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**Comprehensive Report on Historic
and Cultural Landscape**

**ELEANOR ROOSEVELT
NATIONAL HISTORIC SITE**

Hyde Park, New York

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COMPREHENSIVE REPORT ON HISTORIC AND CULTURAL LANDSCAPE
ELEANOR ROOSEVELT NATIONAL HISTORIC SITE, HYDE PARK, NEW YORK

JANUARY 1981

INTRODUCTION

The preservation and restoration of the landscape at Val-Kill presents an unusual opportunity to develop an historic site in that so much information is documented and accessible. In addition, some of the former gardeners whose work spanned the years 1937-1970, still reside locally, providing a wealth of information. The project offers the rare opportunity to preserve a unique environment and to restore portions of the cultural landscape to the conditions they were in at various times during the residence of Eleanor Roosevelt. This historic and cultural landscape report has been addressed to the following:

1. The general environment at Val-Kill
2. The Peninsula Area (Developed Area)
3. The gardens related to the Stone Cottage as they existed circa 1938
4. The setting surrounding Eleanor Roosevelt's Home as it was in the late 1950's and 1960's
5. The Cutting Garden as it existed during the height of its development in the early 1940's

The results of our research, investigation, study, and recommendations are included as follows:

1. Narrative Description of the Landscape of Val-Kill
2. Landscape Recommendations
3. Sources of Information
4. Outline Specifications
5. Preliminary Cost Estimates
6. Drawings as follows: 473/81403
 - a. No. 1, General Landscape Restoration Plan - Core Area
 - b. No. 2, Existing Conditions and Recommended Removals - Peninsula Area
 - c. No. 3, Landscape Restoration Plan - Peninsula Area
 - d. No. 4, Landscape Restoration Plan - Stone Cottage
 - e. No. 5, Landscape Restoration Plan - Eleanor's Home and Cutting Garden
7. 106 black and white photographs and 102 35 mm color slides of existing conditions in 1980.

It is not anticipated that all the recommendations included in the report shall be carried out immediately. Certain recommendations will require coordination with, and perhaps in tension with, the Historic Structures Report. Such recommendations are made only with consideration for the cultural landscape and its use in association with structures as evident in photographic documentation.

NARRATIVE DESCRIPTION

The native landscape of the Historical Core at Val-Kill in 1925 consisted mainly of overgrown pastures which had reached a stage of ecological plant succession consisting primarily of Gray Birch and Red Cedar. Native oak and hickory were also randomly dispersed throughout the site. The area surrounding the Fall Kill stream which ran adjacent to the site supported native wetland vegetation such as viburnum, blueberry, Black Alder and Inkberry. Access across the Fall Kill was by a simple timber bridge. Franklin D. Roosevelt purchased the site in 1911. It was originally the Bennett Farm which consisted of 194 acres. Val-Kill was comprised of approximately 6 acres, located towards the center of the larger tract.

The first development of the historical Core was begun in 1925 when a swimming pool was constructed in the southeastern corner of the site adjacent to the Fall Kill. During the same year construction of the Stone Cottage was begun. It was to be the home of Eleanor Roosevelt's intimate friends, Nancy Cook and Marion Dickerman which they would share with Mrs. Roosevelt. The Stone Cottage was located in a birch and cedar grove overlooking the Fall Kill. Designed by Henry Coombs and supervised by Franklin D. Roosevelt, it was constructed from native fieldstone which was collected from nearby walls.

Its style conformed to local Dutch Colonial architecture and showed a close relationship with nearby Eighteenth Century Dutch stone houses. A 2' high dry stone retaining wall approximately 25 feet to the west of the cottage was also constructed at this time. It provided a level area close to the cottage.

The official opening of the cottage was on January 1, 1926. That spring some minor landscaping was begun by Nancy Cook, who supervised the design and maintenance of the cottage grounds until her departure in 1947. Annual flowers and spirea were the first additions to the otherwise natural landscape. In 1926 the Fall Kill was dredged and the bridge was reconstructed. A dam was also built under the bridge. The pond, thus created, was the first major change in the natural character of Val-Kill. The view was now extended, and the pastures across the Fall Kill to the south were more evident. Native wetland vegetation became limited to the south shore line. The excavated material recovered from the dredging was utilized to raise the ground level of the north shore adjacent to the cottage. Sometime during the first few years two American Elms were planted either side of the south facade of the cottage. Both are now gone.

