understory is maintained as an informal bed of herbaceous woodland plants. The westernmost arborvitae extends over a portion of the upper pool-terrace rock garden.

Evaluation: Contributing

The eastern arborvitae along the Belvedere drive, planted in c.1874, contribute to the significance of the Mansion grounds as remnant vegetation features of the Frederick Billings era (1869–1890) that reflect conditions during the French-Billings (1914–1954) and Rockefeller (1954–1997) eras. The trees remain unchanged from the end of the historic period, with the exception of the loss of a large leader caused by snow-load stress in the winter of 2001.

V-7. Carriage Barn Grove*Historic Condition*

In 1876–1877, Frederick Billings established a plantation of Norway spruce and hemlock along the south slope of the hill between the Mansion and Double Cottage. Most likely at the same time, Billings had a small grove of Norway spruce planted in front of the Stable, spanning both sides of the Carriage Barn drive. He may have intended this grove to screen the Stable from the Mansion. At this time, the grove adjoined a large American elm at the southeast corner of the Carriage Barn, which was probably removed in the mid twentieth century. In 1973, one of the Norway spruce in the grove was identified as the largest known specimen in Vermont, making it the state champion.

Existing Condition

In 1999, a walkway to the Carriage Barn visitor center was built in the understory of the grove. The grove consists of five large Norway spruce (*Picea abies*) and a small hemlock (*Tsuga canadensis*) on the south side of the Carriage Barn drive; and two Norway spruce (including the state champion, V-11) located on the north side of the drive, adjoining an old-growth sugar maple (*Acer saccharum*). [Figure 4.20] The grove has an understory of grass, mulch, graded road/walk, and stone paving. Spruce-bud scale has been identified on one of the spruces.

Evaluation: Contributing

The Carriage Barn grove, planted in c.1877, contributes to the significance of the Mansion grounds as a characteristic vegetation feature of the Frederick Billings era. Aside from the addition of the Carriage Barn visitor center walkway, there have been no changes to the grove since the end of the historic period.

V-8. Mansion Kitchen-Wing Grove*Historic Condition*

As part of the redesign of the main entrance drive in 1903–1904 according to the design of Martha Brookes Brown Hutcheson, the perimeter of the Mansion and main entrance drive were heavily planted with shrubs. The Rockefellers removed most of the shrubs around the Mansion in the 1950s, except for those that had matured into trees, including the Norway spruce and arborvitae along the drive near the kitchen wing.

Existing Condition

To the north of the Mansion kitchen wing and opposite the parking area, along the Belvedere drive leading from the circle in the main entrance drive, is a grove of mature trees consisting of one eastern arborvitae (*Thuja occidentalis*) and three Norway spruce (*Picea abies*). [Figure 4.21]

Evaluation: Contributing

The grove of arborvitae and Norway spruce adjoining the Mansion kitchen wing, planted in c.1903–1904, contributes to the significance of the Mansion grounds as a characteristic vegetation feature of the French-Billings (1914–1954) and Rockefeller (1954–1997) eras. The grove, a remnant of plantings established during the Estate era (1890–1914), remains unchanged from the end of the historic period.

V-9. Mansion Ice-House Wing Hemlock Grove*Historic Condition*

As part of Martha Brookes Brown Hutcheson's redesign of the main entrance drive in 1903–1904, she planted the perimeter of the Mansion and main entrance drive with shrubs. These plantings probably included a hemlock hedge behind the ice-house wing (built in 1899 at the back of the Mansion kitchen wing). During the French-Billings era, this hedge was allowed to mature into a grove of trees. The Rockefellers retained this grove and maintained a dog run within it. In the late 1970s following completion of the Secondary Entrance Drive, landscape architect Bryan Lynch designed an understory planting of shade-loving shrubs.

Existing Condition

In 2001, the trunk of the southernmost hemlock was notched in order to prevent it from hitting the Mansion eaves. The grove consists of four large Canadian hemlock (*Tsuga canadensis*). [Figure 4.22] Rhododendron and azalea (see V-29) and a small hedge of burning bush (*Euonymus alata*) line the adjoining drive beneath the grove. The understory plantings are accented with flowering annuals (impatiens in 2001).

Evaluation: Contributing

The hemlock grove at the Mansion ice-house wing, planted in 1903–1904, contributes to the significance of the Mansion grounds as a characteristic vegetation feature of the French-Billings (1914–1954) and Rockefeller (1954–1997) eras. It is probably a remnant of a hemlock hedge planted during the Estate era (1890–1914). The grove remains unchanged from the end of the historic period.

V-10. Hemlock and Birch Screening Between Carriage Barn and Double Cottage*Historic Condition*

In c.1960, the Rockefellers had three paper birch planted at the intersection of the Carriage Barn and Double Cottage drives, probably as part of enhancements that included the addition of foundation shrubs around the Double Cottage. In c.1978, the Rockefellers had additional plantings adjoining the intersection of the two drives to screen the utilitarian area between the Carriage Barn and Double Cottage from the approach up the new Secondary Entrance Drive. These plantings, which were probably designed by landscape architect Bryan J. Lynch, included a grove of hemlock and paper birch.

Existing Condition

With renovation of the Carriage Barn into a visitor center in 1998–1999, additional plantings were added between the Carriage Barn and Double Cottage to screen the area from public view. On the west side of the Generator Garage, six hemlock (*Tsuga canadensis*) and three paper birch (*Betula papyrifera*) were planted to screen the remote air-conditioning unit for the Carriage Barn. [Figure 4.23] Along the east side of the Double Cottage, five hemlocks and two paper birch were planted to screen a new electrical vault, and also to enhance the privacy of the Double Cottage, where park staff reside. The screening planted in c.1978 remains, but the lower branches have been browsed by deer, allowing views through the grove. [Figure 4.24] This screening includes a grove of nine hemlocks between the Secondary Service Drive and the Carriage Barn drive, a grove of three paper birch at the intersection of the main carriage road and the Carriage Barn drive, and a grove of three hemlock at the intersection of the Double Cottage drive and the Carriage barn drive.

Evaluation: Contributing/Non-Contributing

The screening of Canadian hemlock and paper birch between the Carriage Barn and the Double Cottage, established in c.1960 and c.1978, contributes to the significance of the Mansion grounds as characteristic vegetation features of the Rockefeller era (1954–1997). The recent raising of the understory has altered the historic design intent of the hemlock screening. Although presently compatible with the earlier screening due to their small size, the 1998–1999 plantings of hemlock and paper birch above the Generator Garage and on the east side of the Double Cottage do not contribute to the significance of the Mansion grounds because they were made after the historic period. If allowed to mature, these plantings will detract from the open spatial character around the Generator and Double Cottage, and also blur the historic limits of the hill plantations that form a defining edge to the Mansion terrace.

Specimen Trees

V-11. State Champion Norway Spruce

Historic Condition

Between 1876 and 1877, Frederick Billings established a plantation of Norway spruce and hemlock on the steep eastern bank of the hill between the Laundry and the Coachman's Cottage. Most likely as part of this plantation, Billings had a grove of Norway spruce planted in front of the Stable. By 1956, the trunk of one of the Norway spruce in this grove measured 45" in diameter.²¹ In May 1973, the Rockefellers' forester, John Wiggin, documented this Norway spruce for the first round of the Vermont Big Tree Survey, conducted by the Green Mountain Chapter, Society of American Foresters. Wiggin recorded that the tree had a diameter at breast height of 43.3" and was approximately 90' tall, making it the largest known specimen of its kind in Vermont. Wiggin also recorded that the tree was in healthy condition.²²

Existing Condition

In 1999, survey records for the state champion Norway spruce were updated. Current measurements (144" circumference, 46" trunk diameter, 126' height, and 48' average canopy spread) continue to qualify the tree as the state champion Norway spruce. In addition, its height of 126' also made it the New England champion.²³ The tree is infected with spruce bud scale, which is being closely monitored. It is not actually an individual specimen (since it is within a grove of Norway spruce), but is identified individually in this CLR due to its championship status.

Evaluation: Contributing

The state champion Norway spruce, planted between 1876 and 1877, contributes to the significance of the Mansion grounds as a distinctive vegetation feature of the Rockefeller era (1954–1994), when its championship status was recognized. The tree remains unchanged from the end of the historic period. The state champion is part of the grove of Norway spruce in front of the Carriage Barn, adjoining the plantation on the hill. The state champion reflects the great age and success of Frederick Billings's innovative reforestation program and progressive conservation practices.

V-12 Mansion Lawn Silver Maple

Historic Condition

In a 1956 survey of the Mansion grounds, a 30"-diameter "soft maple" was recorded in the lawn southeast of the Mansion. The tree was surrounded by mature American elm ranging in diameter from 30" to 40". No documentation has been found on the age of the silver maple; its size in 1956 suggests it was planted as part of the landscape improvements undertaken during the Estate era (1890–1914).

Existing Condition

The large, spreading silver maple (*Acer saccharinum*) located on the southeastern edge of the Mansion lawn may be a cultivated variety, such as *Laciniatum* or *Wieri*. The tree has a large, lower horizontal branch that rests on the ground and is cabled to the main trunk. [Figure 4.25] The tree's canopy reaches 80' across.

Evaluation: Contributing

The Mansion lawn silver maple, planted between 1890 and 1914, contributes to the significance of the Mansion grounds as a character-defining feature of the French-Billings (1914–1954) and Rockefeller (1954–1997) eras, when it matured into a prominent specimen in the Mansion lawn. It remains unchanged from the end of the historic period.

V-13. Mansion Lawn Hemlock

Historic Condition

In a 1956 survey of the Mansion grounds, a 16"-diameter hemlock was recorded in the Mansion lawn near the Flower Garden. Its size at this time suggests it was planted during the Estate era, perhaps following realignment of the Mansion-Flower Garden walk in 1901. The Rockefellers retained this hemlock, but at an unknown date removed one of the two main leaders.

Existing Condition

The Canadian hemlock (*Tsuga canadensis*) in the rear Mansion lawn near the Flower Garden has a 35' average canopy spread and one remaining leader [see Figure 4.16]. The tree exhibits a distinctive growth habit that may distinguish it as a cultivar of *Tsuga canadensis*. Some fungal growth is evident on the wound from the removed leader.

Evaluation: Contributing

The Canadian hemlock located along the Mansion-Flower Garden walk, planted in c.1901, contributes to the significance of the Mansion grounds as a character-defining feature of the French-Billings (1914–1954) and Rockefeller (1954–1997) eras, when it matured into a prominent specimen. It remains unchanged from the end of the historic period.

V-14. Mansion Lawn Hawthorn

Historic Condition

In a 1956 survey of the Mansion grounds, a “thornapple” (hawthorn) was recorded in the lawn to the east (front) of the Mansion (the diameter was not recorded). This tree was probably transplanted onto the Mansion lawn in the winter of 1894–1895. On November 21, 1894, farm manager George Aitken wrote Laura Billings: “The trees for the Lawn Beach,

Birch, & Thornapple are being dug around so that the ball of earth may freeze and they will be moved as soon as they are ready.”²⁴ A smaller thornapple is located to the north near the main entrance drive. It was planted before 1956 but is apparently not as old as its neighbor.²⁵

Existing Condition

The thornapple in the Mansion lawn is a small, low-branching tree with a 25’ average canopy spread. [Figure 4.26] It does not retain fruit into the fall and has minor spurs. “Thornapple” is a common name for hawthorn (*Crataegus*). The variety of *Crataegus* has not been identified, but it is most likely an ornamental European variety, possibly English hawthorn. This tree is an unusually old and large specimen.²⁶ The trunk has a large cavity and the tree is reinforced with iron rods. A smaller hawthorn with a 12’ average canopy spread is located 60’ to the north on the edge of the Mansion lawn.

Evaluation: Contributing

The large thornapple in the Mansion lawn, planted in the winter of 1894–1895, contributes to the significance of the Mansion grounds as a characteristic vegetation feature of the Estate era (1890–1914). It remains unchanged from the end of the historic period. As an individual specimen, this tree may have horticultural significance for its relatively great age and size.

V-15. Paired Hawthorns

Historic Condition

In a 1956 survey of the Mansion grounds, two “thornapples” (hawthorns) were recorded on the east side of the Carriage Barn drive near the main entrance drive circle. (The size of these trees was not recorded). These trees were probably planted in 1903 or 1904 as part of the Martha Brookes Brown Hutcheson redesign of the main entrance drive, which included masses of shrub plantings around the Mansion and adjoining drives. During the 1940s and 1950s, the branches of these hawthorns reached down to the ground.²⁷

Existing Condition

The paired “thornapples” at the Carriage Barn drive are small, low-branching trees, with a combined canopy spread of 50’. [Figure 4.27] The two trees are each braced with iron rods and have an open understory, approximately 6’ high. “Thornapple” is a common name for hawthorn (*Crataegus*); the variety of *Crataegus* has not been determined, but they may be a type of English hawthorn, the same variety as the ones in the Mansion lawn. The south tree has a tag that reads: “Tree Under Care of the F. A. Bartlett Tree Expert Co., #32.”

Evaluation : Contributing

The paired thornapples at the Carriage Barn drive, planted in c.1903–1904, contribute to the significance of the Mansion grounds as characteristic vegetation features of the Estate era (1890–1914). The trees remain unchanged from the end of the historic period.

V-16. Norway Spruce in Main Entrance Drive Circle*Historic Condition*

In the 1903–1904 reconstruction of the main entrance drive and Mansion plantings according to the design of Martha Brookes Brown Hutcheson, the drive loop was made into a circle and was replanted with shrubs. It was probably at this time that a Norway spruce was planted near, but not on, the center of the circle. By the 1950s, the Norway spruce had become a large specimen, and the adjoining shrubs had been replaced by lawn and rose shrubs adjoining the porte cochere. In a 1956 survey of the Mansion grounds, the trunk of the Norway spruce was recorded at 16" in diameter.

Existing Condition

The Norway spruce (*Picea abies*) in the main entrance drive circle is a prominent specimen with a 50' average canopy spread and two leaders. [Figure 4.28] Its branches reach down to the ground; it is surrounded by lawn and abuts a paper birch to the southeast. Although there are many Norway spruce on the Mansion grounds, this is the only individual specimen.

Evaluation: Contributing

The Norway spruce in the main entrance drive circle, planted in c.1903–1904, contributes to the significance of the Mansion grounds as a character-defining feature of the French-Billings (1914–1954) and Rockefeller (1954–1997) eras, when it matured into a prominent specimen. It remains unchanged from the end of the historic period. Frederick Billings favored the Norway spruce for its beauty and forestry value, and this tree is testimony to the family's continued preference for the species. It forms a focal point upon entry to the grounds from both the main entrance and the Secondary Entrance drives.

V-17. Sugar Maple in Belvedere Drive Circle*Historic Condition*

The circle in the Belvedere Drive at the west end of the Hothouses and the east end of the North Street drive was planted with a Norway spruce in c.1874 when the Hothouses were completed.²⁸ This tree was removed in c.1920, probably because it outgrew the small circle and was encroaching on the drive. It was replaced with a sugar maple.

Existing Condition

A large sugar maple (*Acer saccharum*) is located in the Belvedere drive circle, west of the Garden Workshop. [Figure 4.29] It has a 40' average canopy spread. The surrounding drive has encroached on the circle, which presently measures 15' in diameter. The tree is suffering some dieback probably from compaction caused by car and truck parking.

Evaluation: Contributing

The sugar maple in the Belvedere drive circle, planted in c.1920, contributes to the significance of the Mansion grounds as a characteristic vegetation feature of the French-Billings era (1914–1954). The tree has declined since the end of the historic period.

V-18. Paper Birch in Main Entrance Drive Circle*Historic Condition*

In the main entrance drive circle, a paper birch was planted between the porte cochere and the mature Norway spruce in c.1958, probably when the foundation plantings were installed to the design of Zenon Schreiber. Paper birch was a favorite tree of the Rockefellers, and they added a grove of them above the Mansion parking area and along the tennis court; they also planted paper birch in the perimeter plantations and at the back of the Mansion.

Existing Condition

A multi-leader specimen paper birch (*Betula papyrifera*) is located on the eastern edge of the main entrance drive circle adjoining the porte cochere and a large Norway spruce. [Figure 4.30] The tree has a 20' average canopy spread.

Evaluation: Contributing

The paper birch in the main entrance drive circle, planted in c.1958, contributes to the significance of the Mansion grounds as a character-defining feature of the Rockefeller era (1954–1997). It remains unchanged from the end of the historic period.

V-19. Mansion Lawn Paper Birch*Historic Condition*

In c.1958, the Rockefellers had a specimen paper birch planted on the eastern edge of the Mansion lawn, near the main entrance drive and adjoining perimeter Norway spruce and hemlock.²⁹ This tree was probably sited by landscape designer Zenon Schreiber. Paper birch was a favorite tree of the Rockefellers, and they added a grove of them above the Mansion parking area; they also planted paper birch along the tennis court, in the perimeter plantations, and at the back of the Mansion.

Existing Condition

A large, single-trunk paper birch (*Betula papyrifera*) with low spreading branches is located at the northeastern corner of the Mansion lawn, 25' west of the main entrance drive gate. [Figure 4.31] It has an average canopy spread of 25'.

Evaluation:

The paper birch in the Mansion lawn, planted in c.1958, contributes to the significance of the Mansion grounds as a characteristic vegetation feature of the Rockefeller era (1954–1997). It remains unchanged from the end of the historic period.

V-20. Mansion Lawn Sugar Maple*Historic Condition*

During the Marsh era (1790–1869), there was an American elm off the southwest corner of the Marsh house (Mansion). Known as the “big elm,” the tree was taken down in c.1947, probably one of the first casualties of Dutch elm disease on the Mansion grounds. In c.1958, the Rockefellers planted a sugar maple in roughly the same location as the big elm.³⁰

Existing Condition

A large sugar maple (*Acer saccharum*) is located in the rear Mansion lawn, off the southwest corner of the house. [Figure 4.32] The tree has a 38' average canopy spread.

Evaluation: Contributing

The mature sugar maple in the rear Mansion lawn, planted in c.1958, contributes to the significance of the Mansion grounds as a characteristic vegetation feature of the Rockefeller era (1954–1997). It remains unchanged from the end of the historic period.

V-21. Mansion Lawn White Pines*Historic Condition*

In 1956, there were five mature American elms remaining in the Mansion lawn.³¹ By the 1960s, most of these were dying due to Dutch elm disease. Probably in response to this loss, which gave the Mansion lawn a more open character, Laurance Rockefeller had five mature white pine trees transplanted onto the east (front) lawn in the fall of 1967. These trees may have also been the suggestion of, or been donated by, Lady Bird Johnson, who visited the property in June, 1967 on the occasion of its National Historic Landmark designation. Skyline Nursery transplanted these trees from various places around the area. The two largest were located in front of the Mansion, and three smaller ones were spaced along the east edge of the lawn, behind the perimeter hemlock hedge. They were not planted on the lawn south of the Mansion because several of the American elms survived there into the 1970s; the last one, off the southwest corner of the Mansion, was removed in c.1982. In August 1985, one of the white pines at the east edge of the lawn blew down. By the early

1990s, the Rockefellers had one of the white pines in front of the Mansion removed, most likely because it was blocking the east view from the Mansion. The third white pine, located along the east edge of the lawn near the main entrance drive, was removed in c.1995, probably because it also was blocking the east view.³²

Existing Condition

Two large specimen white pines (*Pinus strobus*), remainders from an original planting of five, are in the lawn east of the Mansion, one near the front entrance, and the other near the east edge of the lawn adjoining the perimeter plantations. [Figures 4.33] The tree near the Mansion has a 50' average canopy spread, and the one near the east edge of the lawn has a 40' average canopy spread.

Evaluation: Contributing

The two white pines in the Mansion lawn, planted in 1967, contribute to the significance of the Mansion grounds as character-defining features of the Rockefeller era (1954–1997). The trees remain unchanged from the end of the historic period. The addition of these large native specimens reflect Laurance Rockefeller's interest in trees and ecological conservation, along with his and Mary's desire to maintain the character of the Mansion lawn following the death of the American elms that had so long defined the landscape.

V-22. Secondary Entrance Drive Yellowwoods

Historic Condition

Following construction of the Secondary Entrance Drive in the fall of 1978, a line of yellowwood trees was planted along the drive, according to the design of landscape architect Bryan J. Lynch. The trees were transplanted from the front of the Woodstock Inn.

Existing Condition

Four yellowwoods (*Cladrastis kentukea*) line the west side of the Secondary Entrance Drive adjoining the Carriage Barn, and one is located on the east side of the drive near the intersection with the Carriage Barn drive [see Figure 4.9]. Several of the trees have been cabled. One of the trees near the Carriage Barn entrance walkway is in advanced decline. A gap in the line of yellowwoods east of the walkway reflects the removal in c. 1998 of a mature silver maple (*Acer saccharinum*), planted c.1930.³³

Evaluation: Contributing

The yellowwoods lining the Secondary Entrance Drive, planted in c.1978, contribute to the significance of the Mansion grounds as a characteristic vegetation feature of the Rockefeller era (1954–1997). The line of yellowwoods remains unchanged since the end of the historic period, except for significant decline of the southernmost specimen and removal of an older silver maple within the line.

V-23. Mansion Lawn Crabapple*Historic Condition*

The crabapple tree (*Malus sp.*) in the Mansion lawn just above the perimeter plantation and to the east of the boulder was planted by the Rockefellers in c.1980.³⁴ The tree was planted probably in response to the continued loss of the American elms, and the Rockefellers' preference for blooming fruit trees (they had apple trees planted by the 1960s along the eastern edge of the Mansion lawn, behind the hemlock hedge).

Existing Condition

A specimen crabapple tree is located on the south edge of the Mansion lawn. [Figure 4.34] The tree has a 25' average canopy spread.

Evaluation: Contributing

The crabapple tree in the Mansion lawn east of the boulder, planted in c.1980, contributes to the significance of the Mansion grounds as a characteristic vegetation feature of the Rockefeller era (1954–1997). The tree remains unchanged from the end of the historic period.

Shrubs and Hedges**V-24. Perimeter Hemlock Hedge***Historic Condition*

Frederick Billings established a sheared hemlock hedge in c.1870 above the perimeter stone wall along the “Y” of the main entrance drive. In 1905, the hedge was extended along the eastern and southern edges of the Mansion lawn above the perimeter stone wall, from the main entrance drive to the Lower Summerhouse, as well as around the triangular island. This extension, which may have been designed by Martha Brookes Brown Hutcheson, also included the addition of individual clipped hemlocks within the hedged-in triangular island in the main entrance drive and adjoining the gates. During the French-Billings era (1914–1954), these individual hemlocks were left unclipped and allowed to mature into trees. The rest of the hedge was clipped into a rectangular shape flush with the perimeter stone wall and maintained around 3'-4' in height. By the 1990s, the hedge had grown to approximately 5'-6' high and extended approximately 2' beyond the stone wall; it was clipped with a flat cap and inwardly canted sides. The hemlocks within the triangular island had matured into large trees that overhung the main entrance drive.³⁵ In 1997, Laurance Rockefeller oversaw replacement of the portion of the hedge adjoining the triangle with new hemlock shrubs because the old ones had grown out too far, constricting the drive and visibility. Within the triangular island, he had the mature hemlocks removed and replaced with small birch trees in order to create a vista to the floodplain meadow at Billings Farm & Museum, looking down the main entrance drive.³⁶

Existing Condition

Approximately 180' of the perimeter hemlock hedge extending east from the Lower Summerhouse was replaced in spring 2002, along with several other plants along the east section of the hedge. This portion of the hedge, beneath mature Norway spruce, was in decline due to heavy shade and dry conditions. The new plants were set back farther from the wall than the historic plants. In total, the perimeter hemlock hedge (Canadian hemlock, *Tsuga canadensis*) extends for 619 linear feet from the main entrance drive to the Lower Summerhouse, 100 linear feet in the triangular island in the main entrance drive, and 100 linear feet on the north side of the drive. The hedge is clipped with a flat top and inwardly canted sides, and is between 6' and 7' high. The hedge bordering the main entrance, which was replaced in c.1997, is 5' wide; the old hedge to the south reaches up to 10' wide, extending several feet over the edge of the stone wall. [Figure 4.35]

Evaluation: Contributing

The perimeter hemlock hedge, initially planted in c.1870 at the main entrance, expanded along the entire Mansion lawn in 1905, and partially replanted in 1997 and 2002, contributes to the significance of the Mansion grounds as a character-defining feature of the Estate era (1890–1914). While the hedge as a feature remains intact, only about half of the original plant material remains. The hedge illustrates formal features and defined spaces that characterized Neoclassical landscape design during the Country Place Era, an overlay on the earlier Victorian-era naturalistic landscape.

V-25. Mansion Foundation Shrubs*Historic Condition*

In 1903–1904, the perimeter of the Mansion was heavily planted according to the design of Martha Brookes Brown Hutcheson with a variety of deciduous and coniferous shrubs, replacing earlier lawn and carpet bedding. The shrubs extended across the circle, down the main entrance drive, in front of the Laundry, and up the drive toward the Belvedere, and included acanthopanax, arborvitae, hemlock, lilac, mock orange, spirea, and strawberry bush (*euonymus*).³⁷ The Rockefellers removed these shrubs and planted new ones around the foundation of the Mansion in c.1958 with primarily evergreen species that were clipped into geometric shapes on the east and south fronts. Attributed to the design of Zenon Schreiber, these shrub plantings included yews, mountain laurel, andromeda, rhododendron, and burning bush. Some of the foundation shrubs may have been replaced in c.1962–1964 for construction of the Mansion fallout shelters. Prior to c.1970, the yews were clipped into rectangular and rounded shapes and were about level with the verandah floor.³⁸ After c.1970, the yews were replaced with hemlocks that were clipped into gumdrop shapes. These shrubs gradually increased in size, reaching nearly 10' in height by the late 1990s. The rest of the

foundation shrubs were generally maintained below the middle of the verandah railing and below the window sills. On the north side of the Mansion, growth of the adjoining Norway spruce and arborvitae shaded the yews and euonymus, resulting in spindly growth.

Existing Condition

Since the end of the historic period, some of the foundation shrubs have been replaced, mostly in kind (except for the substitution of the “compact” variety of *Euonymus alatus* below the dining room windows). Along the formal east front, the plant material consist of four 10’-high gumdrop-shaped clipped Canadian hemlocks (*Tsuga canadensis*) interspersed with mountain laurel (*Kalmia latifolia*), rhododendron (*Rhododendron sp.*), and andromeda (*Pieris japonica*) in their natural form. [Figure 4.36] Five-leaf aralia (*Acanthopanax sieboldianus*) are located in the narrow spaces between the front steps and the verandah. Vent pipes for the Mansion fallout shelters, built between c.1962 and 1964, are hidden beneath the front shrubs (there are also vents in the lawn yews). The south side of the Mansion is planted with clipped yew and mountain laurel along the verandah; a hedge of burning bush (*Euonymus alata*) along the deck; and clipped yews, mountain laurel, and climbing euonymus extending around the corner to the back (west side). These shrubs are kept below the top of the verandah railing; the yews around the southwest corner are young replacement plants and remain low, generally below 4’. Along the south side of the kitchen wing bordering the walk to the Flower Garden are two low yew hedges that are accented by shade-loving flowering annuals (impatiens in 2001–2002) [see Figure 4.32]. The north side of the Mansion is planted with young, compact burning bush (*Euonymus alata* “compact”) beneath the dining room windows, and spindly burning bush and yew along the kitchen wing. Adjoining the porte cochere, the north side is planted with a large mass of mountain laurel, rhododendron, and Japanese yew (*Taxus cuspidata* “densa”) [see Figure 4.41]. The foundation shrub beds are mulched with pine bark (a dark-colored mulch) sharply edged into the lawn.

Evaluation: Contributing

The Mansion foundation shrubs, established in c.1958 and altered after c.1970, contribute to the significance of the Mansion grounds as a character-defining feature of the Rockefeller era (1954–1997). Changes since the end of the historic period have largely been restricted to in-kind replacement.

V-26. Mansion Lawn Yews

Historic Condition

As part of the new foundation plantings installed in c.1958 and attributed to the design of Zenon Schreiber, four yew shrubs were planted in the Mansion lawn off the east and south sides of the Mansion. The two off the east side were dwarf varieties that were maintained in their natural compact habit and loosely clipped, while the two off the south side were standard varieties clipped into rounded, gumdrop shapes.³⁹ The east-side shrubs consist of

three plants each that conceal the vent pipes to the Mansion fallout shelters. These shrubs were probably replanted in c.1962–1964 during construction of the bomb shelters.

Existing Condition

Four yews are located in the Mansion lawn, approximately 20' from the verandah. The two off the south side are a dwarf variety of Japanese yew (*Taxus cuspidata* “nana”) and are maintained in their natural, low-growing habit with an overall rounded form, one with a base diameter of 34', the other 31', and each measuring 7' high [see Figure 4.32]. The two yews on the east side each consist of three Japanese yew (*Taxus cuspidata*) plants that are clipped into large gumdrop shapes, one 9' high with a 34'-wide base diameter and the other 11' high with a 31' base diameter [see Figure 4.36]. These two match the shape of the sheared hemlocks along the south side of the verandah.

Evaluation: Contributing

The Mansion lawn yews, established in c.1958, contribute to the significance of the Mansion grounds as characteristic vegetation features of the Rockefeller era (1954–1997). They remain unchanged from the end of the historic period.

V-27. Fairy Hill Rhododendron

Historic Condition

Fairy Hill, a low mound in the lawn off the southwest corner of the Mansion, was planted during the Frederick Billings era in a thicket of deciduous shrubs and herbaceous plants surrounded by manicured lawn. These plants included ferns, mock orange, and forsythia, among others.⁴⁰ In c.1956, the Rockefellers had the shrubs removed and replaced with a uniform planting of Wilson rhododendron, a low-growing, small-leaved variety, in keeping with the more uniform and compact shrubs that were planted around the Mansion foundation.⁴¹ At the top of Fairy Hill, several replacement plants were installed in c.1995 by Skyline Nursery. These were thought to be Wilson rhododendron, but turned out to be “PJM” rhododendron.⁴² Naturalized ferns are growing along the rock outcropping.

Existing Condition

Fairy Hill is planted with multiple plants of Wilson rhododendron (*Rhododendron x laetvirens*, a hybrid of *R. carolinianum* and *R. ferrugineum*.), with several “PJM” rhododendron in the middle and naturalized ferns along the rock outcropping [see Figure 4.15].

Evaluation: Contributing

The Fairy Hill rhododendron, established in c.1956, contribute to the significance of the Mansion grounds as a characteristic vegetation feature of the Rockefeller era (1954–1997). The planting remains unchanged from the end of the historic period, although the c.1995 replacement plantings were not intended to be the “PJM” variety.

V-28. Double Cottage Foundation Shrubs

Historic Condition

In the 1940s, there were no foundation shrubs around the Double Cottage, probably indicative of conditions since the Frederick Billings era. By 1967, the Rockefellers had planted shrubs across the front (south side) and east sides of the Double Cottage.⁴³ These shrubs included lilac and burning bush.

Existing Condition

The Double Cottage is bordered by three large lilacs (*Syringa vulgaris*) on the northeast and southeast corners, and by hedges of burning bush (*Euonymus alata*) along the south side. [Figure 4.37]

Evaluation: Contributing

The foundation shrubs along the south and east sides of the Double Cottage, added between 1956 and 1967, contribute to the significance of the Mansion grounds as characteristic vegetation features of the Rockefeller era (1954–1997). They remain unchanged from the end of the historic period.

V-29. Shrub Bed at Head of Main Entrance Drive

Historic Condition

Following completion of the Secondary Entrance Drive in 1978, the Rockefellers had landscape architect Bryan J. Lynch design an informal bed of mixed evergreen and deciduous shrubs at the head of the main entrance drive on the north side of the Mansion parking area. These shrubs were probably added to screen the Mansion parking area from the view up the Secondary Entrance Drive.⁴⁴ The shrubs were installed by Skyline Nursery.

Existing Condition

The shrub bed at the head of the main entrance drive is an irregular mass measuring approximately 45' wide, 45' deep, and up to 10' high. The shrubs include fringetree (*Chionanthus virginica*), topped hemlock (*Tsuga canadensis*), lilac (*Syringa sp.*), rhododendron and azalea (*Rhododendron sp.*), dwarf white pine (*Pinus strobus sp.*), and winterberry (*Ilex verticillata*). [Figure 4.38]

Evaluation: Contributing

The shrub bed at the head of the main entrance drive, planted in c.1978, contributes to the significance of the Mansion grounds as a characteristic vegetation feature of the Rockefeller era (1954–1997). The planting remains unchanged from the end of the historic period.

V-30. Lilac Hedge at Bottom of the Swale

Historic Condition

The lilac hedge at the bottom of the swale, off the north end of the Secondary Entrance Drive, was probably added when this drive was built in 1978 as part of the enhancement of adjoining plantings, which included the addition of yellowwoods and a screening of hemlock. It may have been intended to screen Elm Street/Route 12 when looking through the swale from the Mansion. The hedge consisted of approximately twelve lilac shrubs spaced about 5' apart, extending west from the perimeter stone wall.

Existing Condition

In c.1998, the hedge was reduced in size and set within a rectangular mulched bed. The hedge contains eight lilacs in a bed measuring 4' by 22', located at the bottom of the swale, 30' east of the intersection of the Secondary Entrance Drive and the Carriage Barn drive. [Figure 4.39] The lilacs are not vigorous, due to shade from surrounding trees.

Evaluation: Contributing

The lilac hedge off the north end of the Secondary Entrance Drive, planted in c.1978, contributes to the significance of the Mansion grounds as a characteristic vegetation feature of the Rockefeller era (1954–1997). The existing mulched bed appears to be a contemporary addition that detracts from the feature's historic character.

V-31. Azalea-Rhododendron Garden at Rear of Mansion

Historic Condition

Prior to the Rockefeller era, a large arborvitae and clipped hemlock hedge lined the Belvedere drive at the rear of the Mansion.⁴⁵ These hedges were removed by the Rockefellers in c.1956. Following completion of the Secondary Entrance Drive in 1978, the Rockefellers had landscape architect Bryan J. Lynch design an informal bed of mixed broadleaf evergreens at the rear of the Mansion adjoining the Belvedere drive, beneath a grove of existing hemlocks adjoining the Mansion ice house wing. This planting was known as the "Azalea-Rhododendron Garden."⁴⁶

Existing Condition

In c.1999, additional plants were added to the Azalea-Rhododendron Garden at the rear of the Mansion by horticultural consultant Roy Thomas.⁴⁷ This garden is located in the shade of a hemlock grove (V-9) and has an irregular form measuring 50' by 40' [see Figure 4.22]. It is planted with mountain laurel (*Kalmia latifolia*), and rhododendron and azalea (*Rhododendron* sp.), and also contains ferns and flowering annuals. A short hedge of burning bush (*Euonymus alata*) extends from the shrub bed to the north.

Evaluation: Contributing

The azalea-rhododendron garden at the rear of the Mansion, planted in c.1978 and expanded in c.1999, contributes to the significance of the Mansion grounds as a characteristic vegetation feature of the Rockefeller era (1954–1997). The additional plants added in c.1999 do not detract from the historic character of the bed.

V-32. Secondary Perimeter Hedge*Historic Condition*

In c.1958, the Rockefellers had five apple trees planted behind the perimeter hemlock hedge along the eastern edge of the Mansion lawn, probably for screening and to provide spring color. By 1981, only two of these apple trees remained.⁴⁸ At this time, the Rockefellers had landscape architect Bryan J. Lynch design a secondary hedge of informal, mixed shrubs behind the perimeter hemlock hedge to provide additional screening. These plantings were probably installed by 1983, when the Billings Farm & Museum across Elm Street opened to the public. The secondary perimeter hedge extended 30' onto the lawn and reached upwards of 12' in height. A hedge of burning bush and lilac was subsequently added along the south side of the lawn behind the perimeter Norway spruce and hemlock, extending to near the Upper Summerhouse. This part of the hedge was added to provide screening where the perimeter hemlocks had been browsed. In c.1992, at Laurance Rockefeller's request, the hedge in front of the Mansion was lowered to approximately 8' to reopen the east view from the Mansion to the floodplain meadow.

Existing Condition

Behind the perimeter hemlock hedge on the east side of the lawn is a mixed hedge of andromeda (*Pieris japonica*), burning bush (*Euonymus alatus*), cinquefoil (*Potentilla sp.*), lilac (*Syringa sp.*), crabapple and quince (*Malus sp.*), and tall-hedge buckthorn (*Rhamnus sp.*). [Figure 4.40] The hedge presently reaches up to 10' high and is partly obscuring the east view from the Mansion. A void of about 10' exists between the hemlock hedge and the secondary hedge where mugo pine and apple trees have been removed. A burning bush and lilac hedge extends along the southern side of the Mansion lawn, except for a gap near the Upper Summerhouse [see Figure 4.25, 4.34].

Evaluation: Contributing

The secondary perimeter hedge, established in c.1983 and subsequently extended along the south perimeter of the Mansion lawn, contributes to the significance of the Mansion grounds as a characteristic vegetation feature of the Rockefeller era (1954–1997). It remains intact to the late Rockefeller era. This hedge illustrates the Rockefellers' evolving need for privacy and security on the Mansion grounds in their latter years.

Vines

V-33. Dutchman's Pipe on Mansion Verandah

Historic Condition

Vines were introduced to the Mansion verandah in the early 1890s as part of a larger program of old-fashioned plantings undertaken by the Billings women. These vines included morning glory, and possibly also clematis and Virginia creeper. Mary Montagu Billings French grew morning glories, which she called “heavenly blues,” and Virginia creeper on the verandah through the 1950s. In c.1958, the Rockefellers replaced these vines with Dutchman’s pipe, limited to the north end of the verandah.

Existing Condition Dutchman’s pipe (*Aristolochia macrophylla*) is planted at the north end of the Mansion verandah. [Figure 4.41] The vines extend around the corner to the east side of the verandah, as well as across the porte cochere.

Evaluation: Contributing

The Dutchman’s pipe on the Mansion verandah, planted in c.1958, contributes to the significance of the Mansion grounds as a character-defining feature of the Rockefeller era (1954–1997). The coverage of the vines is consistent with conditions during the late Rockefeller era.

V-34. Boston Ivy on Mansion Garage

Historic Condition

The Mansion garage was built in c.1977. It was most likely at this time that Boston ivy was planted to cover the brick walls of the building. By 1997, the vines were growing across the front and north sides of the building, and probably also the south and rear sides.⁴⁹

Existing Condition

Boston ivy (*Parthenocissus tricuspidata*) covers the brick walls on the Mansion garage [see Figure 4.47]. The ivy is growing onto the roof of the building.

Evaluation: Contributing

The Boston ivy covering the Mansion garage, planted in c.1977, contributes to the significance of the Mansion grounds as a characteristic vegetation feature of the Rockefeller era (1954–1997).

Herbaceous Beds

V-35. Flowerbed along Main Entrance Drive Circle

Historic Condition

In preparation for the visit of Lady Bird Johnson in 1967 as part of the ceremony dedicating the Mansion as a National Historic Landmark, the Rockefellers had Carl Bergstrom plant geraniums along the edges of the foundation plantings around the Mansion and in a bed along the east side of the main entrance drive, echoing the flowers that had adorned the lawn during Frederick Billings's day. These flowers were not maintained in subsequent years, except in the bed along the drive. This was purportedly Laurance Rockefeller's concession to Mary, who wanted to maintain flowers around the Mansion.⁵⁰ Limited documentation suggests the bed was planted uniformly with a single type of annual, including red geranium, that bloomed during the Rockefellers' six weeks at the property in July and August. In c.1997, Laurance Rockefeller had his horticultural consultant Roy Thomas change the plantings to lengthen the bloom period to the anticipated visitor season between May and October. Tulips were added at this time.

Existing Condition

In 2002, the plantings in the bed along the main entrance drive circle were diversified to include dusty miller and pink wax begonias in a pattern that recalls Victorian carpet bedding. [Figure 4.42] The bed is rectangular, measuring approximately 14' by 5'. In recent years, the bed typically has been planted with tulips for spring color, followed by a uniform, low massing of flowering annuals.

Evaluation: Contributing

The flowerbed along the main entrance drive circle, added in 1967, contributes to the significance of the Mansion grounds as a characteristic vegetation feature of the Rockefeller era (1954–1997). The bed has been maintained since the end of the historic period. Its historic character is determined by dimensions and planting scheme, rather than by individual plants. The existing carpet-bedding pattern in the plantings is incompatible with the bed's historic character.

V-36. Main Entrance Island Bed

Historic Condition

During the Frederick Billings era, the triangular island at the intersection of the main entrance drive and Elm Street was planted with scattered Norway spruce.⁵¹ In c.1905, as part of the extension of the perimeter hemlock hedge, the triangular island was edged by a hemlock hedge on all three sides. The interior of the island was planted with individual hemlock shrubs, clipped into geometric shapes; these were subsequently allowed to mature into trees. In c.1997, Laurance Rockefeller had the hemlocks removed, and replanted the

island with three paper birch, positioned to create a vista from the main entrance drive to the floodplain meadow at Billings Farm & Museum. In addition to these trees, an herbaceous bed was established on the island with ferns and daffodils. The bed was lined with stone edging removed from the lower bed on the Long Terrace. This bed was an aesthetic enhancement to what Laurance Rockefeller intended to be the main visitor entrance to the park.⁵²

Existing Condition

The bed in the main entrance drive island forms a triangle with 50' sides. It is planted with three paper birch (*Betula papyrifera*), ferns (species not identified), and daffodils (*Narcissus sp.*). [Figure 4.43] The birch are located in the middle and south parts of the bed, framing a vista of the interval meadow. The bed is edged with cut stone and is bordered by a hemlock hedge along Elm Street.

Evaluation: Contributing

The bed in the triangular island of the main entrance drive, established in 1997, contributes to the significance of the Mansion grounds as a characteristic vegetation feature of the Rockefeller era (1954–1997). Although the bed was established at the very end of the historic period, it reflects Laurance Rockefeller's desire for how the park would be presented to the public.

V-37. Carriage Barn Beds

Historic Condition

During the historic period, there were no herbaceous beds maintained around the Carriage Barn, aside from possibly some ferns off the northwest corner.⁵³

Existing Condition

As part of the rehabilitation of the Carriage Barn into a visitor center in 1998–1999, herbaceous beds were established along the new walkway. These included a bed of perennials on the west side of the main entrance [see Figure 4.14], as well as a mixed bed of Japanese barberry (*Berberis thunbergii*), redosier dogwood (*Cornus sericea*), and periwinkle (*Vinca minor*) in a mulched bed below a new stone wall.⁵⁴ The vinca and barberry in this bed were replaced with ferns (species unidentified) in 2001. [Figure 4.44]

Evaluation: Non-Contributing

The herbaceous beds adjoining the walkway to the Carriage Barn, planted in 1998–1999, do not contribute to the significance of the Mansion grounds because they were added after the historic period. The beds as replanted in 2001 are, however, compatible with the modest and naturalistic plantings characteristic of those made in informal areas during the Rockefeller era.

V-38. Double Cottage Flowerbeds*Historic Condition*

In the 1940s, there were no flowerbeds around the Double Cottage, probably indicative of conditions since the Frederick Billings era. During the Rockefeller era, lilac and burning bush were planted around the Double Cottage; in the 1990s, a flowerbed was maintained along the east side of the building.⁵⁵

Existing Condition

Beginning in 1998, the flowerbeds were expanded along the south side of the Double Cottage adjoining the foundation shrubs, but the bed on the east side was removed. In 2001, the front beds were planted with a variety of flowering annuals, including impatiens, marigolds, and begonias [see Figure 4.38].

Evaluation: Non-Contributing

The flowerbeds along the front of the Double Cottage, introduced in c.1998, do not contribute to the significance of the Mansion grounds because they did not exist during the historic period. They are compatible with the historic character of the landscape because flowerbeds were maintained during the Rockefeller era (1954–1997) next to the Double Cottage, but only on the east side.

V-39. Generator Garage Bed*Historic Condition*

During the historic period, there were no herbaceous beds maintained around the Generator Garage.⁵⁶

Existing Condition

As part of the rehabilitation of the Carriage Barn into a visitor center in 1998–1999, a bed of daylilies (*Hemerocallis* sp.) and ferns was planted along the slope at the front of the Generator Garage [see Figure 4.6]. This bed has an irregular shape measuring approximately 15' by 10'.

Evaluation: Non-Contributing

The bed at the front of the Generator Garage, planted in 1998–1999, does not contribute to the significance of the Mansion grounds because it was added after the historic period. The bed is, however, compatible with the modest and naturalistic plantings characteristic of those made in informal areas during the Rockefeller era.

BUILDINGS AND STRUCTURES

Buildings

BS-1. The Mansion HS-01, LCS #40538

Historic Condition The Mansion was originally built in 1805–1807 by local builder Nathaniel Smith for Charles Marsh (Senior) as a two story, Federal-style brick house. In 1869–1870, Frederick Billings had the house transformed into a much grander, two-and-a-half story, earth-tone painted Stick-style residence, attributed to the design of William Ralph Emerson of Boston. In 1885–1886, Billings had the house again remodeled and enlarged in the Queen Anne style according to the design of Henry Hudson Holly of New York City. In 1899, the verandah was expanded slightly on the south and east sides, and an ice-house wing was added at the back. For four decades following their mother’s death in 1914, Mary Montagu Billings French and Elizabeth Billings maintained the Mansion with little exterior change, except for repainting the entire exterior in a monochrome gray. Beginning in 1956, Laurance and Mary Rockefeller undertook a comprehensive rehabilitation according to the design of architect and interior designer Theodor Muller of New York City and Westport, Connecticut. On the exterior, the paint was stripped off the red brick and the trim was painted white, the verandah on the south side was converted into a deck, and a third-story porch/balcony was removed. This exterior work was completed by 1959. The Rockefellers undertook no subsequent changes to the exterior. [For further information, see Barbara Yocum, “Preliminary Historic Structure Report for the Mansion,” National Park Service, 2001.]

Existing Condition

The Mansion is a two-and-a-half story Queen Anne-style brick house with a wrap-around porch, prominent front bay window and balcony, tall chimney stacks, porte cochere, rear wing, and multiple gable roofs. The brick is stripped and the trim and louvers are painted bright white [see Figure 4.36].

Evaluation: Contributing

The Mansion, built in 1805–1807, rebuilt in 1869–1870, and remodeled in 1885–1886 to its existing form according to the design of architect Henry Hudson Holly, and altered in 1956–1959, contributes to the significance of the Mansion grounds as a character-defining feature of the Frederick Billings era (1869–1890). The Mansion is the focal point and primary organizational element in the landscape. The exterior of the building remains largely intact since the 1886 remodeling, aside from removal of porches and changes in color made by the Rockefellers. There have been no changes to the exterior since the end of the historic period. The Mansion is also significant on a national level as the boyhood home of George Perkins Marsh and as the home of the Frederick Billings family. It is additionally significant on a state and local level as a distinctive example of Queen Anne-style architecture and as the work of architect Henry Hudson Holly.

BS-2. Carriage Barn HS-03 LCS # 40521*Historic Condition*

The Carriage Barn, known as the Stable prior to the Rockefeller era, was built in 1895 according to the design of architect Ehrick Kensett Rossiter, a nephew of Julia Parmly Billings. The Carriage Barn was built on the foundation of an earlier stable, built c.1870 probably to the design of William Ralph Emerson, the architect of the rebuilding of the Mansion in 1869–1870. In the 1950s, the Rockefellers painted the building taupe and white to match the Double Cottage and Generator Garage. In 1977, the interior was renovated for offices of the Vermont Folklife Project. [For additional information, see National Park Service, “Historic Structure Report and Cultural Landscape Report for the Carriage Barn,” 1997.]

