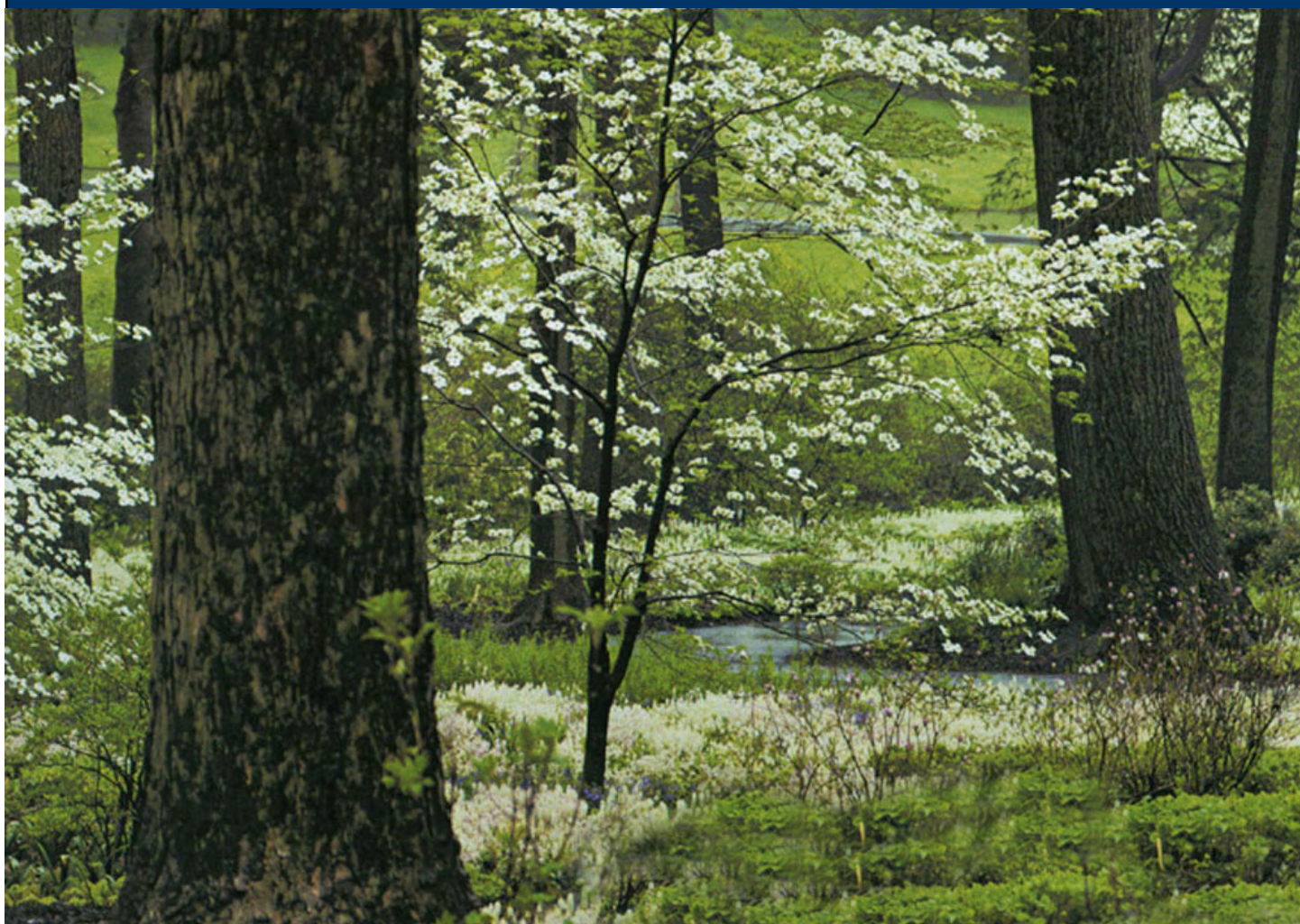


# TREGARON CULTURAL LANDSCAPE REPORT



November 2007

Prepared for  
Tregaron Conservancy

Prepared by  
Heritage Landscapes  
Preservation Landscape Architects & Planners



**TREGARON**  
**CULTURAL LANDSCAPE REPORT**  
**CLEVELAND PARK, WASHINGTON DC**



NOVEMBER 2007

Prepared for  
**TREGARON CONSERVANCY**

Prepared by  
**HERITAGE LANDSCAPES**  
Preservation Landscape Architects & Planners

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## NOTE ON THE DEVELOPMENT OF THE TREGARON CULTURAL LANDSCAPE REPORT