Additional construction was begun in 1926 on a two-story stucco factory building which was to serve as a shop for Val-Kill Industries on ground level with housing for a care-

taker and housekeeper above. Additional clearing of the native birch and cedar was thus required, extending the view from the Stone Cottage to the north. Several additions were built onto the factory as business expanded. The last was a separate two-story wing built in 1929 which later became Eleanor Roosevelt's Home. The factory housed crafts such as furniture-making, a pewter forge and a weaving enterprise. The Val-Kill Industries closed in May of 1936 and the shop building was converted into apartments for Eleanor's secretary as well as guest rooms. In 1928 a one-story wooden structure was built to the north of the factory complex serving first as a garage, then a pewter forge, and later a playhouse.

The first major effort toward landscape development of Val-Kill was begun in 1930. Under the direction of Nancy Cook, the south porch of the Stone Cottage was enclosed with screening and planted. Silver-lace vine covered the porch roof while spirea, lilac and annual flowers adorned its foundations. The Fall Kill was again dredged to create a deeper pond and a refined shoreline. About 200 feet west of the cottage, in a natural birch and cedar grove, an outdoor fireplace was constructed. This area became the center of outdoor activity for many years to come and was the site of many famous barbecues for visiting dignitaries. The area was kept in its natural state which provided seclusion and afforded pastoral views across the pond.

A new swimming pool was built in 1935 for Franklin D. Roosevelt east of the cottage on a site previously used for ring tennis. The old pool was filled in. Hence, the road was realigned and the bridge over the Fall Kill rebuilt with concrete abutments replacing all but one of the old stone abutments. A major screening program was developed and over 100 Red Pine and Scotch Pine were planted providing the pool area with privacy from the new entrance road. Included in this planting program was a double line of 50 Norway Spruce planted to the northwest of the factory complex. New use areas were being developed on the site. The environment of meadow grass, cedar and birch was gradually changed during these first ten years of Val-Kill history. The pond, however, remained the focal point. Stone steps were constructed on the north shore line, making the pond more accessible for boating.

The second major plan for landscape development was begun in 1936. It was at that time that additions were made to the Stone Cottage. A bedroom area was added to the north end along with a patio enclosed by a brick wall on two sides and a loggia on its westerly side. The patio was planted with yew, viburnum, rhododendron, vines and annual flowers. The loggia was a wooden, flat roofed structure open to the patio with louvred doors opening to the west and to the north into what was known as the formal garden or Marion's Garden. Four

cylindrical columns supported the open end. Climbing roses were planted at each column base.¹

Major changes and improvements continued into 1937. An unheated greenhouse and hot frame were constructed north of the playhouse. The major use was to supply the cottage gardens and the newly constructed Cutting Garden² located generally south of the greenhouse with annual flowers. The Cutting Garden supplied the house with cut flowers all summer. It occupied an area approximately 55' x 90' and was enclosed on all four sides by a clipped arborvitae hedge kept to about five feet in height.¹ There was an entrance on the west side some 25' from the northwest corner and another opening toward the north in the northeast corner. The area north and east of the Cutting Garden remained as a native Gray Birch stand which formed a striking backdrop to the colors displayed in the Cutting Garden. Large beds extended along the west and south sides. Eleven narrow beds were located in the remaining space. All the beds were slightly raised and defined by wooden edging (1" x 4") with walkways kept in earth.¹ A variety of flowers were grown, among them yellow roses (which were Eleanor Roosevelt's favorite) zinnias, snapdragons, gaillardis, ageratum, baby's breath, marigolds, sweet william, salvia, asters, perennial phlox, coreopsis,

euphorbia and peonies were all displayed.¹ The shed to the east of the Cutting Garden was added in 1939 and provided with access from the garden.

The formal gardens extending from the Stone Cottage addition to the north and east, were not actually formal, but ordered in contrast to the otherwise natural design of Val-Kill. Some of the beds were rectangular while others curved in what Nancy Cook called "a line of beauty". The entire garden was enclosed by a five-foot high wood paling fence. Since the back of the fence faced the driveway arrival area, a double row of Red Pine were planted as a screen. These pines were 5'-8' in height when planted and served as a backdrop to the colorful garden. Most of them remain today - some 40 feet tall. Planting borders ranged from 6'-10' wide and included a wide variety of flowers, minor trees, shrubs and vines. Included among the collection were: petunia, zinnia, marigold, salvia, phlox, impatiens, ferns, canterberry bells, iris, daylilies, clematis, Trumpet Vine, Heavenly Blue Morning Glory, wisteria and Silver Lace Vine. Shrubs and minor trees were incorporated into the borders to add height and seasonal interests. Included in this selection were: crabapple, dogwood, French lilac, Flowering Almond, azalea, rhododendron, spirea, forsythia, mockorange, yew, hemlock, Rose of Sharon, pussy willow, roses and boxwood edging. The boxwood, however, proved not to be winter hardy in Hyde Park

and was gradually replaced with yew and eventually germander.¹ These gardens were meticulously maintained, and their organization was in sharp contrast to the otherwise natural environment at Val-Kill.