Existing Condition

In 1998, the National Park Service began a major rehabilitation project to convert the Carriage Barn into a visitor center, library, and administrative offices for the park, as well as offices for the Conservation Study Institute. The project, designed by National Park Service architects Paul Newman and Leslie Ullman and completed in 1999, made only minor changes to the exterior of the building. These included the addition of new secondary entrances and stairs on the west side, installation of wood storm windows, reroofing in metal shingles, and modification of the entrances on the south and north sides. The building is a banked, two-and-a-half-story frame Neoclassical Revival-style building with a cross-gable roof, cupola, two-over-two double hung sash windows, dormers, and clapboard siding. [Figure 4.45, see also Figure 4.44] The building has a footprint measuring 67’ square and is painted taupe with white trim.

Evaluation: Contributing

The Carriage Barn, designed by architect Ehrick Kensett Rossiter, built in 1895, and altered in 1998–1999, contributes to the significance of the Mansion grounds as a character-defining feature of the Estate era (1890–1914). Aside from change in paint color undertaken during the Rockefeller era, and alterations to the roof and entrances made as part of the National Park Service rehabilitation, there have been no significant exterior changes to the building since its construction.

BS-3. Double Cottage HS-04, LCS #40522*Historic Condition*

The Double Cottage, known as the Coachman’s Cottage prior to the Rockefeller era, was built prior to 1877 for Frederick Billings’s coachman, and most likely at the same time as the first Stable in c.1870. The architect, builder, and date of construction are not known. In 1887, the foundation was raised 4’. The house remained a single-family dwelling until about 1945.

In that year it was repainted and partitioned.⁵⁷ This was the occasion on which the building was divided into two apartments side by side, from which the building takes its present name. A second dormer was added and the front porches enclosed around this same time. Beginning in the late 1950s or early 1960s, the Rockefellers used the building as a staff quarters, reserving one of the apartments for use by their security personnel who accompanied them while in Woodstock. They also had the building painted taupe with white trim to match the Carriage Barn and Generator Garage.

Existing Condition

The Double Cottage is a one-and-a-half-story shingled duplex residence consisting of two staggered, gabled sections, each with a center entrance and measuring approximately 30' by 18' [see Figure 4.37]. The building is painted taupe with white trim, and is presently used as residences for park staff.

Evaluation: Contributing

The Double Cottage, built in c.1870 and altered in 1887 and c.1945, contributes to the significance of the Mansion grounds as a character-defining feature of the Frederick Billings era (1869–1890). Aside from change in paint color, addition of a dormer, and enclosure of the front porches, few exterior alterations have been made since the building was originally constructed and none since the end of the historic period.

BS-4. Upper Summerhouse HS-10, LCS #40528

Historic Condition

The Upper Summerhouse, shown on the Copeland plan of 1869, was built in c.1874. The building, built in the rustic style with twig siding and a twig roof, was located at the top of an “S”-curve path leading from River Street and the Elm Street Bridge. The interior was lit by a gas lantern. While the designer of the Upper Summerhouse is not known, architect Detlef Lienau was working for Billings at the same time on the Hothouses and Belvedere, and some of his country-place work was in the rustic style. Through the Estate era (1890–1914), the building was covered in vines, including Virginia creeper, and was surrounded by a naturalistic mass of shrubs, including arborvitae, juniper, lilac, and mock orange. At an undetermined date after 1887, the twig roof was replaced with copper.⁵⁹ The vines and most of the shrubs probably disappeared prior to the Rockefeller era, most likely due to increasing shade from the surrounding trees. In 1995, the Rockefellers had local contractor Jaynes & Berge make repairs to the building, including the replacement of twig detailing using Norway spruce and maple boughs harvested on Mount Tom by John Wiggin, the Rockefellers' forester. The southwest outside corner post on the building was also replaced at this time.⁶⁰

Existing Condition

The Upper Summerhouse is a 10'-square frame pavilion with open windows on the south and west sides, and arched passages on the north and east [see Figure 4.12]. The trim consists of rough cedar trunks and branches, and the siding is built of twigs set in herringbone patterns and nailed to planks. The roof is clad in copper, and drains through a pitched system to a downspout (missing) on the west side. There are no vines on the building, which is in the understory of the mature perimeter Norway spruce plantation. The surrounding grade on the interior and west/north sides and the lack of a downspout are causing water damage to the base of the building.

Evaluation: Contributing

The Upper Summerhouse, built in c.1874, contributes to the significance of the Mansion grounds as a character-defining feature of Frederick Billings era (1869–1890). Aside from replacement of the roof, in-kind replacement of twig detailing, and absence of the surrounding vines and shrubs, there have been no known alterations since its initial construction. The building is a rare-surviving example of nineteenth-century rustic work and is characteristic of landscape design in the early Country Place Era.

BS-5. Lower Summerhouse HS-08, LCS #40526*Historic Condition*

The Lower Summerhouse was built in c.1875, about a year after the Upper Summerhouse. Although not part of the Copeland plan of 1869, the Lower Summerhouse was built in the same style as the Upper Summerhouse, with twig sides and a twig roof, possibly to the design of Detlef Lienau (see “Upper Summerhouse”). The building was constructed over steps in the perimeter stone wall and, like the Upper Summerhouse, was lit with a gas lantern. At an undetermined date after 1886, the twig roof was sheathed in copper. Through the Estate era (1890–1914), the building was covered in Virginia creeper, which subsequently died off probably due to shade from the adjoining Norway spruce.⁶¹ At an undetermined date, the Rockefellers installed a small sign notifying the public that this was the entrance to a private home. In 1995, the Rockefellers had local contractor Jaynes & Berge make repairs to the building, including the replacement of twig detailing using Norway spruce and maple boughs harvested on Mount Tom by John Wiggin, the Rockefellers’ forester.⁶²

Existing Condition

The Lower Summerhouse is a 10'-square frame pavilion built of four piers set on raised dry-laid stone walls enclosing a set of stone stairs. [Figure 4.46] The piers are clad in twigs set in a herringbone pattern, and have rough cedar-trunk corners. The north piers are shorter than the south, consistent with the change in the level of the wall. The roof is sheathed in copper, and there are no vines growing on the building, which is in the understory of the mature perimeter Norway spruce plantation. Small animals are nesting in the piers. There is a small sign inside the building on the north stone wall that reads “Private Home.”

Evaluation: Contributing

The Lower Summerhouse, built in c.1875, contributes to the significance of the Mansion grounds as a character-defining feature of the Frederick Billings era (1869–1890). Aside from replacement of the roof, in-kind replacement of twig detailing, and loss of vines, there have been no known alterations since its initial construction. The building is a rare-surviving example of nineteenth-century rustic work and is characteristic of landscape design in the early Country Place Era.

BS-6. Generator Garage HS 05, LCS # 40523*Historic Condition*

The Generator Garage, called the Garage prior to the Rockefeller era, was built in 1908 to house automobiles. Its masonry construction and location separate from the Stable reflect concerns with first-generation automobiles regarding fire hazards and incompatibility with horses. The Rockefellers installed an oil-fired Fairbanks-Morse electrical generator in the building sometime before 1967 and painted the building taupe and white to match the Double Cottage and Carriage Barn. Another garage was built at the rear of the Mansion in c.1977.

Existing Condition

The Generator Garage is a one-and-a-half story, 37' by 26', concrete building with a hipped slate roof, dormer, and ventilating cupola [see Figure 4.6]. The exterior is painted taupe with white trim and is parged and scored to resemble ashlar blocks. The east (front) side contains a sliding, two-bay door. The building is banked into the adjoining hillside.

Evaluation: Contributing

The Generator Garage, built in 1908, contributes to the significance of the Mansion grounds as a characteristic building of the Estate era (1890–1914). There have been no known exterior alterations undertaken since its original construction aside from change in paint color during the Rockefeller era.

BS-7. Mansion Garage HS-21, LCS #40541*Historic Condition*

In June 1976, the Rockefellers had Charles Hood Helmer, Architect, and Associates of Woodstock design a “grotto garage” to be built into the hillside adjoining the Mansion parking area. This design was not progressed. Instead, the Rockefellers had a simple, free-standing one-bay brick-faced garage constructed at the south end of the Mansion parking area, which was completed by 1977.⁶³ No documentation has been found to verify whether Helmer designed the building, or whether the Rockefellers used their long-standing architect at the property, Theodor Muller. Muller retired from active practice about the same time that the Mansion garage was built.

Existing Condition

The Mansion garage is a 22'-square, brick-faced one-bay masonry building with a composition-tile sheathed pyramidal roof and an overhead door. [Figure 4.47] The walls are partly covered in Boston ivy.

Evaluation: Contributing

The Mansion Garage, built in c.1977, contributes to the significance of the Mansion grounds as a characteristic building of the Rockefeller era (1954–1997). There have been no documented alterations to the building since its original construction.

Structures**BS-8. Mansion Parking Area Stone Wall***Historic Condition*

The Marsh Place featured an “L”-shaped outbuilding and a smaller square building on the edge of the hill at the rear of the Marsh house, probably built at the same time as the house in 1805–1807. R. M. Copeland’s 1869 plan specified a retaining wall in the general location of these buildings, suggesting part of the foundations were to be kept as retaining walls. Frederick Billings retained and/or rebuilt the wall largely as Copeland specified at the time the adjoining Laundry was built in c.1870. By 1900, vines (including Virginia creeper) were growing on the wall.⁶⁴ In c.1956, the Rockefellers had the Laundry torn down and a parking area constructed in its place. As part of this work, the portion of the wall adjoining the parking area was rebuilt on a slightly different alignment.

Existing Condition

The stone wall along the Mansion parking area and hillside stairs averages between 4' and 5' high and extends for 150' from the Mansion garage north past the parking area beneath the hillside Norway spruce plantation. Along the parking area behind where the Laundry stood, the wall has a finer appearance with more uniform, long stones [see Figure 4.10] North of the parking area, the wall has a coarser appearance with larger and rougher stones. In this portion of the wall is a stone staircase on the path leading up the hillside to the Lily Pond. [Figure 4.48] This staircase is constructed of cut stone treads and risers, and large, single-slab stone sidewalls. The stairs have one landing between two sets of five treads. Some Virginia creeper (*Parthenocissus quinquefolia*) is growing along the top of the wall.

Evaluation: Contributing

The Mansion parking area stone wall, built in c.1870 possibly from walls originally built in c.1805, contributes to the significance of the Mansion grounds as a characteristic structure of the Frederick Billings era (1869–1890) that was partially rebuilt in the Rockefeller era (1954–1997).

BS-9. Perimeter Stone Wall HLF-05, LCS # 40517*Historic Condition*

The perimeter stone wall was originally built in part by Charles Marsh (Senior) in 1814 as a wall enclosing his pasture south of the Mansion and along the hill pasture bordering the old turnpike (Route 12) at the north side of his farm. Although not specified on the 1869 Copeland plan, Frederick Billings rebuilt the old Marsh wall into a stone retaining wall beginning in c.1869. By 1874, he had completed work on the wall along the southern boundary of the Mansion grounds, facing the Elm Street Bridge.⁶⁵ Billings worked on the stone wall through c.1878, by which time it was completed around the entire periphery of the Mansion grounds along the adjoining streets, from the Gardener's Cottage to well past the Thompson house along the old turnpike.⁶⁶ There was also a section of wall in the triangular island in the main entrance drive. In 1912, sections of the wall were reset to accommodate widening of the main entrance drive. A small secondary wall may have been added at this time above the original wall near the gateway.

Existing Condition

The perimeter wall around the Mansion grounds is a dry-laid, rubble-course structure measuring on average 3' high and 3' wide. [Figure 4.49] The wall is built of the native metamorphic rock, generally a dark gray color, without coping stones. It is a retaining wall along its entire course, except for approximately 300' adjoining the Carriage Barn drive, where it is free standing [see Figure 4.39]. At the main entrance drive, there is a small, secondary wall above the main wall, as well as a separate section in the triangular island [see Figure 4.35]. There are five openings in the wall within the Mansion grounds: at the Lower Summerhouse, the main entrance drive, the Carriage Barn drive, at a path opposite River Road, and at a drive near the Village of Woodstock boundary on Route 12. The wall extends to North Street and west to the Gardener's Cottage (3 North Street) on property that is not within the National Historical Park. A section along River Street was rebuilt in 1999.

Evaluation: Contributing

The perimeter stone wall, built between 1869 and c.1878 and altered in 1912, contributes to the significance of the Mansion grounds as a character-defining feature of the Frederick Billings era (1869–1890). Aside from a 1912 realignment, there have been no changes to the wall since its initial construction. The wall reflects rustic design during the early Country Place Era. Portions of the wall may be remnants of a pasture wall characteristic of the agricultural landscape of the Marsh era (1789–1869).

BS-10. Tennis Court*Historic Condition*

The tennis court was originally designed as a "Croquet Ground" by R. M. Copeland in his 1869 plan for the Mansion grounds, sited in the void left by the removal of the first

Marsh house and tenant house. Croquet became popular in Britain during the early nineteenth century, but was purportedly first played in the United States in 1870. Billings had constructed the croquet ground by June of 1872, making it one of the earliest known examples in the country. It was a 100' by 55' level lawn surrounded by a perimeter walk, set within a grove of trees. By July 1887, Billings converted the Croquet Ground into a court for lawn tennis, a game invented in England in 1873 and introduced to the United States in 1874. This conversion required the addition of a perimeter 6'-high wood and wire fence. Spectators stayed in a clearing aligned with the net on the west side of the court, where a large wooden table was located. By December 1892, the lawn on the court was surfaced in gravel, and by c.1901 a new fence was installed. At some point after this date, the surface may have been converted to green-dyed clay.⁶⁷ In c.1930, the court was updated to a standard court size and a painted concrete surface, and was enclosed by a "Cyclone"-brand steel fence.⁶⁸ At this time, the adjoining paths were apparently removed. These changes were probably made under the direction of Mary Montagu Billings French and her adult children, who were avid tennis players. By the 1930s, her son John and daughters Mary and Elizabeth were all in their twenties and playing competitively at the Woodstock Country Club. The Rockefellers maintained the tennis court with a green-painted surface. In 1996, the large wooden table that stood on the west side of the court was removed due to its deteriorated condition.⁶⁹

Existing Condition

The tennis court, located north of the main entrance drive along Elm Street, measures 120' by 58' with a single court and a removable net set on steel posts. [Figure 4.50] The court is painted green and is surrounded on three and a half sides by an 8'-high, green-painted steel Cyclone fence. The surface has a number of large cracks.

Evaluation: Contributing

The tennis court, originally built in 1872 as a croquet ground, converted into a tennis court in 1887, and altered in c.1892, c.1906, and c.1930, contributes to the significance of the Mansion grounds as a character-defining feature of the Frederick Billings era that was altered to its existing character during the French-Billings (1914-1954) era. There have been no alterations to the tennis court since the end of the historic period. It reflects the continued importance of active recreation in the landscape since the Frederick Billings era.

BS-11. Belvedere Drive Retaining Wall

Historic Condition

The Belvedere drive was completed in c.1872, when work was begun on the construction of the Hothouses. During construction of the drive, Frederick Billings ordered its alignment changed to limit blasting into the hillside behind the Hothouses and "avoid some rocks."⁷⁰ In order to limit the cut into the hillside, Billings had a stone retaining wall constructed. Over time, part of the wall has bulged out.

Existing Condition

In 2000, mason Harvey Bumps repaired a portion of the wall, which is a dry-laid, random-coursed, cut-stone structure located along the Belvedere drive behind the Bowling Alley. [Figure 4.51] The wall is 160' long and ranges from 1' to 8' high, following the elevation of the adjoining slope.

Evaluation: Contributing

The Belvedere drive retaining wall, built in c.1872, contributes to the significance of the Mansion grounds as a characteristic structure of the Frederick Billings era (1869–1890). Aside from in-kind repairs, there have been no documented changes to the wall since it was constructed.

BS-12. Upper Summerhouse Stone Wall*Historic Condition*

A stone retaining wall was built to create a level terrace for the Upper Summerhouse in c.1877, three years after the Upper Summerhouse had been built. It was at this time that Billings's head gardener, George Mass, was building the stone steps in the wall, as well as adding the iron railing that ran along it.⁷¹ Mass may also have been responsible for building the wall. Through the Estate era (1890–1914), the wall was largely concealed by shrubs and vines. These were subsequently removed as the area became shadier.

Existing Condition

The stone retaining wall at the Upper Summerhouse is of dry-laid construction with stones typically smaller than those in the perimeter stone wall. The wall is "L"-shaped and measures 40' long on the south side and 14' long on the east side, with a set of seven stone steps on the path leading to the Lower Summerhouse [see Figure 4.12]. There are no vines growing on or adjacent to the wall.

Evaluation: Contributing

The Upper Summerhouse stone wall, built in c. 1877, contributes to the significance of the Mansion grounds as a characteristic structure of the Frederick Billings era (1869–1890). There have been no known alterations since its initial construction.

BS-13. Pogue Water Line Valve Pits*Historic Condition*

In October 1900, the farm staff laid a line of 3" and 4" pipes to conduct water from the Pogue (acquired in 1884) to the farm, work that continued into the summer of 1901.⁷² This line extended down Mount Tom and passed the north side of the Upper Meadow (Garden), and came down the hillside on the north side of the Carriage Barn and ran along the south side of the Carriage Barn drive. Here, three valve pits were construct-

ed: two for branch lines to the Carriage Barn and Double Cottage, and one at the intersection of a preexisting water main that ran through the swale.⁷³ The two branch-line valve pits were abandoned during the Rockefeller era, probably when public water was brought in to supply the Carriage Barn and Double Cottage; one of the pits was removed while the other was filled. The swale valve pit was retained and a new valve was added during the Rockefeller era to supply the lawn irrigation system designed by Robert Trent Jones, Inc. in 1976.⁷⁴

Existing Condition

The pit in the swale containing a main valve on the Pogue line as well as a branch valve to the lawn irrigation system is triangular in plan with approximately 10'-long sides. The walls, which rise less than 1' above grade, are built of brick. The cover was replaced in c.1998 with flat, pressure-treated unpainted planks with a hinged door [see Figure 4.24]. A second, smaller pit that contained branch lines to the Carriage Barn and Generator Garage is located approximately 35' north of the Carriage Barn on the south side of the drive. This rectangular pit is level with the grade and has brick walls and a flat, unpainted plank cap. [Figure 4.52] It measures approximately 4' by 2', and is abandoned (partly filled, no visible pipes or valves).

Evaluation: Contributing

The two Pogue-line valve pits in the swale and near the Carriage barn, built in c.1901, contribute to the significance of the Mansion grounds as characteristic utilitarian structures of the Estate era (1890–1914). Aside from replacement of the wood cover on the swale pit, they have not been altered since the end of the historic period. The valve pits are inconspicuous features that relate to development of farm operations on the estate at the turn of the century.

BS-14. Mansion Kitchen Entrance Brick Wall

Historic Condition

As part of the Martha Brookes Brown Hutcheson redesign of the main entrance drive, a small pull-off was constructed off the porch of the Mansion kitchen entrance. In c.1956 as part of the Rockefellers' renovation of the Mansion, a low brick wall was built along the east and north sides of this pull-off, forming a small courtyard. This wall, probably designed by architect Theodor Muller, concealed vehicles and garbage containers located against the east part of the wall. These containers were housed in wooden shed-like structures built against the wall.

Existing Condition

In c.2001, a contractor's vehicle damaged the wall at the Mansion kitchen entrance, and portions were rebuilt with new brick. In 2002, the wooden shed-like enclosures for garbage containers were removed and discarded. The brick wall is 4' high and extends around the pull-off adjoining the Mansion kitchen entrance. [Figure 4.53] This wall extends for 15' to the north, and then in a curved section for another 15' to the west.

Evaluation: Contributing

The brick wall at the Mansion kitchen entrance, built in c.1956, contributes to the significance of the Mansion grounds as a characteristic structure of the Rockefeller era (1954–1997). Since the end of the historic period, the wall has been partially rebuilt and its garbage containers removed.

VIEWS AND VISTAS**VV-1. East View from Mansion***Historic Condition*

The position of the Mansion grounds on an elevated terrace historically permitted expansive views east across the broad floodplain of the Ottauquechee River to the surrounding hills. The elevated location of the first Marsh house, where the tennis court is presently located, took advantage of these views. In 1805, Marsh selected a higher location for his new house that permitted more expansive views to the east, as well as views south to Woodstock village. These views were instrumental in the organization of the landscape as conceptualized by R. M. Copeland in 1869 and implemented by Frederick Billings. In the following decades, Billings and his heirs maintained the east view from the Mansion, while the growth of the perimeter plantations constricted and eventually blocked the view to the south. The Rockefellers obscured a portion of the east view through the addition of apple trees behind the perimeter hedge planted in the late 1950s, as well as by the addition of five mature white pines planted in 1967. In the early 1980s, following the decline of the apple trees, the Rockefellers had a secondary hedge planted behind the hemlock hedge that, along with some of the white pines, eventually blocked the east view from the Mansion, except from the upper floors. In the early 1990s as the Rockefellers planned for the opening of the Mansion grounds to the public as the Marsh-Billings National Historical Park, they reopened the east view by lowering the secondary hedge and arranging to have other obstructions removed from the line of view, including a large dying maple on the Hitchcock property on the east side of Route 12, and overhead utility lines along the street. In c.1995, a white pine was removed from the east edge of the lawn, apparently to further open the view.

Existing Condition

The east view from the Mansion, visible from the lawn and verandah as well as the upper floors of the Mansion, encompasses the floodplain meadow of the Billings Farm & Museum and the surrounding hills, including Blake Hill to the east and Mount Peg to the southeast. [Figure 4.54] This viewshed includes primarily agricultural fields and wooded hills, although some of the commercial development along US Route 4 East is visible in the winter. Scenic easements on more than 300 acres, covering much of the west side of Blake Hill along with a small part of Mount Peg, are owned by the federal government to protect the viewshed from incompatible development.⁷⁵

Evaluation: Contributing

The east view from the Mansion, established in c.1805, contributes to the significance of the Mansion grounds as a character-defining feature of the Marsh (1801–1869) and Frederick Billings (1869–1890) eras. Although the view became constricted during the Rockefeller era, the overall viewshed looking east from the Mansion has remained a focal point of the landscape. It was this view, as well as one to the south that is no longer extant, that was instrumental in the organization of both the Marsh Place and its transformation into the Mansion grounds by Frederick Billings based on the 1869 Copeland plan.

VV-2: Ottawaquechee River Vista from Mansion*Historic Condition*

From the Marsh house, built in 1805–1807, there were broad views south across the Ottawaquechee River toward the village of Woodstock. Frederick Billings retained this view in his development of the Mansion grounds between 1869 and 1890, but it eventually became obscured by the perimeter Norway spruce plantations. In July 1971, the Rockefellers' landscape architect, Bryan J. Lynch, proposed creating a vista of the Ottawaquechee River by making a narrow clearing in the perimeter Norway spruce. This vista was designed for viewing southwest from the upper floors of the Mansion, where the Rockefellers' bedroom was located. Lynch specified that 10' to 12'-high hemlocks be planted in the clearing in order to screen the Mansion grounds from view at street level. These hemlocks were to be "restrained by periodic trimming" in order not to block the vista.⁷⁶ By the 1990s, little trimming had been done, and much of the vista had become obscured.

Existing Condition

The vista from the Mansion to the Ottawaquechee River is largely obscured due to growth of the hemlock screen, now reaching upwards of 20'–30' in height. [Figure 4.55] A portion of the river is still visible in the distance from the second- and third-floor bedrooms on the south side of the Mansion. The vista is not visible from the Mansion lawn, although the break in the perimeter Norway spruce is.

Evaluation: Contributing

The Ottawaquechee River vista from the Mansion, established in c.1971, contributes to the significance of the Mansion grounds as a characteristic feature of the Rockefeller era (1954–1997). Although largely lost to growth from adjoining trees, the design intent of the vista remains in the patterns of the surrounding vegetation. The vista is a fragment of expansive views south from the Mansion that existed from the Marsh (1801–1869) through the Estate (1890–1914) eras.

VV-3. Main Entrance Drive Vista

Historic Condition

In 1997, Laurance Rockefeller removed the mature hemlocks and overgrown hemlock hedge in the triangular island at the head of the main entrance drive in part to increase visibility on the drive at its intersection with Elm Street, as well as to create a vista of the floodplain meadow at Billings Farm & Museum. In order to retain the vista, LSR planted the triangular island with small birch trees. He anticipated that visitors to the National Historical Park would enter via the main entrance drive, with the vista serving as a focal point of the entry experience.

Existing Condition

The main entrance drive vista of the floodplain meadow at Billings Farm & Museum is visible from the main entrance gates. [Figure 4.56] Visitors to the park do not enter from the main entrance drive, but tours do lead to the gateway.

Evaluation: Contributing

The main entrance drive vista, created in 1997, contributes to the significance of the Mansion grounds as a characteristic feature of the Rockefeller era (1954-1997). Created at the very end of the historic period, this vista reflects Laurance Rockefeller's interest in how the park would be presented to the public.

SMALL-SCALE FEATURES

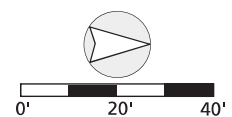
SSF-1. Main Entrance Gateway HLF-03, LCS #40515

Historic Condition

In c.1870, Frederick Billings added a gateway at the foot of the main entrance, as specified on the 1869 Copeland plan. This gateway consisted of two granite pylons, about 5' high, with highly ornamented wrought-iron gates that spanned the 10'-wide driveway. In her 1902 plan for redesigning the main entrance drive, Martha Brookes Brown Hutcheson retained the granite pylons, but called for the removal of the gates, work that was probably undertaken the following year. In 1912, the pylons were reset from 10' to 18' apart to accommodate widening of the drive. At this time, the pylons were raised (they did not need to be as deep since they were not supporting gates), and surmounted by Neoclassical-style iron lanterns.

Existing Condition

The gateway at the foot of the main entrance drive consists of two granite pylons, each 20" square and approximately 75' tall [see Figure 4.56]. The pylons have staining that indicates their original height and the earlier presence of gates. A yellow-plastic-coated chain is strung between the pylons because the drive is no longer in use. The elec-



trified Neoclassical-style lanterns on top of each pylon are black-painted, 30"-high urns, glazed with frosted glass, and surmounted by ball finials. They are no longer lit on a daily basis.

Evaluation: Contributing

The main entrance gateway, built in c.1870 and altered in c.1904 and 1912, contributes to the significance of the Mansion grounds as a character-defining feature of the Estate era (1890–1914). The gateway remains unchanged since the 1912 modifications, which gave it a Neoclassical appearance consistent with other changes made during the Estate era, including the addition of the Terrace Gardens, realignment of the main entrance drive, and addition of a perimeter hemlock hedge. Due to raising and resetting of the posts, along with removal of the iron gates and addition of the lanterns, the gateway does not reflect its original design from the Frederick Billings era.

SSF-2. Upper Summerhouse Iron Fence

Historic Condition

The iron fence along the stone wall bordering the Upper Summerhouse (built c.1874) was installed by Frederick Billings's head gardener, George Mass, in November 1877.⁷⁷ No information has been found regarding who designed the fence or where it was manufactured. The fence was covered in vines and largely concealed by shrubs through the Estate era (1890–1914). This vegetation had disappeared by the Rockefeller era (1954–1997).

Existing Condition

The fence at the Upper Summerhouse extends along the stone retaining wall to the Summerhouse, guiding pedestrians through the building rather than around it. It consists of two sections, one 38' long and the other 27' long. The fence is built of ornate black-painted cast-iron posts spanned by panels of simple wrought-iron straps set in diagonal patterns [see Figure 4.12]. Sections of the fence have separated, but all parts remain in place.

Evaluation: Contributing

The Upper Summerhouse iron fence, installed in November 1877, contributes to the significance of the Mansion grounds as a characteristic small-scale feature of the Frederick Billings era (1869–1890). There are no documented changes to the fence since it was installed.

SSF-3. Carriage Barn Hitching Post HLF-07, LCS # HLF-07

Historic Condition

A cast-iron hitching post was installed adjacent to the south (front) entrance of the Carriage Barn during the historic period. No documentation exists on when this post was installed, but it probably dates to the 1895 rebuilding of the Carriage Barn, designed by Ehrick Kensett Rossiter.

Existing Condition

A 4' high, cast-iron hitching post is located at the edge of the herbaceous bed on the west side of the main entrance to the Carriage Barn. [Figure 4.57] This post was moved approximately 5' south of its historic position as part of the rehabilitation of the Carriage Barn in 1998–1999, and was positioned within a new herbaceous bed at the edge of the walkway into the visitor center. The post is a typical, late-nineteenth-century design with a horse head, fluted post, and ring with toggles and a chain.

Evaluation: Contributing

The Carriage Barn hitching post, installed in c.1895, contributes to the significance of the Mansion grounds as a characteristic small-scale feature of the Estate era (1890–1914). Aside from a minor relocation in 1998–1999, the post remains unchanged from the historic period.

SSF-4. Tennis Court Fence*Historic Condition*

As part of the conversion of the Croquet Ground into the tennis court in c.1887, a 6'-high fence was installed outside the perimeter walks. The fence was built of painted chamfered wood posts with finials, spanned by three narrow rails across which chicken wire was strung. The fence had four sections that overlapped where it crossed the perimeter walks, as well as a 25'-long opening at the southwest corner. Prior to c.1906 when the lawn was replaced with a hard surface, the old fence was replaced and a new opening was made along the west side, aligned with the net. In c.1930 when the surface was replaced with concrete, a new Cyclone-brand fence was installed around the court.⁷⁸

Existing Condition

The tennis court fence is an 8'-high Cyclone-brand steel fence that is painted green [see Figure 4.50]. The fence has a 40'-long opening on the west side of the court, and ball finials on the posts.

Evaluation: Contributing

The tennis court fence, installed in c.1930 in place of an earlier fence, contributes to the significance of the Mansion grounds as a characteristic small-scale feature of the French-Billings era (1914–1930). There have been no documented changes to the fence since its initial construction.

SSF-5. Lawn Seats

Historic Condition

By October 1874, Frederick Billings had “lawn seats” set out on the Mansion lawn. These were made of simple curved iron frames with wood slats, and were removed and stored indoors during the winter.⁷⁹ Historic photographs show one seat placed beneath a tree in front of the Mansion, and another beneath the “big elm” at the back of the house. In the early 1890s, forty-nine “Garden seats” were inventoried on the estate, although where they were located is not known.⁸⁰ By the French-Billings era (1914–1954), a slightly differently lawn seat was in use in addition to the earlier ones. These featured a curved, painted wrought-iron bar frame with a plank seat and back. One type also had a reversing back. In addition to lawn seats, there were also tree swings on the Mansion lawn during this period, one hanging from a maple near the boulder, and a double-seat swing nearer the Mansion.⁸¹ The Rockefellers apparently removed these swings, and did not maintain seats on the Mansion lawn. They reused some as patio furniture on the pool terrace during its initial improvement completed in 1959, as well as placing some at the entrance to the Garden Workshop. Others may have been relocated for use at the Woodstock Inn.⁸² Another lawn seat, the type with the reversible back, was placed in the Upper Summerhouse.

Existing Condition

A former lawn seat is in the Upper Summerhouse. It is 5' long and consists of a simple, curved, wrought-iron bar frame with a plank back and seat, painted dark green. [Figure 4.58] The back is reversible. The bench is stored in the Garden Workshop during the winter. Two similar lawn seats (but shorter, without reversing backs, and with slightly more ornament to the iron frame) were restored in 2002 and placed on the Mansion verandah; one of these was relocated from the entrance to the Garden Workshop.

Evaluation: Contributing

Lawn seats, including the extant examples in the Upper Summerhouse and two on the Mansion verandah, contribute to the significance of the Mansion grounds as a characteristic small-scale feature dating to or before the French-Billings era (1914–1954). Lawn seats were set out seasonally on the Mansion lawn from the Frederick Billings era (1869–1890) through the French-Billings era, but not during the Rockefeller era. The bench in the Upper Summerhouse and the two on the verandah are remnants of these once more common features in the landscape. Unless so located during the Rockefeller era, the verandah is not an appropriate location for lawn seats.

SSF-6. Lampposts HLF-04, LCS #40516

Historic Condition

Frederick Billings built a system of exterior lighting consisting of gas lamps set on cast-iron posts. He maintained nineteen lamps along the paths and drives on the Mansion terrace

between the Summerhouses and the Carriage Barn, and along Elm Street and the triangular park above the Elm Street Bridge. These were uniform in design, except for two to either side of the front steps of the Mansion, which had glass globes and were added as part of the renovation of the Mansion in 1885–1886. By 1905, during the Estate era (1890–1914), the lamps were removed, perhaps as part of the Martha Brookes Brown Hutcheson-designed changes to the landscape and following the introduction of electricity in 1900.⁸³ The Rockefellers introduced several Colonial Revival-style lampposts to the Mansion grounds in the late 1950s. These included two along the Belvedere drive and one on the north side of the Mansion parking area. They are attributed to the design of architect Theodor Muller.⁸⁴

Existing Condition

In 1998–1999, six lampposts were added along the Carriage Barn and Secondary Entrance drives [see Figure 4.17]. These 9'-high lampposts were designed after the two Rockefeller-era lampposts along the Belvedere drive. These two historic lampposts are approximately 5' high and consist of white-painted, turned wooden posts with hexagonal metal and glass lamps. [Figure 4.59] The Rockefeller-era lamppost on the north side of the Mansion parking area has a similar wooden post, but contains an oversized, four-sided metal and glass lamp. [Figure 4.60] In 2000, this wooden post was replaced in kind.

Evaluation: Contributing / Non-Contributing

The two lampposts along the Belvedere drive and at the Mansion parking area contribute to the significance of the Mansion grounds as characteristic small-scale features of the Rockefeller era (1954–1997). These lampposts remain unchanged from the historic period, with the exception of the in-kind replacement of the post on the parking-area lamp. Their design reflects the Rockefellers' interest in maintaining an historic character to the landscape.

The five lampposts added in 1998–1999 do not contribute to the significance of the property because they were added after the end of the historic period. They are compatible with the historic character of the landscape.

SSF-7. Mansion Fallout-Shelter Escape Hatches

Historic Condition

Between 1962 and 1964 following the Cuban Missile Crisis, the Rockefellers had fallout shelters constructed in the basement of the Mansion and Bowling Alley to the design of architect Theodor Muller. The Mansion fallout shelter featured an escape tunnel that branched to two escape hatches in the Mansion lawn. The hatches were sealed by standard iron manhole covers.

Existing Condition

Two manhole covers are located in the Mansion lawn north of the main entrance, 25' east of the verandah and spaced 30' apart. [Figure 4.61] These green-painted standard, steel manhole covers are the escape hatches for the Mansion fallout shelter. They have a diamond-shaped pattern without any text, and are largely invisible in the landscape.

Evaluation: Contributing

The Mansion fallout-shelter escape hatches (manhole covers), installed between 1962 and 1964, contribute to the significance of the Mansion grounds as characteristic small-scale utilitarian features of the Rockefeller era (1954–1997). They are unchanged from the historic period, as is the rest of the fallout-shelter structure. The hatches are inconspicuous features in the landscape, but relate to distinctive uses that reflect larger world events and the Rockefellers' desire to preserve the character of the landscape.

SSF-8. Terra-Cotta Planters at Carriage Barn Visitor Entrance*Historic Condition*

The Rockefellers maintained several large, rimmed terra-cotta planters with flowering annuals at the Belvedere, on the pool terrace, and at the Mansion elevator entry (west entrance). These were in use by c.1970.⁸⁵

Existing Condition

Following rehabilitation of the Carriage Barn in 1998–1999, two of the Rockefeller-era terra-cotta planters were moved to either side of the visitor entrance. These are planted with flowering annuals (red geraniums in 2002) [see Figure 4.14].

Evaluation: Contributing (Non-Historic Location)

The terra-cotta planters at the visitor entrance to the Carriage Barn, in use at the pool terrace and/or Belvedere by c.1970, contribute to the significance of the Mansion grounds as characteristic small-scale features of the Rockefeller era (1954–1997). The planters were not located at the Carriage Barn during the historic period.

SSF-9. North Street Road Gate*Historic Condition*

A set of cedar posts with a chain was installed at the east end of the North Street road during the Rockefeller era, perhaps in c.1970. No documentation has been found on when or why this gate was installed, or whether it replaced an earlier gate.

Existing Condition

A set of 4'-high unmilled cedar posts are located at the east end of the North Street road, 140' west of the Garden Workshop [see Figure 4.8]. The gate is closed with a chain strung between the posts.

Evaluation: Contributing

The North Street road gate, built in c.1970, contributes to the significance of the Mansion grounds as a characteristic small-scale utilitarian feature of the Rockefeller era (1954–1997). There have been no changes to the gate since the end of the historic period. The gate is an inconspicuous feature in the landscape.

SSF-10. National Park Service Signs*Historic Condition*

The National Park Service signs did not exist during the historic period.

Existing Condition

As part of the opening of the park and rehabilitation of the Carriage Barn as a visitor center in 1998–1999, a series of small green-painted wood signs set on low wood posts were installed on the Mansion grounds to direct and orient visitors. [Figure 4.62] These signs are located at the visitor entrance to the grounds at the Carriage Barn drive, at the walkway on the Secondary Entrance Drive, near the circle in the main entrance drive, at the foot of the main entrance drive, and at the west end of the North Street road.

Evaluation: Non-Contributing

The National Park Service signs, installed in 1998–1999, do not contribute to the significance of the Mansion grounds because they did not exist during the historic period. Due to their small scale and unobtrusive color and graphics, the signs do not detract from the historic character of the landscape.

SSF-11. National Park Service Benches*Historic Condition*

The National Park Service benches did not exist during the historic period. Historic lawn seats survive in the Upper Summerhouse and on the Mansion verandah (see SSF-5).

Existing Condition

In 1998–1999 as part of the opening of the park to the public and rehabilitation of the Carriage Barn into a visitor center, the National Park Service acquired six wood slat benches with ornate Victorian-style metal frames for placement on the Mansion grounds. [Figure 4.63] Two of these benches are located on the Mansion-Flower Garden walk, one beneath the Mansion porte cochere, two in front of the Carriage Barn, and one at the intersection of the Secondary Entrance Drive and walkway to the Carriage Barn. The benches were manufactured by Victor Stanley, Inc. of Dunkirk, Maryland.

Evaluation: Non-Contributing

The six benches installed by the National Park Service do not contribute to the significance of the Mansion grounds because they did not exist during the historic period. The benches detract from the historic character of the Mansion grounds because their reproduction design gives a false sense of history. Although not permanently fixed, these benches are conspicuous in the landscape and have a heavy, civic character that denotes permanency, unlike the lighter, simpler lawn seats used historically on the grounds. Lawn seats were not historically set out during the Rockefeller era.

Surface Utility Features**SSF-12. Fire Hydrants***Historic Condition*

As part of his initial development of the Mansion grounds, Frederick Billings built an extensive water system that was fed by springs on the hill through the Reservoir into a network of underground pipes. This system, installed in c.1870, extended across the Mansion lawn from the Hothouses to the main entrance drive, where there were approximately seven hydrants.⁸⁶ These hydrants were used for lawn sprinklers, among other uses. The system was probably changed with the introduction of municipal water, as well as with installation of a modern lawn sprinkler system in 1976. In c.1984, new hydrants manufactured by Mueller of Albertsville, Alabama were installed. Documentation on other changes to this system after 1888 has not been found.

Existing Condition

Six, three-nozzle green-painted cast-iron Mueller hydrants are located on the Mansion terrace. [see Figure 4.27] These are located along the Belvedere drive, in the Mansion lawn, on the south side of the Garage, at the south and north ends of the Carriage Barn drive, and on the south side of the Carriage Barn. These are serviced by municipal water.

Evaluation: Contributing

The six hydrants on the Mansion terrace contribute to the significance of the Mansion grounds as characteristic small-scale features of the Rockefeller era (1954–1997). There have been no changes to the hydrants since they were installed in c.1984. Hydrants have existed on the Mansion terrace since the Frederick Billings era (1869–1890). The existing hydrants are inconspicuous features in the landscape.

SSF-13. Swale Lawn Catch Basins

Historic Condition

As part of his initial improvements to the Mansion grounds begun in 1869, Frederick Billings laid down an extensive system of drains (sewers) that followed two natural drainage corridors: one on the south side of the Mansion that emptied into the Ottauquechee River, and one on the north side of the Mansion that emptied into Barnard Brook. This north watershed followed the west side of the swale, a natural low-lying drainage corridor extending from the main entrance drive circle northeast to Elm Street. Frederick Billings laid down an 8" tile drain pipe through the west side of the swale that serviced the Mansion and Carriage Barn, along with drains along the main entrance drive; this may have included drain inlets in the swale.⁸⁷ In 1978 as part of the construction of the Secondary Entrance Drive, a new drain designed by landscape architect Bryan J. Lynch was laid down through the center of the swale. This new pipe included four catch basins.

Existing Condition

A series of four round, iron catch basins drain the swale. These feed into a 6" pipe that also drains catch basins that are part of the main entrance drive. Two older catch basins, which apparently drain into an old tile drain pipe, are located on the west side of the swale, near the Carriage Barn.

Evaluation: Non-Contributing

The swale catch basins, installed in 1978 to supplement an earlier drainage system, do not contribute to the significance of the Mansion grounds because they are largely invisible features that do not add to the property's historic landscape architectural qualities or historic associations.

SSF-14. Lawn Irrigation Sprinkler Heads

Historic Condition

Frederick Billings probably irrigated the Mansion lawn with sprinklers that attached through hoses to hydrants.⁸⁸ This system was probably used through the French-Billings era (1914–1954). In 1976, the Rockefellers had an extensive lawn-irrigation system installed by Chester Drake & Sons of Framingham, Massachusetts according to the design of Robert Trent Jones, Inc. This system, which extended from the Belvedere to the swale as well as to the pool terrace and putting green, consisted of over sixty in-ground sprinkler heads on a system of 2 1/2" and 1 1/2-inch PVC pipes. The sprinkler heads were manufactured by Toro and consisted of four types: Toro 634-01-31, Toro 652-01-54, Toro 308, and Toro 316.⁸⁹ Additional sprinkler heads were subsequently added in the swale lawn, probably following construction of the Secondary Entrance Drive in 1978.

Existing Condition

Sprinkler heads on the back (west) side of the Mansion lawn were replaced in 1999, along with several other additions and alterations to the system. The rest of the sprinkler heads installed as part of the system designed by Robert Trent Jones, Inc. in 1976 remain in use.⁹⁰

Evaluation: Non-Contributing

The lawn irrigation sprinklers, part of a system designed by Robert Trent Jones, Inc. in 1976, do not contribute to the significance of the Mansion grounds because they are largely invisible features that do not add to the property's historic landscape architectural qualities or historic associations.

SSF-15. Mansion Lawn In-ground Security Lighting*Historic Condition*

The system of security lighting around the Mansion was designed by "Gersztuff Associates, Inc. Lighting Designers" in May 1984. The system, installed by Marvin Cole of Woodstock, included floodlights mounted on the buildings and in-ground floodlights scattered in the Mansion lawn. These floodlights were linked to the security system in the Mansion. If the alarm tripped, the lights came on.⁹¹ The installation of this system was probably undertaken in response to the Rockefellers' security concerns related to the opening of the Billings Farm & Museum in 1983. It is not known if the Rockefellers also installed this system as an aesthetic addition to the landscape, to provide uplighting beneath specimen trees.

Existing Condition

A series of in-ground floodlights on a 12-volt system are located in the Mansion lawn. The individual lights consist of an in-ground canister with a black-painted circular steel grate. Associated with this system are several small, above-ground electrical boxes. One is underneath the twin hawthorns at the south end of the Carriage Barn drive, another is off the north end of the Mansion parking area, and a third is behind the hemlocks along the south edge of the Mansion lawn. These consist of approximately 1'-square boxes set on 2'-high wood posts. The system is not maintained.

Evaluation: Not Evaluated

The in-ground lights in the Mansion lawn were installed during the historic period, but insufficient information has been found to determine whether they contribute to the property's historic architectural qualities or historic associations. If they were installed partly as an aesthetic feature to uplight specimen trees, they should be considered contributing as a reflection of the Rockefellers' stewardship and design intent for the landscape.

SSF-16. Double Cottage Electrical Vault*Historic Condition*

The large electrical vault near the Double Cottage did not exist during the historic period.

Existing Condition

A large, green-painted steel electrical vault was added in 1999 as part of the rehabilitation of the Carriage Barn into a visitor center. Project plans called for placing the vault in the adjoining woods to limit visual intrusion, but the utility company required that the vault be within a maximum distance from an accessible road. The vault is located 30' off the northeast corner of the Double Cottage, near the edge of the woods and the main carriage road. [Figure 4.64] It measures approximately 6' wide, 5' high, and 4' deep.

Evaluation: Non-Contributing

The electrical vault near the Double Cottage, installed in 1999, does not contribute to the significance of the Mansion grounds because it did not exist during the historic period. In its scale and location, it detracts from the historic character of the landscape. Several hemlocks were planted near the vault, but these do not effectively screen it and have the potential to alter the historic spatial character of the area if left to mature.

SSF-17. Carriage Barn Remote Air-Conditioning Unit*Historic Condition*

The Carriage Barn remote air conditioning unit did not exist during the historic period.

Existing Condition

As part of the rehabilitation of the Carriage Barn into a visitor center in 1997–1999, a remote air-conditioning unit was installed on the slope on the west side of the Generator Garage. [Figure 4.65] This unit has a tan-painted steel and grate exterior and measures 6' by 3', with an overall height of approximately 5'. It is set above grade on four concrete pilings.

Evaluation: Non-Contributing

The Carriage Barn remote air-conditioning unit, installed in 1999, does not contribute to the significance of the Mansion grounds because it was installed after the historic period. In its scale, location, and materials, the unit detracts from the historic character of the Mansion grounds. Several hemlocks and birch were planted near the unit, but these do not effectively screen it and have the potential to alter the historic spatial character of the area if left to mature.

ARCHEOLOGICAL SITES

There are presently no documented archeological sites on the Mansion terrace of historic or prehistoric origin. There are several areas and features that may, however, have potential to reveal information, particularly about the Marsh (1798–1869) and Frederick Billings (1869–1890) eras. These include the following:

Mansion Parking Area Stone Wall (see BS-8)

Part of this wall may be the remnants of foundation walls from barns or other outbuildings extant during the Marsh era (1798–1869). The wall was partially rebuilt in c.1958. There may be adjoining subsurface remains that could provide additional information on the location and use of these buildings.

Site of First Marsh House

The first Marsh house, built in 1789–1790, was located at the present site of the tennis court. The site was probably impacted through grading undertaken to establish the Croquet Ground (predecessor of the tennis court) and build the adjoining perimeter stone wall in the early 1870s. The extent of impact is, however, not known and there may be subsurface remains from the house that could provide information on its exact location, dimensions, and uses. Remains from an associated well and privy may also be in the vicinity. Little documentation survives on the first Marsh house.

Site of Marsh Tenant House

The Marsh tenant house, probably built in the 1790s, was located a short distance north of the Marsh house. The site is likely to have been impacted through grading undertaken to build the Croquet Ground (predecessor of the tennis court) and the adjoining perimeter stone wall in the early 1870s. The extent of impact is, however, not known and there may be subsurface remains from the house that could provide information on its exact location, dimensions, and uses. Remains from an associated well and privy may also be in the vicinity. Little documentation survives on the Marsh tenant house.

Site of Laundry

The Laundry, built in c.1870, was demolished in c.1956. It was located at the present site of the Garage and Mansion parking area. Disturbance for construction of the parking area was probably minimal and may have left remains from the Laundry. The appearance and overall dimensions and location of the Laundry are well documented, but information on its use during the Frederick Billings era is lacking.