This report is unique in that it was developed by Heritage Landscapes on behalf of two different clients over a four year period to address the preservation and stewardship of the Charles Platt and Ellen Biddle Shipman designed estate property in Cleveland Park, Washington DC. In 2004 and 2005 Heritage Landscapes provided landscape preservation, focused development and management consultation for the Tregaron Limited Partnership working with Arnold & Porter LLP, legal advisors and the Miller Hull Partnership, architects. As a component of that consultation Heritage Landscapes prepared a draft Tregaron Cultural Landscape Report for the Tregaron Limited Partnership that was submitted to the Historic Preservation Review Board as an important component of the application for limited development. The combined efforts of the Tregaron Limited Partnership team, the Friends of Tregaron and the Washington International School were awarded a District of Columbia 2006 Mayor's Award for Excellence in Historic Preservation for the Tregaron Agreement forged to preserve this valued historic property.

The completion of the Tregaron Cultural Landscape Report in 2007 was funded in part by the National Trust for Historic Preservation through the Dorothea de Schweinitz Preservation Fund for Washington DC. The grant funding was matched by the Tregaron Conservancy. Chapters V and VI have been crafted and expanded to address the mission, stewardship and objectives of the Tregaron Conservancy. Chapters I to IV are the materials prepared and finalized in 2005 for the Tregaron Limited Partnership. The Tregaron Conservancy nonprofit organization was founded in January 2006. Their mission is to steward, maintain and restore the 13-acre Tregaron landscape, protected and donated under the Tregaron Agreement, as an important historic landmark.

Cover Photograph: Computer enhanced image of proposed Tregaron Pond Valley character by Heritage Landscapes. Original provided by the MillerHull Partnership.

Inside Cover Photograph: View of pond valley and woodland with house in background circa 1915. Source, Cornell University, Ellen Biddle Shipman archives.

Logo Image on each Chapter: View of lawn and plantings with National Cathedral in background circa 1915. Source, Cornell University, Ellen Biddle Shipman archives.

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#### Chapter I: Introduction, Methodology & Scope

##### A. INTRODUCTION

Heritage Landscapes has prepared a cultural landscape report for the historic landscape at Tregaron, a 20-acre property in Cleveland Park, for District of Columbia Historic Preservation Board review. Heritage Landscapes brief for this work is to develop a cultural landscape report to address the landscape history, evolution, existing conditions, analysis of character, treatment alternative exploration and recommended treatment with the overall objective of guiding development while preserving the historic landscape. The 14.6 acres of the Tregaron property that is owned by Tregaron Limited Partnership (TLP) is zoned for residential development while the Washington International School owns and uses the 6.0 acres on the hilltop and some of the TLP property used in daily access and programs of the school.

As background, a cultural landscape is defined in federal preservation guidance as: “a geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person, or that exhibit other cultural or aesthetic values. There are four general types of cultural landscapes, not mutually exclusive: historic sites, historic designed landscapes, historic vernacular landscapes, and ethnographic landscapes.”<sup>i</sup> The Tregaron landscape is a historic designed landscape, which is defined as: “a landscape significant as a design or work of art; was consciously designed and laid out either by a master gardener, landscape architect, architect, or horticulturist to a design principle, or by an owner or other amateur according to a recognized style or tradition; has a historical association with a significant person, trend, or movement in landscape gardening or architecture, or a significant relationship to the theory or practice of landscape architecture.”<sup>ii</sup>

Charles Platt and Ellen Biddle Shipman influenced the Tregaron landscape design with their original commission from James Parmalee for the property called The Causeway. Both Platt and Shipman are recognized master design professionals. The property design was published in 1915 and that plan, coupled with several Platt and Shipman drawings serve as a basis for understanding this historically important design of a country estate in a unified concept addressing buildings and landscape as an overall composition.

A Cultural Landscape Report (CLR) serves the valuable purpose of providing a comprehensive study of the landscape of a historically significant property. This compilation of landscape focused historic research, period plans, existing conditions documentation, integrity and character assessment, and landscape preservation treatment recommendations provides a sound



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basis for undertaking preservation treatment, interpretation and management into the future. This Tregaron Cultural Landscape Report encompasses Parts 1 and 2 as outlined in federal guidance. Part 1 of a CLR focuses on researching property history and chronology, documenting existing conditions of the property, and analyzing the integrity of the landscape today. Part 2 of a CLR explores the possible application of the four preservation treatments to the cultural landscape, selects the most appropriate treatment, and provides guidance for the implementation of that treatment. These are the components of this Tregaron cultural landscape report.

As actions are undertaken in the future to preserve and steward the historic landscape they should be recorded in a CLR Part 3. The documentation of each intervention is ideally accompanied by the creation of archival records of the interventions that address the intent of the work undertaken, the approach and accomplishment to include timing, cost and details, becomes the record of the intervention.<sup>iii</sup> It is also useful and appropriate to develop maintenance and management guidance for the landscape to set the direction of future stewardship activities for the preserved cultural landscape.