Only a minimum of planting was executed adjacent to the factory building, which was to become Eleanor Roosevelt's home in 1938. Spirea and lilac provided the major source of color.

The Fall Kill again received renewed attention, and in 1937 it was dredged in the area west of the factory building. This was an enlargement of the original pond which now had the effect of creating the Val-Kill site into a peninsula. Val-Kill had by this time experienced a major vegetative change from its inception in 1925. Much of the wetland area was now open water, and the birch and cedar groves were gradually being replaced by buildings and cultivated gardens, as well as by lawns and new trees. Horse stables and access roads were also constructed approximately 75 feet east of the Cutting Garden, further developing the site.

In 1938 focus was placed on the swimming pool area. The small terrace to the southeast of the cottage which was originally constructed in 1936 was enlarged and covered with a yellow canvas awning. This garden was a continuation of

Nancy Cook's landscape development plan for Val-Kill. Flower borders were added to both the north and south sides of the pool area. The plant material used was similar to those used in the formal garden. A four-foot arborvitae hedge formed the backdrop to the borders while phlox and marigolds provided most of the summer color. To the south of the pool, on the old pool site, was an intensively cultivated vegetable garden. The crops included tomatoes, eggplants, corn, cabbage, melons, squash, pumpkins, peppers and gourds. The southern exposure of the garden, backed by the arborvitae hedge, created a micro-climate which extended the harvest late into the fall.

French lilacs were planted along the stone wall west of the Stone Cottage in 1938. The general area to the west, however, retained much of its native character.

It was in 1938 that Eleanor Roosevelt and Nancy Cook had a serious disagreement. This led to a break in the close relationship between Eleanor and her two friends. As was noted earlier, a portion of the factory building was converted into an apartment for Eleanor at this time. Very little planting was done around Eleanor's apartment. With the exception of yellow roses, daffodils and a few shrubs, the apartment's environs were kept very simple. Some minor

taker's apartment entrance on the north side of the factory building.

As the gardens surrounding the Stone Cottage became more intensively cultivated, the maintenance procedures had to be improved. In 1939 a sprinkler system was installed. This system serviced the formal garden, pool borders, Cutting Garden and the lawn area between the pond and Stone Cottage. Remnants of this system still remain; however, its use was discontinued in 1949 due to poor water line pressure, and parts were eventually removed during John Roosevelt's residence at Val-Kill.³

Boating on the pond was a popular activity, and in 1939 a small 15'x12' dock was constructed west of the bridge. It was used for docking as well as sunbathing. The flag pole, which still stands at the pond's shore, was erected in 1940. The base of the small hill across the pond received attention. Native wild flowers were encouraged to grow and a large bed of white and pink perennial phlox was planted.² Willows were placed along the south shore opposite the cottage to add a romantic note to the pond area.

The gardens of Val-Kill were altered continually. Trees, shrubs and flowers would be relocated no matter what their size. Many times a plant would be moved three times

before finding its permanent location.¹ In 1940 the entrance to the Stone Cottage and the terrace area were re-designed. Large lilacs, yews, azaleas and impatiens were planted. Terracotta pots planted with marigolds, geraniums and petunias were massed on the terrace. Pink roses were trained on the awning supports with additional annuals planted at their base. By this time Val-Kill was a show-place of color exhibiting bloom from spring to fall.

Landscape design at Val-Kill constantly focused on different areas. In 1941 attention was given to intensifying the existing gardens. The entrance to the caretaker's apartment in the factory building was enclosed with a 4' wood paling fence. Some additional plantings of euonymus and honeysuckle were added adjacent to Eleanor's apartment.