Marsh House Well

According to the Presdee & Edwards map of c.1859, a well existed on the north side of the kitchen wing of the second Marsh house, corresponding with the existing kitchen wing of the Mansion. Frederick Billings abandoned the well, but he probably had it filled rather

than removed. If intact, the well may contain artifacts that could provide insight into daily life on the Marsh Place.

Mansion Well

Frederick Billings had a new well built in c.1870 to provide drinking water to the Mansion. It was located on the south side of the kitchen wing, and was covered by a well house. In October 1906, the well was closed, and the well house was subsequently removed. Although there is no visible trace, the well probably still remains, located beneath the lawn on the south side of the walk leading from the west entrance to the Mansion. Although the Billings era is well documented, the well may contain artifacts that provide additional insight into daily life on the estate.

ENDNOTES

¹ The earliest documentation of vines growing around the boulder is a photograph looking west toward the boulder with the Potting Room (built 1882) in the background, c.1885, P22, Billings Family Archives [hereafter, BFA].

² Photograph of the Mansion from the meadow showing apple trees behind the hedge, c.1965, BFA.

³ Woodstock Town Lister's Office, assessment record for the Carriage Barn, 31 January 1968.

⁴ The drive may have originally extended east into the intervale meadow to reach the pent road to Strong's Mill prior to the opening of the Elm Street Bridge in 1797.

⁵ Bryan J. Lynch, "Proposed Drainage Improvements," 18 September 1981, Marsh-Billings-Rockefeller National Historical Park Library [hereafter, MABI].

⁶ Julia Parmly Billings diary [hereafter, JPB diary], 7 November 1872, BFA; Billings Farm Memo Diary, September 1912, Billings Farm & Museum Library [hereafter, BFM].

⁷ Kim Murray, interview by John Auwaerter, 21 May 2001, Woodstock.

⁸ JPB diary, 25 August 1873.

⁹ Frederick Billings diary [hereafter, FB diary], 31 October 1885, BFA.

¹⁰ "The path staked out by Frank & Mr Aitken was made. 10 men changed its course from the kitchen to the garden." JPB diary, 10 August 1901.

¹¹ An 1886 photo of the section of the walk below the Upper Summerhouse shows the cobblestone gutters, P22, BFA.

¹² FB diary, 21 October 1874, 10 May 1875, 28 November 1876, 2 May 1876; Receipt, Daniels Machine Company to Frederick Billings for "Grinding 3 Lawn Mowers," 31 July 1884, BFM.

¹³ Photograph of Mary Montagu Billings on horseback in the swale, c.1895, album 45, BFA.

¹⁴ c.1955 aerial photograph of the Mansion grounds, Woodstock Historical Society.

¹⁵ Kim Murray, 2001.

- ¹⁶ Bryan J. Lynch, "Proposed Screen Plantings," 27 July 1971, MABI; Photograph of young hemlock behind perimeter Norway spruce, May 1977, P22, BFA.
- ¹⁷ Photograph of tennis court, view down main entrance drive, c.1895, album 45, BFA.
- ¹⁸ Bryan J. Lynch, "Proposed Screen Plantings," 27 July 1971, MABI.
- ¹⁹ Photograph, view west on Belvedere drive, c.1889, album 75, BFA.
- ²⁰ The birch are shown in a photograph on the Town of Woodstock assessment record for the Double Cottage dated December 21 December 1967.
- ²¹ Edward Williams, "Contours on Property of Mary French Rockefeller," December 28, 1956, BFA.
- ²² Vermont Big Tree Survey, Norway Spruce, 56 Elm Street, Woodstock, May 1973. Form on file at Castleton (Vermont) State College, Department of Natural Science.
- ²³ "Vermont's Largest Trees," survey records of Vermont Department of Forest, Parks, & Recreation, 1999. Form on file at Castleton (Vermont) State College, Department of Natural Science.
- ²⁴ George Aitken to Miss Billings, 21 November 1894, page 2, Aitken Correspondence, BFM.
- ²⁵ Both thornapples were documented on the Williams survey, 1956.
- ²⁶ Paul R. Bitzel, Horticulturist, Hampton National Historic Site (Towson, MD), field inspection, 23 October 2000, and telephone communication with John Auwaerter, 18 December 2001.
- ²⁷ Connie Hitchcock, interview by John Auwaerter, 27 June 2001.
- ²⁸ E. R. Gates, photograph of west end of Hothouses, c.1875, P22, BFA.
- ²⁹ The paper birch is not documented on the Williams survey, 1956.
- ³⁰ Photograph of maple dated April 1959, collection of Mimi Bergstrom, Woodstock.
- ³¹ Williams survey, 1956.
- ³² Bryan J. Lynch, "Proposed Screen Planting," 27 July 1971, and "Proposed Drainage Improvements," 18 September 1981. These two plans both show five white pines on the lawn. Photograph of downed white pine, August 1985, P22, BFA; aerial photograph of Mansion grounds, 1994, Aero-Photo, Inc., Wareham, Massachusetts.
- ³³ Photograph of Carriage Barn, 1997, Olmsted Center for Landscape Preservation.
- ³⁴ Kim Murray, 2001.
- ³⁵ 1994 aerial photograph of the Mansion grounds.
- ³⁶ Kim Murray, 2001.
- ³⁷ Photograph of Mansion, c.1945, P22, BFA; Martha Brookes Brown Hutcheson to George Aitken, 27 April 1904, 4 June 1904, BFM.
- ³⁸ Photograph of the Mansion from the southeast by Gordon Sweet, c.1970, Woodstock Historical Society.
- ³⁹ Photograph of the Mansion from the southeast by Gordon Sweet, c.1970, Woodstock Historical Society.
- ⁴⁰ Photograph of the Mansion from the southwest, 1887, P22-B, BFA.
- ⁴¹ Edward Williams, "Contours on the Property of Mary French Rockefeller," 28 December 1956, BFA.
- ⁴² Kim Murray, 2001.

⁴³ Woodstock Town assessment record for Double Cottage/Generator Garage, dated 21 December 1967.

⁴⁴ Roy Thomas, interview by John Auwaerter, 22 May 2001, Woodstock..

⁴⁵ Photograph of rear Mansion lawn looking north, c.1948, Liz Hitchcock album, courtesy of Polly Hitchcock Bigham, Woodstock.

⁴⁶ Ellen Levin Carlson, "Marsh-Billings National Historical Park Final Mansion and Grounds Management Report" (National Park Service, July 1994), 10; Roy Thomas, 2001.

⁴⁷ Roy Thomas, 2001.

⁴⁸ Bryan J. Lynch, "Proposed Drainage Improvements," 18 September 1981.

⁴⁹ Photograph of Mansion parking area and garage, 1997, Olmsted Center for Landscape Preservation.

⁵⁰ Roy Thomas, 2001.

⁵¹ Photograph of Billings estate from Mount Peg, c.1875, Woodstock Historical Society.

⁵² Kim Murray, 2001, Roy Thomas, 2001.

⁵³ Woodstock Town assessment record for the Carriage Barn dated 21 December 1967; photographs taken in 1997 prior to rehabilitation of the Carriage Barn, Olmsted Center for Landscape Preservation, Cultural Landscape Report for the Carriage Barn, 1997.

⁵⁴ National Park Service, "Grading and Planting," plan L3, Carriage Barn rehabilitation project, April 1998, MABI.

⁵⁵ National Park Service, Existing Conditions survey of Carriage Barn and Double Cottage, c.1997, MABI.

⁵⁶ Photograph of the Generator Garage, c.1945, Album 39, BFA.

⁵⁷ These changes are documented in undated and untitled floor plans attributed to the local builder C. T. Maxham, in the Billings Family Archives.

⁵⁸ FB diary, 4 August 1876.

⁵⁹ Photograph of twig roof/eaves, "Summer House, Billings Place, 1887," P22, BFA.

⁶⁰ Janet Houghton, "Garden Memos" (old Mac files), entry for Jaynes & Berge, 5 September 1995.

⁶¹ Photograph of twig roof/eaves, "Summer House, Billings Place, 1887," P22, BFA; FB diary, 4 August 1876; c. 1910 postcard of "The Billings Residence" from River Street, P22B, BFA.

⁶² Janet Houghton, "Garden Memos" (Mac database), entry for Jaynes & Berge, 5 September 1995, MABI.

⁶³ Helmer, Charles Hood, Architect and Associates, Woodstock. "Proposed Grotto Garage for L. S. Rockefeller House." Plan, section, and elevations. 22 June 1976, BFA. The Town of Woodstock did not record the Garage as part of its assessment of the Rockefeller property in December 1967, documenting that the building was not present at the time.

⁶⁴ Photograph of stairway in wall with vines, c.1900, Album 54, BFA.

⁶⁵ John C. Dana, "Recollections of the Life of G. P. Marsh," *Vermont Standard*, 9 June 1921, cited in Houghton Mac database, "Estate Stone Wall" file, MABI.

⁶⁶ FB diary, 7 and 14 June 1875, 21 August 1875, 10 September 1875, 28 November 1877, 6 June 1878. In this later entry, Billings notes he is “changing” a section of the wall.

⁶⁷ “...drawing ... gravel for the tennis court ...” George Aitken to Laura Billings, 6 December 1892, page 1, BFM; Photograph of tennis court with hard surface (gravel or clay?) and without fence on the west side, 14 September 1906, Album 52, BFA; “Repairing Tennis Court,” Billings Farm Memo Diary, May 1906, BFM. The park collection includes four burlap sacks of tennis court surfacing material, apparently ground clay dyed green, and tagged by the vendor “F. C. Feise & Co. / Tennis Court Builders / Narberth, Penna.,” probably dating to before the 1960s. The collection also includes a court chalker, a perforated tin wheel on a wooden wand dating to the early 20th century.

⁶⁸ Photograph of the tennis court with Cyclone fence and hard surface, c.1945, Album 39, BFA.

⁶⁹ Janet Houghton to John Auwaerter, June 2002. The table, which was rotting, was documented and discarded.

⁷⁰ JPB diary, 7 November 1872.

⁷¹ “Mass put stairs and rails at summer houses.” FB diary, 13 November 1877.

⁷² Billings Farm Memo Diary, October 1900, July and August 1901, BFM.

⁷³ Doton survey of 1887–1888, map 1, annotated to c.1901 (?), BFA.

⁷⁴ Robert Trent Jones, Inc., “Lawn Irrigation As-Built,” 7 June 1976, MABI.

⁷⁵ “Marsh-Billings National Historical Park Draft General Management Plan,” (National Park Service, 1998), 55.

⁷⁶ Bryan J. Lynch, “Proposed Screen Planting, The Mansion,” July 1971, drawing L-5, MABI.

⁷⁷ “Mass put stairs and rails at summer houses.” FB diary, 13 November 1877.

⁷⁸ Photograph of tennis court without fence on the west side, 14 September 1906, Album 52, BFA; Photograph of the tennis court with Cyclone fence and hard surface, c.1945, Album 39, BFA.

⁷⁹ FB diary, 19 October 1874; Photograph of Mansion with seat against tree in front lawn, c.1887, Julia McDill album, courtesy of Jane McDill Smith, Woodstock; Photograph of Billings family on lawn along south side of Mansion, 1887, P22, BFA.

⁸⁰ “Inventory of Green-House Plants, Nursery Stock, etc.,” 1892–1895, BFA.

⁸¹ Polly Hitchcock Bigham, interview by John Auwaerter, 22 May 2001, Woodstock.

⁸² Photograph of lawn seat, c.1950, Liz Hitchcock album, courtesy of Polly Hitchcock Bigham, Evansville, Indiana; photograph of pool and Belvedere with lawn seat, October 1959, P22, BFA; Janet Houghton, personal communication with John Auwaerter, June 2002.

⁸³ “The Billings Estate,” postcard view of the Mansion from Elm Street, c.1905, P22, BFA; JPB diary, 12 July 1900.

⁸⁴ National Park Service, List of Classified Structures (LCS) for Marsh-Billings National Historical Park, 1995.

⁸⁵ Photograph of rimmed terra-cotta planter on pool patio, view north toward Belvedere, c.1970, P22, BFA; Kim Murray, 2001.

⁸⁶ Doton survey of the Mansion grounds, map 1, 1887–1888, BFA.

⁸⁷ Doton survey of the Mansion grounds, map 2, 1887–1888, BFA; Bryan J. Lynch, “Secondary Entrance Drive – Utilities As-Built,” September–November 1978, MABI.

⁸⁸ Receipt, A. D. Cowan & Co. to F. Billings Esq., “1 Rubber Sprinkler,” 31 July 1889, Billings Farm Fiscal Records, BFM.

⁸⁹ Robert Trent Jones, Inc., “Lawn Irrigation As-Built,” 7 June 1976, MABI.

⁹⁰ Kim Murray, 2001.

⁹¹ “Security Lighting,” Wheel-Gersztzoff Associates, Inc., Lighting Designers, 7 May 1984, 3 sheets, MABI; John Gilbert, interview by John Auwaerter, 20 December 2001, Woodstock.

Figure 4.1 The Mansion lawn boulder, view south with the Upper Summerhouse in the background and a mature sugar maple (V-3) to the right that was removed in 2000, July 2002. SUNY ESF.



Figure 4.2: Rock outcropping in the Mansion lawn near the Mansion-Flower Garden walk, view north, August 2001. SUNY ESF.



Figure 4.3: Diagram of circulation features on the Mansion Terrace. SUNY ESF. Dashed lines indicate paths, heavy lines indicate drives.

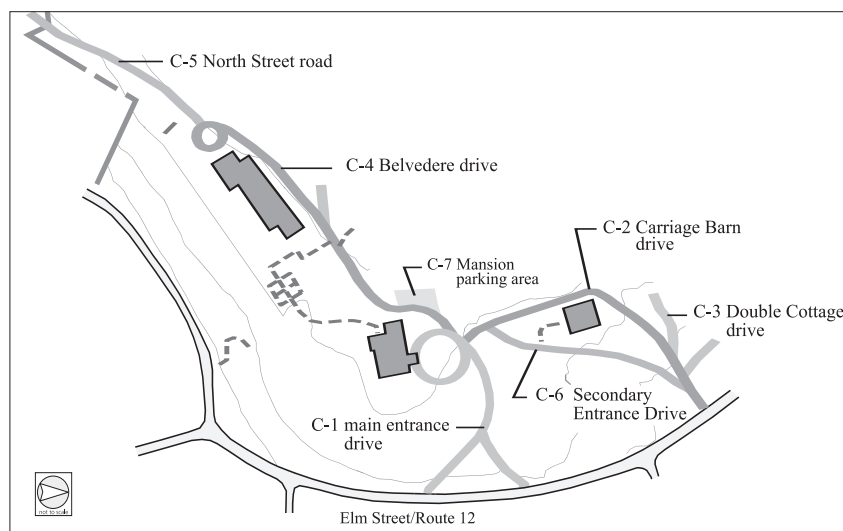




Figure 4.4: The main entrance drive, view west into Mansion grounds from triangular island and gateway, September 2001. SUNY ESF.



Figure 4.5: The Carriage Barn drive, view southwest at northwest corner of the Carriage Barn illustrating stone wall added in 1998–1999, September 2001. SUNY ESF.



Figure 4.6: The Double Cottage drive, view west toward Generator Garage (BS-6) with herbaceous bed along the adjoining slope (V-39) and the Double Cottage at the right, October 2000. SUNY ESF.

Figure 4.7: The Belvedere drive, view south-west along approach to Belvedere with line of arborvitae (V-6) along the left side, September 2001. SUNY ESF.



Figure 4.8: The North Street road, view west from eastern terminus near the Garden Workshop illustrating timber gates (SSF-9), September 2001. SUNY ESF.



Figure 4.9: The Secondary Entrance Drive, view south from Carriage Barn drive illustrating yellowwoods (V-22) along the right side and swale lawn (V-2) to the left, October 2000. SUNY ESF.





Figure 4.10: The Mansion parking area, view southwest from the main entrance drive, illustrating adjoining stone wall (BS-8) and birch grove (V-69), October 2000. SUNY ESF.



Figure 4.11: The Mansion-Flower Garden walk, view west toward Flower Garden illustrating gravel and stone surfaces, September 2001. SUNY ESF.

Figure 4.12: The Summerhouses path, view north toward Upper Summerhouse with its stone wall (BS-12) and iron fence (SSF-2), August 2001. SUNY



Figure 4.13: The Carriage Barn, view east of entrance and drive prior to construction of walkway, winter 1997. Olmsted Center for Landscape Preservation.



Figure 4.14: The Carriage Barn walkway, view east of stone patio and wall added in 1998–1999, with new beds (V-37) visible along building, July 2002. SUNY ESF.





Figure 4.15: Fairy Hill, view east from Mansion-Flower Garden walk with rock outcropping (NS-2) on right side, September 2001. SUNY ESF.



Figure 4.16: Mansion lawn oak and maple grove, view east with specimen Canadian hemlock (V-13) in the foreground, September 2001. SUNY ESF.

Figure 4.17: Perimeter plantations, view north of Norway spruce north of Carriage Barn drive, with lamppost (SSF-6) added in 1999 in the foreground, September 2001. SUNY ESF.



Figure 4.18: Perimeter plantations, view south of section along south side of Mansion lawn, showing line of hemlocks added in c.1971, April 2002. SUNY ESF.





Figure 4.19: The tennis court grove, view north from Mansion lawn showing mature Colorado spruce and Norway spruce along west side, September 2001. SUNY ESF.



Figure 4.20: Carriage Barn grove, view north, April 2002. SUNY ESF. The state champion Norway spruce (V-11) is the tree at the left.

Figure 4.21: Mansion kitchen-wing arborvitae and Norway spruce grove, view south, April 2002. SUNY ESF.



Figure 4.22: Mansion ice-house-wing hemlock grove, view south from the Belvedere drive with a euonymus hedge and azalea/rhododendron garden (V-31) visible in the understorey, September 2001. SUNY ESF.



Figure 4.23: Hemlock and birch screening planted in 1999 above Generator Garage, view west, October 2001. SUNY ESF. The air-conditioning unit for the Carriage Barn is located behind the Generator Garage.





Figure 4.24: Browsed hemlock screening at intersection of Secondary Entrance Drive and Carriage Barn drive, view north from swale, September 2001. SUNY ESF. Also visible is the triangular Pogue-line valve pit (BS-13).



Figure 4.25: The Mansion lawn silver maple, view east with perimeter plantations (V-4) and secondary perimeter hedge (V-32) in the background, October 2000. SUNY ESF.



Figure 4.26: Mansion lawn hawthorn, view southeast, September 2001. SUNY ESF.

Figure 4.27: Paired hawthorns at the Carriage Barn drive, view southwest from swale, October 2000. SUNY ESF. A typical hydrant (SSF-12) is visible beneath the trees..



Figure 4.28: Norway spruce in main entrance drive circle, view south from the swale, July 2002. SUNY ESF.





Figure 4.29: Sugar maple in Belvedere drive circle, view east with Long Terrace and Garden Workshop in the background, July 2002. SUNY ESF.



Figure 4.30: Paper birch in main entrance drive circle, April 2002. SUNY ESF.



Figure 4.31: Paper birch in Mansion lawn, view east from the main entry drive with perimeter plantation of hemlock and Norway spruce in the background, October 2000. SUNY ESF.

Figure 4.32: Mansion lawn sugar maple, view east showing the foundation shrubs at the rear (west side) of the Mansion (V-25) and south set of Mansion lawn yews (V-26), September 2001. SUNY ESF.



Figure 4.33: Mansion lawn white pine, view south of large specimen located directly in front of the Mansion, September 2001. SUNY ESF.



Figure 4.34: Mansion lawn crabapple, view east with secondary perimeter hedge (V-32) visible in the background, September 2001. SUNY ESF.





Figure 4.35: Perimeter hemlock hedge, view southeast along main entrance drive illustrating original c.1905 plant material (background) and sections replanted in 1997 (foreground), October 2000. SUNY ESF.



Figure 4.36: Mansion foundation plantings along the east and south sides, view northwest with east Mansion lawn yew (V-26) in the foreground, August 2001. SUNY ESF.



Figure 4.37: Double Cottage foundation shrubs, view northwest showing herbaceous beds (V-37), September 2001. SUNY ESF.

Figure 4.38: Shrub bed at head of main entrance drive, view west, September 2001. SUNY ESF.



Figure 4.39: Lilac Hedge at bottom of the swale, view northeast with Elm Street and perimeter stone wall (B5-9) in the background, September 2001. SUNY ESF.



Figure 4.40: Secondary perimeter hedge, view north along eastern edge of Mansion lawn, August 2001. SUNY ESF.





Figure 4.41: Dutchman's pipe on Mansion verandah, view south showing foundation shrubs (V-25), September 2001. SUNY ESF.



Figure 4.42: Flowerbed along main entrance drive circle, view south illustrating non-historic planting pattern, July 2002. SUNY ESF.



Figure 4.43: Main entrance island bed illustrating fern and paper birch, view east, September 2001. SUNY ESF.

Figure 4.44: The Carriage Barn bed below the stone retaining wall, view northwest toward Carriage Barn entrance, September 2001. SUNY ESF.



Figure 4.45: The Carriage Barn, view northwest of south and east sides, October 2000. SUNY ESF.



Figure 4.46: The Lower Summerhouse, view east with perimeter hemlock hedge (V-24) in the background, October 2000. SUNY ESF.





Figure 4.47: The Mansion garage, view southwest, July 2002. SUNY ESF.



Figure 4.48: Mansion parking area stone wall, view north of section north of parking area showing break for steps leading up to the Lily Pond path, June 2001. SUNY ESF.



Figure 4.49: Perimeter stone wall, view southwest of section along Elm Street east of the tennis court, September 2001. SUNY ESF.

Figure 4.50: The tennis court, view south toward the Mansion with Cyclone fence (SSF-4) and tennis court grove (V-5) in the background, September 2001. SUNY ESF.



Figure 4.51: Belvedere drive retaining wall, view west with the Bowling Alley (BS-16) to the left and the Upper Meadow road (C-20) to the right, September 2001. SUNY ESF.



Figure 4.52: Pogue-line valve pit, view west of small one north of the Carriage Barn, September 2001. SUNY ESF.

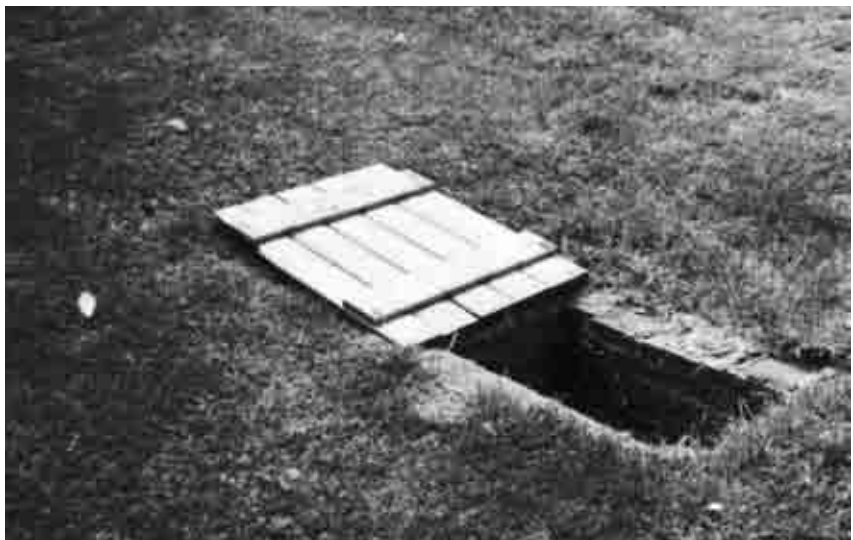




Figure 4.53: The brick retaining wall at the Mansion kitchen entrance, view east illustrating rebuilt sections and ghost of removed garbage enclosure, July 2002. SUNY ESF.



Figure 4.54: East view from the Mansion across the Intervale meadow of the Billings Farm & Museum, with the Mansion lawn and secondary perimeter hedge in the foreground, April 2002. SUNY ESF.

Figure 4.55: Ottawaquechee River vista clearing in the perimeter plantation, view south from the second floor of the Mansion with the river visible in the distance, April 2002. SUNY ESF.



Figure 4.56: Main entrance drive vista, view east from the main entrance drive with the hazy intervale meadow of Billings Farm & Museum visible in the distance and the main entrance gateway in the foreground, April 2002. SUNY ESF.





Figure 4.57: Carriage Barn hitching post, view northeast, July 2002. SUNY ESF.



Figure 4.58: Upper Summerhouse lawn seat, view south inside Upper Summerhouse, September 2001. SUNY ESF.

Figure 4.59: Rockefeller-era lamp-post along Belvedere drive, view southwest, September 2001. SUNY ESF.



Figure 4.60: Rockefeller-era lamp-post at north end of Mansion parking area, view west with parking area stone wall (BS-8) in the background, September 2001. SUNY ESF.





Figure 4.61: Fallout-shelter escape hatches (manholes) in the Mansion lawn, view north with the Mansion foundation shrubs at left, July 2002. SUNY ESF.



Figure 4.62: Typical National Park Service sign installed on the Mansion grounds in 1998–1999, view south of sign at intersection of Secondary Entrance Drive and Carriage Barn drive, July 2002. SUNY ESF.

Figure 4.63: Typical National Park Service bench, view north of example at foot of Carriage Barn walkway, September 2001. SUNY ESF.



Figure 4.64: Double Cottage electrical vault, view north with the main carriage road (C-19) in the foreground, September 2001. SUNY ESF.



Figure 4.65: Carriage Barn remote air-conditioning unit, view northwest with the Generator Garage to the right, September 2001. SUNY ESF.



Cultural Landscape Report for the Mansion Grounds

Marsh-Billings-Rockefeller National Historical Park

Mansion Terrace 2004



National Park Service
Olmsted Center for Landscape Preservation

99 Warren Street, Brookline, MA

in cooperation with:

Faculty of Landscape Architecture
SUNY College of Environmental Science and Forestry
Syracuse, New York

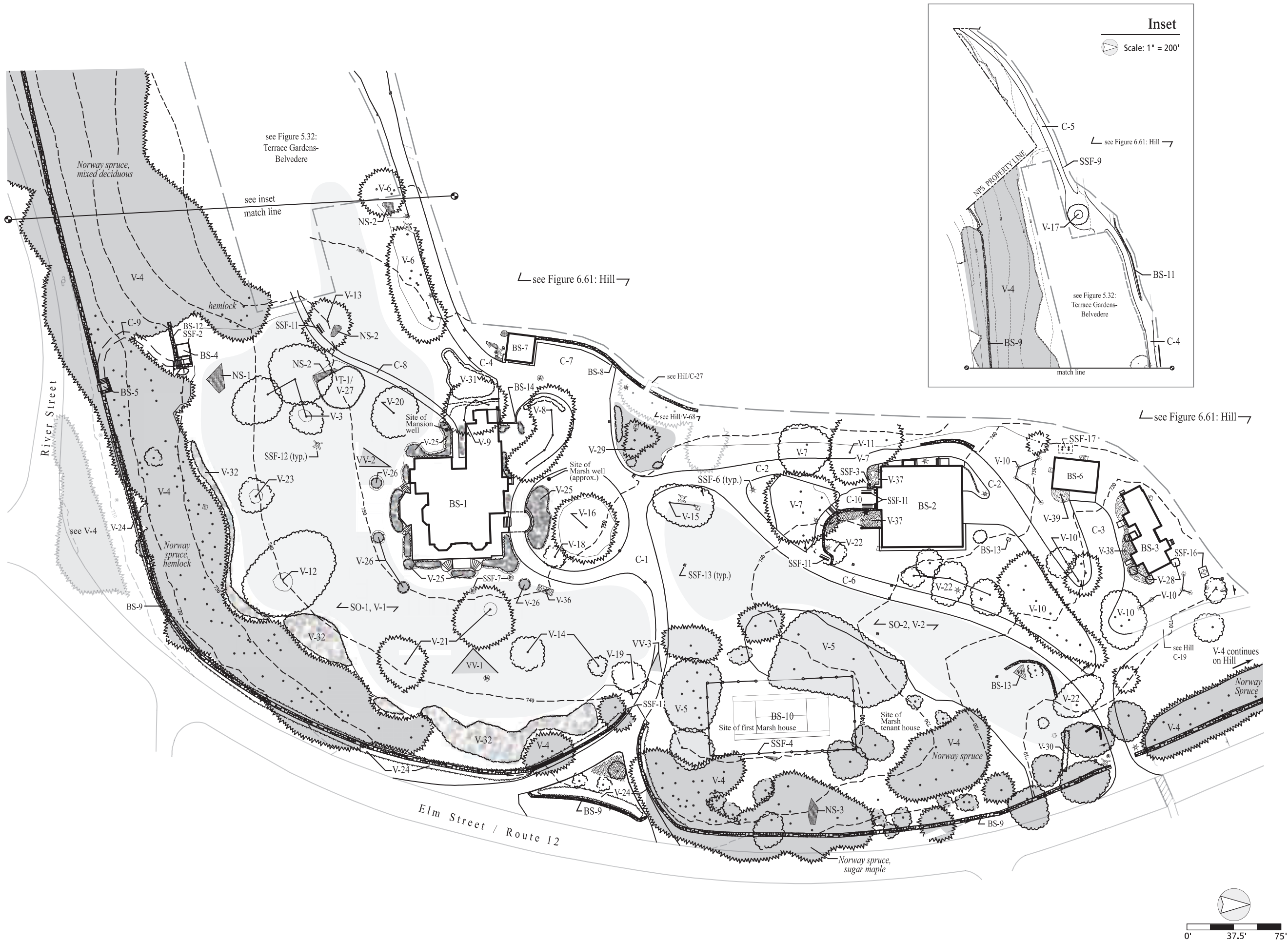
SOURCE
Topo. Plan Mansion Grounds (Bruno, 2001)

ANNOTATED BY
John Auwaerter
Illustrator 10, 2004

- LEGEND
- manhole
 - electric box
 - utility pole
 - hydrant
 - catch basin
 - lamppost
 - gate valve
 - sign
 - valve pit
 - building
 - stone wall
 - fence
 - deciduous canopy
 - coniferous canopy
 - Norway spruce* dominant stand spp.
 - deciduous specimen
 - coniferous specimen
 - new tree
 - herbaceous bed
 - edge of lawn
 - rock outcropping
 - edge of road/walk
 - 10' contour
 - property boundary

NOTES
Feature names/numbers are keyed to CLR.
Minor above-ground utilities not shown.
Features outside of Mansion terrace/NPS property are ghosted.

Figure 4.66



LANDSCAPE FEATURES: TERRACE GARDENS-BELVEDERE

The Terrace Gardens and Belvedere form a distinct area within the Mansion terrace defined by the edge of the terraces to the east, south, and west, and by the Belvedere drive to the north. The area includes the Flower Garden, Long Terrace, Bowling Alley, Garden Workshop, greenhouse, and swimming pool [see Figure 0.1].

SPATIAL ORGANIZATION

SO-3. Flower Garden HLF-02, LCS #40514

Historic Condition

In the fall of 1894, Laura Billings was finalizing plans for the addition of a Neoclassical-style garden on the sloping ground below the Hothouses, later known as the “Terrace Gardens.” Designed by the artist, architect, and landscape architect Charles A. Platt of the artist colony in nearby Cornish, New Hampshire, the plan featured a quincunx “Flower Garden” and adjoining axial “Long Terrace.”¹ Work on the Flower Garden was begun in October 1894 with the grading of the slope into terraces, and the garden was largely completed by the summer of 1896, with the central fountain installed in 1899. The spatial character of the Flower Garden formed a garden room characteristic of the Neoclassical Revival style, framed by hedges and stone walls and internally subdivided by the quincunx-plan beds bordered by low hedges. In c.1955, the Rockefellers gave the Flower Garden a more open spatial character by removing the perimeter hedges and the border hedges surrounding the beds. A low yew hedge was subsequently planted along the east side of the garden.

Existing Condition

The Flower Garden, also known as the Foursquare Garden or Fountain Terrace, is an approximately 60'-square space defined by 2'- to 4'-high stone walls on the west and north sides, by a 2'-high yew hedge on the east side, and by mature hemlock with an open understory on the south side. [Figure 5.1] The space is not an exact square, because the south side is approximately 4' shorter than the other sides. To the north and east, the Flower Garden is bordered by the open space of the Mansion lawn; to the west by the open space of the Long Terrace; and to the south by mixed woods of hemlock, Norway spruce, and deciduous trees.

Evaluation: Contributing

The Flower Garden space, designed in c.1894, built between 1894 and 1899, and altered in c.1955, contributes to the significance of the Mansion grounds as a character-defining spatial feature of the Estate era (1890–1914). The overall spatial character of the Flower Garden as originally designed remains substantially intact. Together with the

Long Terrace, the Flower Garden is a rare-surviving example of Charles A. Platt's earliest landscape work in which he pioneered the introduction of Neoclassical-style garden design.

S0-4. Long Terrace

Historic Condition

In the fall of 1894, Laura Billings was finalizing plans for the addition of a Neoclassical garden known as the "Terrace Gardens," one component of which was the Long Terrace. Designed by the artist, architect, and landscape architect Charles A. Platt of the artist colony in nearby Cornish, New Hampshire, the plan of the Long Terrace included two 400'-long axial walks on two stepped terraces extending from the Flower Garden. The space formed a large garden room enclosed by a tall white pine and a grove of hemlock on the west, the Flower Garden on the east, and by hemlock hedges on the south and north perimeters, the north one of which screened the Hothouses. The interior of the space was defined by the axial paths, which were connected by sets of steps at the middle and west ends. The lower walk was lined by a perennial border, and the upper (main) walk was lined by uniformly spaced shrubs clipped into tall cylinders. In c.1955, the Rockefellers opened the space by removing the perennial border along the lower walk, the hedges along the main walk, and eastern portions of the perimeter hedges. In 1962, the space was further modified through addition of the stone retaining wall for the pool terrace, which extended to the edge of the main walk. Despite these alterations, much of the Long Terrace retained an enclosed spatial character, defined by mature hemlock hedges along the south and north sides, as well as by mature mixed deciduous and coniferous plantations on the south and west.

Existing Condition

In 1999, the old hemlock hedges (V-49) were replaced in kind, altering the enclosed spatial character in the short term, and the adjoining perimeter plantation to the south (V-4) was cut back to decrease shade on the hedge. The Long Terrace is a 400'-long, 40'-wide open space defined by hemlock hedges on part of the south and north sides, a mature white pine and hemlock grove on the west, and the Flower Garden and pool to the east. [Figure 5.2] At the east end, adjoining the Flower Garden, the space is defined on the south side by a gravel walk bordering a naturalized fern bed and a rose bed, and on the north by the stone wall of the pool terrace.

Evaluation: Contributing

The Long Terrace space, designed in c.1894, built in 1897–1898, and altered in c.1955, contributes to the significance of the Mansion grounds as a character-defining spatial feature of the Estate era (1890–1914) that was altered during the Rockefeller era (1954–1997). The Rockefellers gave the Long Terrace a much more open spatial character, but the original character remains evident through the surviving topography and perimeter hedges. Together with the Flower Garden, the Long Terrace is a rare-surviving example of Charles

A. Platt's earliest landscape work in which he pioneered the introduction of Neoclassical garden design. Changes resulting from the replacement of the perimeter hedges in 1999 are temporary and, as the hedges mature, the enclosed character of the space will be restored.

SO-5. Cutting Garden Terrace

Historic Condition

When all of the Hothouses except for the Grapery (greenhouse) were demolished in 1930, the ground was graded into a more or less uniform slope that extended south to the Long Terrace. A cutting garden was established around this time adjoining the greenhouse. The Rockefellers made several modifications to this area in the 1950s and 1960s, including the addition of an orchard (designed as a double line of fruit trees) south of the cutting garden, which was specified in the 1957 "Belvedere-Pool Entourage" plan by Theodor Muller and Zenon Schreiber and probably planted by 1959. In c.1968, the area between the cutting garden and the Long Terrace hedge was graded to form the putting green terrace, which required the addition of a low stone wall positioned about where the north wall of the Rosary greenhouse had stood. The orchard was removed in c.1967, apparently in preparation for construction of the putting green.²

Existing Condition

The cutting garden terrace is a 140' by 30' space that is defined by the greenhouse and Garden Workshop to the north and northwest, a large yew hedge to the east adjoining the pool, and a low stone retaining wall to the south adjoining the putting green terrace. [Figure 5.3] Half of the space is devoted to the cutting garden, the other half to lawn.

Evaluation: Contributing

The cutting garden terrace space, initially established in 1930 and altered to its present dimensions in c.1967–1968, contributes to the significance of the Mansion grounds as a characteristic spatial feature of the French-Billings era (1914–1954) that was modified during the Rockefeller era (1954–1997). The terrace remains unchanged from the end of the historic period. The space reflects part of the "U"-shaped plan of Frederick Billings's Hothouse complex built in 1872–1874.

SO-6. Swimming Pool Terrace

Historic Condition

In 1931, John and Mary Montagu Billings French had a swimming pool constructed on the foundations of the Octagon and Tropical House. This concrete pool extended above grade to the south due to the sloping ground. As part of the Rockefellers' improvements to the Mansion grounds, architect Theodor Muller, in collaboration

with landscape designer Zenon Schreiber, designed a terrace around the pool in 1957. Their design specified the construction of an extended terrace supported by a stone wall to conceal the concrete walls of the pool, and a small patio adjoining the Belvedere.³ The terrace was built in 1961–1962 largely as designed.

Existing Condition

Due to the elevated nature of the swimming pool terrace, the space is largely open on three sides. [Figure 5.4] It is defined by a steel railing and drop in elevation on the south and portions of the east and west sides, by steps and rock gardens to the east, and to the west by a slope down to the putting green terrace. The space is enclosed on the north end by a yew hedge, brick walls, and the Belvedere. A 5'-high dry-laid stone retaining wall supports the terrace on the south and portions of the east and west sides.

Evaluation: Contributing

The swimming pool terrace space, designed in 1957 and built in 1961–1962, contributes to the significance of the Mansion grounds as a characteristic spatial feature of the Rockefeller era (1954–1997). The terrace remains largely unchanged from its completion in 1962.

SO-7. Belvedere Terrace

Historic Condition

In c.1962–1964, a level grass-covered terrace was built in front (east) of the Belvedere, following completion of the Belvedere fallout shelter; the shelter had an escape hatch on the terrace.⁴ The terrace was retained along the south side by the pool patio brick wall (completed in 1959) and the upper flight of the pool terrace steps, completed in c.1962. The terrace was enclosed by shrubs along the south and east sides.

Existing Condition

The Belvedere terrace is a small, partially enclosed rectangular space that extends from the front (east) entrance of the Belvedere and is open toward the Flower Garden to the south. The terrace measures 40' by 25', and consists of lawn bordered by the Belvedere to the east, the Belvedere drive to the north, mature arborvitae and a rock garden to the east, and the pool terrace steps and shrubs around the barbecue to the south. [Figure 5.5]

Evaluation: Contributing

The Belvedere terrace space, constructed in c.1962–1964, contributes to the significance of the Mansion grounds as a characteristic spatial feature of the Rockefeller era (1954–1997). There have been no documented changes since the end of the historic period.

SO-8. Putting Green Terrace

Historic Condition

In c.1967, the sloping ground south of the greenhouse and west of the pool terrace, where a double-row orchard had been planted in the late 1950s, was graded into two terraces. The south terrace accommodated a putting green designed by Robert Trent Jones. In order to level the area, a low stone retaining wall was built on the north side of the terrace, about where the north wall of the Rosary had stood. The east end of the terrace, on a slope leading to the pool terrace, was closed off by a flowerbed that was maintained until c.1992.⁵

Existing Condition

In 1999, the hemlock hedge adjoining the south side of the space was replaced. The putting green terrace is an open, 130' by 25' space defined by a low stone wall to the north, the pool terrace to the east, the Long Terrace hemlock hedge to the south, and a lilac bed to the west [see Figure 5.3]. The terrace is lawn with an oval 75' by 14' turf putting green in the center.

Evaluation: Contributing

The putting green terrace space, built in c.1968–1969, contributes to the significance of the Mansion grounds as a characteristic spatial feature of the Rockefeller era (1954–1997). The space remains unchanged since the end of the historic period, although replacement of the hedge to the south has temporarily reduced the enclosure of the space on the south side.

CIRCULATION

Walks

C-11. Flower Garden Walks and Steps

Historic Condition

In winter 1895, work was underway on building the stone steps and laying out the paths of the Flower Garden, designed by Charles A. Platt and built under the direction of Laura Billings. The paths were organized in a quincunx plan consisting of a perimeter and cross-axis meeting at a central fountain. Access to the garden was on the east-west axis of the garden. On the east was the main entrance leading up two flights of steps; on the west was a single flight leading up to the Long Terrace. A small step was also built at the northeast corner of the garden. The steps were made of gray “Oregon” stone, and the walks were maintained in earth and gravel except around the center fountain, where the circular area was paved in Oregon stone. The walks were initially edged by

ceramic tiles manufactured by a company named Parmeter that showed a 6" face and were colored to match the Oregon stone. These tiles were installed in the spring of 1895, but were replaced in 1897–1898 with edging made of Oregon stone. During the 1950s, the Rockefellers resurfaced the walks in pea gravel.⁶

Existing Condition

In c.1998, black-painted steel railings were added to the steps in the Flower Garden, similar to the railing on the pool terrace wall that had been installed in c.1962. The walks in the Flower Garden are 4'-wide, bordered by stone edging, and surfaced in pea gravel. [Figure 5.6] The stone edging is nearly flush with the gravel path surface. Steps at the east and west ends of the main east-west axis are 5' wide and have gray, Oregon-stone treads, risers, and cheek walls. A smaller, 3'-wide step is located at the northeast corner of the garden.

Evaluation: Contributing

The paths and steps in the Flower Garden, built in 1894–1895 and altered in 1897–1898, c.1956, and c.1998, contribute to the significance of the Mansion grounds as character-defining features of the Estate era (1890–1914). The only known changes undertaken since the original construction are the addition of pea gravel in c.1956 and addition of railings on the steps in c.1998. The paths and steps are distinctive components of the original Charles A. Platt design of the Flower Garden.

C-12. Long Terrace Walks and Steps

Historic Condition

In 1897, work began on the Long Terrace as the second phase of the Terrace Gardens plan, designed by Charles A. Platt and built under the direction of Laura Billings. The Long Terrace contained two 400'-long gravel and earthen-surfaced walks with gray, "Oregon"-stone edging that matched the paths in the Flower Garden. The main walk on the upper terrace extended on axis with the Flower Garden fountain and terminated at a bench on the west end; the lower walk extended from the south perimeter walk in the Flower Garden. A cross-axis walk in the middle connected the main and lower walks across a set of steps and terminated at a bench on the north end. A second cross-axis walk with two flights of steps and stone paving was at the west end. A third walk branched off the main walk near the Flower Garden and led to the Hothouses and Belvedere. In c.1956, the Rockefellers had all the walks and steps on the Long Terrace removed except for a portion of the lower walk extending from the Flower Garden, and the west-end cross-axis walk with its two sets of steps. The remnant of the lower walk was surfaced in pea gravel. Log steps were installed during the Rockefeller era at the end of the lower walk and adjoining the pool terrace. Remnants of the Oregon-stone edging along the lower walk were removed in c.1997 and reused to edge the triangular island at the foot of the main entrance drive.⁷ At an unknown date, the treads on the west cross-axis steps were surfaced in concrete.

Existing Condition

In c.1999–2000, the upper log steps on the Long Terrace were removed, but a lower set was retained. [Figure 5.7] The paths and steps on the Long Terrace consist of a 75'-long section extending from the Flower Garden and terminating at the lower hemlock hedge. [Figure 5.8] This path has a pea-gravel surface and gray Oregon stone edging. The west cross-axis walk is 36' long and contains two 5'-wide flights of Oregon-stone steps and stone paving. [Figure 5.9] The steps have stone risers and concrete-surfaced treads.

Evaluation: Contributing

The Long Terrace walks and steps, built in 1897–1898 and altered in c.1956, contribute to the significance of the Mansion grounds as characteristic circulation features of the Estate era (1890–1914) that were heavily modified during the Rockefeller era (1954–1997). The walks and steps no longer reflect the original circulation on the Long Terrace as designed by Charles A. Platt.

C-13. Swimming Pool Patio*Historic Condition*

The swimming pool patio was designed in 1957 by architect Theodor Muller in collaboration with landscape designer Zenon Schreiber. Their plan called for a regular-coursed stone patio extending from the Belvedere along the east and south sides of the proposed pool terrace. Prior to construction of the swimming pool terrace, the Rockefellers completed a small part of the patio adjoining the Belvedere in 1959, along with exterior improvements to the Belvedere and construction of a brick retaining wall around the patio. When the pool terrace was built in 1962, the patio was not expanded as had been originally designed.

Existing Condition

The swimming pool patio covers an irregular, 12' by 20' area bordered by the pool to the west, the Belvedere to the north, and the barbecue to the east. [Figure 5.10] The patio is paved in irregular-coursed Catskill bluestone acquired in Hancock, New York, and borders the lawn to the south.

Evaluation: Contributing

The swimming pool patio, completed in 1959, contributes to the significance of the Mansion grounds as a characteristic circulation feature of the Rockefeller era (1954–1997). It remains unchanged since its initial construction.

C-14. Swimming Pool Terrace Steps

Historic Condition

The swimming pool terrace steps were designed in 1957 by architect Theodor Muller in collaboration with landscape designer Zenon Schreiber. They were built in c.1962 along with the pool terrace in the general location of a pre-existing walk leading from the main walk of the Long Terrace to the Octagon and Belvedere. Stone steps from this pre-existing walk were reused in the uppermost steps adjoining the Belvedere terrace.

Existing Condition

Between 1999 and 2000, black-painted steel railings were added on the swimming pool terrace steps, similar to the railing on the pool terrace wall that had been installed in c.1962. Altogether, the pool terrace steps extend for 90' along an irregular line from the Long Terrace to the Belvedere terrace, and contain four sets of steps with stone treads and risers. The uppermost steps are 10' wide with two sets of five treads. [Figure 5.11] Below this is a small stone landing with a sundial in the center. Adjoining this landing is the second set of steps, which are 5' wide and access the adjoining lawn. [Figure 5.12] The two lower sets of steps are 7' wide and adjoin the stone retaining wall of the pool terrace. [Figure 5.13] The walk between these steps is surfaced in gravel. Each set of steps is bordered by a rock garden.

Evaluation: Contributing

The swimming pool terrace steps, designed in 1957 and constructed in c.1962, contribute to the significance of the Mansion grounds as characteristic circulation features of the Rockefeller era (1954–1997). They remain unchanged from their initial construction, aside from the addition of handrails.

C-15. Cutting Garden Walks

Historic Condition

The cutting garden, established in c.1930, did not have any formal walks until 1992, when a series of bluestone walks were installed across the short width of the garden according to the design of horticultural consultant Roy Thomas. These walks were designed to make it easier for Mary Rockefeller to cut flowers from the garden, and were installed by Kim Murray, grounds supervisor for the Woodstock Resort Corporation.⁹

Existing Condition

The cutting garden contains thirteen 14' by 2' bluestone walks that run perpendicular to the greenhouse for the length of the garden. The walks are built of rectangular slabs of bluestone that are the width of the walk. [Figure 5.14] The flowerbeds of the garden are located between the walks.

Evaluation: Contributing

The cutting garden walks, added in 1992, contribute to the significance of the Mansion grounds as characteristic circulation features of the Rockefeller era (1954–1997). They remain unchanged since they were constructed.