With the assistance of EHT Tracerics Inc., Heritage Landscapes gathered a wide array of historic documents to include plans, photographs and aerial photographs. Careful study of these historic documents allowed us to develop a detailed understanding of the design, original development and evolution of the property. Study of recent aerial photographs, survey, tree report were coupled with the ground field reconnaissance to yield a thorough understanding of current conditions and remaining built elements. Based on the assessment of varied documentary materials and exploration of the property as it exists today, Heritage Landscapes analyzed the landscape in several ways by determining and mapping:

- Original as-built landscape and evolution over time using all the documentary materials;
- Landscape units or component landscapes and their evolution;
- Views and visual relationships both within and beyond the property;
- Historic photos locations and repeat photography from those same locations;
- Remaining historic features.

All of these lenses are informative to the preservation treatment of the landscape that is based on detailed findings and assessment. The Tregaron Cultural Landscape Report culminates in the presentation of landscape preservation alternatives and recommendations for preservation treatment interventions. A separate itemized cost estimate for the recommended landscape rehabilitation treatment is provided separately as appendices.

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<sup>i</sup>. Charles A. Birnbaum, with Christine Capella Peters, *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*, 1996, and Robert R. Page, Cathy A. Gilbert, Susan A. Dolan, *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques*, U.S. Department of the Interior National Park Service, Cultural Resource Stewardship and Partnerships, Park Historic Structures and Cultural Landscapes Program (Washington DC, 1998): 12.

<sup>ii</sup> Robert R. Page, Cathy A. Gilbert, Susan A. Dolan, *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques*, U.S. department of the Interior National Park Service, Cultural Resource Stewardship and Partnerships, Park Historic Structures and Cultural Landscapes Program (Washington DC, 1998): 12.

<sup>iii</sup> Ibid. 121.



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### Chapter II: Landscape History & Evolution

#### A. INTRODUCTION TO TREGARON LANDSCAPE HISTORY & EVOLUTION

With the assistance of EHT Tracerics Inc., Heritage Landscapes gathered a broad array of historic documents and, with these in hand, conducted field reconnaissance on the site. Heritage Landscapes has organized the documentary materials in time periods according to the landscape design and the property ownership as follows:

- *The Causeway*, Mr. James Parmelee and Mrs. Alice Maury Parmelee Property, 1911-1940, Platt-Shipman Landscape Design and Construction, overall design plan published in 1915, detailed Ellen Biddle Shipman plans for three areas, historic photographs from Cornell University, Shipman collection;
- *Tregaron*, Joseph Edward Davies and Marjorie Merriweather Post Property, 1941-1958, 1948 aerial photograph and small collection of Davies era photographs from Hillwood Museum archives with the later period of the Davies heirs from 1959 to 1979 documented by the 1963 and 1970 aerial photographs;
- *Tregaron*, Washington International School and Tregaron Limited Partnership property ownerships, 1980-present, documented by the 1978 aerial photograph and the 1980 Greenhorne and O'Mara survey.

It is important to note that, although Heritage Landscapes focused on the Parmelee, Davies-Post, and WIS-TLP ownership periods, there are important elements including trees, topography, streams and possibly paths that pre-date these periods. A few old trees, notably the Twin Oak and some other large oaks, likely date to before the Gardiner Greene Hubbard ownership with his purchase of the estate in 1888. Twin Oak house was built taking the name from this grand two trunk oak tree. Upon Hubbard's death, his two daughters inherited the original 50-acre estate, which was divided in 1911 to form two parcels, Twin Oak and the property known later as the Causeway. Mr. Alexander Graham Bell, and his wife who was a Hubbard daughter inherited the parcel without the house, but they never built on the land. Purchased by the Parmelee family in 1911 The Causeway parcel was then developed under plans by Platt and Shipman.

At each new phase in the history of the property, decisions were made to retain and work with earlier elements while introducing new features. Rather than a narrow historical period, Tregaron has a cumulative period of historical importance that extends through several phases of ownership and encompasses a progression of changes made to the property. The landscape built

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under designs by Platt and Shipman is, however, the most important design contribution to the property and the work of these masters is historically significant. This narrative is organized by era with a series of graphic documents for each period. The historic periods are described with accompanying graphics to focus on the physical character and details of the landscape in order to gain an understanding of the as-built landscape of Platt-Shipman, the Davies-Post era additions, and the current ownerships, which began in 1980.