The terrace overlooking the pool was re-designed again in 1943. The yellow canvas awning was replaced with a permanent metal and wood structure. The new awning, however, lacked the lightness and grace which had been the beauty of the canvas. The annuals planted at the terrace edge were replaced with a taxus border, but the pink roses remained on the vertical supports.¹

The period from 1944-47 was generally dedicated to upgrading the formal garden and flower borders. Lawn areas

were improved as more time was given to maintenance of existing plantings. After Franklin D. Roosevelt's death in 1945, Eleanor made Val-Kill her year-round home. It was then that more attention was given to the factory building where Eleanor made her home. The summers saw more annuals and roses and maintenance was increased. In 1947 Nancy Cook and Marion Dickerman moved from the Stone Cottage to a new home in Connecticut. With their departure portions of the gardens were removed. This included the wood paling fence, major plant material and garden statuary. Shortly afterward the loggia was removed. Eleanor then used the Stone Cottage for guests until 1951 when her son John and his family moved in. In the late 1940's Eleanor and her son Elliot purchased over 1000 acres of additional land around Val-Kill and set up Val-Kill Farms. With Elliot as manager, the operation supported the raising of cattle and Christmas tree plantations.

Eleanor Roosevelt now played a more active role in the landscape of Val-Kill. In 1948 the Cutting Garden was re-organized to include vegetables and fruits. The predominant flowers grown were yellow flowering annuals, roses and flowering spring bulbs.³ Raspberries, strawberries, tomatoes, peppers, onions, asparagus and herbs were grown for kitchen use.

In 1951 a tennis court was constructed west of the Stone Cottage. Large birch and cedar had to be removed for its construction, creating a major impact on the natural character of that portion of Val-Kill. A spirea hedge was planted between the tennis court and Eleanor's apartment and Japanese Honeysuckle was planted on the tennis court fence. A laundry room was added to the Stone Cottage by John Roosevelt in the mid 50's west of the 1936 addition. Also during this time a tool shed was built in the Cutting Garden.³

In 1955 Eleanor had over 4000 spring flowering bulbs planted at Val-Kill. Most were planted in view of her apartment windows and around the factory foundation. Among those planted were: Darwin hybrid tulips, cottage tulips, breeder tulips, narcissi, daffodils, anemones, crocus, snowdrops, Dutch iris, and plantain lilies.

In 1960 John Roosevelt and Charles Curnan layed out a Rose Garden 60'x30' in size (See Drawing No. 2) on the site of the old badminton court. This was placed so that Eleanor could see it from her rooms, especially the sleeping porch. The garden was fenced with Arborvitae posts and top rail and 1"x2" mesh turkey wire. The fence was four feet high. Unfinished picket gates were installed at the center of each end and a 3' crushed stone path with 1"x8" board edging was placed to connect these gates and to divide the garden into

two equal halves. The planting was symmetrical either side of the walk commencing with a row of peonies, a row of marigolds, two rows of zinnias and two rows of gladiolus (except for the southwestern third in which case 40 tea roses were planted behind the peonies). Dahlias bordered the inside of the fence while rambling roses were planted outside the fence between the posts. Multi-colored tulips were planted at the edge of the path. This information was provided by Charles Curnan who also remarks that the garden was difficult to maintain because of heavy winds and poor soil. After 1965 the garden was enlarged by approximately 16' toward the northwest to accommodate zinnias. The fence, the walk and the peonies are all that remain today.

After Mrs. Roosevelt's death in 1962 the remaining gardens were given minimum maintenance. The masses of annuals were no longer planted, and the greenhouse was completely abandoned. Eleanor Roosevelt's son John lived at Val-Kill until 1970. During that time the site was adjusted to suit his family.

From John Roosevelt's departure in 1970 to the present, Val-Kill has seen little or no maintenance. Only minor remnants of the gardens are evident. Many of the trees which were pruned and cared for are now overgrown. The Red Pine east of the formal garden are over 40 feet in height. The

remnants of the arborvitae hedge which enclosed the original Cutting Garden is now over 30 feet tall, and the garden is bisected by a service road constructed in 1963. The order of Val-Kill has diminished while the natural elements continue their encroachment.

Sources:

¹Clifford Smith, interviews, January 31, February 6, 1980

²The hedge enclosing the Cutting Garden shows clearly on the 1959 aerial photograph. Portions of that hedge (much overgrown) remain today and are indicated on Drawing No. 2.

³Charles Curnan, interview, March 26, 1980

LANDSCAPE RECOMMENDATIONS

1. The Core Area represents the general environment which has been to a large degree preserved by natural processes. The pond, the wetland, the fields, and the wooded area have remained generally as they were at the time of maximum development in the late 1930's. The wooded areas have changed in accordance with ecological plant succession processes exhibiting some change in species and size.

The only meaningful change is in the introduction of the spruce hedgerow to the south and across the pond coupled with the demise of some trees along the south shore. It is recommended that these trees be replaced and that the spruce be removed at a later stage related to the growth of proposed permanent screen planting at Route 9G. See Drawing No. 1. This drawing also indicates a proposal for screen plantings to be introduced at the north end of the pond to obscure the visual intrusion of recent residential development.