TOPOGRAPHY**T-2. Flower Garden and Long Terraces***Historic Condition*

In c.1872, on a former rocky pasture to the west of the Mansion, Frederick Billings constructed a large area of fill where he constructed the Hothouses between 1872 and 1874. This fill sloped down toward River Street, and was terraced to create level areas for the Hothouses. Below the Hothouses, the slope was roughly terraced in the spring of 1873. Frederick Billings referred to this terraced slope, which was maintained in clover and grass, as the “Hot House Hill.”¹⁰ In 1894, the slope was expanded to the east and south to create a square terrace for the Flower Garden, designed by Charles A. Platt and built under the direction of Laura Billings. In c.1897, the slope to the west was graded into two formal stepped terraces for construction of the Long Terrace. The topography of the Long Terrace was altered in 1961–1962 with the addition of the pool terrace.

Existing Condition

The Flower Garden terrace consists of a 60'-square level ground that transitions back to the surrounding grade at a maximum 50 percent slope. The toe of slope extends up to 25' toward the Mansion lawn to the east; and transitions to the natural grade down to River Street to the south. The Flower Garden terrace is graded into the slope to the north and west by a 3'- to 4'-high retaining wall. The adjoining Long Terrace begins at the same low elevation as the Flower Garden and contains two 4'-high, 400'-long stepped terraces that transition up to the putting green terrace and down to the natural grade along River Street.

Evaluation: Contributing

The Flower Garden and Long Terraces, built in 1894 and c.1897, contribute to the significance of the Mansion grounds as character-defining features of the Estate era (1890–1914). The terraces remain unchanged since they were originally built, aside from the addition of the swimming pool terrace in 1962. They are distinctive components of the original Charles A. Platt design of the Terrace Gardens.

VEGETATION

Groundcover

V-40. Long, Putting-Green, Cutting-Garden, and Swimming-Pool Terraces Lawns

Historic Condition

Frederick Billings maintained the slope below the Hothouses, built in 1872–1874, as a meadow of clover and grass that was cut for hay. The area immediately surrounding the Hothouses was maintained as lawn. With construction of the Terrace Gardens in 1894–1899, portions of the Long Terrace, built into the slope below the Hothouses, were maintained as lawn. These portions covered open ground in between the hedges, walks, and flowerbeds. In 1930, the area of lawn was expanded to cover the ground occupied by the Rosary, demolished in that year. In c.1956, the Rockefellers transformed the Long Terrace into an expansive lawn without any interior hedges, flowerbeds, or walks. Additional lawn area was established on the swimming pool terrace, built in 1962. In 1976, these lawns were included in a new sprinkler system designed by Robert Trent Jones, Inc.

Existing Condition

In 1998, the lawn surrounding the putting green was removed, graded, and replaced with sod.¹¹ Lawn is maintained on the Long Terrace, and the putting-green, cutting-garden, and swimming-pool terraces. These lawns are irrigated by an in-ground sprinkler system. The Long Terrace lawn is bordered by hemlock hedge on the north and south, and is partially shaded by the adjoining woods. The lawns on the cutting-garden, swimming-pool, and putting-green terraces are in full sun.

Evaluation: Contributing

The lawns on the Long Terrace, and the adjoining putting-green, cutting-garden, and swimming-pool terraces, expanded to their present extent between c.1956 and 1962, contribute to the significance of the Mansion grounds as character-defining features of the landscape during the Rockefeller era (1954–1997). Aside from resodding, they remain unchanged since the end of the historic period. These lawns, and the Long Terrace lawn in particular, reflect the Rockefellers' apparent preference for open spatial character in the landscape.

Groves and Plantations

V-41. Hemlock Grove at West End of Long Terrace

Historic Condition

In c.1877, Frederick Billings planted Norway spruce and white pine on the slope to the southwest of the Hothouses, part of a larger plantation that extended south to River Street.¹² In 1897–1898, these trees formed the western edge of the Long Terrace, designed by Charles A. Platt. The trees also formed the backdrop for the Platt-designed bench located at the west end of the main walk. At the time, these trees retained their lower branches. As they

matured, however, their canopy rose and hemlocks were planted in c.1920 to serve as supplemental screening. During the Rockefeller era, these hemlocks matured and lost their lower branches, allowing views into the adjoining woods through their understory.

Existing Condition

The west end of the Long Terrace is bordered by a grove containing approximately eighteen mature Canadian hemlock (*Tsuga canadensis*), with older white pine (*Pinus strobus*) and Norway spruce (*Picea abies*) to the west [see Figure 5.2]. The canopy of these hemlocks is approximately 12' above ground, and extends over the Charles A. Platt-designed bench at the west end of the main walk.

Evaluation: Contributing

The hemlock grove at the west end of the Long Terrace, established in c.1920, contributes to the significance of the Mansion grounds as a characteristic vegetation feature of the Rockefeller era (1954–1997). It remains unchanged since the end of the historic period. Although probably planted as a screening hedge during the French-Billings era, the hemlock matured into a grove with an open understory during the Rockefeller era.

Specimen Trees

V-42. Double-Leader White Pine

Historic Condition

In c.1877, Frederick Billings planted Norway spruce and white pine on the slope to the southwest of the Hothouses, part of a larger plantation that extended south to River Street.¹³ In 1897–1898, these trees formed the western edge of the Long Terrace, designed by Charles A. Platt. One large white pine with a double leader was on axis with the main walk of the Long Terrace. This tree remained an important specimen to the Rockefeller family and was protected with cables and lightning rods.¹⁴

Existing Condition

A prominent white pine (*Pinus strobus*) with a double leader and an approximately 30'-diameter canopy is located 6' behind the Platt bench at the west end of the main walk of the Long Terrace [see Figure 5.2]. This tree is a focal point in the middle ground of the Mount Tom vista looking west across the Terrace Gardens.

Evaluation: Contributing

The double-leader white pine, planted in c.1877, contributes to the significance of the Mansion grounds as a character-defining feature of the Estate era (1890–1914). It remains unchanged since the end of the historic period. Although planted during the

Frederick Billings era, the tree matured into a large specimen by the 1890s, when it became a conspicuous part of the Terrace Gardens, designed by Charles A. Platt and built between 1894 and 1899.

V-43. Cutting Garden Crabapple

Historic Condition

In c.1956, the Rockefellers had an orchard consisting of a double line of fruit trees planted between the cutting garden and the Long Terrace hedge. These trees were crabapples transplanted from the Rockefeller family estate, Kykuit, in Tarrytown, New York. In c.1967, the orchard was removed in preparation for the building of the putting green on the site. One crabapple was retained and/or relocated to the west end of the cutting garden.¹⁵

Existing Condition

A crabapple (*Malus sp.*) with a 20'-diameter canopy is located at the west end of the cutting garden, adjacent to the Garden Workshop [see Figure 5.3]. The variety of crabapple has not been identified.

Evaluation: Contributing

The crabapple in the cutting garden, planted between c.1956 and c.1967, contributes to the significance of the Mansion grounds as a characteristic vegetation feature of the Rockefeller era (1954–1997). There have been no changes to the tree since the end of the historic period.

V-44. Swimming Pool Terrace Honey Locust

Historic Condition

As part of the construction of the swimming pool terrace in 1962, a honey locust was planted off the south side of the pool patio.¹⁶ This tree was not specified in the 1957 plan for the pool terrace by architect Theodor Muller and landscape designer Zenon Schreiber. A honey locust was probably selected for its small leaves, which would not clog the pool filter.

Existing Condition

A large honey locust (*Gleditsia triacanthos*) is on the swimming pool terrace lawn, 5' south of the pool patio. [Figure 5.15] It has a 40' average canopy spread.

Evaluation: Contributing

The honey locust on the swimming pool terrace, planted in c.1962, contributes to the significance of the Mansion grounds as a character-defining vegetation feature of the Rockefeller era (1954–1997). The tree remains unchanged since the end of the historic period.

V-45. Pear Tree at West End of Putting Green Wall*Historic Condition*

The pear tree at the west end of the putting green wall was planted in c.1975, probably when the adjoining rock garden and the rock garden at the east end of the putting green wall were planted.¹⁷ [Figure 5.16]

Existing Condition

A small pear tree (*Pyrus sp.*) with a 10' average canopy spread is located at the west end of the putting green wall. The variety of pear is not known.

Evaluation: Contributing

The pear tree at the west end of the putting green wall, planted in c.1975, contributes to the significance of the Mansion grounds as a characteristic vegetation feature of the Rockefeller era (1954–1997). The tree remains unchanged since the end of the historic period.

V-46. Red Maple off Southwest Corner of Garden Workshop*Historic Condition*

A red maple was planted during the Rockefeller era off the southwest corner of the Garden Workshop. No documentation has been found on when or why this tree was planted. Its size suggests it was planted in c.1975.

Existing Condition

A red maple (*Acer rubrum*) with a 20' average canopy spread is located 12' off the southwest corner of the Garden Workshop [see Figure 5.16]. The tree suffered loss of a number of limbs in the winter of 2001.

Evaluation: Contributing

The red maple off the southwest corner of the Garden Workshop, planted in c.1975, contributes to the significance of the Mansion grounds as a characteristic vegetation feature of the Rockefeller era (1954–1997). The loss of limbs in the winter of 2001 has (perhaps temporarily) altered its historic shape.

Vines**V-47. Boston Ivy on Swimming Pool Patio Brick Walls***Historic Condition*

In 1959, brick walls were built around the north end of the swimming pool adjoining the greenhouse and Belvedere. At the time, the walls were painted white and did not have vines on them. In 1962, the pool terrace was built and improvements to the pool area

were completed that included stripping the white paint off the walls. By c.1970, Boston ivy was growing along the north brick wall adjoining the Belvedere, and in subsequent years probably covered much of the wall.

Existing Condition

Boston ivy (*Parthenocissus tricuspidata*) covers the north patio brick wall adjoining the Belvedere, including the adjoining angled retaining wall [see Figure 5.10]. The vine is pruned to stay off the wood siding of the Belvedere and off the adjoining barbecue.

Analysis: Contributing

The Boston ivy growing on the swimming pool patio brick walls, planted by c.1970, contributes to the significance of the Mansion grounds as a characteristic vegetation feature of the Rockefeller era (1954–1997). The vine remains basically unchanged since the end of the historic period.

Shrubs and Hedges

V-48. Flower Garden Hedge

Historic Condition

The Flower Garden, designed by Charles A. Platt and built between 1894 and 1899 under the direction of Laura Billings, featured a hemlock hedge along the east and south sides, which enclosed the garden together with 3'- to 4'- high stone walls on the west and north sides. This hedge was planted in 1895. The hedge in the Flower Garden was maintained at approximately 4' in height (probably to match the height of the wall) and was clipped into a rectangular shape with projecting caps at the corners and entrances to the garden. By the 1950s, the hedge had become overgrown, reaching upwards of 6' high and constricting the walks and entrances to the garden. In c.1955, as apparently one of their first improvements to the grounds, the Rockefellers had the hedge removed. They replaced the east side with a low yew hedge, but left the south side facing the woods open. This yew hedge was maintained at approximately 2'–3' high with a flat top and perpendicular sides. During the 1990s, the yew hedge was replaced because of damage from deer browsing.

Existing Condition

In 1998, half of the Flower Garden hedge was replaced with new Japanese yew (*Taxus cuspidata*). The hedge measures 52' long overall, and is 2' wide and 22' high and is clipped with a flat top and perpendicular sides. [Figure 5.17] The individual shrubs have not yet grown together into a uniform hedge.

Evaluation: Contributing

The Flower Garden hedge, established in c.1955 and replanted in 1998, contributes to the significance of the Mansion grounds as a characteristic vegetation feature of the Rockefeller era (1954–1997). The individual plants on the north half of the hedge have been replaced

since the end of the historic period. The Rockefellers changed the limits, dimensions, and species of the hedge as originally planted in 1895 according to the Charles A. Platt design of the garden.

V-49. Long Terrace Perimeter Hedges

Historic Condition

The Long Terrace, designed by Charles A. Platt and built between 1897 and 1898 under the direction of Laura Billings, featured hemlock hedges that enclosed the long north and south sides, extending from the Flower Garden on the south and the walk to the Octagon and Belvedere on the north. The north hedge screened the Hothouses from the Long Terrace, and included 75' extending west beyond the garden along the south side of the North Street drive that ceased to be sheared at an early date. Through the 1930s, the hedges were maintained at approximately 6' in height with flat caps and perpendicular sides. In c.1955, approximately 75' of the eastern part of the hedges adjoining the pool and Flower Garden were removed.¹⁸ Through the 1990s, the hedge grew to reach approximately 8'–10' high and nearly as wide, and was clipped with a flat (slightly sloped) cap and perpendicular sides. These dimensions probably did not reflect desired measurements, but rather annual clipping without periodic renewal pruning.

Existing Condition

In 1999, Kim Murray, park horticulturist, directed in-kind replacement of the perimeter hemlock hedges, amounting to 525 linear feet, with the assistance of the NPS Olmsted Center for Landscape Preservation. At the time, the hedge had suffered from significant deer browsing. The replacement plants for the south hedge were planted slightly to the north of where the original plants were located, extending onto the alignment of the removed lower walk¹⁹ [see Figures 5.8]. This south hedge measures 275' long, 4.5' wide, and 7.5' high; a permanent green-painted chain link fence was installed on the south (rear) side of this hedge in 2001 in order to prevent deer browsing. The hedge along the north side is 250' long, 3.5' high, and 6.5' high, and includes a short turn at the west end. The hedges have not yet grown into the dimensions characteristic of the historic period. In addition to these young plantings, a line of mature hemlock extends on axis with the north hedge along the south side of the North Street drive. These are probably remnants of the original hemlock hedge planted in 1897–1898.

Evaluation: Contributing

The hemlock hedges on the north and south perimeters of the Long Terrace contribute to the significance of the Mansion grounds as character-defining features of the Estate era (1890–1914) that were modified during the Rockefeller era (1954–1997). The existing plants are replacements made after the historic period. The hedges are an original feature of the Charles A. Platt design for the Terrace Gardens, although they were

shortened by the Rockefellers in c.1955. As the present replacement plants mature, the hedges will more closely reflect the historic enclosed character of the Long Terrace.

V-50. Yews at Upper Entrance to Flower Garden

Historic Condition

The main walk of the Long Terrace extending on axis with the center of the Flower Garden was originally planted in c.1898 with symmetrically spaced arborvitae shrubs lining both sides of the walk. As these arborvitae matured, they were clipped into flat-topped cylinders, reaching approximately 6' high by the 1920s. By the 1950s, the shrubs had become overgrown and were constricting the walk, and also leaning over due to snow-load damage. Between 1955 and 1956, the Rockefellers had all of these shrubs along the main walk removed and did not replace them, except for two at the steps leading into the Flower Garden. For these two, they substituted Japanese yew for arborvitae, and maintained the shrubs as low, rounded mounds.

Existing Condition

Two Japanese yew (*Taxus cuspidata*) are located on the east end of the Long Terrace to either side of the upper entrance to the Flower Garden [see Figure 5.1]. These yews are clipped into low, rounded mounds, measuring 32" high and 4.5' across.

Evaluation: Contributing

The yews at the upper entrance to the Flower Garden contribute to the significance of the Mansion grounds as characteristic vegetation features of the Rockefeller era (1954–1997). They remain unchanged since the end of the historic period. These replaced two of a long line of clipped arborvitae shrubs that lined the main walk of the Charles A. Platt-designed Long Terrace.

V-51. Mountain Laurel along Flower Garden Steps

Historic Condition

The eastern slope of the Flower Garden terrace, built in c.1894–1895, was maintained through the French-Billings era (1914–1954) as lawn with two clipped hemlock shrubs at the bottom of the steps. These shrubs were removed in c.1955.²⁰ Soon after this time, the Rockefellers had informal masses of mountain laurel planted along the lower set of steps; the remaining parts of the bank were kept in lawn, except along the upper steps, where periwinkle was planted.

Existing Condition Two large, naturalized masses of mountain laurel (*Kalmia latifolia*) are located to either side of the lower set of steps to the Flower Garden [see Figure 5.17]. The mass on the north side of the steps is larger, measuring approximately 15' across; the other is approximately 8' across.

Evaluation: Contributing

The mountain laurel along the steps to the Flower Garden, planted in c.1956, contribute to the significance of the Mansion grounds as characteristic vegetation features of the Rockefeller era (1954–1997). There have been no changes to the planting since the end of the historic period.

V-52. Hedge at East End of Cutting Garden*Historic Condition*

In 1957, as part of the plan for the pool terrace entitled “Belvedere-Pool Entourage,” architect Theodor Muller and landscape designer Zenon Schreiber designed a yew hedge along the retaining wall between the cutting garden and the pool. This hedge was planted in c.1962 following completion of the pool terrace.

Existing Condition

In 2002, a large yew plant at the north end of the hedge was removed to allow for repairs to the greenhouse and sufficient room to operate the side ventilators. This hedge is Hicksii yew (*Taxus x media* “Hicksii”, a cross between *T. cuspidata* and *T. baccata*) and lines the east end of the cutting garden, abutting the brick retaining wall next to the swimming pool. The hedge is clipped into a vase shape with a flat cap and measures 24' long, 7' high, and 5.75' wide. [Figure 5.18] At the northwest end of this hedge adjoining the greenhouse, there is a large Japanese yew (*Taxus cuspidata*) clipped into a pyramidal shape. This shrub measures 8" in diameter at the base and is 10' high.

Evaluation: Contributing

The yew hedge at the east end of the cutting garden, planted in c.1962, contributes to the significance of the Mansion grounds as a characteristic vegetation feature of the Rockefeller era (1954–1997). There have been no changes to the hedge since the end of the historic period aside from removal of one plant adjoining the greenhouse.

V-53. Barbecue Shrub Bed*Historic Condition*

As part of the Rockefellers' initial improvements to the Belvedere and pool area completed by October 1959 according to the design of Theodor Muller and Zenon Schreiber, shrubs were planted behind the brick barbecue/retaining wall. Additional shrubs were probably planted with completion of the adjoining pool terrace steps.

Existing Condition

Shrubs located above the barbecue brick wall adjoining the upper flight of pool terrace steps include dwarf Alberta spruce (*Picea abies* ‘*procumbens*’), andromeda (*Pieris japonica*), potentilla (*Potentilla* sp.), lilac (*Syringa vulgaris*), and ferns. [Figure 5.19]

These are planted in an in-formal manner in a 35'-long bed that drops in grade along the upper pool terrace steps.

Evaluation: Contributing

The shrub bed above the barbecue and adjoining brick wall, planted between c.1959 and c.1962, contributes to the significance of the Mansion grounds as a characteristic vegetation feature of the Rockefeller era (1954–1997). There have been no changes to the shrub bed since the end of the historic period.

V-54. Lilac Hedge at West End of Putting Green

Historic Condition

In c.1970, following construction of the putting green, head gardener Carl Bergstrom planted a hedge of lilacs at the west end of the putting green terrace in order to enclose the space.²¹

Existing Condition

A hedge of lilacs (*Syringa vulgaris*) is located 20' west of the putting green [see Figure 5.27]. The hedge measures 20' long by 10' high.

Evaluation: Contributing

The lilac hedge at the west end of the putting green, planted in c.1970, contributes to the significance of the Mansion grounds as characteristic vegetation features of the Rockefeller era (1954–1997). There have been no major changes to the hedge since the end of the historic period.

Herbaceous and Rock Garden Beds

V-55. Flower Garden Beds

Historic Condition

The Flower Garden, designed by Charles A. Platt and built between 1894 and 1899 under the direction of Laura Billings, featured four primary beds of herbaceous flowering plants, with narrow beds bordering the perimeter hedges and walls. The primary beds were defined by the quincunx plan of the garden and measured approximately 25' square, with concave corners at the center and at the ends of the north-south path. The beds were planted with a wide range of old-fashioned flowers, such as gas plant, hollyhocks, iris, larkspur, peonies, phlox, pinks, and roses. The primary beds were bordered by low, rectangular clipped hedges designed to be 2' high, and planted in 1896 with privet or barberry. In 1913, landscape architect Ellen Shipman prepared plans for Elizabeth Billings to replant the Flower Garden. Shipman continued the old-fashioned character of the initial plantings, specifying calendulas, candytuft, columbines, daylilies, hollyhocks, German iris, larkspur, candidum lilies, petunias, peonies, phlox, pink baby rambler roses, and snapdragons. At the corner of each

bed facing the Italian fountain, Shipman called for adding a pyramidal Japanese yew. In the narrow beds bordering the exterior hemlock hedge, she specified anemone, coral bells, ferns, forget-me-nots, funkia, pansies, Iceland poppies, saxifrage, and sedum. Photographs from the 1920s through the 1950s show the pyramidal Japanese yews, indicating that Shipman's design was implemented. In c.1956, the Rockefellers altered the character of the plantings in the Flower Garden by removing the border hedges that framed the primary beds and establishing mixed perennial and annual plantings, not unlike the earlier ones, but more informal in arrangement. The outside beds adjoining the stone wall were planted with roses; the red hybrid tea rose, "Mr. Lincoln," was Mary Rockefeller's favorite.²² On the south side of the garden, a naturalized bed of ferns was established bordering the woods to the south. Under the direction of head gardener Carl Bergstrom, the plantings were selected to maximize bloom during the Rockefellers' time at the Mansion grounds during July and early August. Beginning in 1992, as the Rockefellers planned for the opening of the Mansion grounds to the public, the plantings in the Flower Garden were changed to extend the bloom time over the course of the anticipated visitor season between May and October. The plantings were redesigned by horticultural consultant Roy Thomas. At the same time, Thomas added tree roses to the outer beds adjoining the stone walls so that Mary Rockefeller would not have to bend down to smell the flowers.²³ Aside from the Shipman plan, no documentation has been found on the specific placement and variety of plant material that was used during the historic period prior to 1992.

Existing Condition

In c.1998, small black-faced identification signs were installed in the Flower Garden beds to enhance interpretation and, in 2000, an automatic watering system of above-ground black PVC drip lines was installed. Through contract with Resortsapes, Inc., the Flower Garden is maintained with a wide variety of annual and perennial flowering herbaceous plants designed in an informal manner, roughly symmetrical with respect to the center fountain. [Figure 5.20] The south half of the beds are planted with shade-tolerant material because of the adjoining mature hemlocks. The plantings change from year to year, but the overall character established during the late Rockefeller era is maintained. In 2001, the plantings include sweet alyssum, alumroot, allium, astilbe, begonias, chrysanthemum, cleome, delphinium, impatiens, lilies, meadow rue, phlox, rudbekia, sedum, veronica, and zinnias. The beds bordering the stone wall on the north and west sides of the garden are maintained as a rose garden with a variety of standard and tree hybrid tea roses, that consistently include the red variety "Mr. Lincoln." There is no bed bordering the yew hedge on the east side; the bed on the south is grass with naturalized ferns extending down the slope.

Evaluation: Contributing

The Flower Garden beds, originally established in 1895–1896 and altered in c.1913, c.1956, and c.1992, contribute to the significance of the Mansion grounds as character-defining features of the landscape during the Rockefeller era (1954–1997). Although the limits of the beds as defined by the adjoining paths remain largely intact from the original construction in 1895–1896, the existing planting plan was established in c.1956, and modified in c.1992 to extend the bloom period. The historic character of the Flower Garden beds is defined by their overall scale, variety of plant material, and informal arrangement, rather than by individual plants.

V-56. Long Terrace Rose Bed*Historic Condition*

The Long Terrace, designed by Charles A. Platt and built between 1897 and 1898 under the direction of Laura Billings, featured planting beds along both the main and lower walks. The bed along the main walk originally featured roses between arborvitae shrubs that were maintained through the 1920s, but removed by the late 1930s.²⁴ Along the north side of the lower walk, there was originally an extensive, 400'-long herbaceous bed, with a peony bed on the south side adjacent to the perimeter hemlock hedge. The herbaceous bed was planted with a wide variety of flowering annuals and perennials, with taller varieties planted along the back (north) side of the bed. In 1912, these beds along the lower walk were redesigned by landscape architect Ellen Biddle Shipman for Elizabeth Billings. Shipman retained the 400'-long beds, but changed the plant material, much as she had done in the Flower Garden the year before. For the main bed, she specified a complex planting plan employing fifty-seven varieties of flowering perennials arranged into six sections defined by the predominant colors of purple, blue, white, yellow, pink, and “various.” She made use of anemone, hardy asters, baby’s breath, chamomile, daylilies, delphinium, hollyhocks, foxglove, iris, lupins, phlox, starwort, sweet william, and yarrow, lined by a border of sweet alyssum. Along the narrow bed adjoining the hemlock hedge, Shipman called for more shade-tolerant perennials, including foxglove, funkia, ferns, heuchera, pansies, Iceland poppy, saxifrage, sedum, and campanula, also to be lined by sweet alyssum. Elizabeth Billings probably implemented Shipman’s plan, as she had in the Flower Garden, and the beds appear to have been maintained in part into the 1940s. In c.1955, the Rockefellers replaced all but the eastern 75' of the main bed along the lower walk with lawn, and removed the adjoining portion of the hemlock hedge. The 75'-bed was planted as an extension of the Flower Garden with flowering herbaceous plants in the east half (planted for a bloom period in July and early August), and hybrid tea roses in the west half, with yews in between.²⁵ In subsequent years, the yews were removed and the entire bed was planted in roses. Aside from the Shipman plan, no documentation has been found on the specific placement and variety of plant material that was used during the historic period prior to 1992.

Existing Condition

The Long Terrace rose bed is maintained under contract with Resortscapes, Inc. Individual plants are replaced on an annual basis, but the overall character of the bed from the late Rockefeller period is maintained. The rose bed measures 75' long and 6' wide and is planted with bush and tree-form hybrid tea roses, most recently the varieties "Alexandra Mackenzie," "J. P. Connell," "Arizona," "John Davis," and "Mr. Lincoln." The borders of the bed are lined with white cupflower (*Nierembergia repens*) [see Figure 5.8]. A stone slab, approximately 3' square, is located near the middle of the bed. It covers a below-grade concrete valve pit.

Evaluation: Contributing

The Long Terrace rose bed, established in c.1955, contributes to the significance of the Mansion grounds as a characteristic vegetation feature of the Rockefeller era (1954–1997). Aside from replacement of individual rose plants, there have been no changes to the overall character of the bed since the end of the historic period. It is a remnant of extensive herbaceous beds established in 1897–1898 along the entire length of the lower walk of the Long Terrace. The historic character of the rose bed is defined by its overall scale, variety of plant material, and informal arrangement, rather than by individual plants.

V-57. Cutting Garden*Historic Condition*

Along with or soon after construction of the Hothouses in 1872–1874, a grape border may have been established along the south side of the 150'-long Grapery. In 1930, all of the Hothouses except for the Grapery (present greenhouse) were demolished, and a cutting garden of peonies was established along the south side of the greenhouse (where the grape border may have been located).²⁶ In c.1958, the Rockefellers improved the cutting garden as part of their initial improvements to the pool area, adding a wider variety of cut flowers.²⁷ A crabapple was planted around this time at the west end of the garden. In 1992, the cutting garden was redesigned by horticultural consultant Roy Thomas, and was replanted by Kim Murray, grounds superintendent with the Woodstock Resort Corporation.

Existing Condition

In c.2000, an automatic watering system of above-ground black PVC drip lines was installed in the cutting garden, which measures 75' by 13' and adjoins the south side of the greenhouse. Through contract with Resortscapes, Inc., the garden is maintained with a variety of annual flowering herbaceous plants organized in beds defined by thirteen bluestone walks. In 2001, it is planted with common cut flowers, including

gladioli, dahlias, salvia, and snapdragons [see Figure 5.14]. A small shade garden of flowering annuals (impatiens, begonias) is maintained under the crabapple at the west end of the garden.

Evaluation: Contributing

The cutting garden, established in c.1930 and altered in c.1958, c.1967, and 1992, contributes to the significance of the Mansion grounds as a characteristic vegetation feature of the French-Billings (1914–1954) and Rockefeller (1954–1997) eras. Aside from the addition of an irrigation system, the cutting garden continues to be maintained as it was at the end of the historic period. Plants are changed on an annual basis. The historic character of the garden is determined by the overall organization and variety of plant material, rather than by individual plants.

V-58. Rock Gardens along Pool Terrace Steps

Historic Condition

As part of the 1957 plan for the “Belvedere-Pool Entourage,” Zenon Schreiber planned rock gardens adjoining the upper and lower steps adjoining the east side of the proposed pool terrace. These rock gardens were built by c.1962–1964 with construction of the pool terrace. In addition to the rock gardens adjoining the lower and upper steps, Schreiber also designed rock gardens adjoining the middle set of steps and in the adjoining lawn. These rock gardens provided transition between the pool terrace steps and the adjoining lawn. The upper rock garden was built around a pre-existing rock outcropping; all other rocks were introduced. Schreiber placed rocks with vertical strata in the upper rock garden, and horizontal strata in the others. He planted the gardens with dwarf evergreens such as bird’s-nest spruces, balsam, creeping junipers, arborvitae, and andromeda; and flowering alpine plants such as columbine, creeping phlox, heaths, and heathers. These gardens were maintained by Zenon Schreiber on an annual basis until c.1987, when he retired. In spring 1992, the local landscape design-build firm, Primavera, was brought in under contract with the Woodstock Resort Corporation to renovate the plantings in the rock gardens. Primavera retained their overall character, but adjusted the bed limits and diversified the plantings in part to maintain a bloom time to commence the last week of May. No documentation has been found on the planting plan for these gardens prior to Primavera’s work in 1992.

Existing Condition

In c.1998, small black-faced labels were added to the rock gardens, which are maintained by Resortscapes, Inc. of Woodstock. There are four rock gardens bordering the pool terrace steps. The garden bordering the upper steps is the largest and is characterized by rocks with vertical strata, mature cotoneaster (*Cotoneaster* sp.), false cypress (*Chamaecyparis* sp.), dwarf balsam (*Abies balsamea nana*), juniper (*Juniperus* sp.), dwarf Alberta spruce (*Picea abies/glauca* sp.), and potentilla (*Potentilla* sp.) shrubs, bordered by alpine and other herbaceous plants such as European ginger (*Asarum europeum*), moonbeam tickseed (*Coreopsis verticillata*) balloon flower (*Platycodon grandiflorum*), and bleeding heart (*Dicentra* sp.)

[see Figure 5.11]. The rock garden at the middle set of steps, measuring approximately 40' by 8', is largely devoted to heather (*Erica sp.*), along with blue fescue (*Festuca glauca*), globe daisy (*Globulairia cordifolia*), creeping phlox (*Phlox subulata*), bird's-nest spruce (*Picea abies* "nidiformis"), and creeping sedums (*Sedum sp.*) [see Figure 5.12]. Three feet east of this garden in the lawn is a large mound of creeping juniper (*Juniperus horizontalis*), measuring approximately 18' by 8' and surrounding several rocks. The lower rock garden, measuring approximately 20' by 6', features a few small shrubs, including juniper (*Juniperus sp.*) and Alberta spruce (*Picea abies/glauca sp.*), but is dominated by an assortment of alpine and herbaceous plants and grasses, including blue German garlic (*Alium sp.*), dwarf Chinese astilbe (*Astilbe sp.*), clustered bellflower (*Campanula sp.*), creeping baby's breath (*Gypsophila repens*), and scabiosa (*Scabiosa sp.*). Sedum grows along the stone treads [see Figure 5.13].

Evaluation: Contributing

The rock gardens along the pool terrace steps, designed and maintained by Zenon Schreiber between 1962 and c.1987, and modified in 1992, contribute to the significance of the Mansion grounds as character-defining features of the landscape during the Rockefeller era (1954–1997). Aside from minor replacement of plant material and addition of labels, there have been no major changes to the rock gardens since the end of the historic period. They reflect the Rockefellers' preference for informal and naturalistic plantings.

V-59. Belvedere Beds

Historic Condition

With completion of the pool terrace brick wall in c.1959, the area in front of the Belvedere was made into a level terrace. Around this time, two herbaceous beds were established to either side of the Belvedere porch and planted with ferns and flowering annuals, as well as small shrubs.²⁸

Existing Condition

The herbaceous bed on the north side of the Belvedere porch measures approximately 5' by 8', and wraps around the north side of the building. The bed is edged by flat stones and planted with ferns. [Figure 5.21] The bed on the south side of the porch extends onto the top of the brick pool patio retaining wall and measures approximately 3' wide and 20' long. It is planted with flowering annuals (red geraniums in 2001) interspersed between small cinquefoil (*Potentilla sp.*) shrubs.

Evaluation: Contributing

The Belvedere beds, established in c.1959, contribute to the significance of the Mansion grounds as a characteristic vegetation feature of the Rockefeller era

(1954–1997). There have been no documented changes to the beds since the end of the historic period. They reflect the Rockefellers’ preference for informal and naturalistic plantings.

V-60. Fern Bed Along South Side of Flower Garden and Long Terrace

Historic Condition

Prior to 1955, the south side of the Flower Garden and Long Terrace was enclosed by a hemlock hedge. No documentation has been found on the vegetation on the slope of the terraces behind this hedge. In c.1955, the Rockefellers had the hedge removed from the Flower Garden and the east end of the Long Terrace. By 1964, the ground where the hedges had been, in the shade of the adjoining woods, was maintained as a naturalized fern bed.²⁹

Existing Condition

A naturalized fern bed covers the terraced slope along the south side of the Flower Garden and the adjoining Long Terrace walk; its is bordered by a narrow strip of lawn [see Figure 5.8]. This bed extends for approximately 130' along the slope from the Flower Garden to the hemlock hedge, and extends down an average of 10' into the adjoining woods. The ferns are largely common ostrich fern (*Matteuccia struthiopteris pensylvanica*), which reach upwards of 4' high.

Evaluation: Contributing

The fern bed along the south side of the Flower Garden and Long Terrace, established by 1964, contributes to the significance of the Mansion grounds as a characteristic vegetation feature of the Rockefeller era (1954–1997). There have been no major changes to the bed since the end of the historic period.

V-61. Rock Gardens Above North Side of Flower Garden

Historic Condition

In 1957, architect Theodor Muller and landscape designer Zenon Schreiber proposed a “grass walk” with steps above the north side of the Flower Garden as part of their design for the pool terrace entitled the “Belvedere-Pool Entourage,” but this feature was not built. At some point between 1973 and 1986, small rock gardens were built at the northeast corner of the Flower Garden and along the adjoining steps in the wall. These gardens, dominated by dwarf and spreading shrubs, were probably designed by Zenon Schreiber, who continued to work at the Mansion grounds periodically until c.1987. In spring 1992, the local landscape design-build firm, Primavera, was brought in under contract with the Woodstock Resort Corporation to renovate the plantings in the rock gardens. Primavera retained their overall character, but adjusted the bed limits and diversified the plantings in part to maintain a bloom time to commence the last week of May. No documentation has been found on the planting plan for these gardens prior to Primavera’s work in 1992. Between 1994 and 1997,

two small plantings of creeping juniper were established ³¹ above the northwest corner and middle of the north Flower Garden wall.

Existing Condition

The four small rock gardens along the north side of the Flower Garden are maintained by Resortscapes, Inc. The gardens at the northwest corner and middle of the wall, and at the steps in the wall, are each approximately 10' long and 3' wide and consist largely of creeping juniper (*Juniperus horizontalis*); the larger garden at the northeast corner, measuring approximately 20' by 10', consists of creeping juniper along with cotoneaster (*Cotoneaster sp.*), spurge (*Euphorbia sp.*), and sedum (*Sedum sp.*). [Figure 5.22]

Evaluation: Contributing

The four rock gardens above the north side of the Flower Garden, planted between 1973 and c.1997, contribute to the significance of the Mansion grounds as characteristic vegetation features of the Rockefeller era (1954–1997). There have been no major changes to the gardens since the end of the historic period. They reflect the Rockefellers' preference for informal, naturalistic design in the Terrace Gardens.

V-62. Rock Gardens at East and West Ends of Putting Green Wall

Historic Condition

In c.1968–1969, the Rockefellers had a 2'-high stone wall constructed below the cutting garden in order to create a level terrace for the putting green. At some point after c.1970, two rock gardens were established at either end to provide a transition between the wall and the surrounding landscape. ³² These rock gardens were probably designed by Zenon Schreiber, who worked on the grounds periodically until c.1987. In spring 1992, the local landscape design-build firm, Primavera, was brought in under contract with the Woodstock Resort Corporation to renovate the plantings in these two rock gardens and the ones along the pool terrace. Primavera retained the overall character of the gardens, but adjusted the bed limits and diversified the plantings in part to maintain a bloom time to commence the last week of May. No documentation has been found on what was planted in these gardens prior to Primavera's work in 1992.

Existing Condition

The rock gardens at the ends of the putting green wall are maintained by Resortscapes, Inc. of Woodstock, which makes limited changes to the plantings on an annual basis. The rock garden at the west end of the putting green wall, largely in the shade of a pear tree, measures 20' by 10'. [Figure 5.23] It is planted with an informal assortment of alpine and herbaceous plants, including goat's beard (*Aruncus*), wild indigo (*Baptisia*), chrysanthemums (*Chrysanthemum sp.*), and forget-me-nots (*Myosotis scorpioides*). The rock garden at the east end of the wall near the pool is approximately 15' by 8' and adjoins three stone steps [see Figure 5.18]. It is dominated by a large, spreading Alberta

spruce (*Picea abies* sp.) and a mass of blue sage (*Salvia azurea*), along with Boston ivy (*Parthenocissus tricuspidata*) and potentilla (*Potentilla* sp.).

Evaluation: Contributing

The rock gardens at the east and west ends of the putting green wall, attributed to the design of Zenon Schreiber, planted in c.1975 and modified in 1992, contribute to the significance of the Mansion grounds as characteristic vegetation features of the Rockefeller era (1954–1997). There have been no major changes to the gardens since the end of the historic period.

V-63. Garden Workshop Sweet Pea Bed

Historic Condition

In c.1992, horticultural consultant Roy Thomas established a sweet pea bed along the south side of the Garden Workshop at the same time that he designed improvements to the cutting garden, including the addition of bluestone walks.³³ There had not been a prior flower bed at this location.

Existing Condition

The sweet pea (*Lathyrus odoratus*) bed is approximately 2' wide and extends for 28' along the south side of the Garden Workshop. [Figure 5.24] The multi-colored sweet peas are grown on a 5'-high wire fence supported by steel snow-fence stakes.

Evaluation: Contributing

The Garden Workshop sweet pea bed, established in c.1992, contributes to the significance of the Mansion grounds as a characteristic vegetation feature of the Rockefeller era (1954–1997). There have been no major changes in the design of the garden since the end of the historic period. The sweet pea garden reflects the Rockefellers' desire to improve the aesthetics of the Mansion grounds in preparation for its opening to the public as a National Historical Park.

BUILDINGS AND STRUCTURES

Buildings

BS-15. Belvedere HS-20, LCS #40519

Historic Condition

The Belvedere was designed for Frederick Billings in the rustic Swiss chalet style by architect Detlef Lienau and built between 1872 and 1874 as part of a complex of greenhouses and a bowling alley. The Billings family apparently adopted the name “Belvedere” on account of the expansive views from the building to the east and south. The Belvedere was originally

painted in earth tones and was used as a parlor until c.1902, when it was converted into a potting shed following demolition of the Potting Room. In 1930, the adjoining greenhouses were torn down except for the Grapery, which connected to the Belvedere via the Bowling Alley to the west. The greenhouse that abutted the Belvedere to the south (Tropical House) was replaced by a swimming pool. At this time, the Belvedere was painted white (or light gray) with dark window sashes. In 1959, the Belvedere was renovated back into a parlor with an office for Laurance Rockefeller on the second floor. The work, designed by architect Theodor Muller, included new windows and detailing on the south side. The entire building was painted white.

Existing Condition

The Belvedere is a two-story frame, white-painted Swiss-chalet-style building measuring approximately 35' long by 22' wide. [Figure 5.25] It has a low-pitched cross-gable roof and a two-story porch on the east (front) side.

Evaluation: Contributing

The Belvedere, designed by Detlef Lienau and built in 1872–1874, and modified in c.1902, 1930, and 1959, contributes to the significance of the Mansion grounds as a character-defining feature of the Frederick Billings era (1869–1890) that was modified during the French-Billings (1914–1954) and Rockefeller (1954–1997) eras. The building has not been altered since the end of the historic period, and retains much of its original character.

BS-16. Bowling Alley HS-22, LCS #40542

Historic Condition

The Bowling Alley was designed by architect Detlef Lienau and built in 1872–1874 as part of a complex of greenhouses that included the adjoining Belvedere. The building was painted in earth-tone colors and featured iron cresting along the ridge. A walnut-finished bowling alley, an original part of the building, ran the length of the first floor, except for an area that served as a potting room, probably at the west end or perhaps in the basement. The entire south side of the building faced the interior of the Grapery, a lean-to or half-span greenhouse. This greenhouse was replaced with a new iron superstructure in 1902–1903, at which time the cresting was likely removed from the Bowling Alley. In c.1958, a new building, the Garden Workshop, was built at the west end of the Bowling Alley, which was repainted in white around the same time.

Existing Condition

The Bowling Alley is a one-story, brick, white-painted building measuring 17' wide by 105' long, with a parapeted shed roof [see Figure 4.51]. It adjoins the Belvedere to the east, the greenhouse to the south, and the Garden Workshop to the west.

Evaluation: Contributing

The Bowling Alley, designed by Detlef Lienau and built in 1872–1874, and modified in c.1902–1903 and 1959, contributes to the significance of the Mansion grounds as a character-defining feature of the landscape from the Frederick Billings era (1869–1890). The exterior of the building has not been altered since the end of the historic period, and retains much of its original character. The Bowling Alley is a remnant of a large complex of greenhouses that Frederick Billings constructed as part of the initial development of the Mansion grounds in the early 1870s.

BS-17. Greenhouse HS-06, LCS #40524*Historic Condition*

The greenhouse was originally designed by architect Detlef Lienau and built by Lord's Horticultural Works in 1872–1874 as part of a 'U'-shaped greenhouse range that included the adjoining Belvedere and Bowling Alley. The greenhouse, known as the "Grapery" during the Frederick Billings and Estate eras, was a curved-eave half-span wood-frame and lapped-glass structure used for growing grapes. It measured 16' wide and 153' long, and extended 50' beyond the west end of the Bowling Alley. In 1902–1903, the wooden superstructure was replaced by a rectilinear-eave iron-frame greenhouse manufactured and erected by Lord & Burnham Company. In 1930, the other greenhouses in the complex (Octagon, Rosary, and Tropical House) were torn down; the east endwall of the greenhouse, formerly within the Tropical House, was exposed as an exterior wall. In c.1940, the 50'-section of the greenhouse that extended west beyond the Bowling Alley was demolished and on this site in c.1958, the Garden Workshop was constructed. For further information on the history of the greenhouse, see Barbara Yocum, "The Greenhouse / Incremental Historic Structure Report" (National Park Service, October 2001).

Existing Condition

The greenhouse is a half-span or lean-to Lord & Burnham greenhouse with iron framing, lapped glass, and wood glazing bars [see Figure 5.3]. It measures 103' by 16'. This superstructure is supported by the south wall of the Bowling Alley to the north and a low brick side wall with granite posts to the south (wall remnant of original 1872–74 greenhouse). The greenhouse adjoins the Garden Workshop to the west. Presently used for storing plants during the winter, the greenhouse was restored in 2001.

Evaluation: Contributing

The greenhouse, originally designed by Detlef Lienau and constructed by Lord's Horticultural Works in 1872–1874, rebuilt by Lord & Burnham in 1902–1903, and modified in 1930 and c.1958, contributes to the significance of the Mansion grounds as a character-defining feature of the Estate era (1890–1914) that was altered during the French-Billings era (1914–1954). There have been no major changes to the building since the end of the historic

period. The greenhouse is a remnant of a range of greenhouses that Frederick Billings constructed as part of his initial development of the Mansion grounds in the early 1870s.

BS-18. Garden Workshop HS-09, LCS #40527

Historic Condition

In c.1958, a frame building known as the "Garden Workshop" was built at the west end of the greenhouse and Bowling Alley according to the design of architect Theodor Muller. The building was designed for use as a potting shed, a function that since c.1903 had been housed in the Belvedere. The building was designed to be sympathetic with the nineteenth-century character of the adjoining Belvedere and Bowling Alley.

Existing Condition The Garden Workshop is a 25' by 35', one-and a-half-story white-painted barn-like building with matchboard and board-and-batten siding. [Figure 5.26] It is used by park maintenance staff and is not open to the public.

Evaluation: Contributing

The Garden Workshop, designed by Theodor Muller and constructed in c.1958, contributes to the significance of the Mansion grounds as a characteristic building of the Rockefeller era (1954–1997). There have been no major changes to the building since the end of the historic period. The building reflects the Rockefellers' sensitivity to the historic character of the Mansion grounds.

Structures

BS-19. Flower Garden Stone Wall HLF-02, LCS #40514

Historic Condition

The Flower Garden, designed by Charles A. Platt and built between 1894 and 1899 under the direction of Laura Billings, featured a 3'- to 4'-high dry-laid stone wall along the north and west sides of the garden. The wall was built in 1895 and provided enclosure that was paralleled on the opposite sides of the garden by hemlock hedges. A set of four stone steps was built into the wall at its eastern end, probably to allow for access to a hydrant located in the adjoining lawn.

Existing Condition

The Flower Garden stone wall extends along the north and west sides of the garden. It is constructed of dry-laid random-coursed cut stones with large coping stones [see Figure 5.15]. The west side of the wall begins at the lower walk of the Long Terrace, where it slopes from ground level to a height of 4' parallel with the adjoining bank, and is interrupted by steps leading up to the former main walk on the Long Terrace. The north side is 4' high and steps down to 3' at the east end where it terminates at a flight of steps.

Evaluation: Contributing

The Flower Garden stone wall, built in 1895 as part of the initial development of the garden designed by Charles A. Platt, contributes to the significance of the Mansion grounds as a character-defining feature of the Estate era (1890–1914). The wall remains unchanged from its original construction, and illustrates Charles A. Platt's incorporation of Arts and Crafts character in his Neoclassical gardens.

Structures**BS-20. Swimming Pool Patio Brick Walls and Barbecue***Historic Condition:*

As part of the construction of the swimming pool in 1930–1931 in the foundations of the Octagon and Tropical House greenhouses, a stepped wall was built adjoining the west side of the pool to retain the adjoining bank below the greenhouse (former Grapery). This wall was parged in concrete. As part of their rehabilitation of the Belvedere and initial improvements to the pool completed by October 1959, the Rockefellers had the retaining wall rebuilt in brick with a sloping rather than stepped profile, following the "Belvedere-Pool Entourage" plan designed by architect Theodor Muller and landscape designer Zenon Schreiber in 1957. This brick wall was continued along the Belvedere foundation to the east side of the pool, where the slope was graded back to provide room for a patio and a barbecue built into the wall. The wall was initially painted white, but the paint was stripped off during construction of the pool terrace in 1962.

Existing Condition:

The brick walls extending around the swimming pool and patio adjoining the Belvedere consist of a 40'-long section with a sloping profile on the west side that retains the cutting garden and covers the lower part of the west wall of the greenhouse; a low brick foundation wall facing against the Belvedere; and a 40'-long, 5'-high section bordering the pool patio [see Figures 5.10, 5.25]. This section has an angular projection adjoining the Belvedere, and a two-bay brick barbecue along the east portion of the wall.

Evaluation: Contributing

The brick retaining walls and barbecue at the north end of the swimming pool, designed by Theodor Muller in collaboration with Zenon Schreiber in 1957 and built in c.1959, contribute to the significance of the Mansion grounds as characteristic structures of the Rockefeller era (1954–1997). Aside from removal of the paint in c.1962, there have been no changes to the walls since they were built.