**B. THE CAUSEWAY: PLATT-SHIPMAN AS-BUILT LANDSCAPE,  
PARMELEE PROPERTY, 1911-1941**

The nature of the landscape at The Causeway, Parmelee property, designed by Platt and Shipman is as a designed landscape that uses the existing site and alters it to develop landscape elements in both the formal and informal styles. The gardens to the west of the house with their geometric, axial organization are expressions of the formal design style. The circular forms at the north entry to the house and the garden entry blend formal and informal, while the designed landscape around the house integrates the pre-existing trees, adds plantings and shapes beds to frame views, and provides interest and highlights the unique aspects of this hilltop property in a generally informal style. The scenic landscape of the pond and stream valley is also an example of the informal style. The development of informal floral displays in woodland and meadow settings, as seen at The Causeway in this valley, was advocated by William Robinson in his book *The Wild Garden* (1896). Robinson's basic exhortation was to plant aesthetically pleasing masses of bulbs and other flowering plants beyond the confines of formal, geometric gardens to create seasonal effects. Shipman, known later in her career as the most renowned garden maker in America, began her career in the tradition of the informal Cottage Garden at her Cornish, New Hampshire home. Charles Platt subsequently trains Shipman. She provides garden plans for many of his Country Place estate commissions and goes on to a notable independent practice. By 1912 Platt is a well-known and respected designer of country places while Shipman is in the first years of her professional work. Given the date of the initial commission the project is likely led by Platt with Shipman planting plans. Shipman's plans are dated to 1914 for the formal garden, 1915 for the Causeway and pond area, 1916 for the tree plantings and bridle path. After a hiatus, the Shipman plan for the Causeway woodland garden plantings dates to 1927.

Shipman's personal style of landscape and garden design encompasses formal and informal design styles and is marked by a rich and complex use of plant materials. In particular, Shipman gardens usually include considerations of:

- Bloom timing from early spring through the blooming seasons;
- Blending of plant textures in a mingled rather than a massed pattern;
- Integration of woody plants in both formal and informal designs;
- Enhancement of as-found topography and vegetation;
- Clarification and framing of views and visual relationships.

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All of these aspects of landscape and garden design are seen at The Causeway property under the work of Platt and Shipman.

**B1. Platt-Shipman Sketch Plan 1915, Plan 1**

Plan 1, copied from the 1915 publication *American Country Houses of To-day*, is simply inserted into the title block as a useful reference. Note that this image is a bit warped on the right because of the binding and the upper right corner has a large north symbol overlaying the features beneath which are obscured as a result.

**B2. Platt-Shipman HL Annotated Sketch Plan 1915, Plan 2**

Plan 2 is a copy of the published drawing overdrawn in black to highlight the built elements and vegetation patterns shown on this image. Heritage Landscapes has added features noted in the initial landscape design and historic constructions located on site, in particular, the set of steps covered by the north symbol in the published plan is sketched in. Heritage Landscapes is particularly interested in discerning the as-built landscape character and features documenting what was created in the landscape. In our work, addressing over three hundred projects on culturally valuable landscapes, we have frequently found that design plans differ in various details from the as-built landscape. It is this as-built landscape that existed as a result of the Shipman and Platt design that is the subject for research, analysis and preservation.

Both Charles Platt and Ellen Biddle Shipman are recognized master design professionals. The commission they carried out for Mr. and Mrs. Parmelee at The Causeway was an important one that yielded a unique and historically significant estate property combining architecture and landscape in a overall environment. This Parmelee, Platt and Shipman period is the one that yields the historic importance of the property.

Heritage Landscapes reviewed the 1915 published design sketch plan, included as Platt-Shipman Sketch, Plan 1 against the Greenhorne and O'Mara survey and the field reconnaissance findings. The overall finding is that much of the remaining historic masonry elements within the landscape are shown on the 1915 plan, but several were not portrayed and have been added. Paths are shown with an approximate centerline and steps and stone walls are drawn with double lines. Buildings are depicted with outlining and hatching. The approximate stream alignment has been added to the north beyond the property and within it. This plan is used as the base illustration for the following series of plans assessing the Platt-Shipman era landscape.