Routine maintenance should provide adequate stabilization of the shoreline of the pond as well as the surrounding woodland within the Core Area. The Peninsula Area, however, will be addressed in more detail.

2. The Peninsula Area includes the area of major development throughout the history of Val-Kill. In the early

years it presented the ecological face of a marginal pasture in the first stage of its return to a natural state. It was therefore invaded by Red Cedar (*Juniperus virginiana*) and Gray Birch (*Betula populifolia*). Vestiges of this environment remain today and to a larger degree throughout the historic period. It is recommended, therefore, that these vestiges be preserved and reinforced (see Drawing No. 3) and that these two mentioned species be replaced, when necessary, in the future.

Certain elements have been added to various scenes of Val-Kill after the period of its critical use including the following which are recommended for removal: the roadway (added in 1963) through the Cutting Garden, the tool shed placed in the Cutting Garden in 1955, the Rose Garden installed in 1960 (unrepresentative of the use of the area during Eleanor Roosevelt's active years), the laundry room and the concrete block wall (both of which were added after the period of intensive use by Eleanor Roosevelt, Nancy Cook and Marion Dickerman), as well as certain walkways, trees and shrubs inconsistent with preservation and restoration objectives. See Drawing No. 2 which depicts existing conditions as well as recommended removals. Drawing No. 2 also indicates the date of various developments and the location of black and white photographs included in this report.

Particular note should be made of the recommendations for the removal of the laundry room addition and concrete block wall on the west side of the patio. To allow these to remain would be inconsistent with the intent to restore the gardens of the Stone Cottage. The same logic dictates the need for the reconstruction of the loggia at the west end of the patio. It should be noted that the reconstruction of the loggia could be accomplished without the removal of the laundry room addition.

Note should also be taken of the recommendation to remove the overgrown double row of pine trees east of the pool (originally planted to provide privacy and space containment) and the overgrown pines east of Marion's Garden. This screening is no longer consistent with the original concept or the historic environment. It is recommended that these plants be replaced in kind. It will be necessary to replace these pines every twenty years in order to preserve the desired effect. Austrian Pine (*Pinus nigra*) has been chosen for the replacement of Red Pine (*Pinus resinosa*) which suffers from a serious blight and is not recommended for planting in this area (Dutchess County Cooperative Extension). Austrian Pine and Red Pine are similar in form, size and texture.

The repair or reconstruction of elements within the Peninsula Area are indicated on Drawing No. 3 including

stone walls, stone fireplace, stone steps and badminton on the site of the 1960 garden. It is recommended that the 1939 dock be reconstructed. An alternate to demonstrate the water function of Val-Kill would be to anchor two period skiffs at the location, seen in many photos, east of the stone steps.

3. The Stone Cottage received more than a decade of Eleanor Roosevelt's devotion. The means of achieving the image of that period is to restore the landscape and gardens to represent the culmination of their development coincidental with Eleanor's residence. Therefore, it is recommended that the gardens be restored to the period of 1938-39. Documentation, photographs, cine film and interviews with the gardener of the time (Clifford Smith) have led to the recommendations for restoration and planting indicated in Drawing No. 4. Note that the recommended edging for the beds in Marion's Garden is Chamaedrys Germander (*Teucrium chamaedrys*) which is the last edging tried after boxwood failed and yew became unmanageable.

In large measure the restoration of this period environment depends on the restoration of the loggia. This is recommended with the understanding that the loggia is a subject to be addressed in the Historic Structures Report as

well. Evidence of the loggia is to be found in the cine film taken by Nancy Cook, a copy of which is in the possession of the National Park Service.

In addition to the reconstruction of the loggia, other architectural considerations are vital to the restoration of the spirit of the Stone Cottage landscape. One is the reconstruction of the screened porch to replace the more recent closed in porch. Another is the replacement of the metal awnings on this porch and the canvas awning over the stone terrace. All of these are recommended in order to accommodate restored plantings and to recreate the intended milieu of the period. Not shown on the plans but recommended, in order to achieve the completion of the design concept, is the acquisition and planting of clay pots to duplicate those evident in period photographs of the stone terrace area.

A non-functioning irrigation system remains adjacent to the Stone Cottage. The system once encompassed Marion's Garden, the swimming pool area, and the lawn south of the cottage. It would be historically acceptable to replace this system though it is not indicated in this report.

A stump remains southeast of the Stone Cottage, the vestige of an elm which matched the remaining elm off the

southwest corner of the cottage and which died just this year. It is recommended that both be replaced in the same location by removing the stumps (these two elms were planted together originally c. 1930).