BS-21. Swimming Pool Terrace Wall*Historic Condition*

In 1957, architect Theodor Muller and landscape designer Zenon Schreiber designed a terrace around the swimming pool as part of their “Belvedere-Pool Entourage” plan. Construction of the pool terrace was begun in the fall of 1961 and largely completed in 1962 by a crew made up of Zenon Schreiber, and head gardener Carl Bergstrom and his assistant Jim Sawyer. In order to build the terrace, a 5'-high battered stone wall was built 15' out from the edge of the pool to the edge of the former main walk of the Long Terrace. The wall also extended around the east side of the terrace along flights of steps, and for a short distance on the west. The wall was built on concrete footings and reinforced with internal brick buttresses. The facing of the wall was constructed of dry-laid cut stone, similar to the stone wall in the Flower Garden. Muller and Schreiber designed the wall to be covered with vines, but these were apparently never planted. A steel railing was installed on top of the wall as part of the initial construction.

Existing Condition

The swimming pool terrace wall is a 5'-high, battered, dry-laid random-coursed stone wall without coping [see Figure 5.2]. The wall extends for 35' along the east side of the pool terrace, where it is bordered by two flights of steps. On the south side bordering the former main walk of the Long Terrace, the wall is 65' long. On the west side, the wall is only 15' long due to a rise in grade.

Evaluation: Contributing

The swimming pool terrace wall, designed by Theodor Muller in collaboration with Zenon Schreiber and built in 1961–1962, contributes to the significance of the Mansion grounds as a character-defining feature of the landscape during the Rockefeller era (1954–1997). There have been no changes to the wall since it was built.

BS-22. Putting Green Wall*Historic Condition*

In c.1968, the Rockefellers had a putting green built on the former site of the Rosary according to the design of Robert Trent Jones. In order to create the level terrace necessary for the putting green, a stone retaining wall was constructed along the north side of the bank. This wall was built in a similar manner to the pool terrace wall.

Existing Condition

The putting green wall is built of dry-laid, random-coursed cut stone without coping. [Figure 5.27] It is approximately 2' high and 120' long. A flight of four stone steps is built into the east end of the wall, and a set of three stone steps are cantilevered out from the middle of the wall. The ends of the walls are surrounded by rock gardens.

Evaluation: Contributing

The putting green wall, built in c.1968, contributes to the significance of the Mansion grounds as a characteristic structure of the Rockefeller era (1954–1997). There have been no changes to the wall since it was built.

BS-23. Putting Green*Historic Condition*

Mary French Rockefeller's family had a long-standing devotion to the game of golf. Her mother Mary Montagu Billings French hired the early golf course designer Tom Bendelow to create her own private nine-hole course on Beaver Meadow north of Barnard Brook in 1899, which featured a golf clubhouse built in 1901. The family also played on nearby golf courses beginning in the late 1890s, and brought home trophies—which survive—from the Woodstock Country Club and the Hanover Hills [New Hampshire] Golf Club, two of the earliest courses in the country ³⁴. During Mary French Rockefeller's adult life, the family continued to play at the Woodstock Country Club, which Laurance S. Rockefeller eventually bought as part of his development of the Woodstock Inn & Resort in the late 1960s. In c.1967–1968, Laurance Rockefeller commissioned landscape architect Robert Trent Jones to redesign the course at the Woodstock Country Club. While Jones was in town, Rockefeller had him lay out a nine-hole putting green on the Mansion grounds. The putting green was built in c.1968 under the direction of Bill Baldwin, who was Jones' lead on the Woodstock Country Club project. It was maintained by staff from the Woodstock Inn & Resort during the Rockefeller era.

Existing Condition

In c.1998, park horticulturist Kim Murray oversaw laying of new sod on the putting green, a turf-surfaced oval measuring 75' by 14' with nine holes ³⁵ [see Figure 5.27] The holes are designed for the following distances: 1-30', 2-15', 3'-40', 4-25', 5-18', 6-20', 7-35', 8-12', and 9-50'. ³⁶ Each hole is marked by an inverted, numbered red plastic cup on a steel stake. These appear to be original to the course.

Evaluation: Contributing

The putting green, designed by Robert Trent Jones and built in c.1968, contributes to the significance of the Mansion grounds as a character-defining feature of the Rockefeller era (1954–1997). Aside from periodic repair of the sod surface, there have been no documented changes to the putting green since its was constructed.

VIEWS AND VISTAS

VV-4. Mount Tom Vista

Historic Condition

The Terrace Gardens, designed by Charles A. Platt and built between 1894 and 1899 under the direction of Laura Billings, were organized along an axial vista of Mount Tom to the west. Although no documentation survives on this design intent, the layout of the Flower Garden and Long Terrace suggests the vista was a primary influence in the overall design of the garden. Prior to construction of the Terrace Gardens, there was a view of Mount Tom from the Mansion grounds, but not a vista, which is a controlled prospect of a discrete, linear range of vision. The vista of Mount Tom was defined along an axis that began at the flight of steps leading into the Flower Garden and continued for 460' to a white-painted Neoclassical bench (Platt bench), where the foreground was terminated by a grove of white pine and Norway spruce, including a large double-leader white pine on axis with the walk. The dip between the north and south peaks of Mount Tom aligned with this axis. The vista was defined to either side by hedges lining both the main walk and the perimeter of the garden. In c.1955, the vista became less defined due to the removal of the hedges lining the main walk of the Long Terrace, and to the growth of the surrounding plantations. Nonetheless, the vista remained an important feature for the Rockefellers, who had their professional forester, John Wiggin, remove evergreens that encroached upon it.

Existing Condition

The vista of Mount Tom is partly obscured by growth of the conifers west and south of the Platt bench. Some of these obstructing trees may be on the adjoining Sterling property, owned by the Woodstock Resort Corporation. Only the south peak is visible in the vista, as viewed from near the Italian fountain in the Flower Garden. [Figure 5.28]

Evaluation: Contributing

The vista of Mount Tom, created as part of the Charles A. Platt design of the Terrace Gardens in 1894–1898, contributes to the significance of the Mansion grounds as a character-defining feature of the Estate era (1890–1914). Although some of the vista has been lost due to alterations undertaken on the Long Terrace by the Rockefellers in c.1956 and more recent growth of the conifers behind the Platt bench, the vista remains a significant feature of the original Charles A. Platt design of the Terrace Gardens.

CONSTRUCTED WATER FEATURES

CWF-1. Swimming Pool HS/S-02, LCS #40540

Historic Condition

In 1930, Mary Montagu and John French decided to demolish the Octagon and Tropical House greenhouses (along with the adjoining Rosary) and build a swimming pool in the foundations to replace the old swimming pool built in 1913 on the hillside at the Lily Pond. The new pool was built by Hegeman-Harris Company, of 105 Devonshire Street, Boston. Construction began in August 1930 and was largely complete by May 1931. Water came from the Pogue and drained continuously through the pool. The pool structure was plain parged concrete, with a perimeter pipe and mesh fence and a diving board. By October 1959, the Rockefellers completed some initial improvements to the pool that may have included reducing its depth and installing lights, filtration, and chlorinating equipment. The original pool structure was retained, but painted blue. In 1962, a terrace was built around the pool, concealing the exposed outer walls of the concrete-faced structure.

Existing Condition

The swimming pool extends from the south side of the Belvedere and reflects the octagonal shape of the Octagon (conservatory) and the rectangular shape of the Tropical House [see Figures 5.4, 5.25]. The Octagon portion of the pool measures 25' square, and the Tropical House portion, 40' by 22'. The inside walls are painted a bright blue, and the edges are lined by scum gutters. A 2'- to 3'-wide concrete walk surrounds the pool structure. The pool is filled with water during the visitor season between May and October. It is no longer used for swimming.

Evaluation: Contributing

The swimming pool, built in 1930–1931 and altered in 1959 and 1961–1962, contributes to the significance of the Mansion grounds as a character-defining feature of the landscape from the French-Billings era (1914–1954) that was modified during the Rockefeller era (1954–1997). The original 1930–1931 pool structure remains largely intact, but is surrounded by the pool terrace added in c.1962. Built in the foundations of the Octagon and Tropical House, the pool is a remnant of the greenhouse complex that Frederick Billings constructed as part of his initial development of the Mansion grounds in the early 1870s.

SMALL-SCALE FEATURES

SSF-18. Flower Garden Stone Benches HLF-02, LCS #40514

Historic Condition

The Flower Garden, designed by Charles A. Platt and built between 1894 and 1899 under the direction of Laura Billings, featured two rectangular stone benches, one at either end of the

north-south cross-axis walk. These benches were located within the perimeter beds, and in front of small patios created by the concave intersection of the walks. They were installed in c.1896. No documentation has been found on the builder of these benches, or whether they were directly designed by Charles A. Platt.

Existing Condition

The Flower Garden stone benches, located at either end of the north-south cross-axis walk, consist of 8'-long by 18'-deep rectangular seats supported by three stone-slab legs with urn-shaped profiles. [Figure 5.29] The benches appear to be built of the same gray “Oregon” stone that was used for the steps and bed edging in the Flower Garden.

Evaluation: Contributing

The Flower Garden stone benches, added to the Flower Garden in c.1896 as part of its initial construction, contribute to the significance of the Mansion grounds as characteristic small-scale features of the Estate era (1890–1914). The benches remain unchanged since their introduction as part of the Charles A. Platt design of the Flower Garden.

SSF-19. Sundial

Historic Condition

A brass sundial set on a granite table was introduced to the center of the Flower Garden in 1896 as a temporary focal point. It was removed in c.1899 when the long-delayed Italian fountain was installed in the center of the garden; the sundial was relocated to the main walk of the Long Terrace. It was placed at the top landing of the middle cross-axis walk, in front of a bench designed by Charles A. Platt.³⁸ The sundial was removed from the Long Terrace by the Rockefellers in c.1956 along with the adjoining walk and arborvitae shrubs. In 1957, architect Theodor Muller in collaboration with landscape designer Zenon Schreiber specified that the sundial be used in the proposed top landing of the top set of pool terrace steps in front of the Belvedere.³⁹ In c.1962, the sundial was set on the middle landing of this set of steps as part of the construction of the pool terrace. The original bronze sundial was stolen in the early 1970s, and a modern nautical dial was acquired to replace it.⁴⁰

Existing Condition

A 3'-high, 18"-diameter granite table with a bronze sundial in the form of a sailboat is located on the middle landing of the upper pool terrace steps [see Figure 5.11]. The gray granite table features a polished round top with a triangular unpolished granite leg. The bronze sundial is removed annually for winter storage.

Evaluation: Contributing

The sundial, introduced in the Flower Garden in 1896, relocated to the main walk of

the Long Terrace in c.1899, relocated to the upper pool terrace steps in c.1962, and outfitted with a replacement bronze sundial in the early 1970s, contributes to the significance of the Mansion grounds as a characteristic small-scale feature of the Estate era (1890–1914). There have been no changes to the sundial since the end of the historic period.

SSF-20. Long Terrace Bench

Historic Condition

The Terrace Gardens, designed by Charles A. Platt and built between 1894 and 1899 under the direction of Laura Billings, featured two Neoclassical white-painted wood benches as focal points on the Long Terrace. These benches were designed by Charles A. Platt (a plan for one survives in the Billings Family Archives); he charged \$18.00 for his drawings. The benches were installed on the Long Terrace in c.1898. One bench with corner piers and volute arms was located at the terminus of the main walk on the Long Terrace. Potted hydrangeas were placed on its corner piers. The other bench, without volutes, was located on the north side of the main walk at the terminus of the middle cross-axis walk. The cross-axis bench was probably removed in c.1956 as part of the Rockefellers' renovation of the Terrace Gardens. They retained the volute-arm bench at the terminus of the main walk. In 1987, the bench was reconstructed by A. W. Frizzell & Sons of Woodstock. No documentation has been found on the original maker of the bench.

Existing Condition

By 1999, the replacement bench had deteriorated again, and the National Park Service had another reproduction made following the original plan by Charles A. Platt. The Neoclassical-style bench is approximately 10' by 5' and features a "U"-shaped footprint, corner piers, a curved seat, and volute arms. [Figure 5.30] It is constructed in white-painted wood and rests on the original herringbone-pattern brick terrace edged in gray "Oregon" stone. The bench is in the heavy shade of adjoining hemlock and white pine, which, along with exposure to rain and snow, may be responsible for causing paint failure.

Evaluation: Contributing

The bench at the west end of the Long Terrace, designed by Charles A. Platt, originally installed in c.1898, contributes to the significance of the Mansion grounds as a distinctive small-scale feature of the Estate era (1890–1914) that was reconstructed (1999) according to the original plan. The bench is an accurate replica, but due to changes in its setting on the Long Terrace made in c.1956 that included removal of the main walk and adjoining hedges, no longer serves as the focal point that it did when the Terrace Gardens were first built. The bench reflects Platt's use of Neoclassical features in his earliest garden designs.

SSF-21. Italian Fountain HLF-02, LCS #40514*Historic Condition*

The Terrace Gardens, designed by Charles A. Platt and built between 1894 and 1899 under the direction of Laura Billings, featured an antique Italian fountain in the center of the quincunx-plan Flower Garden. This fountain was part of the original design of the garden begun in 1894, but was not installed until 1899. On March 17, 1898, Charles Platt notified George Aitken, the farm manager, that he had located an antique, white-marble Italian fountain, which cost \$260.00 plus \$158.20 in duties, transportation, and Platt's own 10 percent commission. The fountain was delivered from Italy to Platt's New York City office where he oversaw its repair and cleaning at a cost of \$25.00. By May 1898, George Aitken had contracted with the Vermont Marble Company of Rutland to make the basin and pedestal for the fountain according to Platt's design. Due to manufacturing problems, the company did not finish the basin and pedestal until late July. The fountain was finally installed in May 1899. No documentation has been found for the fountain's Italian origin.

Existing Condition

The Italian fountain, located in the center of the Flower Garden at the intersection of the walks, consists of a 4'-high antique white-marble fountain with a 3'-diameter bowl set on a baluster column and a square plinth. [Figure 5.31] Water spurts from the center of the bowl and then cascades over the edges into the basin. The 7'-diameter basin is built of Vermont white marble, manufactured in 1898. The fountain was professionally conserved in 2000. It is protected during the winter with a galvanized sheet-metal enclosure that was used during the Rockefeller era.

Evaluation: Contributing

The Italian fountain, installed in the Flower Garden in 1899 according to the design of Charles A. Platt, contributes to the significance of the Mansion grounds as a character-defining small-scale feature of the Estate era (1890–1914). The Italian fountain is the focal point of the Flower Garden and the most prominent small-scale feature on the Mansion grounds. It reflects Platt's interest in Italian Renaissance gardens and incorporation of Neoclassical features in his earliest garden designs.

SSF-22. Baigneuse Drapée (The Seine)*Historic Condition*

As part of the construction of the pool terrace in 1961–1962, the Rockefellers had a large bronze sculpture positioned at the base of the pool terrace steps. This sculpture was not specified in the original 1957 plans for the pool terrace developed by architect Theodor Muller in collaboration with landscape designer Zenon Schreiber.⁴¹ The sculpture, entitled *Baigneuse Drapée* or *The Seine*, was the work of French sculptor

Aristide Maillol (1861–1944), and was made in c. 1921. It was one of six that were cast. The Rockefeller family had other Maillol bronzes at their Pocantico Hills estate. They had the Mansion grounds sculpture conserved in 1973 by Carol Uht, the art curator for New York Governor Nelson Rockefeller, with a surface-protecting compound of clear paste wax, white gas, and black and brown shoe polish.⁴² In 1994, the statue was temporarily lifted off its base, so that the base could be leveled and more securely positioned, and a metal rod was installed inside the statue so that it could not be tipped over.⁴³

Existing Condition

Baigneuse Drapée is located on the south side of the former main walk of the Long Terrace at the bottom of the pool terrace steps. [Figure 5.32] It is a 5'-high nude female figurative bronze sculpture set on a 1'-high rough-cut marble pedestal.

Evaluation: Contributing

The sculpture *Baigneuse Drapée*, the work of Aristide Maillol and one of a set of 6 cast in c.1921, contributes to the significance of the Mansion grounds as a distinctive small-scale feature of the Rockefeller era (1954–1997). Aside from periodic conservation and work on securing the base undertaken in 1994, the sculpture remains unchanged since it was installed on the grounds. It reflects the Rockefeller family interest in modern art.

SSF-23. Swimming Pool Terrace Railing

Historic Condition

As part of the construction of the swimming pool terrace in 1961–1962, a black-painted steel picket railing was installed along the top of the stone retaining wall. This railing was indicated on the 1957 plan for the pool terrace by architect Theodor Muller and landscape designer Zenon Schreiber.

Existing Condition

A 3'-high black-painted welded steel-picket railing is located along the top of the swimming pool terrace wall. It extends for approximately 35' on the east, 65' on the south, and 15' on the west sides of the pool terrace. The railing has square pickets and posts, and a continuous railing with scrolled returns at either end. [Figure 5.33, see also Figure 5.2] Similar railings were added in 1999–2000 along the adjoining pool terrace steps and steps in the Flower Garden.

Evaluation: Contributing

The swimming pool terrace railing, installed in c.1962, contributes to the significance of the Mansion grounds as a characteristic small-scale feature of the Rockefeller era (1954–1997). There have been no changes to the railing since it was installed.

SSF-24. Belvedere Terrace Benches*Historic Condition*

In their 1957 plan for the pool terrace, architect Theodor Muller and landscape designer Zenon Schreiber specified that a bench be placed on the east side of the Belvedere terrace (SO-7), a small grass area in front of the Belvedere. A white-painted foliate cast-iron bench was placed in this location, although no documentation has been found on the date of its introduction. The Rockefellers changed benches over the course of their life on the Mansion grounds, and may have used other benches at this location. In 1992, they purchased two oriental-style glazed-stoneware slab benches and placed one at the top of the pool terrace steps on the Belvedere terrace, the other above the Lily Pond waterfall. The bench was made by Eric O'Leary in his studio, Tariki Stoneware, located in Meriden, New Hampshire, and purchased for \$1,500.⁴⁴

Existing Condition

Between 1998 and 2001, the National Park Service set out the cast iron and ceramic benches on the Belvedere terrace in alternate years; in 2002, both benches were set out. The white-painted cast-iron bench is approximately 3' long with a foliage-pattern back and a wood-slat seat [see Figure 5.5]. The ceramic bench measures 18" tall, 45.5" long, and 15.25" wide. It is fully glazed in glossy brick red, randomly streaked with buff, gold, and blue [see Figure 5.19]; It is the larger of a pair of ceramic benches; the other (SSF-36) is above the Lily Pond waterfall. Both Belvedere Terrace benches are stored inside during the winter.

Evaluation: Contributing

The benches on the Belvedere terrace, introduced after c.1962 and in 1992, contribute to the significance of the Mansion grounds as characteristic small-scale features of the Rockefeller era (1954–1997). The benches reflect the Rockefellers' interest in both antique and modern oriental design. The ceramic bench reflects their continued interest in enhancing the landscape following the establishment of Marsh-Billings National Historical Park. There have been no changes to the benches since the end of the historic period.

SSF-25. Belvedere Fallout Shelter Escape Hatch*Historic Condition*

Between 1962 and 1964 following the Cuban Missile Crisis, the Rockefellers had fallout shelters constructed in the basement of the Mansion and Belvedere-Bowling Alley to the design of architect Theodor Muller. The Belvedere fallout shelter featured an escape tunnel with a manhole-cover escape hatch in the Belvedere terrace, in front of the building.

Existing Condition

A manhole cover is located in the Belvedere terrace, approximately 8' northeast of the front steps to the Belvedere. This green-painted iron manhole cover is the escape hatch for the Belvedere fallout shelter [see Figure 5.5].

Evaluation: Contributing

The Belvedere fallout shelter escape hatch (manhole cover), installed between 1962 and 1964, contributes to the significance of the Mansion grounds as a characteristic small-scale feature of the Rockefeller era (1954–1997). It is unchanged from the historic period, as is the rest of the fallout shelter structure. The hatch is an inconspicuous feature in the landscape.

SSF-26. Terra-Cotta Planters at Belvedere Entrance*Historic Condition*

Following completion of the pool terrace in 1962, the Rockefellers maintained several large rimmed terra-cotta planters with flowering annuals around the Belvedere and on the pool patio. These were in use by c.1970.⁴⁵ No documentation has been found on the manufacturer of the planters.

Existing Condition

Two large, 24"-diameter rimmed terra-cotta planters are located to either side of the Belvedere entrance, and are planted with red geraniums that are replaced with chrysanthemums in the fall [see Figure 5.21].

Evaluation: Contributing

The terra-cotta planters at the Belvedere entrance, in use by c.1970, contribute to the significance of the Mansion grounds as characteristic small-scale features of the Rockefeller era (1954–1997). These two remain in their historic location.

Surface Utility Features

Lawn Irrigation Sprinkler Heads: see “Mansion Terrace” section (4).

In-ground Floodlights: see “Mansion Terrace” section (4).

ARCHEOLOGICAL SITES

There are presently no documented archeological sites in the Terrace Gardens-Belvedere area of historic or prehistoric origin. The entire terrace, constructed in c.1872 and altered in 1894–1898, is built of fill. There are, however, areas of potential archeological significance that may provide information on features introduced during the Frederick Billings (1869–1890) and Estate (1890–1914) eras and subsequently demolished or lost. These

features include: Potting Room, Camellia House, and cold frames; and Long Terrace walks, plantings, and small-scale features. While general information is known about these features, archeological remains could provide information on use, construction, and plant materials.

ENDNOTES

¹ Plans were developed for the Terrace Gardens, but do not survive. The name “Flower Garden” was used by the Billings Family, on the 1913 planting plan by Ellen Shipman, and on the 1957 “Belvedere-Pool Entourage” plan by Theodor Muller and Zenon Schreiber. The Flower Garden is also now known as the “Fountain Terrace” or “Foursquare Garden.”

² Theodor Muller and Zenon Schreiber, “Belvedere-Pool Entourage,” 30 November 1957, Marsh-Billings-Rockefeller National Historical Park library [hereafter, MABI]; Photograph of pool with cutting garden crabapples in background, dated May 1963 (probably taken in 1962), courtesy Mimi Bergstrom, Woodstock; Photograph of Belvedere showing only one crabapple, Town of Woodstock assessment record, 21 December 1967.

³ The Rockefellers placed an array of furniture on the pool patio, beginning with a white-painted metal-frame table with a yellow umbrella and folding nylon-weave yellow-strap chairs, and more recently, by an array of five or six poolside seats, lounges, footstools, and small cocktail tables. This last generation of patio furniture, which survives in the park's collections, featured bronze-painted tubular metal frames supporting an encircling, close wrap of white latex-coated cord on all seating and back surfaces. The furniture is no longer set out. Photograph of the pool terrace with patio furniture, c.1963, collection of Mimi Bergstrom, Woodstock Vermont; personal communication, Janet Houghton, June 2002.

⁴ Photograph of Belvedere, October 1959, P22, Billings Family Archives [hereafter, BFA]. This photo indicates the ground in front of the Belvedere sloped to the east.

⁵ Roy Thomas, interview by John Auwaerter, 22 May 2001, Woodstock.

⁶ “Drawing gravel for garden paths.” Billings Farm Memo Diary, June 1896, Billings Farm & Museum Library [hereafter, BFM]; Photograph of Flower Garden, 1948, Liz Hitchcock album, courtesy Polly Hitchcock Bigham, Evansville, Indiana. The walks at this time had a largely compacted, earthen surface.

⁷ Kim Murray, park Horticulturalist, interview by John Auwaerter, 21 May 2001, Woodstock.

⁸ Muller and Schreiber, “Belvedere-Pool Entourage,” 1957, MABI.

⁹ Roy Thomas, 2001; Kim Murray, 2001.

¹⁰ Julia Parmly Billings diary, 5 May 1873, BFA; Frederick Billings diary [hereafter, FB diary], 25 June 1874, BFA; c.1890 photograph of Mansion grounds from Mount Tom, Woodstock Historical Society.

¹¹ Kim Murray, e-mail communication with John Auwaerter, 4 February 2002.

¹² FB diary, 12 & 17 April 1877.

¹³ FB diary, 12 & 17 April 1877.

¹⁴ Ellen Levin Carlson, “Marsh-Billings National Historical Park Final Mansion and Grounds Management Report” (National Park Service, July 1994), 11, MABI.

¹⁵ Muller and Schreiber, “Belvedere-Pool Entourage,” 1957; Photograph of pool with cutting garden crabapples in background, dated May 1963 (probably taken in 1962), courtesy Mimi Bergstrom, Woodstock; Photograph of Belvedere showing only one crabapple, Town of Woodstock assessment record, 21 December 1967.

¹⁶ Photograph of pool patio without honey locust after first phase of improvements, October 1959, P22, BFA; Gordon Sweet, photograph of Belvedere with honey locust, c.1970, Woodstock Historical Society.

¹⁷ Photograph of pear tree, May 1986, courtesy Mimi Bergstrom, Woodstock; Photograph of pool from the southwest, c.1970, P22, BFA. This photograph shows the east end of the putting green wall without a rock garden.

¹⁸ Aerial photograph of Mansion grounds, c.1955, Woodstock Historical Society.

¹⁹ Kim Murray, 2002.

²⁰ Aerial photograph of Mansion grounds, c.1955, Woodstock Historical Society.

²¹ Mimi Bergstrom, interview by John Auwaerter, 27 June 2001, Woodstock.

²² Roy Thomas, 2001.

²³ Roy Thomas, 2001.

²⁴ Photograph of Long Terrace looking west, c.1899, “Mansion Views” binder, photo 531D, c.1899, BFM; Photograph of Long Terrace view into Flower Garden, 1938, Mansion Guestbook, BFA.

²⁵ Photograph looking east of the Flower Garden and adjoining Long Terrace bed, c.1964, P22, BFA.

²⁶ Photograph of rear of rebuilt Rosary, c.1905, P22, BFA; Mimi Bergstrom, 2001.

²⁷ The garden is identified as the “Cutting Garden” on Muller and Schreiber, “Belvedere-Pool Entourage” plan, 1957.

²⁸ Photograph of Belvedere and pool, c.1959, P22, BFA.

²⁹ Photograph of Flower Garden looking east from Long Terrace, 1964, P22, BFA.

³⁰ Photograph of Flower Garden without rock gardens along north side, 7 September 1973, P22 BFA; Photograph of Flower Garden with rock gardens along north side, May 1986, collection of Mimi Bergstrom, Woodstock.

³¹ The two juniper plantings are not shown in a photograph of the Flower Garden looking southeast, Olmsted Center for Landscape Preservation, summer 1994.

³² Photograph of pool from the southwest, c.1970, P22, BFA. This photograph shows the east end of the putting green wall without a rock garden.

³³ Roy Thomas, 2001.

³⁴ Janet Houghton, e-mail communication with John Auwaerter, June 2002.

³⁵ Kim Murray, 2002.

³⁶ Sketch plan of putting green, not dated, MABI.

³⁷ Carlson, 11; John Wiggin, telephone interview by John Auwaerter, 30 November 2000.

³⁸ Photograph of sundial in front of middle bench, c.1919, Mansion Guest Book, BFA.

³⁹ Muller and Schreiber, "Belvedere-Pool Entourage," 1957.

⁴⁰ Janet Houghton, June 2002.

⁴¹ Muller and Schreiber, "Belvedere-Pool Entourage," 1957.

⁴² Grace E. Duncan, Room 5600 Rockefeller Plaza, to Mr. Bergstrom, 14 August 1973, A32, BFA.

⁴³ Janet Houghton, June 2002.

⁴⁴ Catalogue registration C.355.1 and .2, MABI; receipt, Tariki Stoneware to Laurence [sic] Rockefeller, 10 August 1992, MABI.

⁴⁵ Photograph of rimmed terra-cotta planter on pool patio, view north toward Belvedere, c.1970, P22, BFA; Kim Murray, 2001.



Figure 5.1: The Flower Garden space, overview looking southeast from the pool terrace, October 2000. SUNY ESF.



Figure 5.2: The Long Terrace, overview looking west from the main walk and Flower Garden with the pool terrace stone wall (BS-12) at the right, the hemlock grove (V-41), and double-leader white pine (V-42) in the background, October 2000. SUNY ESF.



Figure 5.3: The cutting garden terrace (above stone wall BS-22), view northeast across the putting green terrace (SO-8, BS-23) with cutting garden crabapple (V-43) and greenhouse (BS-17) in the background, October 2000. SUNY ESF.

Figure 5.4: The swimming pool terrace, view southwest from Belvedere terrace across the swimming pool (CWF-1), September 2001. SUNY ESF.



Figure 5.5: Belvedere terrace, view east from Belvedere drive toward iron bench (SSF-25) and Belvedere fallout-shelter escape hatch/manhole cover (SSF-26), September 2001. SUNY ESF.





Figure 5.6: Representative walk and steps in the Flower Garden, view north along east end of garden, August 2001. SUNY ESF.



Figure 5.7: Long Terrace walks and steps, view north of log steps at end of lower walk, April 2002. SUNY ESF.

Figure 5.8: Long Terrace walks and steps, view west along lower walk with the Long Terrace rose bed to the right (V-56), fern bed to the left (V-60) and Long Terrace perimeter hedges (V-49) in the distance, August 2001. SUNY ESF.



Figure 5.9: Long Terrace walks and steps, view west of stone staircase at west end of terrace, May 2001. SUNY ESF.



Figure 5.10: Swimming pool patio, view north with brick barbecue and Boston-ivy-covered brick wall (BS-20) in the background, adjoining the Belvedere, August 2001. SUNY ESF.





Figure 5.11: Pool terrace steps, view north of upper two flights with upper rock garden (V-58) to the right, and sundial (SSF-19) on the landing, September 2001. SUNY ESF.



Figure 5.12: Pool terrace steps, view north of middle flight with middle or heather rock garden and creeping juniper (V-58) to the right, September 2001. SUNY ESF.



Figure 5.13: Pool terrace steps, view northwest of lower flights with adjoining lower rock garden (V-58) to the right, September 2001. SUNY ESF.

Figure 5.14: Cutting garden walks, view north showing typical cut flower plantings (V-57), September 2001. SUNY ESF.



Figure 5.15: Swimming pool terrace honey locust, view northwest showing Flower Garden stone wall (BS-19) and overview of pool terrace steps (C-14), October 2000. SUNY ESF.



Figure 5.16: Pear tree (background) and red maple (foreground) at the Garden Workshop, view southeast with putting green in background, July 2002. SUNY ESF.





Figure 5.17: Flower Garden perimeter hedge, view west showing mountain laurel along lower steps to Flower Garden (V-51), October 2000. SUNY ESF.



Figure 5.18: Hedge at east end of cutting garden, view northeast with rock garden at east end of putting green wall (V-62) in the foreground, August 2001. SUNY ESF.



Figure 5.19: Barbecue shrub bed, view south-east from Belvedere terrace showing ceramic bench (SSF-25), October 2000. SUNY ESF.

Figure 5.20: The Flower Garden beds, overview looking south, July 2002. SUNY ESF.



Figure 5.21: Belvedere beds, view southwest illustrating fern bed on right, mixed annual and shrub bed on left, and two terra-cotta planters (SSF-26), July 2002. SUNY ESF.



Figure 5.22: Rock garden at northeast corner of Flower Garden, view west, September 2001. SUNY ESF.





Figure 5.23: Rock garden at west end of putting green looking east with partial view of pear tree (V-45), September 2001. SUNY ESF.



Figure 5.24: Garden Workshop sweet pea bed, view west, August 2001. SUNY ESF.



Figure 5.25: The Belvedere, view north with the swimming pool (CWF-1) in the foreground bordered by the pool patio brick walls and barbecue (BS-20), April 2002. SUNY ESF.

Figure 5.26: The Garden Workshop, view southeast, October 2000. SUNY ESF.



Figure 5.27: The putting green and adjoining wall, view west with lilac bed (V-54) at far end, August 2001. SUNY ESF.



Figure 5.28: Mount Tom vista looking west across the Flower Garden, July 2002. SUNY ESF.





Figure 5.29: Flower Garden stone bench, view west with Long Terrace and Swimming Pool Terrace in the background, October 2000. SUNY ESF.



Figure 5.30: Long Terrace (Platt) bench, view west, July 2002. SUNY ESF.



Figure 5.31: Italian Fountain, view east, July 2002. SUNY ESF.

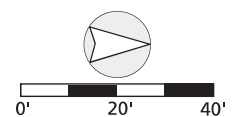
Figure 5.32: "Baigneuse Drapée," view southeast with Long Terrace rose bed in the background, August 2001. SUNY ESF.



Figure 5.33: Swimming pool terrace railing, detail view of west end, with upper Long Terrace perimeter hedge (V-49) in the background, April 2002. SUNY ESF.



Figure 5.34



LANDSCAPE FEATURES: HILL

The hill is the largely wooded portion of the Mansion grounds occupying the foothill of Mount Tom west and north of the Mansion terrace [see Figure 0.1].¹ The hill includes the Upper Meadow, Hillside Gardens, Woodshed, main carriage road, and forest plantations.

NATURAL SYSTEMS

NS-4. Lily Pond Waterfall Rock Outcropping

Historic Condition

During the Marsh era (1801–1869), natural rock outcroppings occurred across the hill, which was maintained as pasture with scattered trees and groves. One large outcropping, located on the east slope of the hill, was a prominent natural feature visible above the Marsh house that Copeland proposed retaining in his 1869 plan. In c.1885, Frederick Billings had a set of lily ponds constructed east of the outcropping and, in 1901, his daughter Elizabeth oversaw the creation of a water garden at the Lily Pond; this included the addition of a waterfall that began at the top of the rock outcropping.

Existing Condition

The Lily Pond waterfall rock outcropping is located on the east slope of the hill, approximately 250' west of the Carriage Barn at an elevation of 810'–816'. The rock is an outcropping of the native metamorphic bedrock, either of the Waits River or Standing Pond Volcanics formations. It has an irregular shape and measures overall 40' by 20'. [Figure 6.1] The surface of the outcropping is smooth, reflecting erosion from the Wisconsin glacier over 12,500 years ago. An artificially fed waterfall begins at the south side of the outcropping and cascades over the surface, falling into a small gorge and then emptying into the Lily Pond.

Evaluation: Contributing

The Lily Pond waterfall rock outcropping, a remnant of the prehistoric landscape, contributes to the significance of the Mansion grounds as a distinctive feature of the natural systems extant during the Marsh era (1801–1869) that was incorporated into a water garden during the Estate era (1890–1914). There have been no documented changes to the outcropping since the Estate era, aside from changes in setting due to the growth of the surrounding forest plantation.

NS-5. Intermittent Streams on North Side of Hill

Historic Condition

Three intermittent streams are located on the north side of the hill. They are part of the natural hydrology that was present in some form throughout the historic period. The

streams may have been modified in c.1872 for construction of the main carriage road and in c.1980 for the Woodland Garden.

Existing Condition

Two small, intermittent streams located on the hillside north of the Upper Meadow, west of the Woodshed, flow through the Woodland Garden. [Figure 6.2] There are other small intermittent streams within the Woodland Garden that may be branches of the same streams. A third stream, with a smaller flow than the other two, is located 350' east of the Woodshed in a deep swale. The location, flow, and volume of these streams have not been documented.

Evaluation: Contributing

The intermittent streams on the north side of the hill, part of the natural hydrology of the land, contribute to the significance of the Mansion grounds as characteristic of the natural systems extant since the Marsh era (1801–1869). There have been no documented changes to the streams since the end of the historic period.

SPATIAL ORGANIZATION

SO-9 Upper Meadow Space

Historic Condition

During the Marsh era (1801–1869), the top of the hill behind the Marsh house was part of two large pastures. Soon after Frederick Billings acquired the Marsh Place in 1869, he began to develop a large kitchen garden on the top of the hill, based on the 1869 Copeland plan for the Mansion grounds. The kitchen garden, which the Billings family referred to simply as the “Garden,” was a rectangular space of about three acres. Billings extended the southeast corner of the Garden by 1874 for a tree nursery; in November 1875, it was further enlarged to the east. By the 1890s, the Garden had become enclosed by growth of the surrounding forest plantations, cutting off the once expansive views. Internally, the space remained characterized by herbaceous garden plants through the early twentieth century, and then the Rockefellers altered it into a pasture meadow by c.1961.

Existing Condition

The Upper Meadow, located at the top of the hill, is an open space measuring approximately 350' by 250', with a 150' by 150' extension at the southeast corner. It is bordered by mature plantations of Norway spruce, white pine, and mixed deciduous/coniferous woods. [Figure 6.3] Within the north end of the Upper Meadow, there are scattered trees and shrubs.

Evaluation: Contributing

The Upper Meadow space, established in c.1870, contributes to the significance of the Mansion grounds as a character-defining feature of the Frederick Billings era (1869–1890). The space remains unchanged since the end of the historic period. During the historic period, the amount of enclosure, vegetation, and built features in the space changed, but the overall dimensions remained constant. The Upper Meadow space is a remnant of the original spatial organization of the Mansion grounds as conceived by Copeland in 1869 and implemented by Frederick Billings in the early 1870s.

SO-10. Woodshed Yard Space*Historic Condition*

The Woodshed yard space was established by Frederick Billings in c.1876 on the north slope of the hill, on the east half of a terrace, about the time the Woodshed was built. The triangular shape of the yard became more defined in subsequent decades as the surrounding plantations, established in the 1870s, matured. In c.1890, a shed housing a drag sawmill was built in the yard, parallel with and approximately 15' east of the Woodshed. The saw shed was a one-story structure about half as long as the Woodshed, measuring approximately 45' long and 10' wide, with a three-section gable roof and partially enclosed side walls.² The saw shed was removed in c.1960 during the Rockefeller era, by which time the yard was maintained as a meadow as it was no longer actively used for forestry operations.³ Throughout the historic period, the east side of the Woodshed remained in full view across the open space of the yard.

Existing Condition

The Woodshed yard space occupies the eastern half of a large terrace on the north slope of the hill. The yard is a level, triangular meadow with a maximum length of 275' and width of 150'. It is defined by mature deciduous and coniferous forest around the perimeter, and the Woodshed on the west. [Figure 6.4] There are no built features within the yard aside from the Woodshed and the Lower Woodshed Road.

Evaluation: Contributing

The Woodshed yard space, established in c.1876, contributes to the significance of the Mansion grounds as a character-defining feature of the Frederick Billings era (1869–1890). Although the yard is more open internally than it was during the Billings era, it remains an important vestige of the forestry operations established by Frederick Billings and continued by his heirs into the mid twentieth century.

SO-11. Hillside Gardens Space

Historic Condition

In c.1874, Frederick Billings began to reforest much of the hill pastures directly behind the Mansion with conifers, surrounding an existing oak grove near the Belvedere. In c.1885, Frederick Billings created the first garden on the hillside within a level area where there may have been a spring by constructing a set of ornamental lily ponds.⁴ Measuring approximately 120' by 50', these ponds formed a rustic garden in an opening within the conifer plantations. Between 1894 and 1897, Frederick Billings's daughter Elizabeth developed her Fernery in the understory of the oak grove, centered along a cascading watercourse. In subsequent decades, as the surrounding conifer plantations matured, Elizabeth expanded her Fernery, forming a wild garden that spanned the area from the watercourse to the Lily Pond, tied together by the Wood Drive, added in c.1904, a fern-covered forest floor and a network of drives and paths. By the 1920s and 1930s, growth of the plantations resulted in a more open and higher understory.⁵ When Elizabeth died in 1944, maintenance of the hillside largely ceased, and the area became overgrown. Laurance S. and Mary F. Rockefeller, who had a strong appreciation for nature, revived the Lily Pond and rebuilt the Fernery watercourse as the Waterfall Garden. They retained the spatial character of the Hillside Gardens, as the area was then called, by maintaining the open understory and garden features, and by maintaining manicured conditions that contrasted with the surrounding forest.

Existing Condition

Since the end of the historic period, the overall condition of the Hillside Gardens, which require a very high level of maintenance, has declined and the area is presently not part of the park's interpretive program. The Hillside Gardens occupy the east slope of the hill, extending for approximately 300' south to north and 200' east to west. There are two primary areas within the Hillside Gardens: the Lily Pond, measuring approximately 80' by 40', and the Waterfall Garden, measuring approximately 120' by 80', both delineated by their respective watercourses. [Figures 6.5, 6.6] The spatial character of the Hillside Gardens is loosely defined by topography, raised open understory, and managed woodland conditions. To the south and east, the limits of the space are defined by the Belvedere drive, Waterfall Garden, and low canopy characteristic of plantation edges; to the north by a swale and naturalized plantations with shrubby understory just beyond the Lily Pond; and to the west by the Reservoir, top edge of the hill, and shrubby understory. The overhead plane of the Hillside Gardens space is largely closed with breaks that allow dappled sunlight, except over the Lily Pond, where an opening allows full sunlight to reach the pond. The historic spatial character of the Hillside Gardens is deteriorating due to successional growth that is detracting from the open understory, a decline in manicured conditions, and narrowing of the opening in the overhead plane over the Lily Pond.

Evaluation: Contributing

The Hillside Gardens space, initially established in c.1885 with the Lily Pond and in c.1894–1897 with the Fernery, expanded in the early twentieth century as the forest plantations matured, and maintained after c.1960 as a mix of naturalized woodland and botanical water gardens, contributes to the significance of the Mansion grounds as a character-defining spatial feature of the Estate (1890–1914) and French-Billings (1914–1954) eras that was modified during the Rockefeller era (1954–1997). The space has been altered since the end of the historic period due to changes in maintenance practices.

SO-12. Bungalow Clearing Space*Historic Condition*

In 1917, Mary Montagu Billings French had an Arts and Crafts-style Bungalow built within the hillside plantations northwest of the Lily Pond. In keeping with the rustic character of the architecture, a small clearing was cut in the plantations around the east and north sides of the building. Two large white pines were maintained as specimens within the clearing, and two linear clearings were made in the woods to allow vistas toward the surrounding hills and farmland. The Rockefellers maintained the general character of the space into the late twentieth century, but it became more enclosed as the surrounding plantations matured. The specimen white pine north of the Bungalow was lost during this time.

Existing Condition

The Bungalow clearing is 400' west of the Carriage Barn and adjoins the north side of the Hillside Gardens. It is an 80'-square space within white pine and mixed plantations. [Figure 6.7] The Bungalow is located in the southwest corner of the clearing, which slopes away to the north and east. The space is maintained as a short-cut meadow without any shrubs or specimen trees. The space extends to the northwest and northeast along two hillside vista clearings, each measuring approximately 100' by 30'. The clearings have advanced successional growth.

Evaluation: Contributing

The Bungalow clearing space, established in 1917, contributes to the significance of the Mansion grounds as a characteristic feature of the French-Billings era (1914–1954). Aside from growth of successional vegetation in the vista clearings, the space has not been altered since the end of the historic period.

CIRCULATION

Roads

C-16. Old Mountain Road

Historic Condition

During the Marsh era (1801–1869), the main road leading up Mount Tom began at the west side of the rear yard of the second Marsh house (Mansion), continued west up the south side of the hill, crossed the top of the hill (Upper Meadow), and then continued west along the north side of the hill. This road was probably built by c.1800 during initial development of the Marsh Place. Frederick Billings built a new system of roads leading up the hill and Mount Tom, largely following the 1869 Copeland plan, but he retained a portion of the old mountain road that extended from the Upper Meadow northwest along the north slope of the hill until it joined the new mountain road (present main carriage road).⁶ South of the Upper Meadow, Billings may have reused another part of the old mountain road (see C-17). Billings's heirs retained the old mountain road as a secondary road that was not annually graded.

Existing Condition

The old mountain road extends for 450' from the Wood Drive (Bungalow road) at the north side of the Upper Meadow northwest and downhill to the main carriage road (mountain road). [Figure 6.8] The road is a 8'-wide track that is partly graded into the hillside, where there are several old sugar maples growing, and is carried across a swale by a stone retaining wall and culvert. [Figure 6.9] The road is becoming overgrown due to lack of use and maintenance.

Evaluation: Contributing

The old mountain road, built by c.1800, contributes to the significance of the Mansion grounds as a rare-surviving circulation feature of the Marsh era (1801–1869) that was altered during the Frederick Billings era (1869–1890). It remains largely unchanged since the end of the historic period, although it is becoming overgrown.

C-17. Road from Garden Workshop to Upper Meadow

Historic Condition

In c.1878, Frederick Billings laid out a road from the rear of the Hothouses to the Garden (Upper Meadow) opposite the Garden Shed (present location of Horse Shed).⁷ Part of this road may have followed the alignment of the Marsh-era mountain road, built in c.1800 (see C-16). As with the lower Woodshed road and Woodshed access road, this road was not documented on the 1887–1888 Doton survey of the Mansion grounds, possibly because it was not maintained as a graded road. A c.1885 photograph of Richard Billings on horseback at the south end of the road at the rear of the houses illustrates that the road had a grass sur-

face.⁸ At some point, the road was surfaced in gravel, but it fell out of active use by the late twentieth century.

Existing Condition

The road from the Garden Workshop to the Upper Meadow at the Horse Shed begins at the Belvedere drive circle [see Figure 6.8]. It is 500' long and consists of a roadbed cut into the hillside with evidence of a gravel surface, and three earthen waterbars. The road passes through mature deciduous woodlots and conifer plantations, and is not actively used or maintained. [Figure 6.10]

Evaluation: Contributing

The road from the Garden Workshop to the Upper Meadow, built in c.1878 possibly on the alignment of part of the Marsh-era mountain road, contributes to the significance of the Mansion grounds as a remnant circulation feature of the Frederick Billings era (1869–1890).

C-18. Upper Meadow-Cemetery Road

Historic Condition

During the Marsh era (1801–1869), it is likely that a farm road branched off the old mountain road at the Upper Meadow, leading to the south side of Mount Tom. This road was documented on the 1887–1888 Doton survey of the estate. In 1890, the road was rebuilt into a graded carriage drive leading to the River Street Cemetery, where the Billings family plot was located.⁹ By the late twentieth century, the road had degraded into two indistinct tracks through the forest. Most of the road is located outside the Mansion grounds study area.

Existing Condition

The Upper Meadow-Cemetery road begins at the Upper Meadow within the Mansion grounds, and extends for approximately half a mile down a series of switchbacks to the north side of the cemetery and ends on River Street [see Figure 6.8]. About midway, the road exits the National Historical Park and enters private property. Within the park, the road is characterized by ungraded surface approximately 8' wide with two tracks. [Figure 6.11] Part of the road was lined by sugar maples.

Evaluation: Contributing

The Upper Meadow-Cemetery Road, probably first constructed during the early nineteenth century as a farm road and rebuilt in 1890, contributes to the significance of the Mansion grounds as a characteristic circulation feature of the Frederick Billings era (1869–1890). Further documentation is needed to assess the historic integrity of the entire road.

C-19. Main Carriage Road (Mountain Road, Carriage Road to the Pogue) HR-03, LCS #40512*Historic Condition*

By the fall of 1872, Frederick Billing completed his new mountain road, following the 1869 Copeland plan, beginning near the Double Cottage and ascending the hill along the north slope. At 1300' past its beginning, the road re-entered the bed of the Marsh-era mountain road (old mountain road). The road was part of an extensive system that Frederick Billings planned through his forested Mount Tom lands for recreational and utilitarian purposes. Unlike the formal drives on the Mansion terrace, the new mountain road was surfaced with coarse gravel and did not have gutters. In 1887–1888, the road was identified as the “Road to Mountain” on the Doton survey of the Billings Estate. No documentation has been found on substantial alterations to the road during the historic period.

Existing Condition

The main carriage road begins at the Carriage Barn drive near Elm Street, and quickly turns to the west, continuing past the Woodshed and west beyond the Mansion grounds toward the Pogue and summit of Mount Tom [see Figure 6.8]. It is intersected within the Mansion grounds by the lower Woodshed road and the old mountain road. The earthen roadbed is graded and approximately 10' to 12' wide. [Figure 6.12] There are three culverts with stone headwalls on the road within the Mansion grounds at intermittent streams. One culvert contains stone headwalls and a terra-cotta pipe and is located at a deep swale approximately 350' east of the Woodshed. The two other culverts are located approximately 300' west of the Woodshed, one built of stone, the other of corrugated steel with stone headwalls. The main carriage road is maintained as the primary access to Mount Tom from the east, and is not open to public vehicular use. A gate is located 375' east of the Woodshed.