**B3. Platt-Shipman Era Landscape Units 1915, Plan 3**

Heritage Landscapes looked at the individual spaces within the landscape in terms of the progression of space and continuity of specific area to develop the Platt-Shipman Era Landscape Units 1915, Plan 3. This plan shows the component landscapes within the property as-built. The landscape units plan portrays our findings of six distinct landscape units as noted on the plan, beginning with the traditional Causeway entry, these are:

- *Landscape Unit 1, Cow Pasture & Oak* which was an open sunny area that also continued westward into the Twin Oaks property as seen on the 1948 aerial photograph



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- *Landscape Unit 2, Causeway & Pond Valley* the scenic designed entry landscape and the pedestrian landscape of the pond and stream system to the south, which continued, to a degree westward into the Twin Oaks property
- *Landscape Unit 3, Drive and Meadows* landscape that extends from just beyond the Causeway overlooking both sloping meadows to the east and north
- *Landscape Unit 4, Hilltop, Gardens & House* with the preserved woodland groupings and trees, house framing and views, formal gardens, stable courtyard, accessory structures, etc., principally in the control of the Washington International School today
- *Landscape Unit 5, Northeast Woodland, Stream and Trails* that is downslope from the drive and meadows to the north and east
- *Landscape Unit 6, Macomb Entry & Woodland Slope* uphill from that entry to the south

**B4. Platt-Shipman Era Visual Relationships, Plan 4**

Using the historic photos and the design plan we have developed a Shipman-Era Visual Relationships, Plan 4 that shows four types of views and vistas. These are color keyed and shown on the plan as:

- *Yellow- Entry & Drive Vistas-* eight are shown with one at each entry, one over the oak meadow, two in either direction from the Causeway, and four sweeping eastward over the meadows from the drives and overlook wall
- *Blue- Small Scale Designed Landscape Views-* these are focused on foreground landscape compositions in six areas
- *Purple- Views from House-* these views from north and east are focused and relatively contained by the tree groves and woodlands at their perimeter, while the view to the south over the downward sloping meadow and the Causeway is longer and more encompassing
- *Bluegreen- Three distant views-* of the National Cathedral to the west and of the Soldier's Home to the east are noted on plans of with historic photographs

This visual relationships diagram reveals that the most prominent areas of the designed landscape of the property were to objects of specific viewsheds created by the design.

**B5. Platt-Shipman Era Photo Location Key & Photo Sheets, Plan 5 & Photo Sheets 6 to 9**

A series of four sheets of historic photographs have been organized in a sequence through the landscape. Platt-Shipman Era Photo Location Key, Plan 5, shows the photograph locations numbered in red from 1 to 26, from the Shipman archives while images in blue, 27 to 33, are Frances Benjamin Johnson views from the Library of Congress and the final one, photograph 34 is a John Wallace Gillies image published in Louise Shelton's book on estate gardens. All of these were taken during the Platt-Shipman era at The Causeway.

Four 11 x 17 fold-out pages of historic photograph images are included as Platt-Shipman Era Photo Sheets 6, 7, 8 and 9. The Shipman photo numbers begin at the southwest where a trellis structure was placed upslope from the pond and downslope from the house, photographs 1, 2, 3. The site of this structure is probably under the recent playing field fill or at the south edge of that fill. No evidence of the foundations was discovered in the field reconnaissance. The steps seen

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in photo 3 were located under a tangle of vegetation. No evidence of the detailed plantings designed for this area was found on the site today.

Photos 4, 5, 6, 7, 8, 9 and 10 are all in the vicinity of the pond. These images reveal a detailed, designed landscape in the pond area confirming that the Shipman plans for the area were carried out. They portray:

- Rich understory of perennials and bulbs in partial shade under tree canopy;
- Lawn area and long bench between the trellis structures and the pond;
- Stone path connecting to pond (not located in the field);
- Stepped stone pond edge (observed under silt and vegetation)
- Aquatic plants in a sunny pond;
- Stone paths lined with flowering perennials and understory trees near the pond.

The field reconnaissance indicates that only remnant stonework, some original overstory trees and a few species of groundcover (*Vinca minor*) or aquatic plants (*Petisites japonicus*) are observable today. Some rhododendron (*Rhododendron maximum*) and mahonia (*Mahonia bealei*) are present and these likely date to the later Davies-Post era when a large quantity of evergreen shrub materials was added.

Photos 11 and 12 are of the Causeway from the pond and streamside paths, while photo 14 is a view from the Causeway bridge looking west over the pond area landscape. Each of these views displays an intricate plant palette, stone paths and the dappled light of a large tree overstory. Photograph 13 is in the area noted as “Cow Pasture” on the Shipman drawings. By the relatively flat topography Heritage Landscapes has identified this view as the twin oak meadow, not the other more steeply sloping meadows. The view in photograph 13 is likely taken looking outward toward the Klinge frontage, which was undeveloped at the time.

Photograph 15 is of interest as it portrays the sole image of the sloping lawn, upper woodland edge, entry drive, lower meadow and woodland edge capturing the views across these spaces and the flow of spaces downhill across the Causeway.

Photographs 16 through 22 are clustered around the main house and portray the transitional spaces from building to landscape. These are of interest as they portray the rich horticultural character and the built elements and focal features of the designed landscape as it was built. The views show the pre-existing hilltop topography and oak trees augmented in the design with grading, lawns, plantings and built elements to form a series of livable and interesting designed spaces around the house.