The confusion of visual documentation related to these gardens is explained by the fact that plants were moved or replaced so often (sometimes in one day according to Clifford Smith). Another example is the font apparent in photos of the swimming pool. This font was borrowed for one day of photography only.

4. Eleanor Roosevelt's Home was located in a wing of the Factory Building (Val-Kill Industries) from 1938 until her death in 1962. As indicated in the Narrative, the planting around the factory building changed from time to time. The effort was certainly not ostentatious and should be described as casual rather than designed. Some of the shrubs and trees from the earlier part of this period are gone while others have been added, but the general effect remains the same. Nothing appears to have been added since 1962.

The recommendations include pruning and the replacement of one tree and a few shrubs evident in photographs of the period as well as the replacement of bulbs planted originally in 1955. See Drawing No. 5.

The wire fence and wood fence indicated at the apartment entrance appear in a 1962 photograph. The lamp post and lamp recommended for replacement is currently in the possession of Charles Curnan.

5. The Cutting Garden played an important role in Mrs. Roosevelt's lifestyle for over twenty years. A decision therefor had to be made concerning the period of restoration for this garden and it was determined that it should be restored to its early form and content (c. 1940) at which time it reached it's peak development containing the greatest variety of annuals and favored peonies. We recommend that the peonies surviving in the Rose Garden be moved back to their original location in the Cutting Garden. Drawing No. 5 indicates this. Drawing No. 3 indicates a restoration of the early background and setting for the Cutting Garden. The plants indicated in the garden are those which appear in early photographs and cine film and which were recalled by Clifford Smith. Charles Curnan (Eleanor Roosevelt's gardener 1945-70) reports that the irrigation heads were removed in this garden and the system was rusted beyond repair. Metal detectors revealed nothing in regards to pipe locations. A new irrigation system has not been indicated on the drawings in this report though such a system would not be inconsistent with restoration objectives.

The location of the greenhouses (no longer extant) has been indicated in Drawing No. 2. Their reconstruction is not recommended. Hence, annuals must be acquired every year or grown in other NPS facilities. It is recommended that the shed to the east of the Cutting Garden be used for garden tool and material storage.

6. The recommendations contained herein and on the drawings are supported by Outline Specifications and Preliminary Estimates for work related to each of the project areas included.

7. In order to maintain the environment of Val-Kill over a period of decades, it will be necessary to periodically replace overgrown or decadent plant material. Because of the informal nature of the general landscape, this replacement can successfully be achieved in phases or as plants become deformed or die. The Arborvitae hedges, with proper pruning, will last some 30 to 40 years before replacement is required. The pine screening around Marion's Garden will need to be replaced approximately every 20 years. The pines located east of the swimming pool will need to be replaced when they no longer serve as a screen or backdrop. The larger deciduous shrubs can be selectively pruned (even cut back to the ground) when they become out of scale and allowed to rejuvenate. Finally, it must be

noted that the beauty of the gardens depends to a significant degree on annuals, and therefore their yearly installation is critical to the design and to the historic effect.

The bulk of the recommendations of this report are to be found on the drawings.

SOURCES OF INFORMATION

1. Textual documentation in the files of the National Park Service, Eleanor Roosevelt National Historic Site archives.
2. Photographs, including aerial photographs, in the files of the National Park Service, Eleanor Roosevelt National Historic Site archives.
3. Cine film taken by Nancy Cook in the files of the National Park Service, Eleanor Roosevelt National Historic Site archives.
4. Emily Wright project historian for the Eleanor Roosevelt National Historic Site.
5. "Invincible Summer, an Intimate Portrait of the Roosevelts, Based on the Recollections of Marion Dickerman" by Kenneth S. Davis and published by Atheneum, New York, 1974.
6. Interviews with Clifford Smith, gardener for Nancy Cook from 1937 to 1943.
7. Interviews with Charles Curnan, gardener for Eleanor Roosevelt from 1945 to the time of her death and continuing until 1970.
8. Existing Plan by Jack Galloway of the Denver Service Center as provided by the National Park Service.
9. The Natural Resources Inventory at Eleanor Roosevelt National Historic Site, Hyde Park, New York by Pandullo Quirk Associates, November 1, 1979.
10. Site investigations by Kane and Carruth, P.C.

OUTLINE SPECIFICATIONS

I SITE WORK RESTORATION AND/OR CONSTRUCTION

A. Brick Paving

1. Replace broken or missing bricks
2. Match existing brick in color, hardness and quality
3. Joints, mortar filler, and pattern to match existing pavement.