Evaluation: Contributing

The main carriage road, built by the fall of 1872, contributes to the significance of the Mansion grounds as a character-defining circulation feature of the Frederick Billings era (1869–1890). Within the Mansion grounds, there have been few documented changes since its initial construction and none aside from annual grading since the end of the historic period.

C-20. Upper Meadow Road HR-03, #40512*Historic Condition*

Frederick Billings built the Upper Meadow road by 1872 to access his kitchen garden on the top of the hill, roughly following an alignment shown on the 1869 Copeland plan. Known initially as the “Garden Road,” this road ascended the steep slope to the rear of the Bowling Alley, where it was bordered by stone retaining walls. A portion of the stone embankment was blasted away to build the road. The section extending west of the Upper Meadow

through the Marsh-era deciduous woodlot to the new mountain road (main carriage road) was built in c.1878.¹⁰

Existing Condition

The Upper Meadow road begins at the Belvedere drive behind the Bowling Alley and continues through a mature Norway spruce plantation on a west course to the Upper Meadow, where it makes a 90-degree turn to the north [see Figure 6.8]. The road follows the west side of the Upper Meadow on a 6'-high embankment, turns west at the intersection of the Wood Drive (Belvedere drive), and then continues until it meets the main carriage road. It is intersected by the shortcut to the Garden Workshop, the Upper Meadow-Cemetery road, the Upper Meadow through-road, and the Wood Drive. The earthen roadbed is graded and approximately 10' wide. [Figure 6.13] The road is used as the primary vehicular access between the Mansion and the Upper Meadow, compost area, and Bungalow. The western part of the road serves as part of the cross-country ski-trail system maintained by the Woodstock Inn & Resort.

Evaluation: Contributing

The Upper Meadow road, built by 1872 and completed in c.1878, contributes to the significance of the Mansion grounds as a characteristic circulation feature of the Frederick Billings era (1869–1890). There have been no known changes to the road since this time and none since the end of the historic period aside from annual grading.

C-21. Upper Meadow Through-Road

Historic Condition

Between 1869 and c.1874, Frederick Billings laid out his kitchen garden (known as the “Garden”) in large part according to the 1869 Copeland plan of the Mansion grounds. The Garden included a north-south road through the middle, and a number of other roads or paths extending perpendicularly from it. This through-road had an earthen surface and was approximately 8' wide. It connected the Garden (Upper Meadow) road on the south with the old mountain road on the north. In c.1904, the Wood Drive was constructed at the north end of the road. By c.1961, the Rockefellers converted the Garden into a horse pasture known as the Upper Meadow, and retained the through-road as two tracks, closed off by gates in a split-rail fence at either end. The road lost its straight alignment toward the end of the historic period.

Existing Condition

The Upper Meadow through-road extends for 380' from the Upper Meadow road on the south to the Wood Drive (Bungalow road) on the north [see Figure 6.8]. The road consists of a set of earthen tracks in the meadow without a firm subgrade. [Figure 6.14] It is used as a shortcut to the compost area and Bungalow from the Upper Meadow road, and is susceptible to rutting in wet conditions. It is the only vehicle access plowed

and kept open to the Bungalow and compost area for safety patrols during the winter months, when the Upper Meadow road is closed to wheeled vehicles in accordance with the cross-country ski-trail easement held by the Woodstock Inn & Resort.¹¹

Evaluation: Contributing

The Upper Meadow through-road, built between 1869 and 1874 and subsequently altered, contributes to the significance of the Mansion grounds as a characteristic circulation feature of the Rockefeller era (1954–1997). The road is a remnant of the circulation system Frederick Billings laid out for the Garden based on the 1869 Copeland plan of the Mansion grounds. It does not retain its straight alignment, graded surface, or garden setting characteristic of earlier periods

C-22. Shortcut from Garden Workshop to Upper Meadow Road

Historic Condition

Following construction of the Belvedere drive and Upper Meadow road in c.1874, a shortcut between the two roads was built at the rear of the Hothouses. This shortcut, built by 1887 as shown on the Doton survey of the Mansion grounds, was a single lane that probably had a graded surface similar to the other primary hillside roads such as the Garden road and mountain road (main carriage road). By 1901, the road was no longer being graded, and it was maintained as a seldom-used track through the late twentieth century.¹²

Existing Condition

The shortcut road from the Garden Workshop to the Upper Meadow road is a 175'-long loop between the Belvedere drive and Upper Meadow road [see Figure 6.8]. The shortcut consists of two indistinct earthen tracks through the grass and fern-covered understory of the hillside Norway spruce plantation. [Figure 6.15] The road is not actively used or maintained.

Evaluation: Contributing

The shortcut road from the Garden Workshop to the Upper Meadow road, built between c.1874 and 1887, contributes to the significance of the Mansion grounds as a remnant circulation feature of the Frederick Billings era (1869–1890). The shortcut retains its original alignment, but its surface treatment changed from graded earth to unmaintained tracks at an undetermined date after 1887. There have been no changes to the road since the end of the historic period.

C-23. Lower Woodshed Road

Historic Condition

The road on the north side of the Woodshed yard was built in c.1876; it, or the nearby Woodshed access road (AS-4), may have been the “wood road” that Frederick Billings

recorded as being under construction at the same time as the Woodshed in 1876.¹³ The road was probably used for hauling logs to the Woodshed from the northern slopes of Mount Tom and from the Pomfret Road (former Royalton and Woodstock Turnpike, present Route 12). The road connected with the Pomfret Road through a short spur that passed through an opening in the perimeter stone wall. By the late 1880s, the road was not being graded.¹⁴ It probably fell out of use by c.1960 during the Rockefeller era, when the Woodshed yard was no longer used for forestry operations. It was identified as the “woods road” in 1980.¹⁵ No documentation has been found on changes in the alignment during the historic period.

Existing Condition

The lower Woodshed road begins at a “Y” intersection on the main carriage road at the east end of the Woodshed yard, and then disappears in the Woodshed yard [Figure 6.16; see also Figure 6.8]. The road becomes distinct again in the woods west of the Woodshed, where it consists of two tracks that continue in a westerly direction beyond the Mansion grounds. The spur to Route 12, located 450' northwest of the Woodshed and identifiable by a break in the perimeter stone wall, is no longer distinct. The lower Woodshed road is not actively used or maintained, except during the winter when it serves as part of the cross-country ski-trail system maintained by the Woodstock Inn & Resort.

Evaluation: Contributing

The lower Woodshed road, built in c.1876, contributes to the significance of the Mansion grounds as a remnant circulation feature of the Frederick Billings era (1869–1890). The road has degraded into two tracks since its original construction, but remains unaltered since the end of the historic period. The road relates to the forestry operations in the Woodshed yard that existed through the French-Billings (1914–1954) era.

C-24. Wood Drive (Bungalow Road)

Historic Condition

According to the Doton survey of 1887–1888, there were no graded roads through the east hillside between the Belvedere and the Lily Pond, which Elizabeth Billings subsequently developed as a series of wild gardens. Soon after the turn of the century, however, a road was built extending from the Belvedere to the top of the hill, then turning west toward the Garden. This was most likely the “Wood Drive” plotted by landscape architect Martha Brookes Brown Hutcheson for Elizabeth Billings in 1904 (Brown’s plans for the Wood Drive have not been found). The drive required a stone retaining wall where it cut through the slope above the Lily Pond, and was probably built with a grass surface in the manner of the British garden designer Gertrude Jekyll’s wood drives.¹⁶ By the late twentieth century, the lower section of the road adjoining the Lily Pond and Waterfall Garden was maintained as a path; stones were placed at the south end apparently to restrict vehicular use of the road.

Existing Condition

The Wood Drive extends from the Belvedere north through the Hillside Gardens toward the Bungalow, where it curves 90 degrees to the west and terminates at the Upper Meadow road [see Figure 6.8]. The section west of the Belvedere is maintained with a graded surface and provides vehicular access to the Bungalow (it is sometimes called the “Bungalow road”); the section south of the Bungalow is on average 8' wide and has a turf and earthen surface; it is not regularly used by vehicles. [Figure 6.17] Two stone steps are located at the south end of the drive adjoining the Belvedere drive.

Evaluation: Contributing

The Wood Drive (Bungalow road), built in c.1904 and attributed to the design of Martha Brookes Brown Hutcheson, contributes to the significance of the Mansion grounds as a characteristic circulation feature of the Estate era (1890–1914). It remains unchanged from the end of the historic period. Together with the adjoining stone wall and stone ledge bench, the Wood Drive (notably the section between Belvedere and Bungalow) illustrates Arts and Crafts-inspired design during the early Country Place Era, and reflects the rustic character of the Hillside Gardens as originally developed by Elizabeth Billings during the late nineteenth and early twentieth centuries.

C-25. Compost Road*Historic Condition*

During the Rockefeller era, a compost area was in use northwest of the Upper Meadow (just outside the Mansion grounds study area). This area was accessed by a road from the Wood Drive (Bungalow road). No documentation has been found on when this road was built, but it was actively used during the Rockefeller era.

Existing Condition

A 250'-long dead-end road connects the compost area with the Wood Drive (Bungalow road) at the Upper Meadow [see Figure 6.8]. The road branches into two legs at the Wood Drive, forming a “Y” intersection. [Figure 6.18] One leg aligns with the Upper Meadow through-road. The road appears to have been previously graded and surfaced with gravel, but has not recently been graded.

Evaluation: Contributing

The compost road, built at an undetermined date during or prior to the Rockefeller era, contributes to the significance of the Mansion grounds as a characteristic circulation feature.

Paths

C-26. Path to Thompson Place

Historic Condition

In the 1870s, Frederick Billings maintained a sidewalk that led from the Mansion grounds north along Elm Street toward the Thompson Place and Barnard Brook. In May 1879, Billings recorded, “Repairing side walk by wall toward Dea. Thompson,” a likely reference to this path. The path probably led from the Carriage Barn drive north along the top of the perimeter stone wall to an opening opposite Thompson Park, a triangular island in the intersection of Elm Street and River Road, opposite the Thompson Place. The Billings family would have used this path to access the Thompson Place (which Frederick Billings acquired in 1881) and paths along Barnard Brook. The portion of the path along Route 12 was probably removed when the road was improved into a state highway in the 1950s.

Existing Condition

A path extends from the perimeter plantation of Norway spruce north of the Carriage Barn drive to an opening and steps in the perimeter stone wall opposite River Street. [Figures 6.19, 6.20] There is no visible trace of the path beyond this opening in the wall. The path, which is not actively used, consists of a narrow earthen track. It may be incorporated into a new recreational trail along Route 12 proposed as of 2003.

Evaluation: Contributing

The path to the Thompson Place, established in the 1870s, contributes to the significance of the Mansion grounds as a remnant circulation feature of the Frederick Billings era (1869–1890). The path is only a trace of a larger sidewalk that once existed, but remains unchanged from the end of the historic period.

C-27. Lily Pond Path

Historic Condition

In c.1885, Frederick Billings built the Lily Pond on the hillside, and by this time had probably constructed a path leading to it from the Mansion, beginning at a stone staircase that was proposed on the 1869 Copeland plan. This path led up the hillside and around the perimeter of the Lily Pond, and farther up the hill to the Upper Meadow. The path became an important part of the wild gardens that Elizabeth Billings established on the hillside in the 1890s and 1900s. The path was altered in 1913 with construction of a swimming pool over the south end of the Lily Pond. No documentation has been found on the specific alignment of the path prior to this time.

Existing Condition

The Lily Pond path is a 200' track that rises 40' in elevation along two switchbacks through naturalized conifer plantations [see Figure 6.19]. The path is a single earthen track and begins at a stone staircase built into the Mansion parking area stone wall (BS-8). [Figure 6.21] Beyond the staircase, there are six sets of steps built of either log or stone risers with earthen treads. The path then follows the perimeter of the Lily Pond and crosses a stone-slab bridge (BS-32) over the inlet [see Figure 6.5]. The path branches to the south over the capped swimming pool toward the Wood Drive and Waterfall Garden. To the west is the path leading up to the Lily Pond waterfall, and to the north, the arboretum path. The Lily Pond path is not open for tours or public use.

Evaluation: Contributing

The Lily Pond path, built in c.1885 and last altered in 1913, contributes to the significance of the Mansion grounds as a characteristic circulation feature of the Frederick Billings (1869–1890) and Estate (1890–1914) eras. There have been no changes since the end of the historic period. The path reflects the rustic character of the east hillside as originally established by Frederick Billings and subsequently improved by his daughter Elizabeth during the late nineteenth and early twentieth centuries.

C-28. Waterfall Garden Path*Historic Condition*

In c.1893–1894, Elizabeth Billings had a path built up the rocky, steep hillside north of the Belvedere as part of her Fernery. The path was laid out along a winding alignment and ascended the slope with rustic log steps. The path continued beyond the Fernery and ended at the east-west cross axis road/path in the Garden (Upper Meadow). By the spring of 1897, Elizabeth had added a watercourse to the Fernery, which probably required some realignment of the adjoining path. Following Elizabeth's death in 1944, her Fernery was no longer maintained, and the path became overgrown. Between 1966 and 1969, the Rockefellers had landscape designer Zenon Schreiber rehabilitate the garden. He reconfigured the watercourse, and may have also changed the alignment of the path. No documentation has been found on the alignment of the path prior to the 1960s rehabilitation.

Existing Condition

The Waterfall Garden path rises 30' in elevation over a length of 250' from the Wood Drive to the upper hillside path through a mature oak grove [see Figures 6.19]. It crosses the watercourse four times, winds around trees and rock outcroppings, and ascends ten sets of log- and stone-riser steps. The path continues for 150' west of the Waterfall Garden and ends at the east side of the Upper Meadow. Some of the log steps are deteriorated. The path has a number of branches, shortcuts, and spurs within the Waterfall Garden, and much of its surface is bordered by moss. [Figure 6.22] The path is not open for tours or public use.

Evaluation: Contributing

The Waterfall Garden path, built in c.1893 and altered in c.1897 and c.1966–1969, contributes to the significance of the Mansion grounds as a characteristic circulation feature of the Estate era (1890–1914) that was rehabilitated in the Rockefeller era (1954–1997). Although altered in the 1960s, the path probably retains much of its original character. Along with the adjoining watercourse and plantings, the path reflects the Rockefellers' interest in maintaining the rustic character of the Hillside Gardens originally established by Elizabeth Billings during the late nineteenth and early twentieth centuries.

C-29. Lily Pond Waterfall Path*Historic Condition*

Between 1901 and 1903, Elizabeth Billings oversaw the creation of a water garden at the Lily Pond, one major feature of which was a waterfall on the rock outcropping (NS-4) northwest of the Lily Pond. A path was constructed around the same time alongside the waterfall, leading west toward the Reservoir.¹³ In order to cross the waterfall gorge, a stone-slab bridge was added. In c.1904, the Wood Drive was constructed across the western part of the path.

Existing Condition The Lily Pond waterfall path follows the course of the waterfall and rises 16' in elevation over a length of 80' from the Lily Pond to the Wood Drive [see Figure 6.19]. The path borders the lower limits of the rock outcropping, and crosses the waterfall gorge on a stone-slab bridge. [Figure 6.23] The path ascends a set of twelve steps consisting of stone risers and earthen treads. The path is a single earthen track without any visible surface material or edging. It is not open for tours or public use.

Evaluation: Contributing

The Lily Pond waterfall path, built in c.1901, contributes to the significance of the Mansion grounds as a characteristic circulation feature of the Estate era (1890–1914). There are no documented changes to the path since the addition of the Wood Drive in c.1904. It reflects the rustic character of the Hillside Gardens as originally developed by Elizabeth Billings during the late nineteenth and early twentieth centuries.

C-30. Upper Hillside Path*Historic Condition*

The path along the rim of the hillside, extending from the Upper Meadow on the west to the Bungalow on the north, was established as part of Elizabeth Billings's Fernery, perhaps in part on the alignment of an earlier path leading from the Lily Pond. In c.1897, the section of the path linking the newly built Waterfall Garden (Fernery) with the Upper Meadow was most likely built. By September 1899, the path had been laid out along the hillside north of the Fernery. In c.1917, this section of the path was prob-

ably extended north to the Bungalow, completed in that year. In c.1980, a steel-chain railing was installed along the section of the path west of the Waterfall Garden, where it bordered the steep slope west of the Bowling Alley.

Existing Condition

The upper hillside path follows the southern and eastern rim of the hill [see Figure 6.19]. It begins in the Norway spruce plantation at the southeastern corner of the Upper Meadow and continues east to the Waterfall Garden. This section is on a steep slope and is lined by a steel-chain railing. [Figure 6.24] North of the Waterfall Garden, the path continues across the Wood Drive, and then turns 90 degrees to the Bungalow. The path is a single earthen track without any visible surface material or edging, but features log steps and retaining stone slabs north of the Waterfall Garden. [Figure 6.25] The path is not open for tours or public use.

Evaluation: Contributing

The upper hillside path between the Upper Meadow and the Bungalow, built in c.1897–1899 and extended in c.1917, contributes to the significance of the Mansion grounds as a characteristic circulation feature of the Estate era (1890–1914). There have been no changes to the path since the end of the historic period. It reflects the rustic character of the Hillside Gardens as originally developed by Elizabeth Billings during the late nineteenth and early twentieth centuries.

C-31. Arboretum Path

Historic Condition

During the fall of 1899, Elizabeth Billings staked out a path on the hillside extending from the Lily Pond path along the north rim of the hill, ending at the northeast corner of the Garden (Upper Meadow). Along this path, which Julia Billings noted gave “charming views,” Elizabeth planned an arboretum, a botanical garden of trees. The path was built by October 1899.¹⁹ Following Elizabeth’s death in 1944, the arb-oretum and path fell into decline. The Rockefellers maintained the path, but did not revive the arboretum.

Existing Condition

The arboretum path follows the 800' contour around the forested north rim of the hill, extending from the Lily Pond path to the Wood Drive (Bungalow road) near the northeast corner of the Upper Meadow [see Figure 6.19]. The path is a single earthen track without any visible surface material or edging. [Figure 6.26] It is not open for tours or public use, but is annually cleared.

Evaluation: Contributing

The arboretum path, built in 1899, contributes to the significance of the Mansion grounds as a characteristic circulation feature of the Estate era (1890–1914). The path probably retains

its original alignment, but is a remnant of an arboretum that was maintained between the turn of the century and c.1944.

C-32. Wood Drive Stone Stairway

Historic Condition

As part of the construction of the Wood Drive in c.1904, a rustic stone retaining wall was built along west side of the road, probably to the design of landscape architect Martha Brookes Brown Hutcheson. Within this wall, a curving stone stairway was built to access a stone bench built into a ledge below a massive oak tree.

Existing Condition

A rustic stone stairway is located in the stone wall along the Wood Drive between the Waterfall Garden and the Lily Pond. [Figure 6.27] The steps lead up to a stone bench below a massive oak snag. The steps span 32' and follow a curving alignment, and contain nine 30'-long steps bordered by stone sidewalls.

Evaluation: Contributing

The stone stairway leading to the stone ledge bench, built in c.1904, contributes to the significance of the Mansion grounds as a distinctive circulation feature of the Estate era (1890–1914). It reflects the rustic character of the Hillside Gardens originally developed by Elizabeth Billings during the late nineteenth and early twentieth centuries. Together with the stone wall and stone ledge bench, the steps also illustrate Arts and Crafts-inspired design during the Country Place Era.

C-33. Woodland Garden Path Circuit

Historic Condition

The Woodland Garden was built in c.1980 under the direction of John Wiggin, the Rockefellers' professional forester, for the Woodstock Inn & Resort. The garden was organized into six zones that were accessed by a naturalistic path circuit consisting mostly of a single earthen track. The circuit began on the trace of the Woodshed access road on the east side of the Woodshed, and then branched into a series of paths on the west side of the Woodshed, extending across a terrace and up a bank to a stream in a shallow ravine beyond the Mansion grounds study area. The paths were surfaced in wood chips and crossed intermittent streams and wet areas on the terrace along planks with log railings. On a steep slope at the west end of the garden, the path was edged by logs and ascended log steps. At the ravine, the path followed a series of stone steps and two stone-slab bridges. The path circuit was maintained until c.1993.²⁰

Existing Condition

The Woodland Garden path circuit consists of the remains of series of curving paths spanning the 1,000'-long by 300'-wide garden [see Figure 6.19]. Over the course of nearly one decade, most of the paths have disappeared due to natural processes such

as overgrowth and deposit of leaf litter. Remnant features include a stretch of deteriorated plank paving across a wet area, one collapsed plank bridge and railings, one intact plank bridge with timber railings, and a deteriorated set of log steps with log edging. [Figure 6.28, see also Figure 6.2] The only relatively intact feature of the path circuit is a set of stone steps and two stone bridges on the ravine at the very west end of the garden, near the old road to the Sugar House (outside the Mansion grounds study area).

Evaluation: Non-contributing

The Woodland Garden path circuit, built in c.1980 and maintained until c.1993, does not contribute to the significance of the Mansion grounds because it lacks historic integrity. As with the plantings in the garden, the path circuit has deteriorated to the extent that it no longer reflects its historic character or use.

TOPOGRAPHY

T-3. Depression West of Reservoir

Historic Condition

No documentation has been found on the depression located between the Reservoir and Upper Meadow. It may be an old gravel pit or rock quarry, or be related to excavation undertaken for the water supply system, including the old Reservoir, pipes, and springs. Based on the age of the trees growing on within and along the edges of the depression, it may date back to the Frederick Billings era.

Existing Condition

There is a large man-made depression with an irregular edge and series of mounds located in the forest on the top of the hill between the Reservoir and Upper Meadow. The dimensions of this depression have not been documented.

Evaluation: Contributing

The depression in the forest between the Reservoir and Upper Meadow contributes to the significance of the Mansion grounds as a characteristic part of the topography during the historic period. No documentation has been found on the origin of this feature, which may have been a gravel pit or rock quarry.

T-4. Bungalow Terrace

Historic Condition

As part of the construction of the Bungalow in 1916–1917, a terrace was built into the hillside to create level ground for the building and adjoining land to the north and east.

Existing Condition

The Bungalow terrace is an inconspicuous topographic feature measuring approximately 80' by 65' and rising a maximum of 4' above the natural topography, with a uniform slope along the north edge in front of the Bungalow. [Figure 6.29] The terrace is covered in short-cut meadow.

Evaluation: Contributing

The Bungalow terrace contributes to the significance of the Mansion grounds as a characteristic topographic feature of the French-Billings era (1914–1954). There have been no documented changes to the terrace since it was constructed.

VEGETATION**Groundcover****V-64. Upper Meadow***Historic Condition*

By 1874, Frederick Billings established an extensive kitchen garden on the level top of the hill, which the family referred to as the “Garden.” Here, Billings raised a wide array of flowers, and fruits; he also maintained a tree nursery off the southeast corner. Billings raised asparagus, beans, beets, cabbage, cauliflower, celery, corn, cucumber, eggplant, lettuce, new potatoes, peas, radishes, squash, and tomatoes, plus fruits such as blackberries, raspberries, and strawberries, and various flowers most likely grown for cutting. There was also an orchard along the north side of the garden. His heirs continued to maintain the Garden in this manner through Julia’s lifetime. Following her death in 1914, the extent of the Garden probably was reduced; by the 1940s, only the west half of the Garden was cultivated, and that mostly for corn. In c.1961, the Rockefellers converted the entire Garden space into a horse pasture known as the “Upper Meadow,” except for a small, fenced-in garden plot, on the south half of the meadow. After c.1995, the Rockefellers no longer pastured horses or maintained the vegetable garden.

Existing Condition

The grass in the Upper Meadow is allowed to grow as a short meadow up to approximately 2' high, and is cut down in the late fall [see Figure 6.3]. The composition of the grasses in the meadow has not been documented. There are no active uses in the Upper Meadow that impact the vegetation, aside from lumber storage in the southeast corner. Horses are not pastured in the Upper Meadow.

Evaluation: Contributing

The Upper Meadow, established in c.1961 as a horse pasture, contributes to the significance of the Mansion grounds as a characteristic vegetation feature of the Rockefeller era (1954–1997). There have been no changes to the Upper Meadow vegetation since the end of the historic period.

V-65. Woodshed Yard Meadow*Historic Condition*

From its initial development in c.1876 through c.1960, the ground of the Woodshed yard was covered with timber materials, in between which were probably areas of exposed earth and grass. By the 1960s, when the yard was no longer used for timber processing, the space was cleared and a cover of grass laid down and maintained as a short-cut meadow.

Existing Condition

The Woodshed yard is maintained as a short-cut meadow up to approximately 2' high [see Figure 6.4]. The composition of the grasses in the meadow has not been documented. There are no active uses in the Woodshed yard that impact the meadow.

Evaluation: Contributing

The Woodshed yard meadow, established in c.1960, contributes to the significance of the Mansion grounds as a characteristic vegetation feature of the Rockefeller era (1954–1997). There have been no changes to the meadow since the end of the historic period.

Groves and Plantations**V-4. Perimeter Tree Plantations (see Mansion Terrace)****V-66. Oak Grove***Historic Condition*

In 1869, there was a prominent, mature oak and chestnut grove on the southeastern slope of the hill west of the second Marsh house (Mansion). Charles Marsh (Junior) had planted thirty chestnut trees in or near the grove in c.1862.²¹ At the time, the grove was surrounded by pasture. It may have been a remnant of a native stand of oak and chestnut, which naturally occurred on south-facing, well-drained acidic sites within the dominant maple-beech forest. Frederick Billings retained this oak and chestnut grove in his initial development of the Mansion grounds in the early 1870s, and apparently planted new oak trees extending down to the Belvedere drive. Surrounding the oak grove, Billings established plantations of Norway spruce, hemlock, and white pine. In c.1893, Elizabeth Billings established her Fernery in the understory of the grove, where she built a waterfall garden four years later. In the early twentieth century, the chestnuts were killed by the chestnut blight, which had

spread north from New York City in the 1910s. As the surrounding plantations matured in the twentieth century, they shaded parts of the remaining oak grove. The last of the oldest oaks died in c. 1980, but Laurance Rockefeller retained its massive trunk. The remaining oaks were second- or later-generation trees.

Existing Condition

The oak grove on the south hillside extends from the Belvedere drive to near the Reservoir. It consists of thirteen mature oak trees, plus one large oak snag above the stone ledge bench, that include white oak (*Quercus alba*) and red oak (*Quercus rubra*); other varieties have not been identified. The grove is inconspicuous because it is surrounded by mature conifer plantations.

Evaluation: Contributing

The hillside oak grove, most likely a remnant of the native forest, contributes to the significance of the Mansion grounds as a distinctive vegetation feature of the Marsh era (1801–1869) that was incorporated into rustic gardens during the Estate era (1890–1914). Although the prominence of the grove decreased, due to growth of the surrounding plantations and loss of the chestnuts in the early twentieth century, as a feature it has been a constant in the landscape throughout the historic period. Along with the deciduous woodlot northwest of the Upper Meadow, the oak grove is one of two vegetation features that survive from the Marsh era.

V-67. Marsh-Era Woodlot

Historic Condition

In 1869, there was a deciduous woodlot northwest of the hilltop pasture that was then at least thirty years old. Frederick Billings retained the woodlot, as shown on the 1869 Copeland plan, in his development of the hill, but surrounded it with plantations of maple, larch, and white pine. The woodlot was maintained by later generations, but it became less distinct as the surrounding plantations developed into naturalized woods.

Existing Condition

A deciduous woodlot is located north and west of the Upper Meadow, extending for approximately 1,000' west of the old mountain road and 500' north of the Upper Meadow. The woodlot is characterized by sugar maples (*Acer saccharum*), beech (*Fagus sp.*), and ash (*Fraxinus sp.*), only a small percentage of which appear to be old-growth dating to the Marsh era.²² The woodlot extends beyond the limits of the Mansion grounds. It is bordered to the east by the remains of a sugar maple plantation established in c.1880. The woodlot is part of stand number 44 in “Marsh-Billings National Historical Park Forest Management & Ecological Inventory Report” (John Wiggin, 1993).

Evaluation: Contributing

The deciduous woodlot northwest of the Upper Meadow, established prior to 1869, contributes to the significance of the Mansion grounds as a characteristic vegetation feature of the Marsh era (1801–1869). Although the composition of the woodlot has changed over time, as a feature it remains intact, but became less distinct over time as the surrounding plantations matured. Along with the oak grove, the woodlot is one of two vegetation features on the Mansion grounds that survive from the Marsh era.

V-68. Hill Plantations (Near Woods)*Historic Condition*

Through the mid nineteenth century, the Marsh family maintained the hill as two open pastures, a woodlot, and a small oak-chestnut grove. As marginal agricultural land in close proximity to his residence, this land became the object of Frederick Billings's earliest experiments with reforestation. In August 1874, he set out his first forest plantation, consisting of six hundred Norway spruce on the steep south slope above the newly completed Hothouses and Belvedere, adjoining the oak-chestnut grove. In 1876–1877, Billings extended this plantation along the east side of the hill toward the Coachman's Cottage, where he planted hemlock in addition to Norway spruce. At the same time, he established a mixed plantation of maple and conifers on the north slope of the hill south of the Woodshed. In 1879, Billings set out a larch plantation on the swampy terrace west of the Woodshed (present Woodland Garden), and in 1880, he set out white pine at the top of the hill surrounding the Reservoir, and a plantation of sugar maples north of the Garden, adjoining the old woodlot. The larch plantation failed in part and was replanted with mixed conifers in 1883. The plantations in and around the Mansion grounds were referred to as the "near woods," reflecting their location near the Mansion.²³

While some of the Billings plantations were set out in uniform rows that would become a hallmark of reforestation in the early twentieth century, most followed a more irregular pattern, due not only to the rocky nature of the ground, but also to the primary aesthetic purpose of the plantations, especially those closest to the Mansion. There were also numerous open spaces within the plantations, probably where there were rock outcroppings. Frederick Billings and his heirs continued to reforest worn-out agricultural land to the west of the Mansion grounds into the mid twentieth century.

Limited documentation has been found on the management of the Mansion grounds plantations during the historic period. In November 1894, farm manager George Aitken wrote Laura Billings that he was thinning out the Norway spruce at the west end of the Hothouses, a project that not only ensured proper growth, but also provided some timber products.²⁴ This type of forestry work, undertaken primarily for aesthetic purposes, was probably characteristic in the plantations near the Mansion grounds in subsequent years. There were, however, some more extensive cuttings and thinnings. In 1917, for exam-

ple, Elizabeth Billings marked white pines to be removed for construction of the Bungalow, and further clearing may have taken place at this time to create the Bungalow vistas, one of which extended down to the rear of the Double Cottage. Another clearing, either natural or manmade, occurred in the white pine plantation on the top of the hill west of the Reservoir by the late 1950s; this area was subsequently reforested in a mix of Norway spruce and deciduous trees.²⁵ The greatest change to the hill plantations was natural succession, which probably began to appear by the mid-twentieth century as the native hardwoods began to outcompete the introduced conifers. The Rockefellers managed the hill plantations to allow for natural succession, rather than replanting to retain a dominant conifer cover. This may have reflected their more ecological approach to forest management. The only places where the hill plantations did not become naturalized by the late twentieth century were along the perimeters adjoining open spaces, where succession was reduced through mowing and through other management practices. Within designed areas such as the Hillside Gardens, Woodland Garden, and Bungalow terrace, and along paths and roads, the Rockefellers actively managed the forests through thinning, clearing of underbrush, and pruning. Laurance Rockefeller preferred to maintain an open understory in these areas to permit views into the forest.²⁶

For further information on forestry practices during the historic period, see “Cultural Landscape Report for the Forest, Marsh-Billings-Rockefeller National Historical Park” (University of Vermont et al., 2000) and John Wiggin, “Marsh-Billings National Historical Park Forest Management & Ecological Inventory Report” (Unpublished report, October 1993). The hill plantations are identified as stands 41, 42, 43, 44, and 46. The Wiggin report summarizes forest management practices from c.1972 to 1992; its documentation on the age of the plantations is generally not accurate.

Existing Condition

Plantations, a large percentage of which are today naturalized with native northern hardwoods, cover all of the hill outside of the Upper Meadow, Woodshed yard, Bungalow clearing, oak grove, and Marsh-era woodlot. The plantations along the northern perimeter on Route 12, on the southern and eastern edge of the hill bordering the Mansion terrace, and around the Upper Meadow, Woodshed yard, and Bungalow clearing, are conspicuous, defining features in the landscape. These sections retain many of the original plantation characteristics, but are in incipient decline. They are mostly defined by even aged growth, regular planting patterns, and one or two species, including Norway spruce (*Picea abies*), Canadian hemlock (*Tsuga canadensis*), and white pine (*Pinus strobus*). Successional growth of nonplantation species is threatening portions of these historic plantations stands. The understory in the Hillside Gardens and between the Upper Meadow and the Garden Workshop is generally open. Many of the remaining naturalized plantations on the hill do not retain a distinct character based on either species composition or planting patterns. Since the end of the historic period, forest management practices have not retained the well-tended and open

understory characteristic of the plantations during the Rockefeller era.

Evaluation: Contributing

The hill plantations, established between 1874 and c.1885, contribute to the significance of the Mansion grounds as character-defining features of the landscape from the Frederick Billings era (1869–1890) that were continually managed through the Rockefeller era (1954–1997). The plantations along the perimeter of the hill form a character-defining edge to much of the formal grounds of the Mansion terrace and perimeter of the Upper Meadow and Woodshed yard. The hill plantations convey the experimental conservation practices of Frederick Billings and their continued management by his heirs into the late twentieth century.

V-69. Birch Grove along Mansion Parking Area

Historic Condition

In c.1956, the Rockefellers had the Laundry torn down, which exposed an opening in the Norway spruce plantation on the adjoining hillside.²⁷ Soon after this time, they had a grove of paper birch planted in the clearing, above the parking area built in place of the Laundry. The grove may have been designed by Zenon Schreiber, the Rockefellers' landscape designer at the time. The Rockefellers introduced several specimens and groves of paper birch to the Mansion grounds during the 1950s and 1960s.

Existing Condition

A grove of eight paper birch (*Betula papyrifera*) is located on the lower slope of the hillside on the west side of the Mansion parking area [see Figure 4.10]. The grove has an open, grassy understory, and contains both single-trunk and multi-trunked specimens. It is bordered on the west and north by a mature, naturalized Norway spruce (*Picea abies*) plantation.

Evaluation: Contributing

The birch grove on the west side of the Mansion parking area, planted in c.1958, contributes to the significance of the Mansion grounds as a characteristic vegetation feature of the Rockefeller era (1954–1997). There have been no major changes to the grove since the end of the historic period.

Specimen Trees

V-70. Oak Snag

Historic Condition

In 1869, there was a mature grove of white oak and American chestnut on a southeast facing slope west of the Marsh house (Mansion), the only significant vegetation in the otherwise open landscape of the hill. During the 1870s, Frederick Billings established plantations of Norway spruce, white pine, and hemlock around this grove. In c.1904, a rustic stone

ledge bench and stairs were built beneath a massive oak at the northern edge of the grove as part of the Wood Drive, which may have been designed by Martha Brookes Brown Hutcheson. The stone bench and adjoining steps were positioned to align with the oak. During the Rockefeller era, this oak tree died, possibly due in part to shading from the adjoining plantations. Laurance Rockefeller retained about 12' of the dead tree (known by foresters as a “snag”).

Existing Condition

A large snag, probably of a white oak, *Quercus alba*, exists above the stone ledge bench north of the Waterfall Garden. It is 40' in diameter at breast height, and consists of a 12'-tall main leader and two large branches (whips). [Figure 6.30] The main leader is rotting and being eaten by animals.

Evaluation: Contributing

The oak snag above the stone ledge bench, a remnant of the adjoining oak grove (V-66), contributes to the significance of the Mansion grounds as a distinctive vegetation feature of the Rockefeller era (1954–1997) when the trunk was retained following death of the tree.

V-71. Upper Meadow White Pines

Historic Condition

In 1880, Frederick Billings established a plantation of white pine at the top of the hill surrounding the Reservoir. It may have been at this time that two specimens were planted at the northwestern corner of the Upper Meadow (Garden). These trees existed as specimens in 1939.²⁸

Existing Condition

Two large white pines (*Pinus strobus*) are located to either side of the Wood Drive (Bungalow road) at the northwest corner of the Upper Meadow, each with a 60' average canopy spread [see Figure 6.54]. Their understory consists of meadow grass and scattered shrubs. In winter 2001, the trees lost a number of large branches due to heavy snow loads.

Evaluation: Contributing

The Upper Meadow white pines, planted in c.1880, contribute to the significance of the Mansion grounds as characteristic vegetation features of the Frederick Billings era (1869–1890) that had matured into distinctive specimens by the French-Billings era (1914–1954). Aside from the loss of several branches, the trees remain unchanged from the end of the historic period.

V-72. Twenty-Fifth-Anniversary Silver Maple*Historic Condition*

In 1959, on the occasion of their twenty-fifth wedding anniversary, the Rockefellers received a silver maple from Mary Rockefeller's brother John French and his wife Eleanor. The Frenches also gave a plaque, which the Rockefellers did not affix to the tree. The Rockefellers planted the silver maple on the hillside northwest of where the Laundry had stood, on the north side of a grove of paper birch and adjoining a mature Norway spruce plantation.

Existing Condition

A silver maple (*Acer saccharinum*) is located on the hillside west of the north end of the Mansion parking area. It has a spindly growth habit due to competition from the adjoining paper birch and Norway spruce. [Figure 6.31] The plaque that goes along with the tree is in the park collections.

Evaluation: Contributing

The twenty-fifth-anniversary silver maple, planted in 1959, contributes to the significance of the Mansion grounds as a distinctive vegetation feature of the Rockefeller era (1954–1997). The distinction of the tree is derived from its historical association, rather than from its physical attributes. It is an inconspicuous feature and remains unchanged from the end of the historic period.

V-73. Horse Shed Arborvitae*Historic Condition*

In c.1961, the Horse Shed was built on the former site of the Garden Shed at the southwestern corner of the Upper Meadow. A row of arborvitae was probably planted at the same time off the northwest corner of the Horse Shed, spanning the split-rail-fence-enclosed horse corral.

Existing Condition

A row of five arborvitae (*Thuja occidentalis*) is located off the northwest corner of the Horse Shed. [Figure 6.32] The largest specimen, located within the corral, has a 25'-average canopy spread.

Evaluation: Contributing

The Horse Shed arborvitae, planted in c.1961, contribute to the significance of the Mansion grounds as a characteristic vegetation feature of the Rockefeller era (1954–1997). There have been no changes to the trees since the end of the historic period.

V-74. Experimental Chestnut Trees

Historic Condition

In 1997, the Rockefellers' professional forester John Wiggin planted ten chestnut saplings along the northern edge of the Upper Meadow. He acquired the seeds from the American Chestnut Association in West Virginia. These saplings were a cross between the native American chestnut and a European or Asian variety that was supposed to be resistant to chestnut blight. These saplings were not planted at Laurance Rockefeller's request.²⁹

Existing Condition

Five young chestnut trees (a cross of *Castanea dentata*) are located along the northern edge of the Upper Meadow, adjacent to the Wood Drive (Bungalow road). They are between 2' and 5' tall and are protected by wire mesh. [Figure 6.33] Most are being overgrown by invasive trees—including box elder (*Acer negundo*) and buckthorn (*Rhamnus cathartica*)—shrubs, and weeds, which are forming a hedgerow along the north side of the Upper Meadow that did not exist during the historic period.

Evaluation: Non-Contributing

The remaining experimental chestnut trees along the north side of the Upper Meadow, planted in 1997, do not contribute to the significance of the Mansion grounds because they are not associated with Laurance Rockefeller and were inconspicuous features of the landscape introduced at the close of the historic period.

Shrubs

V-75. Waterfall Garden Andromeda

Historic Condition

The Waterfall Garden was originally built as part of Elizabeth Billings's Fernery between c.1893 and 1897, and was rehabilitated between 1966 and 1969 under the direction of Zenon Schreiber. It is likely that during the 1960s rehabilitation of the garden an andromeda was planted at the base of the garden.

Existing Condition

A large, unclipped andromeda (*Pieris sp.*) is located at the base of the Waterfall Garden path on the west side of the Wood Drive. It consists of two plants and forms a mass approximately 10' in diameter. [Figure 6.34]

Evaluation: Contributing

The Waterfall Garden andromeda, planted in c.1966, contributes to the significance of the Mansion grounds as a characteristic vegetation feature of the Rockefeller

era (1954–1997). There have been no changes to the shrub since the end of the historic period.

Herbaceous Plants

V-76. Lily Pond Iris

Historic Condition

The Lily Pond, as its name implies, was largely covered by water lilies as part of its initial development in c.1885. At the time, the Lily Pond was in full sun. In 1901, Elizabeth Billings oversaw the development of a water garden in the Lily Pond and adjoining waterfall. No documentation has been found on the types of aquatic plants that may have been planted at this time, although they most likely still included water lilies. By 1931, the Lily Pond was in increasing shade due to growth of the adjoining plantations, as reflected by removal of the swimming pool that had been built over the south half of the pond. The water lilies had probably disappeared by this time. The Rockefellers' head gardener, Carl Bergstrom, worked on reviving the Lily Pond, which dried out following the death of Elizabeth Billings in 1944, and introduced Japanese iris (which tolerate partial shade and flooding) in the pond in c.1960.³⁰

Existing Condition

A large group of yellow Japanese iris (*Iris kaempferi*) is located along the western side the Lily Pond near the waterfall, with a smaller group at the southern end of the pond. [Figure 6.35] Japanese iris are not aquatic plants, but do tolerate flooding. The Lily Pond is filled with water only part of the year. The amount of shade has continued to increase as the opening in the overhead plane over the Lily Pond narrows with the growth of surrounding trees.

Evaluation: Contributing

The Lily Pond iris, established in c.1960, contribute to the significance of the Mansion grounds as characteristic vegetation features of the Rockefeller era (1954–1997). There have been no documented changes to the iris since the end of the historic period.

V-77. Lily Pond Plantings

Historic Condition

In its initial development, beginning in c.1885, the Lily Pond was in full sun and was surrounded by a variety of wetland plants and ferns that overgrew the banks. In 1901, Elizabeth Billings established a water garden at the Lily Pond, but no documentation has been found on plants that were maintained at this time. The composition of the plantings changed by the mid twentieth century as the surrounding plantations matured and shaded the pond. By c.1960, the Rockefellers' head gardener Carl Bergstrom had begun to rehabilitate the Lily Pond; he maintained a variety of herbaceous woodland plants around it, some of which

may have been remnants from Elizabeth Billings's fernery and water garden.³¹ Maintenance of these plants was reduced following Bergstrom's death in 1997, and the variety of plants subsequently dwindled. No documentation has been found on the planting plan for the area around the Lily Pond.

Existing Condition

The Lily Pond is bordered largely by ferns, including common maidenhair fern (*Adiantum pedatum*), ostrich fern (*Matteuccia stuthiopteris*), cinnamon fern (*Osmunda cinnamomea*), and Christmas fern (*Polystichum acrostichoides*) [see Figure 6.35]. There are also forget-me-nots (*Myosotis* sp.) and blue cohosh (*Caulophyllum thalictroides*) near the waterfall. An invasive vine (hog peanut) is encroaching into the area. The Lily Pond is not annually restocked with plants, and is not open to the public as part of the standard tours of the Mansion grounds.

Evaluation: Contributing

The Lily Pond plantings, established in c.1960, contribute to the significance of the Mansion grounds as characteristic vegetation features of the Rockefeller era (1954–1997). The overall character of the plantings as part of the Hillside Gardens has remained intact since the end of the historic period, but the variety and number of plants has declined. Some of the ferns may be remnants of Elizabeth Billings's Fernery, initially established in the 1890s.

V-78. Waterfall Garden Plantings

Historic Condition

By 1894, Elizabeth Billings had laid out a garden of ferns along a winding path on the steep hillside west of the Belvedere, in the shade of the oak-chestnut grove. In 1897, a waterfall with five pools was added to the garden, which allowed Elizabeth to expand her collection of ferns to include those that favored moist conditions. Called the “Fernery,” Elizabeth's garden purportedly featured nearly all the wild ferns of North America, classified and labeled. Over the years, Elizabeth continued to plant the Fernery and other areas of the hillside with a wide variety of plants, many of which she collected from the surrounding woods. In 1905, Elizabeth published an article describing her Fernery. She wrote that the garden included most of Vermont's native ferns, as well as mosses, other woodland plants such as lady slippers, and exotics. At the lowest part of the Fernery southeast of the oak grove, in a sunny spot near the Belvedere, Elizabeth wrote that she grew *Onoclea* (sensitive) ferns, and along the adjoining lowest pool, which was lined by a low limestone wall, she had the lime-loving ferns, including *Asplenium trichomanes* (maidenhair spleenwort), *Polypodium vulgare* (wall fern), *Woodsia ilvensis* (rusty woodsia), *Camptosorus rhizophyllus* (walking fern), *Scolopendrium* (hart's-tongue fern), and *Lomaria spicant*. A bank adjoining this pool

was planted with *Osmunda regalis* (royal fern), and the path leading up through the garden was lined by *Osmunda cinnamomea* (cinnamon fern) and *O. claytoniana* (interrupted fern), alongside of which were several Japanese ferns, including *Polystichum tripterum*. Where the path diverged at the base of an oak was what Elizabeth called the “glory of the Fernery,” a bank of *Adiantum* (maidenhair fern). Adjoining this was a collection of shield ferns, *Aspidium Filiz-mas*, *A. spinulosum*, *A. marginale*, and *A. acrostichoides*, among others. The upper basin was lined by *Dryopteris* (wood fern) and *Cystopteris* (bladder fern). Farther from the waterfall, under chestnut and poplars, Elizabeth had established a mass of *Dicksonia* (tree fern), and *Aspleniums* covered a nearby bank, with *A. Filixfoemina* var. *polyclados*—the rarest of Elizabeth’s ferns—above a stone wall on the Wood Drive. She maintained the Fernery until her death in 1944, and it stood unmaintained and overgrown for nearly two decades.

The Rockefellers decided to rehabilitate the portion of the Fernery around the waterfall, which became known as the Waterfall Garden. Between 1966 and 1969, landscape designer Zenon Schreiber rebuilt and reconfigured the waterfall, and revived the adjoining plantings. Rather than keeping it a fern garden, Schreiber introduced a wide variety of other woodland plants in the area bordering the waterfall. He continued to work on the Waterfall Garden until 1987 with the help of head gardener Carl Bergstrom. Following Bergstrom’s death in 1997, maintenance of the Water Garden declined. No documentation on the planting plan for the garden has been found.

Existing Condition The Waterfall Garden contains a variety of herbaceous woodland plants and mosses. [Figure 6.36] The plantings are located in a naturalistic manner, and none in distinct beds. They include: maidenhair fern (*Adiantum pedatum*), wild ginger (*Asarum canadense*), woodland aster (*Aster novi-belgi* sp.), Chinese astilbe (*Astilbe chinensis* sp.), bunchberry (*Cornus canadensis*), male fern (*Dryopteris filix-mas*), iris (*Iris* sp.), sensitive fern (*Onoclea sensibilis*), cinnamon fern (*Osmunda cinnamomea*), mayapple (*Podophyllum peltatum*), Solomon’s seal (*Polygonatum* sp.), and trillium (*Trillium* sp.). Many of the paths are lined by moss, which is sensitive to foot traffic. An invasive vine (hog peanut) is taking over much of the area, extending north to the stone wall along the Wood Drive. This area includes a variety of other naturalized plants, including ferns and a large bed of lily of the valley (*Convallaria majalis*). The garden is not annually restocked with plants, and is not open to regular tours. The variety of plants, and the overall level of maintenance, has declined since the end of the historic period.