Photographs 23 through 27 are of the Shipman formal garden and the edges and axes of the garden. Photo 23 is likely to be a view down the garden axis from the west over lawn although this view is greatly changed today. The suspected location of the photographer is shown on the Platt-Shipman Era Photo Locations, Plan 5, as is each calculated view position. Photo 24 appears to be a view through trees toward the south side of the garden wall with stone benches placed

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along it. Photographs 25, 26 and 27 are of the garden itself while it was composed of an array of features in the character designed.

The Johnson views, photos 28 to 33, are clustered around the house, hilltop and garden. Photographs 28 and 29 are garden axis images with maturing plantings. Photos 30 and 31 are details of the landscape near the house. Photograph 32 portrays the slopes and planting masses along the hillside to the south while photograph 33 shows foreground boxwood and tree and groundcover planting that is centered on the curving Causeway in this layered image of the south lawn and stream valley.

Photograph 34, the Gillies collection image, shows a stepping stone path and the blooming bulb and perennial plantings flanking it, clearly portraying the open woodlands of the pond and stream valley as articulated with detailed understory plantings.

**B6. Platt-Shipman Era Conclusions**

Interestingly, all the historic Shipman collection images are clustered in two areas of The Causeway landscape:

- Landscape Unit 2- Pond Valley and related detailed designed landscape passages throughout the Pond Valley;
- Landscape Unit 4- House and Formal Garden, and designed landscape around both.

This clustering of images may indicate that these two areas are the only ones of interest to Shipman when the photographs were taken. It may also be further extrapolated to indicate that these aspects of the Tregaron landscape as-built were the landscape compositions constructed under the plans by Shipman. These appear to be all of the images in Cornell archives that appear to hold a fairly complete capture of the Shipman archives of drawings and photographs. No Shipman project correspondence was archived in this collection or elsewhere to our knowledge.

This investigation of the Platt-Shipman Era in terms of landscape units, visual relationships, remaining built elements and graphic documentation is useful in gaining an understanding of the as-built landscape. This understanding provides a basis for assessing which areas of this historic designed landscape can be considered for alteration and which should not be altered and should be rehabilitated to reflect more closely the historic landscape conditions of the Parmalee-Shipman-Platt era as more closely portrayed in the historic documentation.

**C. TREGARON: DAVIES-POST PROPERTY LANDSCAPE, 1941-1958  
RESIDENCE & DECLINE THROUGH 1979**

**C1. 1948 Aerial Photograph, Aerial Plan 10**

The 1948 Aerial Photograph is of particular interest. It is a crisp image that reveals details of the landscape. In this plan view, the overall organization of paths, pond, meadows and woodlands

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are evident although details are obscured. The meadow areas have been adapted for golf and the bright spots of the sand traps are easily discerned.

**C2. Davies-Post Era Landscape Units 1948, Plan 11**

The landscape units, as defined on the Platt Shipman 1915 Sketch Plan are transferred to the 1948 aerial photograph in this graphic. The units are generally retained from the Parmelee-The Causeway period to this date with minor changes to the Landscape Unit 3 meadows, reducing the meadow area, and to the woodland, Landscape Unit 5, increasing this area along the meadow boundary. The open space around the great oak tree is somewhat reduced as well.

**C3. Davies-Post Era Photo Location Key and Photo Sheets, Plan 12 & Photo Sheet 13**

The Davies-Post residence period at Tregaron spans from circa 1941 to 1958 which is marked by the death of Ambassador Davies. The property then continues with limited use for approximately twenty years thereafter as disputes with the heirs are settled. The photographic record of the Tregaron landscape during the Davies-Post ownership dates from about 1945 to 1955 and is less complete as a documentary record than that of the earlier period. The nine images secured from the Marjorie Merriweather Post archives at Hillwood Museum focus on the house, garden and pond valley landscape. These views provide evidence of a significant shift in landscape treatment toward a different plant palette. Around the house additional flowering shrubs, bulbs and perennials are noted while the stream valley plantings shift from the Shipman palette of flowering bulbs and perennials to broad-leaved evergreens, notably masses of azalea.