B. Bluestone Patio Paving

1. Cut down and remove grass and weeds in paving joints to bottom of slab
2. Fill joints with topsoil, seed with Bluegrass mixture
3. Reset stone where required to create even grade
4. Replacement slabs shall be of same type, size and quality as original

C. Cutting Garden Walk

Gravelly soil mixture, compacted proportions to be determined in the field

D. Brick Edging

1. Construct brick edging in locations indicated on plans
2. Brick type shall match bricks used in Brick Paving above
3. Provide foundation and mortar joints
4. Rowlock pattern

E. Wood Edging

1. Provide around planting beds in Cutting Garden
2. 1"x4" wood strips, supported by 1"x2" stakes 18" long at appropriate intervals to maintain straight edge

F. Patio Fireplace

1. Refurbish entire fireplace, including replacement of missing or broken brick, repoint and/or replace missing mortar
2. Match existing brick
3. Refinish with white paint except hearth which shall be unpainted

G. Patio Wall

1. Remove existing broken or crumbling brick down to firm undamaged wall
2. Rebuild top of wall to heights indicated on detail
3. Use brick which matches original in size, color, hardness
4. Cap wall with rowlock course as indicated on detail
5. Repoint existing wall as necessary
6. Refinish with white paint wash with portions unpainted - see photo of original conditions

H. Stone Fireplace

1. Repair existing fireplace
2. Replace missing or broken stone
3. Match existing type, color and quality stone

I. Stone Wall

1. Rebuild stone wall with existing stone to as-built condition
2. Add new stones if necessary and as required
3. Match existing type, color and quality stone

J. Stockade Fence

1. Equal to Normandy Screen, woven, with 1 3/4" pickets and French Provincial top as manufactured by Walpole Woodworkers, Inc., Walpole, Massachusetts
2. Heights shall be 4' and 5' as indicated on the plans
3. Provide gate in location indicated on plans
4. Layout as indicated on plans

K. Wood Benches

1. Fashioned from hardwood log 24" in diameter
2. Finish size 16" x 16" square by length to be determined
3. Support - leveled earth
4. Location indicated on plan

L. Fountain Pedestal

1. Duplicate of pedestal shown in photograph
2. Material to be determined (limestone or marble)

M. Wire Fence

1. Woven wire fence with scalloped top, 18" high
2. Support with 1" O.D. galvanized iron pipe
3' long

N. Wood Rail Fence

1. Duplicate of fence shown in photograph and in details
2. Supports are 2'x4's set 4 feet apart, horizontal rails are 1'x3's
3. Paint fence white

II SITE PLANTING

A. Scope: Furnish all materials, labor, and equipment necessary to completely install all the work

B. Materials

1. Topsoil - fertile, friable sandy loam
2. Planting Mixture - 4 parts topsoil to 1 part peat, adding 1 lb. bone meal fertilizer to each cu. yd. of mixture
3. Peat - granulated raw peat or baled peat
4. Bone Meal - ground fine, 4% nitrogen and 20% phosphoric acid
5. Commercial Fertilizer - 50% of elements shall be derived from organic sources. Percentages by weight as follows:

	<u>Nitrogen</u>	<u>Phosphoric Acid</u>	<u>Potash</u>	<u>Lbs./C.Y.</u>
Decid. Trees	5	20	10	2
Evergreen Trees	12	6	6	1½
All Shrubs	12	6	6	1½

6. Guying, Staking & Wrapping Materials
7. Anti-Dessicant - emulsion which provides protective film over plant surfaces
8. Insecticide - wettable powder
9. Weed Control - pre-emergence type
10. Manure - well-rotted cow manure

C. Plant materials:

1. Plant Stock - nomenclature in accordance with Standardized Plant Names - size and quality in accordance with USA Standard for Nursery Stock
2. Nursery Stock - growing at least 1 year under same climatic conditions as site
3. Collected Stock - growing under natural conditions similar to site, root systems ¼ larger than those specified for nursery grown material
4. Specimen Stock - nursery grown, but of better quality than typical nursery stock
5. Substitutions - permitted only upon proof that any plant is not obtainable
6. Root Protection - BB plants, balled and burlapped and sufficient size to encompass fibrous and feeding root system. No cracked or broken balls shall be planted. BR plants, bare root, shall be handled so that roots are protected at all times
7. Plant Protection - deliver in closed trucks, or cover if in open trucks. Plant upon delivery

D. Planting Operations:

1. Temporary Storage - if not planted immediately, heel in or properly store accepted plant material. Protect roots at all times
2. Layout of Planting - Contractor shall stake out the location of all plants, planting beds, and lawn areas for approval before planting is started