Evaluation: Contributing

The Waterfall Garden plantings, established in c.1966–69, contribute to the significance of the Mansion grounds as characteristic vegetation features of the Rockefeller era (1954–1997). Since the end of the historic period, the overall variety of plantings has decreased, and the level of maintenance has declined. Some ferns in the garden may be remnants from Elizabeth Billings’s Fernery, initially established in the 1890s.

V-79. Reservoir Fern Beds

Historic Condition

The reservoir was set on a bank that by c.1945 was maintained as mown grass.³² The Rockefellers established ferns on this bank, perhaps as part of the rehabilitation of the Hillside Gardens in the 1960s.

Existing Condition

The banks surrounding the Reservoir are planted in ferns. [Figure 6.37] The types of ferns in these beds have not been documented, but are probably largely common ostrich ferns (*Matteuccia struthiopteris pensylvanica*).

Evaluation: Contributing

The fern beds surrounding the Reservoir, established in c.1965, contribute to the significance of the Mansion grounds as characteristic vegetation features of the Rockefeller era (1954–1997). There have been no documented changes to the beds since the end of the historic period.

V-80. Woodland Garden Plantings

Historic Condition

In 1877, Frederick Billings drained the terrace west of the Woodshed, through which intermittent streams ran, by laying out ditches.³³ Two years later in 1879, he established a plantation of larch on this terrace. Many of these trees failed to take and were replaced in 1883 with mixed conifers. By the late twentieth century, this plantation had matured into naturalized coniferous-deciduous woods. It was here in the late 1970s that the Woodstock Inn, with the support of the Rockefellers, developed a six-acre naturalized woodland garden for their guests and other tourists. The garden was designed by the Rockefellers' professional forester, John Wiggin, and laid out between the Woodshed on the east and the old Sugar House road to the west (beyond the Mansion grounds study area). Officially called the "Vermont Woodland Flora Exhibit," the Woodland Garden opened in c.1980 and was designed for use between May and September by guided tour only. It contained six zones: moist bottomland woods, bog, evergreen woods, marsh, dry upland woods, and cool northern deciduous forest. The stone retaining wall along the Woodshed was planted with ferns as a "dripping rock wall." Water was artificially fed onto the wall and bog through black PVC pipes from the Pogue line near the Upper Meadow.³⁴ Woodland plants in the garden, which included both introduced and existing species, included baneberry; bloodroot; Braun's holly; Solomon's seal; trillium; and Christmas, maidenhair, and royal ferns, among many others. These were identified with incised green plastic labels on metal stakes. Maintenance of the Woodland Garden was curtailed in c.1993.³⁵ No documentation has been found on a planting plan for the garden.

Existing Condition

The plantings in the Woodland Garden have not been maintained for over a decade. The existing understory is largely indistinguishable from the surrounding woods. [Figure 6.38] The green plastic labels are stored on the ground floor of the Woodshed, except for a few remaining in the garden. The Woodland Garden is not open for tours.

Evaluation: Non-Contributing

The Woodland Garden plantings, established in 1980 and maintained until c.1993, do not contribute to the significance of the Mansion grounds because they lack historic integrity due to loss of plant materials.

BUILDINGS AND STRUCTURES**Buildings****BS-24. Woodshed HS-12, LCS #40530***Historic Condition*

During the Marsh era, there was a woodshed that may have been located on the south side of the hill, south of the Upper Meadow. Frederick Billings had a new woodshed constructed in 1875–1876 on a terrace on the north side of the hill, adjoining the main carriage road (new mountain road). Known as the “Woodshed,” the new building featured an enclosed upper floor and an open ground floor, with a bridge that connected the upper floor with the main carriage road.³⁶ In c.1900, the upper floor was extended to the main carriage road and an additional bay was added on the north end. The Woodshed ceased to be used for forestry purposes in c.1960.

For further information, see Mary Jo Llewellyn, “Architectural Conservation Assessment Report for the Woodshed,” January 2001 (Marsh-Billings-Rockefeller National Historical Park).

Existing Condition

The Woodshed is a one-and-a-half story frame building with a gable roof, shingle siding, and open first floor. [Figure 6.39] The building measures 100' by 26'. It is banked to the main carriage road on its south end, and is sited perpendicular to it along the west side of the Woodshed yard. The open first floor is used for storage of miscellaneous materials. The building is scheduled for rehabilitation into the park's forestry orientation center.

Evaluation: Contributing

The Woodshed, built in 1875–1876 and enlarged in c.1900, contributes to the significance of the Mansion grounds as a character-defining feature of the Frederick Billings era

(1869–1890) that was expanded during the Estate era (1890–1914). There have been no changes to the building since the end of the historic period, and few since it was expanded in c.1900. The Woodshed is a remnant of Frederick Billings’s extensive forestry operations that were carried on by his heirs into the mid twentieth century.

BS-25. Reservoir HS-11, LCS #40529

Historic Condition

In c.1870, Frederick Billings built a water system that was supplied by a 36'-square, spring-fed reservoir on the hill on the west side of the oak grove. Called the “Reservoir” (Frederick Billings identified the hill as “Reservoir Hill”), the building not only supplied potable water to the Mansion, but also fed a system of hydrants to water the lawns and gardens, installed by 1874. The Reservoir was fed by an aqueduct (an underground pipe) that brought water from a spring-fed well located in the Spring Lot, east of the Pogue.³⁷ In 1888, the superstructure (roof) of the Reservoir was in poor condition, and was replaced with a 7'-high pitched iron-frame roof with doors in both gable ends. A fence was installed around the Reservoir at this time.³⁸ In 1907, the old Reservoir was replaced with a new one housing a concrete basin.³⁹ In 1919, the farm staff “remodeled” the Reservoir, probably by building a new wooden superstructure over the concrete basin. In subsequent years, a number of small wells were established in the surrounding area to supply the reservoir. The Reservoir continued to provide potable water to the Mansion, Belvedere, Carriage Barn, and Double Cottage until 1992, when the Rockefellers brought in municipal water supply.⁴⁰

Existing Condition

The Reservoir, also known as the “Spring House,” is located at the top of the hill above the Waterfall Garden and within a naturalized white pine plantation. It is a low, 25'-square wood-frame gable-roof superstructure set on a concrete foundation [see Figure 6.37]. The superstructure has blue-painted novelty siding in the gable ends and an asphalt shingle roof. Inside is a concrete cistern that is fed by several wellheads located in the vicinity. The Reservoir continues to provide water for the Waterfall Garden and also is a backup supply for the municipal system that serves the Mansion grounds.

Evaluation: Contributing

The Reservoir, built in 1907 and remodeled in 1919, contributes to the significance of the Mansion grounds as a characteristic building of the Estate era (1890–1914) that was remodeled during the French-Billings era (1914–1954). There have been no exterior changes to the building since the end of the historic period. The Reservoir replaced an earlier structure built in c.1870 that was part of Frederick Billings’s initial improvements to the Mansion grounds.

BS-26. The Bungalow HS-02, LCS #40520*Historic Condition*

Mary Montagu Billings French commissioned the New York City and Greenwich, Connecticut-based architect Harold Van Buren Magonigle to design a rustic retreat on the hill. Magonigle designed a one-story building in the popular Craftsman style, which was built in 1917 in a clearing in the white pine plantation northwest of the Lily Pond on the north slope of the hill. Known as the “Bungalow,” the building was used as a guest house and family retreat, and faced north toward vistas to the surrounding hills. The Rockefellers had architect Theodor Muller update the building with a new kitchen and additional monitor windows in the 1960s.

Existing Condition

The Bungalow is located on the northern edge of the hill, north of the Wood Drive (Bungalow road) and Hillside Gardens. It is a one story, frame Craftsman-style building with unpainted cedar siding, a low-slung flared hipped roof with a monitor, casement windows, and a full-width front porch. [Figure 6.40] The building is used for special events such as conferences. It is not included in public tours of the Mansion grounds.

Evaluation: Contributing

The Bungalow, designed by Harold Van Buren Magonigle and built in 1917, contributes to the significance of the Mansion grounds as a character-defining feature of the French-Billings era (1914–1954). It remains largely unchanged since its original construction. The Bungalow reflects the persistence of rustic design on the Mansion grounds by Frederick Billings’s heirs. It is also significant as a distinctive example of Craftsman-style, Arts and Crafts-inspired architecture.

BS-27. Horse Shed HS-07, LCS #40525*Historic Condition*

In c.1874, Frederick Billings constructed a utility building adjoining the kitchen garden, largely where indicated on the 1869 Copeland plan. Known as the “Garden Shed,” “Tool Shed” or “Shed,” this frame building had a cross-gable roof and three open bays with arched enframements on the south side. It measured approximately 60' by 18'.⁴¹ The building was used for garden-related workspace and storage. In the 1890s, during construction of the Terrace Gardens, the building was used to finish stonework and was subsequently known as the “Stone Shed.” By c.1945, the cross-gable had been removed, the open bays on the south side were closed by sliding doors, and the exterior was sheathed in wood shingles. In c.1956, the Rockefellers demolished the building and reused some of its planks and timbers in the Mansion kitchen. In c.1961, they had a new, smaller building constructed on the same site. Known as the “Horse Shed” or “Pony Shed,” this utilitarian Colonial Revival-style building was designed by architect Theodor Muller and featured three open stalls on the north side facing the Upper Meadow. These bays were later enclosed with doors.

Existing Condition

The Horse Shed, sometimes called the “Pony Shed,” is located on the southwest side of the Upper Meadow, adjoining the Upper Meadow road. The one-story building measures 40' by 18' and features an uneven-span gable roof, multi-paned windows, a ventilating cupola with a weathervane, unpainted wood shingle siding, and sliding doors. [Figure 6.41, see also Figure 6.32] The building is presently used for storage of landscape maintenance supplies and equipment.

Evaluation: Contributing

The Horse Shed, designed by Theodor Muller and constructed in c.1961, contributes to the significance of the Mansion grounds as a characteristic building of the Rockefeller era (1954–1997). There have been no changes to the building since the end of the historic period. The building reflects the change in use of the adjoining ground from a garden to a horse pasture during the Rockefeller era.

Structures**BS-28. Old Mountain Road Retaining Wall***Historic Condition*

Where the old mountain road crossed a swale on the north side of the hill, a stone retaining wall was built, probably as part of the initial construction of the road in c.1800. The wall featured a culvert in the middle. With the addition of the compost area to the north at an undetermined date, drainage patterns were altered and the culvert no longer functioned.

Existing Condition

A dry-laid stone retaining wall is located along the old mountain road, above a wide swale. The wall is approximately 5' high and 60' long and contains a culvert formed by a large stone slab. [Figure 6.42] The wall is built of quarried stone similar to other walls on the grounds, but is rougher in character, suggesting it was not built during the Frederick Billings era. The wall is scheduled for repair in 2002/2003 to correct a collapsed section.

Evaluation: Contributing

The old mountain road retaining wall, built in c.1800, contributes to the significance of the Mansion grounds as a rare-surviving structure of the Marsh era (1801–1869). It remains unchanged from the end of the historic period. The wall is the only structure on the Mansion grounds that remains intact from the Marsh era.

Perimeter Stone Wall— see BS-9, Chapter 4

BS-29. Upper Meadow Road Retaining Wall

Historic Condition

Frederick Billings constructed the eastern end of the Upper Meadow road in c.1872 to provide access to the Garden (Upper Meadow) from the Mansion. Then known as the “Garden Road,” it was lined by a low stone retaining wall on the steep slope west of the Bowling Alley.

Existing Condition

A low, dry-laid, random-coursed cut-stone retaining wall lines the east end of the Upper Meadow road, west of the Bowling Alley. [Figure 6.43] The wall is 120' long and averages 4' high.

Evaluation: Contributing

The Upper Meadow road retaining wall, built in c.1872, contributes to the significance of the Mansion grounds as a characteristic structure of the Frederick Billings era (1869–1890). There have been no documented changes to the wall since it was built.

BS-30. Woodshed Yard Retaining Wall

Historic Condition

In c.1876, Frederick Billings had a dry-laid, rubble-stone retaining wall built along the south side of the Woodshed yard adjoining the north side of the main carriage road (new mountain road). An access road to the Woodshed was built alongside the wall. The wall supported the south end of a bridge that connected the upper floor of the Woodshed with the main carriage road. In 1980, the wall was converted into a “dripping rock wall” as part of Vermont Woodland Flora Exhibit (Woodland Garden). Water dripped over the wall from a PVC line, and it was planted with ferns and other moisture-loving woodland plants. Maintenance of the dripping rock wall was curtailed in c.1993.

Existing Condition

A dry-laid rubble-stone retaining wall lines the south side of the Woodshed yard and retains the adjoining main carriage road. The wall is approximately 320' long and reaches a maximum height of 8' beneath the Woodshed. [Figure 6.44] Several ferns and other herbaceous plants grow in the wall, remnant plantings from the Woodland Garden.

Evaluation: Contributing

The Woodshed yard retaining wall, built in c.1876, contributes to the significance of the Mansion grounds as a characteristic structure of the Frederick Billings era (1869–1890). There have been no documented structural changes to the wall since it was built.

BS-31. Lily Pond Dam*Historic Condition*

Construction of the Lily Pond in c.1885 required a dam due to the slope of the hillside. In May of 1894, the farm staff were repairing this dam. ⁴²

Existing Condition The Lily Pond is bordered by a low dam along the east (downhill) side. The dam measures approximately 45' long, but only half of the top is exposed. The rest is covered by earth and/or plant material. No information has been found on the dam's overall dimensions. Its visible sections are built of mortared rubble partly surfaced in concrete.

Evaluation: Contributing

The Lily Pond dam, constructed in c.1885, contributes to the significance of the Mansion grounds as a distinctive structure of the Frederick Billings era (1869–1890). Aside from repairs made in 1894, no documentation has been found on changes to the dam during the historic period. It is an inconspicuous feature in the landscape.

BS-32. Lily Pond Waterfall Lower Bridge*Historic Condition*

The Lily Pond, constructed in c.1885, featured a perimeter path and an inlet at its north-west end. The path crossed this inlet over a large, single-slab stone bridge. The inlet was incorporated into a waterfall in c.1901.

Existing Condition

A large, single-slab stone bridge spans the lower part of the Lily Pond waterfall and carries the Lily Pond path. [Figure 6.45] The bridge is rough-cut, dark metamorphic rock and measures 10" thick, 38" wide, and 13' long.

Evaluation: Contributing

The lower bridge across the Lily Pond waterfall, built in c.1885, contributes to the significance of the Mansion grounds as a distinctive structure of the Frederick Billings era (1869–1890). There have been no documented changes to the bridge since it was constructed. It reflects Frederick Billings's rustic design intent for the Lily Pond.

BS-33. Lily Pond Waterfall Upper Bridge*Historic Condition*

Between 1901 and 1903, Elizabeth Billings oversaw the creation of a "water garden" at the Lily Pond that included the addition of a waterfall over a large rock outcropping and in a small gorge. Along with the waterfall, a new path was built that wound uphill

and crossed the waterfall gorge about midway across a stone-slab bridge. This bridge was similar, but smaller than the lower bridge.

Existing Condition

A single-slab stone bridge spans the middle of the Lily Pond waterfall and carries the path that winds from the Lily Pond up to the Wood Drive [see Figure 6.23]. The bridge is located at the top of the small gorge and below (east of) a large rock outcropping. The bridge is rough-cut, dark metamorphic rock and measures 3" thick, 30" wide, and 6' 6" long.

Evaluation: Contributing

The upper bridge across the Lily Pond waterfall, built in c.1901, contributes to the significance of the Mansion grounds as a distinctive structure of the Estate era (1890–1914). There have been no documented changes to the bridge since it was constructed. Along with the adjoining path and waterfall, the bridge reflects the rustic character of the Hillside Gardens as developed by Elizabeth Billings during the late nineteenth and early twentieth centuries.

BS-34. Pogue-Line Valve Pit North of Upper Meadow

Historic Condition

In October 1900, the farm staff laid a line of 3" and 4" pipes to conduct water from the Pogue (acquired in 1884) to the farm, work that continued into the summer of 1901.⁴³ This line extended down Mount Tom and passed the north side of the Upper Meadow. On the east side of the old mountain road, a valve pit was built. This may have serviced a branch line to either the Reservoir or the Garden (Upper Meadow). It is likely that the plank cap of the pit was replaced several times during the historic period.

Existing Condition

A valve pit is located on the Pogue water line on the north side of the Upper Meadow, east of the old mountain road. The pit measures 52" square and has brick walls that rise a few inches above grade, and a flat, plank cap. [Figure 6.46] Two other valve pits on the Pogue line are located on the Pogue line near the Carriage Barn.

Evaluation: Contributing

The Pogue-line valve pit north of the Upper Meadow, built in c.1901, contributes to the significance of the Mansion grounds as a characteristic utilitarian structure of the Estate era (1890–1914). The pit remains unchanged since the end of the historic period. It is an inconspicuous feature that reflects the development of farm operations on the estate at the turn of the century.

BS-35. Wood Drive Stone Wall*Historic Condition*

As part of the construction of the Wood Drive in c.1904, a rustic stone retaining wall was built along the uphill (west) side of the road, probably to the design of landscape architect Martha Brookes Brown Hutcheson. The wall existed by 1908.⁴⁴ In the Arts and Crafts manner, this wall was constructed to look old and handmade and featured a set of stone steps that led up to a stone ledge bench below a massive oak tree.

Existing Condition

A dry-laid rubble stone retaining wall borders the west side of the Wood Drive between the Waterfall Garden and the Lily Pond. The wall is 130' long and is upwards of 4' high. [Figure 6.47] The stones are covered in moss and lichen, and are overgrown by ferns and other woodland plants.

Evaluation: Contributing

The Wood Drive stone wall, built in c.1904, contributes to the significance of the Mansion grounds as a characteristic structure of the Estate era (1890–1914). There have been no changes to the wall since the end of the historic period and probably few since it was constructed. It reflects the rustic character of the Hillside Gardens originally developed by Elizabeth Billings during the late nineteenth and early twentieth centuries. Together with the stone wall and stone ledge bench, the wall also illustrates Arts and Crafts-inspired design during the Country Place Era.

BS-36. Bungalow Well House*Historic Condition*

Potable water for the Bungalow, built in 1917, was obtained from an artesian well dug north of the Upper Meadow and east of the old mountain road. No documentation has been found on when this well was constructed, but it was probably built at the same time as the Bungalow. The well was capped by a small gabled well house.

Existing Condition

In c.1998, the Bungalow well was rehabilitated, but the well house was not. A diamond-plate covered valve pit was added to the south of the well house. The well house consists of an 8'-square, black asphalt-shingled gable roof with green-painted wood trim, a hatch, screened gables, and a low concrete foundation [see Figure 6.46].

Evaluation: Contributing

The Bungalow well house, built in c.1917, contributes to the significance of the Mansion grounds as a characteristic utilitarian structure of the French-Billings era (1914–1954). The well house remains unchanged in outward appearance since the end of the historic period. It is an inconspicuous feature that relates to the addition of the Bungalow.

VIEWS AND VISTAS**VV-5. Bungalow Vistas***Historic Condition*

The views of the hills to the north were an important feature in the design of the Bungalow, built in 1917, as evidenced by its north-facing orientation and full-width front porch. The Bungalow was constructed in a clearing within a white pine plantation, planted in 1880, with a mixed maple and conifer plantation established in c.1877 downhill to the south. Given the age of these plantations by 1917, it is likely some clearing had to be undertaken to open the views to the north. No documentation has been found on the limits of these clearings at the time. By the 1940s, clearings were maintained to the northwest and northeast of the Bungalow that created vistas (controlled views) of the adjoining hills. The vista to the northwest captured adjoining hills, while the vista to the northeast took in Billings Farm and hills in the distance, requiring a clearing that extended down the hillside toward the rear of the Double Cottage.⁴⁵ John Wiggin, the Rockefellers' professional forester, maintained these vistas from the 1970s through the early 1990s with annual removal of vegetation from the vista clearings.⁴⁶ Annual maintenance of the clearings apparently stopped in the early 1990s. Billings Farm & Museum remained visible from the northeastern vista through 1994.⁹⁴

Existing Condition

Vista clearings exist to the northwest and northeast of the Bungalow, each measuring approximately 100' deep by 40' wide. The clearings have not been actively maintained over the past decade and contain trees over 10' tall that are obscuring the vistas. [Figures 6.48, 6.49] Beyond the northeast vista clearing down the hill toward the Double Cottage is an additional 200' of young successional growth, indicating former limits of the clearing that allowed a vista of Billings Farm, now not visible.

Evaluation: Contributing

The Bungalow vistas, established in c.1917, contribute to the significance of the Mansion grounds as character-defining features of the French-Billings era (1914–1954) that were maintained through the Rockefeller era (1954–1997). Since the end of the historic period, the vistas have become obstructed due to successional growth in the clearings.

CONSTRUCTED WATER FEATURES

CWF-2. Lily Pond

Historic Condition

In c.1885, Frederick Billings had two ponds constructed on the hillside west of the Mansion and Carriage Barn, probably at the location of a natural spring. Known as the “Lily Pond,” the two ponds were connected and had an irregular shoreline. Together, they measured 110' by 40', with a low dam on the downhill (east) side of the north pond. While the natural spring may have supplied some water, most was probably supplied through a line from the Reservoir, which entered through an inlet at the northwest part of the north pond, and emptied through a tile drain in the middle of the south pond.⁴⁸ In c.1901, the inlet was expanded into a waterfall (see CWF-4). In 1913, the south pond was replaced by a concrete swimming pool, which included a “safety wall” adjoining the Lily Pond; this pool was capped in 1931.⁴⁹ By the late twentieth century, siltation had reduced the depth and outer dimensions of the pond.

Existing Condition

The Lily Pond is an artificially fed water feature that has an irregular shape measuring approximately 50' by 25', and 3' deep. It is continuously fed with Pogue water, which is turned off in the fall, leaving the pond drained [see Figures 6.5, 6.35]. The spring that may have been located in the area is no longer active. Water from the pond appears to be draining into a catch basin near the Carriage Barn, but the location of the drain is not known. The pond is filled during the tourist season between May and October, but is not featured in regular tours of the grounds.

Evaluation: Contributing

The Lily Pond, built in c.1885 and altered in c.1901 and 1913, contributes to the significance of the Mansion grounds as a character-defining feature of the Frederick Billings era (1869–1890) that was modified during the Estate (1890–1914) and French-Billings (1914–1954) eras. There have been no documented changes to the water feature aside from siltation since it was modified in 1913. The Lily Pond is a remnant of the rustic landscape Frederick Billings established within his hillside plantations that was subsequently improved by his daughter Elizabeth during the late nineteenth and early twentieth centuries.

CWF-3. Waterfall Garden Watercourse HLF-01, LCS #40513

Historic Condition

In January 1897, the farm staff were working on “Drilling at the Fernery,” probably a reference to the beginning of work on a watercourse that Elizabeth Billings was having built on the steep hillside adjacent to the Belvedere.⁵⁰ In the following May, a local journal described the completed watercourse:

Water has been turned to good account in adding to the beauty and attractiveness of the fernery on the Billings estate, located on the rocky hill-side just above the conservatories. From the top of the ledge a stream of water gushes forth, spreading over the rock, emptying into a little pool below. From this pool, by an unseen outlet, the water threads its way over the rocks and underground, reappearing and filling four other pools clear as crystal, forming miniativie [sic] cataracts here and there in its crooked course. As the third pool becomes filled it sinks to about one-half its usual depth, then rises again, this occurring at regular intervals of ten minutes. ⁵¹

This watercourse was maintained by Elizabeth Billings until her death in 1944, and thereafter was not maintained. When the Rockefellers acquired the property in 1954, the garden was overgrown and the pool structures were most likely in poor condition. In the 1960s following completion of improvements on the Mansion formal grounds, landscape designer Zenon Schreiber reconstructed the watercourse, which included removing the sinking pool feature and rebuilding four pools. In 1966, he rebuilt the second pool from the bottom; in 1967, the top pool; and in 1969, the bottom pool (no information was found on the second pool from the top). Because no detailed documentation has been found on the earlier design of the watercourse, it is not known to what extent Schreiber redesigned preexisting features aside from reducing the number of pools.

Existing Condition

The Waterfall Garden watercourse is a series of four naturalistic pools and three subtle waterfalls or rills that extend for an overall distance of 80' along the rocky, steep, forested hillside west of the Belvedere. The garden is artificially supplied with continuously flowing water from the Reservoir, located 140' north of the garden. The water course begins at an elevation of 812' in a hidden source beneath rocks, which empties into a small pool measuring 6' in diameter. A rill from this pool runs across rocks into the second pool, which is 12' by 5'. [Figure 6.50] This pool empties into an outlet that carries the water beneath the ground to the top of a large rock outcropping, over which the water cascades into the third pool. This third pool measures 10' by 6' and is lined by vertical wood stakes [see Figure 6.36]. It empties into an outlet that carries the water underground to the top of a larger rock outcropping, from where it cascades down into the fourth and final pool. This fourth pool is the largest, measuring 15' by 10' overall, and is bordered by stone ledges. [Figure 6.51] It empties into a steep channel leading to a grate-covered outlet, located at an elevation of 788'. All of the pools are lined with concrete. The watercourse is operated during the tourist season between May and October, but is not featured in regular tours of the grounds.

Evaluation: Contributing

The Waterfall Garden watercourse, originally constructed in c.1897 and rebuilt between 1966 and 1969, contributes to the significance of the Mansion grounds as a character-defining feature of the Estate era (1890–1914) that was altered in the Rockefeller era (1954–1997). The watercourse has not been changed since the end of the historic period. It reflects the Rockefellers' interest in maintaining and improving the rustic landscape of the Hillside

Gardens as initially developed by Elizabeth Billings during the late nineteenth and early twentieth centuries.

CWF-4. Lily Pond Waterfall

Historic Condition

In c.1885, Frederick Billings had a set of ponds constructed on the hillside west of the Mansion and Carriage Barn. Known as the “Lily Pond,” water entered through an inlet at the northwest part of the north pond. In 1901, Elizabeth Billings oversaw the expansion of the inlet into a waterfall, part of a larger “water garden” supplied with a new source of water from the Pogue. The farm staff began work on the water garden in August 1901, and the waterfall was apparently completed by the following month.⁵² The waterfall began on a large outcropping on the hillside northwest of the Lily Pond, and cascaded over it into a small gorge, built of both natural outcropping and artificially placed stone. Following Elizabeth’s death in 1944, the waterfall and Lily Pond were not maintained. The Rockefellers revived the garden by the 1960s, largely through the work of head gardener Carl Bergstrom.

Existing Condition

The Lily Pond waterfall is the inlet for the Lily Pond. It extends for 50' northwest from the edge of the Lily Pond. The water is controlled from a small valve pit on the Pogue line, located 20' northwest of where the water surfaces at the top of a large rock outcropping. The water cascades over the outcropping for 20', and then enters a 20'-long gorge that drops 8' in elevation. The gorge is lined by large rocks with vertical strata that supplement the native outcropping [see Figure 6.1, 6.45]. The waterfall is operated during the tourist season between May and October, but is not featured in regular tours of the grounds.

Evaluation: Contributing

The Lily Pond waterfall, built in 1901, contributes to the significance of the Mansion grounds as a character-defining feature of the Estate era (1890–1914). There have been no documented changes to the waterfall since it was constructed. It reflects the rustic character of the Hillside Gardens originally developed by Elizabeth Billings during the late nineteenth and early twentieth centuries.

SMALL-SCALE FEATURES

SSF-27. Brownstone Bench HLF-06, LCS #40518

Historic Condition

In September 1899, a path was completed along the upper part the hillside, north of the Waterfall Garden (Fernery). At that time, it is likely that a rustic brownstone bench was installed alongside it.

Existing Condition

A brownstone bench is located on the west side of the upper hillside path, 60' north of the Waterfall Garden. The bench is 45" wide, 22" deep, and 24" high, and is banked into the hillside [see Figure 6.25]. The bench has curved sides that rise to the height of the back. The bench is covered with lichens and moss.

Evaluation: Contributing

The brownstone bench, added in c.1899, contributes to the significance of the Mansion grounds as a distinctive small-scale feature of the Estate era (1890–1914). There have been no documented changes to the bench since it was constructed. It reflects the rustic character of the Hillside Gardens as originally developed by Elizabeth Billings during the late nineteenth and early twentieth centuries.

SSF-28. Stone Ledge Bench

Historic Condition

As part of the construction of the Wood Drive in c.1904, a rustic stone wall was built along the uphill (west) side of the road, probably to the design of landscape architect Martha Brookes Brown Hutcheson. Within this wall, a set of stone steps was built to access a stone bench built into a ledge below a massive oak tree. The bench featured a ledge back and cut-stone seat.

Existing Condition

The stone ledge bench is located at the top of the rustic steps leading from the Wood Drive [see Figure 6.27]. It is 17' long, with a 4'-high ledge back and an 18"-deep seat. The seat is cut stone with a rounded nosing, and is cantilevered out from the ledge and supported in part by a diagonal slab leg.

Evaluation: Contributing

The stone ledge bench, constructed in c.1904, contributes to the significance of the Mansion grounds as a distinctive small-scale feature of the Estate era (1890–1914). There have been no documented changes to the bench since it was constructed. It reflects the rus-

tic character of the Hillside Gardens as originally developed by Elizabeth Billings during the late nineteenth and early twentieth centuries. Together with the stone wall and steps of which it is a part, the bench also illustrates Arts and Crafts-inspired design during the Country Place Era.

SSF-29. Woodland Plant Labels

Historic Condition

It is likely that as early as 1894, when the first record of the Fernery appears, Elizabeth Billings introduced plant labels to the landscape, reflecting her botanical interests. These were probably stamped zinc labels, although no record of any Fernery labels from this time has been found. In July 1907, Elizabeth was having farm employees put new labels in the arboretum. These were also most likely stamped zinc, noting the family and scientific and popular names of the trees.⁵³ Following Elizabeth's death in 1944, maintenance of her hillside botanical gardens ceased, and most of the labels disappeared. The Rockefellers reused some of the arboretum zinc labels, but introduced a new type of label to identify woodland plants in the Fernery, which they rebuilt as the Waterfall Garden. These were small, green plastic labels. Similar labels were also used in the Woodland Garden, established in 1980.

Existing Condition

Three zinc tree labels are located on the hill, and two of the green plastic labels survive in the Waterfall Garden. A large number of the Woodland Garden labels are stored in the Woodshed, while a few are still scattered in the garden. The zinc tree labels measure approximately 10" by 4" and consist of stamped zinc with upper case letters, folded edges, and a metal stake. [Figure 6.52] The Rockefeller-era signs in the Waterfall Garden are approximately 2" by 6" and have a dark green laminate plastic front, incised white upper-case lettering, and a metal stake.⁵⁴ Those in the Woodland Garden are similar, but are somewhat larger (approximately 5" by 8") and have a bluer green color. [Figure 6.53]

Evaluation: Contributing / Non-Contributing

The three zinc tree labels on the hill, introduced in c.1899–c.1907, contribute to the significance of the Mansion grounds as characteristic small-scale features of the Estate era (1890–1914). These labels are remnants of Elizabeth Billings's arboretum, part of the extensive botanical gardens she developed in the Hillside Gardens and adjoining areas during the late nineteenth and early twentieth centuries. The two green plastic labels in the Waterfall Garden, introduced between c.1965 and c.1990, contribute to the significance of the Mansion grounds as characteristic small-scale features of the Rockefeller era (1954–1997). These reflect the Rockefellers' love of nature and continuation of the Billings family botanical interests. Both types are probably remnants of a larger number of signs that the Rockefellers maintained. The labels in the Woodland Garden,

introduced in c.1980, do not contribute to the significance of the Mansion grounds because of the loss of integrity for the garden as a whole.

SSF-30. Upper Meadow Corral Fence

Historic Condition

In c.1961, the Rockefellers converted the Garden into a horse pasture, known as the “Upper Meadow.” They had a horse stable (Horse Shed) built at this time, and enclosed the Upper Meadow along the perimeter with a rustic four-rail split-rail fence. Sets of timber gates were located at the north and south ends of the through road. A smaller area adjoining the Horse Shed was fenced off as a corral using the same four-rail split-rail fence.⁵⁶ The perimeter fence was taken down in c.1995.

Existing Condition

A four-rail split-rail fence encloses the 70' by 32' horse corral off the north side of the Horse Shed within the Upper Meadow. [Figure 6.54] The fence includes a set of split-rail gates on the north side and southeast corner of the corral. Several rails are missing or broken.

Evaluation: Contributing

The Upper Meadow corral fence, built in c.1961, contributes to the significance of the Mansion grounds as a characteristic small-scale feature of the Rockefeller era (1954–1997). The fence is a remnant of a more extensive fence that was built at the same time around the perimeter of the Upper Meadow. Aside from several sections that have been disassembled, there have been no changes to the corral fence since it was built.

SSF-31. Upper Meadow Corral Horse Trough

Historic Condition

In c.1961, the Rockefellers converted the Garden into a horse pasture, known as the “Upper Meadow,” and constructed a horse stable with an adjoining fenced-in corral. Within this corral, a water trough was added, most likely at the time the corral was built.

Existing Condition

A galvanized steel horse trough is located in the Upper Meadow corral, presently located upside-down under an arborvitae. [Figure 6.55] The oval trough was manufactured by the Hudson company and measures 2' high, 6' long and 2.5' wide. A worn painted label is located on the side of the trough.

Evaluation:

The Upper Meadow corral horse trough, installed in c.1961, contributes to the significance of the Mansion grounds as a characteristic small-scale feature of the Rockefeller era (1954–1997). The horse trough is no longer in use.

SSF-32. Rockefeller Pet Cemetery Monuments

Historic Condition

The Rockefellers had pet dogs that they kept in the Mansion and in a fenced-in run extending off the back of the kitchen wing. Three of the dogs were buried on the edge of the Hillside Gardens along the upper hillside path. The Rockefellers located the graves with unmarked granite monuments set flush in the ground. No documentation has been found on the identity of the dogs or when they were buried.

Existing Condition

Three rectangular granite monuments are located along the west side of the upper hillside path, 120' north of the Waterfall Garden and 40' east of the Reservoir. The monuments are flush-set, unpolished gray granite without any marking, each approximately 1' by 3'. [Figure 6.56] They are set in a line and are inconspicuous in the wooded landscape.

Evaluation: Contributing

The pet cemetery markers, dating from between 1954 and c.1995, contribute to the significance of the Mansion grounds as distinctive small-scale features of the Rockefeller era (1954–1997). There have been no documented changes to the monuments since the end of the historic period. The monuments are inconspicuous in the landscape.

SSF-33. Upper Meadow Road Gate

Historic Condition

A set of dimensional lumber gates was installed on the Upper Meadow road near the Horse Shed at an undetermined date during the Rockefeller era. No documentation has been found on when or why this gate was installed, or whether it replaced an earlier gate.

Existing Condition

A gate is located on the Upper Meadow road approximately 100' west of the Horse Shed. The 16'-wide gate is built of unfinished dimensional lumber, and consists of two, three-plank gates hung off 6'-high posts. [Figure 6.57] Each gate is 41" high and has a diagonal brace.

Evaluation: Contributing

The gate on the Upper Meadow road, built between 1954 and c.1990, contributes to the significance of the Mansion grounds as a characteristic small-scale feature of the Rockefeller era (1954–1997). The gate remains unchanged since the end of the historic period. It is an inconspicuous feature in the landscape.

SSF-34. Rockefeller-Era Directional and Privacy Signs*Historic Condition*

At an undetermined date, the Rockefellers installed wood, brown-painted signs in the area of the hill accessed by the public. These included one stating “Private Residence” on the Upper Meadow Road near the Horse Shed, one at the head of the Upper Meadow-Cemetery road noting the direction to River Street, and one in the woods at the beginning of a path west of the Horse Shed noting the direction to Billings Park. These signs reflect the public use of the hill and Mount Tom lands during the Rockefeller era. The Rockefellers did not allow public access within the Mansion terrace.

Existing Condition

In c.1998, the “Private Residence” sign was taken out of the ground and is presently in storage, but the directional signs to River Street and Billings Park remain mounted on trees. [Figure 6.58] These signs have brown-painted rectangular boards with inscribed white-painted upper case letters. The “Private Residence” sign is mounted on an approximately 4'-tall square wood post. There may have been similar signs elsewhere on the hill, but no other presently exists.

Evaluation: Contributing

The wooden directional and privacy signs, installed between 1954 and c.1992, contribute to the significance of the Mansion grounds as characteristic small-scale features of the Rockefeller era (1954–1997). The signs reflect the Rockefellers’ upholding of the tradition of public access to the Mount Tom forests that dated back to the Frederick Billings era (1869–1890). The signs are inconspicuous features in the landscape.

SSF-35. Upper Hillside Path Railing*Historic Condition*

In c.1980, a railing was installed along the upper hillside path between the Waterfall Garden and the Upper Meadow, adjoining a steep slope above the Bowling Alley. The railing was probably installed to protect the Rockefellers as they became elderly and less secure on their feet. The paths in the Hillside Gardens were favorite places for the Rockefellers to walk.

Existing Condition

A railing extends along the down-slope side of the upper hillside path for approximately 180'. The railing is constructed of standard black-painted galvanized chain strung between pipe posts with eye-hook caps [see Figure 6.24].

Evaluation: Contributing

The upper hillside path railing, installed in c.1980, contributes to the significance of the Mansion grounds as a characteristic small-scale feature of the Rockefeller era (1954–1997). There have been no changes to the railing since the end of the historic period.

SSF-36. Lily Pond Waterfall Bench*Historic Condition*

In 1992, the Rockefellers purchased two, oriental-style glazed stoneware slab benches. Laurance Rockefeller selected the precise location for the smaller one above the Lily Pond waterfall, on top of a large rock outcropping.⁵⁶ The other, larger bench (SSF-24) was placed on the Belvedere terrace. The bench is removed for winter storage.

Existing Condition

The ceramic bench set out above the Lily Pond waterfall measures 13.75" tall, 38.75" long, and 14.5" wide. It is fully glazed in glossy brick red, randomly streaked with buff, gold, and blue [see Figure 6.1] The bench was made by Eric O'Leary in his studio, Tariki Stoneware, located in Meriden, New Hampshire, and purchased for \$800. It is the smaller of a pair of ceramic benches; the other (SSF-24) is on the Belvedere terrace. The Lily Pond waterfall bench is removed for winter storage.

Evaluation: Contributing

The ceramic bench above the Lily Pond waterfall, introduced in 1992, contributes to the historic significance of the Mansion grounds as a characteristic small-scale feature of the Rockefeller era (1954–1997). There have been no documented changes to the bench or its placement since the end of the historic period. The bench reflects the Rockefellers' interest in modern/oriental design and their continued interest in enhancing the landscape following the establishment of Marsh-Billings National Historical Park.

SSF-37 Main Carriage Road Gate*Historic Condition*

Frederick Billings allowed public access to the roads through his forested Mount Tom lands until his death in 1890. His heirs continued the tradition of public access but, in 1894, decided that the "near woods," corresponding approximately to the forests within the Mansion grounds, would be closed to the public on Sundays. In May 1894, Laura Billings issued a public notice stating that the grounds would be closed, by which time plans for a gate on the main carriage road had been produced. No documentation has been found on the design or exact specific location of this gate, or when it was removed. It was most likely located at the east end of the main carriage road (mountain road), or at the Carriage Barn drive entrance.

Existing Condition

In 1998, a new gate was constructed on the main carriage road, 30' east of its intersection with the lower Woodshed road. It is 16' wide and consists of paired, dimensional-lumber, three-plank 41"-high gates with diagonal braces that are hung off 6'-high posts. This gate was built by Peter Glover and was modeled after the gate on the Upper Meadow road near the Horse Shed.⁵⁷ [Figure 6.59] In addition to this gate, there are old eye hooks in the perimeter stone wall to either side of the Carriage Barn drive, indicating that a chain was strung across at one time to close off the road.

Evaluation: Non-Contributing

The main carriage road gate, built in 1998, does not contribute to the significance of the Mansion grounds because it was introduced after the end of the historic period. In scale, design, and materials, the gate does not detract from the historic character of the landscape.

SSF-38. Tree Farm Sign*Historic Condition*

On May 5, 1956, the managed woodlots and forest plantations on Mount Tom belonging to the Billings Farm were designated as Vermont Tree Farm No. 1 under the American Tree Farm System, established in 1941. Vermont entered the system in 1955.

Existing Condition

In 1999, an official American Tree Farm System sign was installed on the north side of the main carriage road at the intersection with the lower Woodshed road. This sign is 7' high and consists of a 42"-wide, diamond-shaped metal sign with a wood frame mounted on a wood post. [Figure 6.60] A secondary sign is located below the main sign noting that Billings Farm/Mount Tom forest has been in the system for twenty-five years (as of 1981).

Evaluation: Non-Contributing

The Tree Farm sign on the main carriage road near the Woodshed, installed in 1999, does not contribute to the significance of the Mansion grounds because it was introduced after the end of the historic period. In its scale, design, and materials, the sign does not detract from the historic character of the landscape, and relates to continued historic uses in the landscape.

ARCHEOLOGICAL SITES

There are presently three known archeological resources of historic origin on the hill. The hill may, however, have additional resources of historic and prehistoric origin. A comprehensive archeological survey of the hill has not been undertaken.

AS-1. Woodshed Access Road Trace

Historic Condition

Frederick Billings built a road in c.1876 adjacent to a stone retaining wall to access the south end of the Woodshed. This road, or the nearby lower Woodshed road (still in use), may have been the “wood road” that Frederick Billings recorded as being under construction at the same time as the Woodshed in 1876.⁵⁸ The road ran under a bridge between the second floor of the Woodshed and the main carriage road (mountain road). By the late 1880s, it was not maintained as a graded or surfaced road.⁵⁹ By c.1945, the road was no longer in active use, but served as a storage area for barrels and lumber.⁶⁰ The roadbed was cleared by c.1960, when the Woodshed and adjoining yard were no longer used for forestry operations. In c.1980, a path was laid out along the old roadbed as the entrance into the Vermont Woodland Flora Exhibit (Woodland Garden).

Existing Condition

The Woodshed access road trace is a 10'-wide banked roadbed that extends for approximately 400' adjoining the stone retaining wall of the main carriage road [see Figure 6.44]. Hemlock line the road on the bank east of the Woodshed, and several trees are growing within the roadbed.. The trace begins at the mountain road, continues west beneath the Woodshed, and then curves uphill to the main carriage road. A path is located on the eastern 240' of the road, which served as the entrance to the Woodland Garden. The path is not actively used or maintained.

Evaluation: Contributing

The Woodshed access road trace, built in c.1876 and abandoned by c.1945, contributes to the significance of the Mansion grounds as a circulation-feature trace dating to the Frederick Billings era (1869–1890). The trace relates to the forestry operations that were active in the Woodshed and adjoining yard during the Frederick Billings and Estate eras.

AS-2. Stone-Cutting Debris

Historic Condition

In 1894, farm manager George Aitken wrote Laura Billings: “We have partitioned off a corner in the tool-shed whwer [sic] we have three men cutting the stones for the steps in the flower-garden so that they will be all ready to put in place when spring oppens [sic].” This work continued through at least May 1898, when the Long Terrace was under construction.⁶¹ The workers dumped stone debris to the west of the tool shed (location of Horse Shed), on the east side of the Upper Meadow road. In c.1956, the Rockefellers had most of the steps and stone edging in the Long Terrace removed, and apparently dumped them in the same location.

Existing Condition

A 75'-long, low pile of stone debris is located on the east side of the Upper Meadow road between the Horse Shed and Upper Meadow road gate [see Figure 6.57]. Included in this pile is a stone staircase, which may have been removed from the Long Terrace.

Evaluation: Contributing

The stone-cutting debris located north of the Horse Shed on the east side of the Upper Meadow, dating from c.1894–1898, contribute to the significance of the Mansion grounds as remnants from the construction of the Terrace Gardens during the Estate era (1890–1914). Demolition debris from the Long Terrace may have been added in c.1956. The stone cutting debris is an historic archeological feature of the landscape that may provide information on the building of the Terrace Gardens and stone-dressing techniques during the Estate era (1890–1914).

AS-3. Remnants of Hillside Swimming Pool*Historic Condition*

In August and September 1913, the farm staff was building a small, concrete swimming pool on the hillside over the south half of the Lily Pond. The pool featured a perimeter pipe and mesh fence and measured approximately 18' by 35' and 5' deep. By the late 1920s, the pool had become shaded from the growth of the surrounding plantations, and was often filled with leaves. In 1930–1931, John and Mary Montagu Billings French oversaw the construction of a new swimming pool in the foundation of the Octagon and Tropical House greenhouses. In September 1931, the old swimming pool was covered with a concrete cap, and a cement wall was put around the old filter plant.⁶² The cap eventually became overgrown with ferns.

Existing Condition

The remnants of the old swimming pool are located south of the Lily Pond. Portions of the concrete cap and the north wall of the pool are visible, but most are covered in soil and vegetation. [Figure 6.61] No information has been found on how much of the old pool survives below ground, or where the filter plant was located.

Evaluation: Contributing

The remnants of the hillside swimming pool, built in 1913 and abandoned in 1931, contribute to the significance of the Mansion grounds as a remnant of the active recreational uses on the hill during the Estate (1890–1914) and French-Billings (1914–1954) eras. Remnants of the pool are not conspicuous in the landscape.

ENDNOTES

¹ The name ‘The Hill’ was also used during the historic period to refer to the Billings Estate and the Mansion grounds in particular.

² The saw shed is not shown on the Doton survey of the Mansion grounds, map 2, 1887–1888, Billings Family Archives [hereafter, BFA]; Photograph of Woodshed and saw shed, c.1945, Album 39, BFA.

³ Photograph of the Woodshed yard, c.1945, Album 39, BFA.

⁴ In 1892, another lily pond was built near the Pogue; Julia Parmly Billings diary [hereafter, JPB diary], 22 June 1892, BFA.

⁵ Little graphic or written documentation has been found on the extent or appearance of the Hillside Gardens prior to the Rockefeller era.

⁶ The road from the Garden Workshop to the Upper Meadow (C-22) may also be a remnant of the old mountain road.

⁷ “Laid out [illegible] road from rear of hot-houses to Woodshed.” Frederick Billings diary [hereafter, FB diary], 11 November 1878, BFA. The “Woodshed” Billings refers to may have been the Marsh’s woodshed located near the Upper Meadow, or perhaps another name for the Garden Shed.

⁸ Richard Billings on horseback, view west from rear of Hothouses, c.1885, BFA (file number not available).

⁹ Doton survey of 1887–1888, map 2; *Vermont Standard*, 11 September 1890, Miller scrapbook, A-20, BFA; Cairns map of 1901, BFA.

¹⁰ “Laid out a new cut-off road from garden [Upper Meadow] through woods [probably deciduous woodlot].” FB diary, 16 September 1878. This “cut-off” was probably an extension of the Upper Meadow road. It bypassed the old mountain road, which also connected the Upper Meadow to the mountain farther east.

¹¹ Janet Houghton, e-mail communication with John Auwaerter, June 2002.

¹² Doton survey of 1887–1888, map 2; Cairns map of 1901. The Cairns map shows the cut-off with a dashed line.

¹³ FB diary, 3 & 7 June 1876.

¹⁴ The road is not recorded on the 1887–1888 Doton survey of the Mansion grounds, suggesting it was not a formal, graded road.

¹⁵ Woodstock Inn, “Vermont Woodland Flora Exhibit” brochure (trail map by John Wiggin), 1980, Marsh-Billings-Rockefeller National Historical Park library [hereafter, MABI].