The photographic images for this period are numbered from 35 to 43, adding to, rather than repeating the sequence of numbers from the earlier The Causeway period. The location of these photographs is shown on the Davies-Post Era Photo Location Key, Plan 12 while the available photographs are presented on Davies-Post Era Photo Sheet 13. Photographs 35, 36 and 37 are of the pond and pond edges showing the lush spring bloom of azaleas, some understory trees, notably dogwood in bloom and the open canopy of trees overhead. Photo 38 is of interest because it shows additional trees were removed from the viewshed between the pond and the house to further open this view in this period. Note also an added stepping stone path laid out in a curving line on the slope between pond valley and house. Photographs 38 and 40 show the area to the east of the house where remnant stone steps and a fountain basin were located in the field. These views portray an open woodland with dappled light and a lush understory of azalea and dogwood. Photographs 41, 42 and 43 show the areas directly around the house and record a continuity of planting areas and a retention of trees with additional flowering plants in the planting beds where shrubs and trees were located in the Platt-Shipman period.

From 1959 to 1979 the landscape received a lesser degree of care and evolved without significant staffing and management. With the Davies-Post departure, the property was in a dispute between the heirs, offered as a park and held but unoccupied for a lengthy period. The documentation for this period includes three aerial photographs. The 1963 Aerial Photograph, Aerial Plan 14, has long shadows obscuring the landscape to a degree; nonetheless, this air photograph provides information for time just after the Davies-Post residency period. Notable is the apparent continuity of overall patterns in the landscape. The meadows remain and the woodland canopy is consistent and expanding while the obvious golf course elements seem to



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have been removed. The 1970 Aerial Photograph, Aerial Plan 15, provides evidence of overall continuity as well as unimpeded growth. It is also likely that a degree of decline with time and weathering occurs during the years from the late 1950s to the late 1970s.

**C4. Davies-Post Era Conclusions**

While the Tregaron Davies-Post era record is less complete than The Causeway period, the evidence is useful and informative. The period of intensive management and changes is from 1940 through 1958. The non-residence period with little landscape management continues through 1979 with a related decline in conditions.

The available documents for the actual Davies-Post residency years are useful. The clear historic period aerial photograph, included as 1948 Aerial Photograph, Aerial Plan 10, and a small collection of ground photographs, record that while there is a degree of continuity, a number of notable changes are made to the landscape during this ownership. It is useful to note that the landscape was highly tended by landscape and horticultural staff during this era, as it was through the Parmelee ownership.

These available historic images capture a shift in the plantings around the house and in the pond and stream valley toward broad-leaf evergreen shrubs. The construction of the Dacha in the garden altered that area significantly. The topography of the meadows was changed in specific locations to accommodate the golf course in particular the addition of greens and sand trap hazards altered areas of topography. However, even with these specific changes made, the overall landscape organization, visual relationships and many landscape character-defining features remained basically intact in the Davies-Post Era. The overall topography, the meadows, woodland vegetation, ponds and stream are present and the paths and masonry elements are all retained and continue into the period of non-residence. The non-residency period was one of limited landscape maintenance and a decline in landscape conditions as described above.

**D. TREGARON LIMITED PARTNERSHIP LANDSCAPE &  
WASHINGTON INTERNATIONAL SCHOOL, 1980-PRESENT**

**D1. WIS-TPL Era Landscape Units c1980, Plan 17**

In 1980 the current owners purchase the property. The Washington International School (WIS) and the Tregaron Limited Partnership (TLP) each own portions of the property with a divided by a general topographic division. The WIS property encompasses the hilltop and buildings while the TPL property extends downslope to the property boundaries to the north, east and south. The daily use of the landscape from 1980 to the present is by the students and staff of the Washington International School and neighbors. The documentation for this time frame is the 1978 Aerial Photograph, Aerial Plan 16. This is used to overlay the WIS-TLP Era Landscape Units, c1980, Plan 17.

The 1978 Aerial Photograph, Aerial Plan 16, provides evidence of landscape continuity as well as unimpeded woodland growth and the shrinking of the meadow areas as a result. While an

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overall understanding of the landscape is observed, details on the ground plane are indistinguishable in this overall air photograph. The 1978 Aerial Photograph, Aerial Plan 16 does appear to show tree canopy without the garden details in the former planting beds. The condition of landscape features as found in 1980 was affected by a lack of landscape management care for about a twenty-year period. The basic organization of the property remains with visible changes in increased woodland and decreased meadow. While not discernable from the aerial view, the current conditions indicate that it is likely that aggressive, exotic, volunteer plant materials expanded during this period.

WIS-TPL Era Landscape Units c1980, Plan 17, uses an overlay of landscape units on the 1978 Aerial Photograph, Aerial Plan 16, which is the date closest to 1981, that has been located. These units, when compared with the 1948 and 1915 units presented previously in Plan 11 and Plan 3 respectively, show a continuation of the changes between these two earlier dates. The Tregaron landscape, while generally similar in spatial organization, shows an increase in woodland area and a decrease in meadow extent. The area around the old oak in unit 1 is also continuing to decrease with unchecked volunteer woody growth around this tree.