3. Shrub & Flower Bed Preparation - remove sod, add 2 inches well-rotted manure, work into soil to depth of 12 inches
4. Preparation of Tree and Shrub Pits - dig holes for trees and shrubs large enough to allow for 6" clearance of ball on sides and bottom. Replace with planting mixture
5. Planting - finish grade for trees and shrubs same as before transplanting. Backfill pit with planting mixture, filling, tamping and settling with water.
6. Weed Control - all planting areas treated with weed control prior to mulching
7. Mulching & Watering - 2" layer of mulch. Soak all plantings after installation.
8. Pruning and Repair - pruning shall not change natural habit of plant. Minimum pruning limited to removing dead or injured twigs and branches and to compensate for loss of roots from transplanting.
9. Tree Wrapping - spray trunks of trees with wet-table powder before applying tree wrap
10. Plant Supports - trees braced upright in position after planting. Remove all stakes or guys and tree wrapping at end of guarantee period.

- E. Protection: Protect all plantings from damage at all times. If damaged, they shall be replaced by Contractor at his expense.
- F. Watering and Maintenance: Work to be maintained by Contractor until planting operation is complete.
- G. Inspection and Acceptance:
1. Preliminary Inspection - written request by Contractor when all work is completed
 2. Rejection of Plants - any plant not meeting requirements will be cause for rejection
 3. Replacement - dead or missing plants noted for replacement. At final inspection at end of guarantee period questionable plants may either be replaced or guarantee extended for one more growing season.
 4. Acceptance - made at end of guarantee period if all requirements are fulfilled exclusive of replacement of plant materials.

H. Guarantee and Replacement:

1. Guarantee - 1 year after preliminary inspection
2. Replacements - those required shall be same kind, size and quality as originally specified. Cost of labor and materials by Contractor.
3. Damages - Contractor not responsible for damages or loss by acts of God.

III SITE SEEDING

- A. Scope: Furnish all materials, labor and equipment necessary to establish lawns where required or where disturbed by construction.

Materials:

1. Seed Mixture

Class "A" Kentucky Bluegrass	50%)	
Creeping Red Fescue	40%)	3-4 lbs./ 1000 SF
Perennial Ryegrass	10%)	

2. Commercial Fertilizer - 10-6-4 analysis, 50% derived from organic sources

3. Topsoil - fertile, friable sandy loam

B. Lawn Operations:

1. Preparing Soil - loosen and mix to depth of 4", removing lumps and clods
2. Fertilizing - apply fertilizer at rate of 20 lbs./1000 SF, rake into soil, and smooth
3. Seeding - seed at rates indicated above using acceptable method
4. Rolling - roll lawn areas after seeding
5. Mulching - applied over all seeded areas. Straw or hay.
6. Re-seeding - reseed all areas that do not germinate

- C. Lawn Maintenance: Contractor shall maintain lawn as necessary and shall cut Class A Lawn areas 2 times before turning over to Owner except for areas which require re-seeding.
- D. Acceptance: When requirements are met as indicated in specifications, Owner shall accept the lawn areas.

PRELIMINARY ESTIMATE OF COSTS (1980 Prices)

A.	GENERAL REMOVALS, including trees, shrubs, fencing, concrete block walls, driveway		\$25,000
B.	GENERAL ADDITIONS to site, including		
	1. Stone Fireplace	\$ 500	
	2. Stone Steps	1,300	
	3. Stone Wall	1,200	
	4. Stone Gate Piers	500	
	5. Wood Bench	500	
	6. Planting, topsoiling, seeding	<u>33,000</u>	37,000
C.	STONE COTTAGE & POOL AREA		
	1. Brick Paving	\$ 1,500	
	2. Brick Edging	500	
	3. Brick Wall Reconstruction	5,000	
	4. Patio Fireplace Renovation	500	
	5. Bluestone Patio Paving	2,000	
	6. Wood Paling Fence	3,500	
	7. Planting, topsoiling, seeding	<u>14,000</u>	27,000
D.	CUTTING GARDEN AREA		
	1. Removal of roadway, reseeding	\$ 3,000	
	2. Earth Walks	2,500	
	3. Wood Edging	1,500	
	4. Plant Bed Preparation	1,000	
	5. Planting	<u>12,000</u>	20,000
E.	ELEANOR'S HOME		
	1. Wood Rail Fencing	\$ 100	
	2. Wire Fencing	100	
	3. Planting	<u>3,800</u>	4,000