¹⁶ Edward Williams, “Contours on Property of Mary French Rockefeller” (December 28, 1956), BFA. This survey indicates that the Wood Drive leading off the Belvedere drive was not graded or paved. No documentation has been found on the family’s use of the name “Wood Drive,” or the historic appearance of the road.

¹⁷ FB diary, 13 May 1879.

¹⁸ “The water-garden was begun—Frank [estate employee] made a plan for steps to go up on the So. side.” JPB diary, 13 August 1901.

- ¹⁹ Mary Montagu Billings French diary [hereafter, MMBF diary], 8 October 1899, BFA.
- ²⁰ John Wiggin, "Forest Management & Ecological Inventory Report" (15 October 1993), Stand 43.
- ²¹ "Eliz Aitken & I walk up hill—some 30 chestnuts planted in 62." Elizabeth Billings diary [hereafter, EzB diary], 15 July 1915, BFA. Elizabeth wrote in a 1908 article on the Fernery that she had ferns growing under chestnuts and poplars. Elizabeth Billings, "My Fernery," Vermont Botanical Club *Bulletin*, vol. 3, 1908, 27–28.
- ²² John Wiggin, "Forest Management & Ecological Inventory Report," Stand 44.
- ²³ JPB diary, 23 & 24 May 1894.
- ²⁴ George Aitken to Laura Billings, 21 November 1894, page 2, Aitken Correspondence, Billings Farm & Museum Library [hereafter, BFM], Woodstock.
- ²⁵ Aerial photograph of Woodstock, 1955–1959, BFA; examination of existing conditions, 2002.
- ²⁶ John Wiggin, telephone interview by John Auwaerter, 30 November 2000; John Wiggin, "Marsh-Billings National Historical Park Forest Management & Ecological Inventory Report" (Unpublished report, 1993), stands 41–45, 46, MABI. In the younger plantations west of the Mansion grounds, the Rockefellers typically had the plantations pruned and thinned at approximately four-year intervals under contract labor. Ellen Levin Carlson, "Marsh-Billings National Historical Park Final Mansion and Grounds Management Report" (National Park Service, July 1994), 12, MABI.
- ²⁷ Aerial photograph of Woodstock, c.1955–1959, BFA.
- ²⁸ Aerial photograph of Woodstock, 30 November 1939, BFA.
- ²⁹ John Wiggin, telephone interview by John Auwaerter, 19 December 2001.
- ³⁰ Mimi Bergstrom, interview by John Auwaerter, 27 June 2001, Woodstock.
- ³¹ Mimi Bergstrom, 2001.
- ³² Photograph of Reservoir, c.1945, Album 39, BFA.
- ³³ "Laid out ditching in land below sugar orchard." FB diary, 15 October 1877.
- ³⁴ Kim Murray, interview by John Auwaerter, 21 May 2001, Woodstock.
- ³⁵ Wiggin, "Forest Management & Ecological Inventory Report," Stand 43.
- ³⁶ Doton survey of the Mansion grounds, map 2, 1887–1888.
- ³⁷ Doton field surveys of the Billings Estate, c.1885, BFA.
- ³⁸ FB diary, 9 July 1888, 9 August 1888; 5, 20, & 26 October 1888.
- ³⁹ EzB diary, 8 September 1907; Billings Farm Memo Diary, May 1919, BFM.
- ⁴⁰ Janet Houghton, "Marsh-Billings NHP, Woodstock, Vt.: Water and Sewer Systems," Mac database, last updated 11/95, MABI.
- ⁴¹ Doton survey of the Mansion grounds, 1887–1888, map 2.
- ⁴² Billings Farm Memo Diary, May 1894.
- ⁴³ Billings Farm Memo Diary, October 1900, July and August 1901.
- ⁴⁴ Elizabeth Billings, "My Fernery" (1908), BFA.
- ⁴⁵ Aerial photograph, c.1955–1959, BFA.
- ⁴⁶ John Wiggin, 2000.
- ⁴⁷ Carlson, 12.

⁴⁸ Aitken Correspondence, GA to Miss Billings, 15 April 1895, page 3, BFM.

⁴⁹ Billings Farm Memo Diary, August 1913.

⁵⁰ Billings Farm Memo Diary, January 1897.

⁵¹ *Spirit of the Age*, 29 May 1897, clipping, BFA.

⁵² “Francisca [family friend, 1858–1943] came w. her children [Francisca, 1885–1985 and Hiram, 1889–1961] showed them the [illegible] machine after lunch also the water garden—Lily turned on the water which flowed over rocks.” JPB diary, 11 September 1901.

⁵³ MMBF diary, 8 October 1899; EzB diary, 8 July 1907. In November 1894 when Elizabeth was developing the Fernery, the Estate ordered 200 “extra large” zinc labels from R. & J. Farquhar & Co. of South Market Street, Philadelphia, Billings Farm Fiscal Records, BFM.

⁵⁴ The zinc labels are stamped with the following texts: One south of the Reservoir along the western extension of the Waterfall Garden path: “*Populus dilatata* / Lombardy Poplar / Willow Family;” one along the upper hillside path northeast of the Reservoir: “*Ostrya virginica* / Hop Hornbeam / Oak Family;” and one on the Arboretum path east of the Bungalow: “*Platanus Occidentalis* / Sycamore / Plane-Tree Family.” In addition, three more zinc labels of the same design are stored in the park’s collection. These are stamped as follows (collection number in brackets): “*Picea Alba* / White Spruce / Pine Family” [MABI 1250], “*Abies Balsamea* / Balsam Fir / Pine Family” [MABI 1250], and “*Populus Alba* / White Poplar / Willow Family” [MABI 1251].

⁵⁵ Photograph of Upper Meadow, c.1964, P22, BFA.

⁵⁶ Janet Houghton, e-mail communication with John Auwaerter, June 2002; Catalogue registration C.355.1 and .2, MABI; receipt, Tariki Stoneware to Laurence [sic] Rockefeller, 10 August 1992, MABI.

⁵⁷ Kim Murray, 2001.

⁵⁸ FB diary, 3 & 7 June 1876.

⁵⁹ The road is not recorded on the 1887–1888 Doton survey of the Mansion grounds, suggesting it was not a formal, graded road.

⁶⁰ Photograph of the Woodshed yard, c.1945, Album 39, BFA.

⁶¹ George Aitken to Laura Billings, 19 December 1894, page 2, Aitken Correspondence, BFM; “Cutting stone and building terraces in Garden.” Billings Farm Memo Diary, May 1898.

⁶² Billings Farm Memo Diary, September 1931.



Figure 6.1: Lily Pond waterfall rock outcropping, view southwest of upper portion with ceramic bench (SSF-36) positioned on top, July 2002. SUNY ESF.



Figure 6.2: Intermittent stream on north side of hill, view south with collapsed plank bridge on Woodland garden path circuit (C-33) and main carriage road in the distance, April 2002. SUNY ESF.



Figure 6.3: The Upper Meadow, view southeast from the Wood Drive showing Norway spruce plantation (V-68) along south side, April 2002. SUNY ESF.

Figure 6.4: Woodshed yard, view west from eastern end to Woodshed (BS-24), July 2002. SUNY ESF. The trace of the lower Woodshed road (C-23) is visible in the foreground..



Figure 6.5: The northern portion of the Hillside Gardens space, view north across dewatered Lily Pond (CWF-2) showing a portion of the Lily Pond path (C-27), September 2001. SUNY ESF.



Figure 6.6: The southern portion of the Hillside Gardens space, view west across Wood Drive into Waterfall Garden showing beginning of Waterfall Garden path (C-28), September 2001. SUNY ESF.





Figure 6.7: View looking north into the Bungalow clearing space from the Wood Drive, July 2002. SUNY ESF.

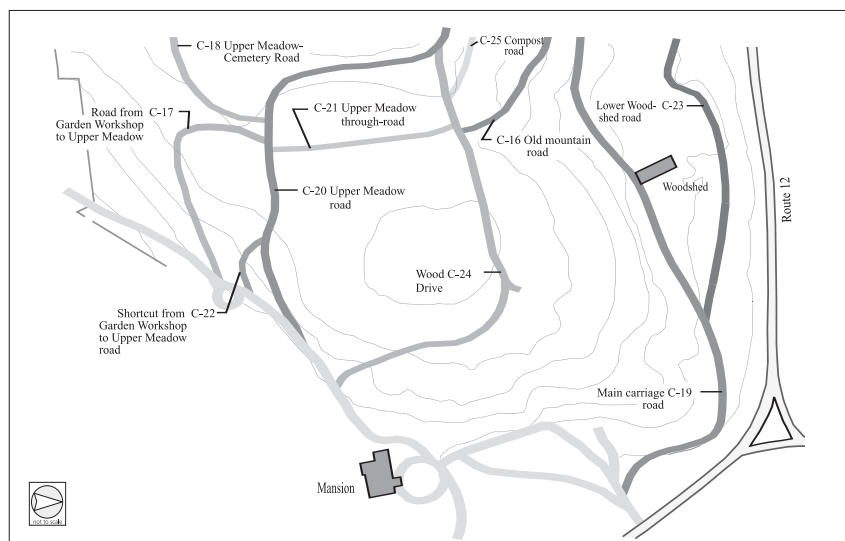


Figure 6.8: Diagram of roads on the hill, 2002. SUNY ESF.



Figure 6.9: Old mountain road, view west toward intersection with main carriage road, August 2001. SUNY ESF.

Figure 6.10: Road from Garden Workshop to Upper Meadow, view west from Belvedere drive, September 2001. SUNY ESF.



Figure 6.11: Upper Meadow-Cemetery road, view southwest from Upper Meadow road, April 2002. SUNY ESF.





Figure 6.12: The main carriage road, view east prior to seasonal grading showing intersection of the old mountain road (C-16) through Marsh-era woodlot (V-67), April 2002. SUNY ESF.



Figure 6.13: Upper Meadow road, view west toward Upper Meadow following seasonal grading, May 2001. SUNY ESF.

Figure 6.14: Upper Meadow through-road, view north with Marsh-era woodlot (V-67) and plantations in the background, April 2002. SUNY ESF.



Figure 6.15: Shortcut from Garden Workshop to Upper Meadow road, view south from Upper Meadow road through hillside Norway spruce plantation, August 2001. SUNY ESF.



Figure 6.16: Lower Woodshed road, view west from main carriage road through Woodshed yard (SO-10), September 2001. SUNY ESF.





Figure 6.17: Wood Drive, view north through Hillside Gardens toward Bungalow, August 2001. SUNY ESF.



Figure 6.18: The compost road, view northwest from the Upper Meadow through-road (C-21) across the Wood Drive (C-24) toward the "Y" intersection, April 2002. SUNY ESF.

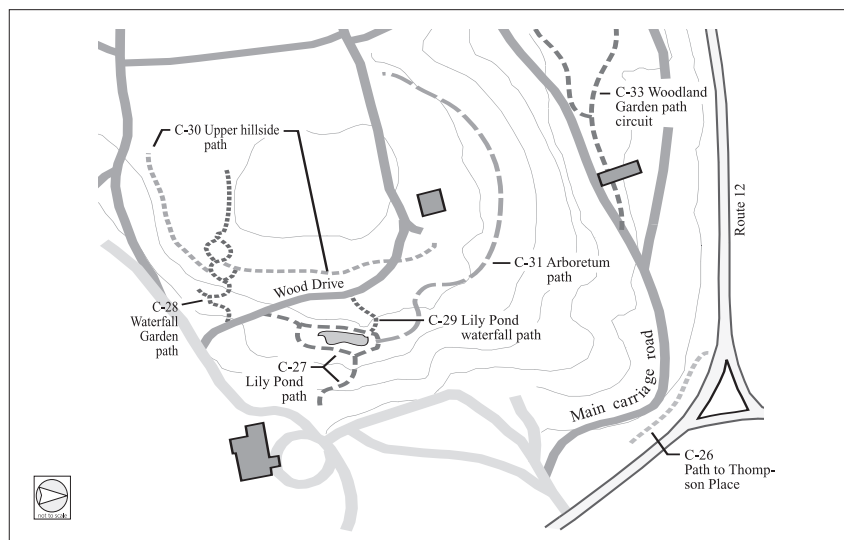


Figure 6.19: Diagram of paths on the hill, 2002. Solid lines represent roads. SUNY ESF.

Figure 6.20: Path to Thompson Place, view south across Route 12 showing break in perimeter stone wall (BS-9), April 2002. SUNY ESF.



Figure 6.21: The Lily Pond path, view west of beginning of stone staircase at Mansion parking area stone wall (BS-8), September 2001. SUNY ESF.





Figure 6.23: The Lily Pond waterfall path, view northeast along upper section as it crosses the waterfall gorge on a stone-slab bridge (BS-33), September 2001. SUNY ESF.



Figure 6.24: Upper hillside path, view east along section through Norway spruce plantation west of Waterfall Garden showing chain railing (SSF-37), September 2001. SUNY ESF.



Figure 6.25: Upper hillside path, view north along section north of Waterfall Garden showing log steps and brownstone bench (SSF-28), September 2001. SUNY ESF.

Figure 6.26: Arboretum path, view north along section west of Bungalow, August 2001. SUNY ESF.



Figure 6.28: Woodland garden path circuit, view west of remnant near lowland middle of garden illustrating associated plank bridge and railing, October 2000. SUNY ESF.



Figure 6.27: Wood Drive stone stairway, view west from Wood Drive with stone ledge bench (SSF-29) in the background, August 2001. SUNY ESF.





Figure 6.29: Bungalow terrace, view west along north front of the Bungalow, July 2002. SUNY ESF.



Figure 6.30: Oak snag, view southeast from upper hillside path, June 2001. SUNY ESF.

Figure 6.31: Twenty-fifth-anniversary silver maple, view north across Mansion parking area, July 2002. SUNY ESF.



Figure 6.32: Horse Shed arborvitae, view southwest showing north front of the Horse Shed (BS-27), July 2002. SUNY ESF.





Figure 6.33: View west from Wood Drive of representative experimental chestnut trees and surrounding successional growth, July 2002. SUNY ESF.



Figure 6.34: Waterfall Garden andromeda, view west from the Wood Drive with the Waterfall Garden in the background, July 2002. SUNY ESF.

Figure 6.35: Lily Pond iris, view northwest across pond toward waterfall illustrating surrounding plantings (V-77) dominated by ferns, August 2001. SUNY ESF.



Figure 6.36: Waterfall Garden plantings, view southeast across second lowest pond (CWF-3) illustrating typical plant and moss cover, June 2001. SUNY ESF.



Figure 6.37: The Reservoir fern beds, view south showing the east gable of the Reservoir (BS-25), October 2000. SUNY ESF.





Figure 6.38: Woodland Garden plantings, view west of representative naturalized conditions and remnant plank-bridge railing and label, June 2001. SUNY ESF.



Figure 6.39: The Woodshed, view southwest across Woodshed yard with main carriage road at far end of the building, April 2002. SUNY ESF.



Figure 6.40: The Bungalow, view southeast of front (north side) of building and surrounding white pine plantation, October 2000. SUNY ESF.

Figure 6.41: Horse Shed, view northeast of rear of building from the Upper Meadow road, August 2001. SUNY ESF.



Figure 6.42: Old mountain road retaining wall, view southeast toward Upper Meadow, April 2002. SUNY ESF.



Figure 6.43: Upper Meadow road retaining wall, view west from intersection with Belvedere drive, July 2002. SUNY ESF.





Figure 6.44: Woodshed yard retaining wall, view east beneath the Woodshed along Woodshed access road trace (AS-1), October 2000. SUNY ESF.



Figure 6.45: The Lily Pond waterfall lower bridge, view west across dewatered pond with stone-lined waterfall (CWF-4) in background, June 2001. SUNY ESF.

Figure 6.46: Pogue-line valve pit north of Upper Meadow (lower right structure) and Bungalow well house (BS-36, upper left structure), view east with Wood Drive in the background, September 2001. SUNY ESF.



Figure 6.47: Wood Drive stone wall, view south through the Hillside Gardens space (SO-11), July 2002. SUNY ESF.



Figure 6.48: Bungalow vista, view of north-west clearing from Bungalow porch, September 2001. SUNY ESF.





Figure 6.49: Bungalow vista, view of north-east clearing from the front of the Bungalow, July 2002. SUNY ESF.



Figure 6.50: Waterfall garden watercourse, view west of upper two pools, September 2001. SUNY ESF.



Figure 6.51: Waterfall garden watercourse, view west of bottom pool with the Bowling Alley in the background, September 2001. SUNY ESF.

Figure 6.52: Arboretum zinc label, Sycamore label located along Arboretum path northeast of Bungalow, August 2001. SUNY ESF.



Figure 6.54: Upper Meadow corral fence, view northwest with two specimen white pines (V-71) at far end of Upper Meadow, April 2002. SUNY ESF.





Figure 6.55: Upper Meadow corral horse trough, view southwest, July 2002. SUNY ESF.



Figure 6.56: Rockefeller pet cemetery monuments, view west from upper hillside path, September 2001. SUNY ESF.



Figure 6.57: Upper Meadow road gate, view northwest with southern end of stone cutting debris (AS-2) in the foreground, September 2001. SUNY ESF.

Figure 6.58: Rockefeller-era directional and privacy signs, view west of "Private Residence" sign along Upper Meadow road, September 2001. SUNY ESF.



Figure 6.59: Main carriage road gate, view west with the Woodshed in the distance, September 2001. SUNY ESF.





Figure 6.60: Tree Farm sign, view west with Woodshed yard in background, September 2001. SUNY ESF.



Figure 6.61: Remnants of hillside swimming pool, view south of above-grade corner near the Lily Pond, July 2002. SUNY ESF.

Cultural Landscape Report for the Mansion Grounds

Marsh-Billings-Rockefeller
National Historical Park

Hill

2004



**National Park Service
Olmsted Center for
Landscape Preservation**

99 Warren Street, Brookline, MA
in cooperation with:

Faculty of Landscape Architecture
SUNY College of Environmental
Science and Forestry
Syracuse, New York

SOURCE

Topo. Plan Mansion Grounds
(Bruno, 2001)

ANNOTATED BY

John Auwaerter
Illustrator 10, 2004

LEGEND

- manhole
- hydrant
- catch basin
- lamppost
- gate valve
- sign
- valve pit
- building
- stone wall
- fence
- deciduous canopy
- coniferous canopy
- dominant stand spp.
- deciduous specimen
- coniferous specimen
- new tree
- herbaceous bed
- edge of lawn
- rock outcropping
- graded road/walk
- ungraded road/walk
- path/trail edge
- 10' contour
- property boundary

NOTES

Feature names/numbers are keyed to CLR.
Minor above-ground utilities not shown.
Features outside of Mansion terrace/NPS
property are ghosted.

Figure 6.62



INVENTORY OF LANDSCAPE FEATURES

Analysis Key: CON = Contributing, NC = Non-contributing, U = Unevaluated
 Date Key: C = Constructed (planted), A = Altered, R = Removed, NA = Not available

Mansion Terrace			
CHARACTERISTIC	CLR# / EVALUATION (extant features)	FEATURE NAME (NPS #)	DATES
Natural Systems			
	NS-1 / CON	Mansion lawn boulder	pre-1789
	NS-2 / CON	Mansion lawn rock outcroppings	pre-1789 A/c.1870, A/c.1960
	NS-3 / CON	Shelving rock outcropping	pre-1789, A/c.1870
Spatial Organization			
		First Marsh house door yard	C/1789–1790, R/1869
		Second Marsh house garden space	C/c.1805, R/1869
		Second Marsh house rear yard	C/c.1805, R/1869
		South pasture	C/c.1814, R/1869
	SO-1 / CON	Mansion lawn space	C/c.1870
		Mansion playground space	C/c.1872, R/c.1955
	SO-2 / CON	Swale space	C/c.1869
Circulation			
<i>Roads</i>	C-1 / CON	Main entrance drive (HR-01)	C/c.1870, A/1903-04, A/c.1956
		South lane	C/c.1805, R/c.1869
	C-2 / CON	Carriage Barn drive	C/c.1870, A/1895, A/c.1956, A/1978, A/1998-99
	C-3 / CON	Double Cottage drive	C/c.1870, A/1908
	C-4 / CON	Belvedere drive	C/c.1870, A/c.1956
	C-5 / CON	North Street road	C/c.1872
	C-6 / CON	Secondary Entrance Drive	C/1978
<i>Parking Areas</i>	C-7 / CON	Mansion parking area	C/c.1956, A/c.1970
<i>Walks and Paths</i>		First Marsh house entrance walk	C/c.1790, R/1869
		Second Marsh house east entrance walk	C/c.1807, R/1869
		Second Marsh house south entrance walk	C/c.1807, R/1869
		Mansion lawn walks	C/c.1870, A/1899, R/c.1956
		Tennis court walk	C/c.1872, R/c.1930
		Mansion-Hothouses walk	C/c.1873, A/1885, A/c.1894–1895, R/c.1956
	C-8 / CON	Mansion-Flower Garden walk	C/c.1873, A/c.1894–1895, A/1901, A/c.1956
	C-9 / CON	Summerhouses path	C/c.1874, A/c.1901, A/c.1956
	C-10 / NC	Carriage Barn walkway	C/1998–1999
Topography			
	T-1 / CON	Fairy Hill	C/c.1870
Vegetation			
<i>Groundcover</i>	V-1 / CON	Mansion lawn	C/c.1870
	V-2 / CON	Swale lawn	C/c.1967–1976
<i>Groves and Plantations</i>	V-3 / CON	Mansion lawn grove	C/c.1875
	V-4 / CON	Perimeter plantations	C/1874–1877+
	V-5 / CON	Tennis court grove	C/c.1875+
	V-6 / CON	Belvedere drive arborvitae	C/c.1874
	V-7 / CON	Carriage Barn grove	C/c.1877

Analysis Key: CON = Contributing, NC = Non-contributing, U = Unevaluated
 Date Key: C = Constructed (planted), A = Altered, R = Removed, NA = Not available

	V-8 / CON	Kitchen wing grove	C/1903–1904
	V-9 / CON	Mansion ice-house wing hemlock grove	C/1903–1904
	V-10 / CON/NC	Hemlock and birch screening between Carriage Barn and Double Cottage	C/c.1960, A/c.1978, A/1998–1999
<i>Specimen Trees</i>		Marsh Place Lombardy poplars	C/c.1806, R/c.1820
		Mansion lawn elms	C/c.1808, C/c.1820, C/c.1870+, R/c.1949–c.1980
		The big elm	C/c.1808, R/c.1950
		Second Marsh house Norway spruce	C/c.1850, R/c.1869
	V-11 / CON	State champion Norway spruce	C/c.1876–1877
	V-12 / CON	Mansion lawn silver maple	C/c.1890–1914
	V-13 / CON	Mansion lawn hemlock	C/c.1901
	V-14 / CON	Mansion lawn hawthorn	C/c.1894–1895
	V-15 / CON	Paired hawthorns	C/c.1903–1904
	V-16 / CON	Norway spruce in main entrance drive circle	C/c.1903–1904
	V-17 / CON	Sugar maple in Belvedere drive circle	C/c.1920
	V-18 / CON	Paper birch in main entrance drive circle	C/c.1958
	V-19 / CON	Mansion lawn paper birch	C/c.1958
		Rear Mansion lawn paper birch	C/c.1958, R/c.1990
	V-20 / CON	Mansion lawn sugar maple	C/c.1958
	V-21 / CON	Mansion lawn white pines	C/1967, A/1985, A/c.1992, A/c.1995
	V-22 / CON	Secondary Entrance Drive yellowwoods	C/c.1978
	V-23 / CON	Mansion lawn crabapple	C/c.1980
<i>Shrubs and Hedges</i>		Mansion lawn potted tropical plants	C/c.1874, R/c.1894
	V-24 / CON	Perimeter hemlock hedge	C/c.1870, A/1905, A/1997, A/2002
		Summerhouses shrubs	C/c.1874–1875, R/pre-1954
		Mansion perimeter shrubs	C/1903–1904, R/c.1956
	V-25 / CON	Mansion foundation shrubs	C/c.1958, A/c.1970
	V-26 / CON	Mansion lawn yews	C/c.1958, A/c.1962–1964
	V-27 / CON	Fairy Hill rhododendron	C/c.1956, A/c.1997
	V-28 / CON	Double Cottage foundation shrubs	C/c.1956–1967
	V-29 / CON	Shrub bed at head of main entrance drive	C/c.1978
	V-30 / CON	Lilac hedge at bottom of the swale	C/c.1978
	V-31 / CON	Azalea-rhododendron garden at rear of Mansion	C/c.1978, A/c.1999
	V-32 / CON	Secondary perimeter hedge	C/c.1983
<i>Vines</i>	V-33 / CON	Dutchman's pipe on Mansion verandah	C/c.1958
	V-34 / CON	Boston ivy on Mansion garage	C/c.1977

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<i>Herbaceous Beds</i>		Mansion lawn carpet bedding	C/c.1870, R/c.1892
	V-35 / CON	Flowerbed along main entrance drive circle	C/1967
	V-36 / CON	Main entrance island bed	C/c.1997
	V-37 / NC	Carriage Barn beds	C/1998–1999
	V-38 / NC	Double Cottage flowerbeds	C/c.1998
	V-39 / NC	Generator Garage bed	C/1998–1999
Buildings and Structures			
<i>Buildings</i>		First Marsh house and connected barn, wagon bay, and schoolhouse	C/1789-1790, A/c.1839, A/1841, R/1869
		Tenant house	C/c.1795, R/1869
		Tenant house shed	C/c.1795, R/1869
	BS-1 / CON	The Mansion (HS-01) (Second Marsh House)	C/1805-1807, A/1885-1886, A/1899, A/1956–1960
		Upper Barn	C/c.1805, R/1869
		Carriage shed	C/c.1805, R/1869
		“L”-shaped barn/storehouse	C/c.1805, R/1869
		Shed/storehouse	C/c.1805, R/1869
		Laundry	C/c.1869, R/c.1956
	BS-2 / CON	Carriage Barn (HS-03)	C/1895, A/1998–1999
	BS-3 / CON	Double Cottage (HS-04)	C/c.1870
	BS-4 / CON	Upper Summerhouse (HS-10)	C/c.1874
	BS-5 / CON	Lower Summerhouse (HS-08)	C/c.1875
	BS-6 / CON	Generator Garage (HS-05)	C/1908
	BS-7 / CON	Mansion garage (HS-21)	C/c.1977
<i>Structures</i>		Pipe-log aqueduct	C/c.1790, R/c.1835
	BS-8 / CON	Mansion parking area stone wall	C/c.1805, A/c.1870, A/c.1956
		North lane stone wall	C/c.1805, R/c.1869
	BS-9 / CON	Perimeter stone wall	C/1814, A/1869–c.1878, A/1912
		Marsh house old well	C/c.1835, R/c.1872
		Marsh house new well/well house	C/c.1860, R/c.1869
		Mansion well/well house	C/c.1872, R/1906
	BS-10 / CON	Tennis court	C/1872 (as Croquet Ground), A/1887, A/c.1892, A/c.1906, A/c.1930
	BS-11 / CON	Belvedere drive retaining wall	C/c.1872
	BS-12 / CON	Upper Summerhouse stone wall	C/c.1877
	BS-13 / CON	Pogue water line valve pits	C/c.1901
	BS-14 / CON	Mansion kitchen entrance brick wall	C/c.1956
Views and Vistas			
	VV-1 / CON	East view from Mansion	C/c.1805
		South view from Mansion	C/c.1805, R/c.1930

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	VV-2 / CON	Ottauquechee River vista from Mansion	C/c.1971
	VV-3 / CON	Main Entrance Drive Vista	C/1997
Small-Scale Features			
		First Marsh house fence	C/c.1790, R/1869
		Second Marsh house fence	C/c.1807, R/1869
		South lane hitching post and mounting block	C/c.1807, R/1869
	SSF-1 / CON	Main entrance gateway (HLF-03)	C/c.1870, A/c.1904, A/1912
		Mansion lawn gas lampposts	C/c.1870, 1887; R/c.1903
	SSF-2 / CON	Upper Summerhouse iron fence	C/1877
	SSF-3 / CON	Carriage Barn hitching post (HLF-07)	C/c.1895
	SSF-4 / CON	Tennis court fence	C/c.1930
		Mansion lawn bird bath	C/c.1930, R/c.1957
		Tree swing by Mansion lawn boulder	C/pre-1950, R/c.1957
		Double tree swing on Mansion lawn	C/pre-1950, R/c.1957
	SSF-5 / CON	Lawn seats	C/c.1870+, R/c.1956
		Flicka's fence	C/c.1950, R/c.1968
	SSF-6 / CON/NC	Lampposts (HLF-04)	C/c.1958, C/1998–1999
	SSF-7 / CON	Mansion fallout shelter escape hatches	C/c.1962–1964
	SSF-8 / CON	Terra-cotta planters at Carriage Barn visitor entrance	C/c.1970, A/1999
	SSF-9 / CON	North Street road gate	C/c.1970
		Mansion dog run fence	C/c.1990, R/c.1997
	SSF-10 / NC	National Park Service signs	C/1998–1999
	SSF-11 / NC	National Park Service benches	C/1998–1999
<i>Surface Utility Features</i>		North Street road overhead utility line	C/c.1900, R/NA
		Mansion lawn hydrants	C/c.1870, R/c.1984
	SSF-12 / CON	Fire hydrants	C/c.1984
	SSF-13 / NC	Swale catch basins	C/1978
	SSF-14 / NC	Lawn irrigation sprinkler heads	C/1976, A/1999
	SSF-15 / U	In-ground security lighting	C/1984
	SSF-16 / NC	Double Cottage electrical vault	C/1999
	SSF-17 / NC	Carriage Barn remote air conditioning unit	C/1999

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Terrace Gardens-Belvedere			
CHARACTERISTIC	CLR# / EVALUATION (extant features)	FEATURE NAME (NPS #)	DATES
Spatial Organization			
	SO-3 / CON	Flower Garden space (HLF-02)	C/1894–1899, A/c.1955
	SO-4 / CON	Long Terrace space	C/1897–898, A/c.1955, A/1962
	SO-5 / CON	Cutting garden terrace space	C/1930, A/c.1967–1968
	SO-6 / CON	Swimming pool terrace space	C/1961–62
	SO-7 / CON	Belvedere terrace space	C/c.1962–1964
	SO-8 / CON	Putting green terrace space	C/c.1967–1968
Circulation			
	C-11 / CON	Flower Garden walks and steps	C/1894–1895, A/c.1956, A/c.1998
	C-12 / CON	Long Terrace walks and steps	C/1897–1898, A/c.1956
	C-13 / CON	Pool patio	C/1959
	C-14 / CON	Pool terrace steps	C/c.1962–1964
	C-15 / CON	Cutting garden walks	C/c.1990
Topography			
		Hothouse Hill	C/1874, R/1894
	T-2 / CON	Flower Garden and Long Terraces	C/1894–1897
Vegetation			
<i>Groundcover</i>	V-40 / CON	Long, putting green, cutting garden, and pool terrace lawns	C/c.1956–1962
<i>Groves and Plantations</i>	V-41 / CON	Hemlock grove at west end of Long Terrace	C/c.1920
		Terrace Gardens orchard	C/c.1958, R/c.1967
<i>Specimen Trees</i>	V-42 / CON	Double-leader white pine	C/c.1877
	V-43 / CON	Cutting garden crabapple	C/c.1958–c.1967
	V-44 / CON	Swimming pool terrace honey locust	C/c.1962
	V-45 / CON	Pear tree at west end of putting green wall	C/c.1975
	V-46 / CON	Red maple off southwest corner of Garden Workshop	C/c.1975
	V-47 / CON	Boston ivy on swimming pool patio walls	C/c.1961
<i>Shrubs and Hedges</i>		Hothouse shrubs	C/c.1875+, R/c.1955
	V-48 / CON	Flower Garden perimeter hedge	C/1895, A/c.1955, A/c.1994
		Flower Garden beds—border hedges	C/1896, R/c.1956
	V-49 / CON	Long Terrace perimeter hedges	C/c.1898, A/c.1955, A/1999
		Long Terrace interior shrubs	C/c.1898, R/c.1956
	V-50 / CON	Yews at upper entrance to Flower Garden	C/c.1956
	V-51 / CON	Mountain laurel along Flower Garden steps	C/c.1956
	V-52 / CON	Yew hedge at east end of cutting garden	C/c.1962
	V-53 / CON	Barbecue shrubs	C/c.1959–c.1962

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	V-54 / CON	Lilac hedge at west end of putting green	C/c.1970
<i>Herbaceous and Rock Garden Beds</i>		Grape border	C/c.1874, R/c.1930
	V-55 / CON	Flower Garden beds	C/1895–1896, A/c.1913, A/c.1956, A/1992
		Long Border	C/c.1898, A/c.1912, R/c.1955
		Long Terrace main walk beds	C/c.1898, R/c.1956
	V-56 / CON	Long Terrace rose bed	C/c.1955
		Camellia House peony bed	C/c.1903, R/c.1930
	V-57 / CON	Cutting garden	C/c.1930, A/c.1958, A/c.1967, A/1992
	V-58 / CON	Rock gardens along pool terrace steps	C/c.1962, A/1992
	V-59 / CON	Belvedere beds	C/c.1959
	V-60 / CON	Fern bed along south side of Flower Garden and Long Terrace	C/c.1964
	V-61 / CON	Rock gardens above north side of Flower Garden	C/c.1973–1986, A/1992
	V-62 / CON	Rock gardens at east and west ends of putting green wall	C/c.1975, A/1992
	V-63 / CON	Garden Workshop sweet pea bed	C/c.1992
Buildings and Structures			
<i>Buildings</i>	BS-15 / CON	Belvedere (HS-20)	C/1872–1874, A/c.1902, A/1930, A/1959
	BS-16 / CON	Bowling Alley (HS-22)	C/1872, A/c.1902–1903, A/1959
	BS-17 / CON	Greenhouse (HS-06) [Grapery]	C/1872–1874, A/1902, A/1930, A/c.1958
		Octagon (Palm House)	C/1872–1874, A/1900–1901, R/1930
		Tropical House	C/1872–1874, A/1900–1901, R/1930
		Rosary	C/1872–1874, A/1882, A/1900–1901, R/1930
		Potting Room	C/1882, R/1902
		Camellia House	C/1882, R/1902
	BS-18 / CON	Garden Workshop (HS-09)	C/c.1958
<i>Structures</i>		Cold/hot frames at Belvedere drive/North Street road circle	C/pre-1886, R/c.1899
	BS-19 / CON	Flower Garden stone wall (HLF-02)	C/1895
	BS-20 / CON	Swimming pool patio brick walls and barbecue	C/c.1959
	BS-21 / CON	Swimming pool terrace wall	C/1961–1962
	BS-22 / CON	Putting green wall	C/c.1968
	BS-23 / CON	Putting green	C/c.1968
Views and Vistas			
		Belvedere view	C/c.1872, R/c.1930
	VV-4 / CON	Mount Tom vista	C/1894–1898
Constructed Water Features			
	CWF-1 / CON	Swimming pool (HS/S-02)	C/1930–31, A/1959, A/1961–

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			1962
Small-Scale Features			
	SSF-18 / CON	Flower Garden stone benches (HLF-02)	C/c.1896
	SSF-19 / CON	Sundial	C/1896, A/c.1899, A/c.1962
	SSF-20 / CON	Long Terrace bench	C/c.1898, A/1987, A/1999
		Long Terrace middle bench	C/c.1898, R/c.1956
	SSF-21 / CON	Italian Fountain (HLF-02)	C/1899 (origin of fountain NA)
	SSF-22 / CON	“Baigneuse Drapée”	C/c.1921, A/1961–1962 (location)
	SSF-23 / CON	Pool terrace railing	C/c.1962
	SSF-24 / CON	Belvedere terrace benches	C/post 1962, 1992
	SSF-25 / CON	Belvedere fallout shelter escape hatch	C/c.1962–1964
		Pool patio/terrace furniture	C/c.1959, R/c.1997 (in storage)
	SSF-26 / CON	Terra-cotta planters at Belvedere entrance	C/c.1970

Hill			
CHARACTERISTIC	CLR# / EVALUATION (extant features)	FEATURE NAME (NPS #)	DATES
Natural Systems			
	NS-4 / CON	Lily Pond waterfall rock outcropping	Pre-1789
	NS-5 / CON	Intermittent streams on north side of hill	Pre-1789, A/NA
		Spring on east slope	Pre-1789, R/c.1885
		Spring on north slope	Pre-1789, A/c.1789, R/c.1875
Spatial Organization			
		Hill pastures	C/c.1800+, R/c.1869
	SO-9 / CON	Upper Meadow space	C/c.1869-1874
	SO-10 / CON	Woodshed yard	C/c.1876
	SO-11 / CON	Hillside Gardens space	C/c.1885, A/c.1894, A/1913+
	SO-12 / CON	Bungalow clearing space	C/c.1917
Circulation			
<i>Roads</i>	C-16 / CON	Old mountain road	C/c.1800, A/c.1869-1874
	C-17 / CON	Road from Garden Workshop to Upper Meadow	C/c.1800?, A/1878
	C-18 / CON	Upper Meadow-Cemetery Road	C/c.1800, A/c.1869-1874
	C-19 / CON	Main carriage road (Mountain Road, Carriage road to the Pogue) (HR-03)	C/c.1872
	C-20 / CON	Upper Meadow road (HR-03)	C/c.1872, 1878
	C-21 / CON	Upper Meadow through-road	C/c.1872
	C-22 / CON	Shortcut from Garden Workshop to Upper Meadow road	C/c.1874–1887
	C-23 / CON	Lower Woodshed road	C/c.1876
	C-24 / CON	Wood Drive (Bungalow road)	C/c.1904
	C-25 / CON	Compost road	C/NA

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<i>Paths</i>	C-26 / CON	Path to Thompson Place	C/c.1875, A/c.1955
	C-27 / CON	Lily Pond path	C/c.1885, A/1913
	C-28 / CON	Waterfall Garden path	C/c.1893, A/c.1897, A/c.1966–1969
	C-29 / CON	Lily Pond waterfall path	C/c.1901
	C-30 / CON	Upper hillside path	C/c.1897–1899, A/c.1917
	C-31 / CON	Arboretum path	C/1899
	C-32 / CON	Wood Drive stone stairway	C/c.1904
	C-33 / NC	Woodland Garden path circuit	C/c.1980
Topography			
	T-3 / CON	Depression west of Reservoir	C/NA
	T-4 / CON	Bungalow terrace	C/1917
Vegetation			
<i>Groundcover</i>	V-64 / CON	Upper Meadow	C/c.1961
	V-65 / CON	Woodshed yard meadow	C/c.1960
<i>Groves and Plantations</i>	V-66 / CON	Oak grove	C/pre-1789
	V-67 / CON	Marsh-era	C/pre-1869
		Garden (Upper Meadow) orchard	C/c.1872, R/pre-1954
	V-68 / CON	Hill plantations (Near Woods)	C/1874–1880+
		Garden (Upper Meadow) tree nursery	C/c.1874, R/pre-1954
		Arboretum	C/1899, R/NA
	V-69 / CON	Birch grove along Mansion parking area	C/c.1956
<i>Specimen Trees</i>	V-70 / CON	Oak snag	C/pre-1789; A/c.1980
	V-71 / CON	Upper Meadow white pines	C/c.1880
	V-72 / CON	Twenty-fifth Anniversary silver maple	C/1959
	V-73 / CON	Horse Shed arborvitae	C/c.1961
	V-74 / NC	Experimental chestnut trees	C/1997
<i>Shrubs</i>	V-75 / CON	Waterfall Garden andromeda	C/c.1966
<i>Herbaceous Plants</i>		Garden (Upper Meadow)	C/c.1872+, A/1914+, R/pre-1954
		Fernery	C/c.1893+, R/c.1944-1966
		Mushroom garden	C/c.1908, R/NA (pre-1944)
		Grass garden	C/c.1910, R/NA (pre-1944)
		Rockefeller vegetable garden	C/c.1960, R/c.1995
	V-76 / CON	Lily Pond iris	C/c.1960
	V-77 / CON	Lily Pond plantings	C/c.1960
	V-78 / CON	Waterfall Garden plantings	C/c.1966–1969
	V-79 / CON	Reservoir fern beds	C/c.1965
	V-80 / NC	Woodland Garden plantings	C/1980

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Buildings and Structures			
<i>Buildings</i>		Old woodshed	C/pre-1869, R/NA
		Old Reservoir	C/c.1870, A/1888, R/1907
		Garden Shed	C/c.1870–1878, R/c.1956
	BS-24 / CON	Woodshed (HS-12)	C/1875–1876, A/c.1900
		Saw shed	C/c.1890, R/c.1960
	BS-25 / CON	Reservoir (HS-11)	C/1907, A/1919
	BS-26 / CON	The Bungalow (HS-02)	C/1917, A/c.1960
	BS-27 / CON	Horse Shed (HS-07)	C/c.1961
<i>Structures</i>		Pipe-log aqueduct	C/c.1789, R/c.1835
		Hill pastures--walls and fences	C/c.1800, R/c.1869
	BS-28 / CON	Old mountain road retaining wall	C/c.1800
	BS-29 / CON	Upper Meadow road retaining wall	C/c.1872
	BS-30 / CON	Woodshed yard retaining wall	C/c.1876
	BS-31 / CON	Lily Pond dam	C/c.1885
		Lily Pond wood bridge	C/c.1885, R/c.1901
	BS-32 / CON	Lily Pond waterfall lower bridge	C/c.1885
	BS-33 / CON	Lily Pond waterfall upper bridge	C/c.1901
	BS-34 / CON	Pogue line valve pit north of Upper Meadow	C/c.1901
	BS-35 / CON	Wood Drive stone wall	C/c.1904
	BS-36 / CON	Bungalow well house	C/c.1917
Views and Vistas			
	VV-5 / CON	Bungalow vistas	C/c.1917
Constructed Water Features			
	CWF-2 / CON	Lily Pond	C/c.1885, A/c.1901, A/1913
	CWF-3 / CON	Waterfall Garden watercourse	C/c.1897, A/1966–1969
	CWF-4 / CON	Lily Pond waterfall	C/1901
		Hillside swimming pool	See AS-3
		Woodland Garden bog	C/c.1980, R/c.1993
		Woodland Garden dripping wall	C/c.1980, R/c.1993
Small-Scale Features			
		Fernery plant labels	C/c.1894, R/NA
	SSF-27 / CON	Brownstone bench (HLF-06)	C/c.1899
	SSF-28 / CON	Stone ledge bench	C/c.1904
	SSF-29 / CON	Woodland plant labels	C/c.1907+, C/c.1965+, A/NA
		Upper Meadow pasture fence	C/c.1961, R/1995
	SSF-30 / CON	Upper Meadow corral fence	C/c.1961
	SSF-31 / CON	Upper Meadow corral horse trough	C/c.1961
	SSF-32 / CON	Rockefeller pet cemetery monuments	C/c.1954–1995
	SSF-33 / CON	Upper Meadow road gate	C/c.1954–1990
	SSF-34 / CON	Rockefeller-era directional and privacy signs	C/c.1954–1992
	SSF-35/CON	Upper hillside path railing	C/c.1980
	SSF-36 / CON	Lily Pond waterfall bench	C/1992
	SSF-37 / NC	Main Carriage Road gate	C/1998
	SSF-38 / NC	Tree Farm sign	C/1999
Archeological Sites			

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	AS-1 / CON	Woodshed access road trace	C/c.1876
	AS-2 / CON	Stone-cutting debris	C/c.1894-1898, c.1956
	AS-3 / CON	Remnants of hillside swimming pool	C/1913, A/1931

REFERENCE LIST

Repository Key:

BFM = Billings Farm & Museum Library and Archives, Woodstock, Vermont

BFA = Billings Family Archives, housed at Billings Farm & Museum, Woodstock, Vermont

MABI = Marsh-Billings-Rockefeller National Historical Park, Woodstock, Vermont

Note: For a complete annotated CLR Reference List, see Volume 1 (Site History)

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RECOMMENDATIONS FOR FURTHER WORK

1. Develop Historic Resource Study (HRS) for Billings Estate (Marsh-Billings-Rockefeller N. H. P.)

Volume 1 (Site History) of this Cultural Landscape Report (CLR) provided brief overviews of the historic contexts relevant to the Mansion grounds, including conservation, agriculture, and landscape architecture, sufficient to evaluate the historic significance of the Mansion grounds landscape in Volume 2 (Existing Conditions & Analysis). Further research is warranted, however, to develop more fully the historic contexts relevant to the Mansion grounds and the entire Billings Estate, both for use as a reference tool and for a better understanding of the relationship of the park to other historic properties significant under similar themes. Development of the HRS would also aid in future evaluation and analysis of historic resources in the Mount Tom forest and Billings Farm & Museum.

The following are relevant contexts defined by the NPS in *History and Prehistory in the National Park System* and the *National Historic Landmarks Program* (1987):

A. “*Conservation Theory and Practice in the 18th, 19th, and 20th Centuries.*”

The Billings Estate should be compared to other estates where early conservation practices (including reforestation, model farming, and development of model landscape/home grounds) were undertaken, such as Shelburne Farms (Webb Estate); and Grey Towers and Sagamore Hill National Historic Sites.

B. “*Landscape Architecture.*”

The landscape of the Mansion grounds should be compared with other Country Place Era estates at a state and local level. Although the Site History referenced Vermont estates such as Shelburne Farms (Webb Estate) in Shelburne, Hildene (Robert Todd Lincoln estate) in Manchester, and the Orchards (Everett Estate) in Bennington, a specific comparison of the landscapes with the Mansion grounds was beyond the scope of this CLR. At the local level, specific examination of landscapes at country places both in Woodstock and in the Cornish Art Colony would be useful in providing further insight into local influences at the Billings Estate.

C. “*Agriculture*”

Development of this context would aid in further understanding the place of designed domestic landscapes such as the Mansion grounds in late 19th-century model farms.

2. Amend the National Register of Historic Places Inventory-Nomination Form & Listing

The National Register form for Marsh-Billings-Rockefeller N. H. P. currently consists of the 1974 National Historic Landmark form for the “Marsh-Billings House,” covering only the Mansion grounds. The creation of the National Historical Park in 1992 resulted in listing of the entire park in the National Register, but a corresponding form was not prepared. A revised nomination of the Billings Estate historic property should be prepared as a multiple properties nomination covering the entire park (NPS property and Billings Farm & Museum), as well as other properties outside of the park that were historically part of the estate. (These include the Lee House on River Road; the Richard Billings House, now the Woodstock Foundation offices; the Gardener’s Cottage, 3 North Street; Billings Park, owned by the Town of Woodstock; and additional farm and forest acreage.) This revised nomination would include landscape-related areas of significance and existing conditions information on the Mansion grounds from this CLR.

3. Conduct a Comprehensive Archeological Survey

A comprehensive archeological survey should be undertaken to assess prehistoric and historic sensitivity of the Mansion grounds and the rest of the park. This CLR volume 2 made recommendations regarding archeological sensitivity, but these recommendations were not based on subsurface testing or professional assessment by an archeologist.

3. Prepare Oral History

Individuals familiar with the recent history of the Mansion grounds were interviewed for this CLR where possible. A key individual who was not available for interview is Laurance James Sawyer. He lived and worked on the Mansion grounds under employment of the Rockefellers and the Woodstock Resort Corporation from the 1960s until the opening of the park in 1998, and could therefore provide valuable details on the development of the landscape during a period for which little documentation is available.

4. Undertake Further Research on Rockefeller and National Park Service Eras

Due to the limited research materials and recent passage of events during these two periods, a comprehensive documentation of the development of the Mansion grounds landscape in its historic contexts was not possible. Passage of time and availability of research materials, including records in the Rockefeller Archive Center in Tarrytown (unavailable for this CLR), will benefit future accounts of these eras.

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