**D2. WIS-TPL Conclusions**

The landscape as-found in 1980 included remnant plantings from the Platt-Shipman and Davies-Post landscape changes, the woodland as it evolved, the decrease in meadow extent and the addition of invasive species in several areas. The most significant remaining elements of the plantings are the large trees of the woodlands that Platt and Shipman created their design to accommodate. Though limited historic planting remnants are in place today, it is probable that the withdrawal of constant care and the increase in invasive vegetation effected a constant attrition of ornamental plantings over the decades from 1958 to the present.

A number of identifiable historic built elements of the landscape remain today that date to the Platt-Shipman design and construction. These elements are shown and discussed in Chapter IV: Landscape Analysis. Under the management and use of the hilltop landscape by WIS, new landscape elements and construction have created considerable alterations to the historic landscape.

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# TREGARON

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### Chapter III: Landscape Existing Conditions

#### A. EXISTING CONDITIONS OVERVIEW

The landscape of Tregaron is in variable condition today with many areas showing degradation. In this section, the current character of each landscape unit is discussed and the relationship of the current character to the historic character is stated. In regard to built elements the Causeway drive and its masonry walls are present with some degradation evident. Masonry walls and steps throughout the property are in variable condition. The former paths show the highest level of degradation throughout the landscape. In terms of the vegetation, in some areas woodland regeneration and a strong canopy are present, in others the canopy is open from large tree losses. Volunteer and exotic aggressive invasive species are present throughout. The existing landscape condition is seen most readily in the collection of repeat photographs taken from the viewpoints of the historic Shipman collection views and the Johnson view.

The graphic documents prepared to reference the existing conditions within the Tregaron landscape today are:

- 2000 Aerial Photograph, Plan 18 with full tree canopy shown
- 2002 Color Aerial Photograph, Plan 19 with canopy, lawns and other landscape features visible but ground plane somewhat obscured by trees in full leaf
- Existing Landscape Units 2005, Plan 20 shown over the 2000 aerial photo image
- 2005 Photo Location Key, Plan 21
- 2005 Photo Sheets 22, 23, 24
- 2005 Existing Conditions, Plan 25
- 2005 Platt-Shipman Era Remaining Features Plan, Plan 26

As a group, these graphic materials capture the current conditions throughout the Tregaron landscape. The 2005 Existing Conditions, Plan 25, was developed to show the current built elements and vegetation using the recent survey base. The built elements reflect those shown on the survey base with stonework discovered in the field review added. The trees shown as individual canopies are from the Care of Trees survey work carried out for the Tregaron Limited Partnership. The plan shows a detailed vegetation legend by color indicating the types of woodland using the dominant trees for each area to include:



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- Mixed Oak Upland- on the hilltop and slopes above the Causeway drive and along the overlook wall below the Causeway
- Oak Edge- around the Twin Oak tree and along the Klinge frontage
- Mixed Maple Valley- for the lower elevations around the pond and Causeway stream valley
- Beech Maple Valley along the stream channel to the north and Klinge Road
- Recreational Turf- on the upper field and leveled meadow area
- Turf- the predominant cover around the WIS buildings and the balance of the meadow areas that are in a mown turf management

The Platt-Shipman Era Remaining Features Plan, Plan 26, show the extant built elements of the historic landscape that have been located in the field and surveyed. The various elements are color coded and listed in the feature symbol key to include walls, bridges, paths, steps, cobble gutters, concrete gutters, pond edges and inlet and outlet and brick paving. Heritage Landscapes has completed a comprehensive capture of extant masonry elements. However, in some areas the landscape features lay below erosion soil and leaf litter and are difficult to identify. Therefore, some additional built elements may be present that are not highlighted.

**B. 2000 & 2002 AERIAL PHOTOGRAPHS & PHOTO SHEETS**

The 2000 Aerial Photograph, Plan 18 and 2002 Aerial Photograph, Plan 19 demonstrate the extensive canopy cover present today with large individual trees predominating. These images also show gaps in that canopy due to tree losses. Such canopy gaps and the extensive length of canopy edge offer abundant locations where opportunistic exotic, invasive species have grown as volunteers developing colonies. A comparison with earlier aerial views also demonstrates the expansion of the tree canopy not only from maturation but also due to the growth of younger, volunteer trees at margins. The area of open lawn or meadow has been reduced over time as the woodland coverage has increased. An overall review of the property also shows the addition of selected built elements related to the school such as additional permanent and temporary buildings to the west of the historic house, more asphalt and concrete paving and larger parking areas. For example, the temporary building to the west of the Dacha and the basketball court to the south, are located where an oak grove stood and one declining oak remains with its root system covered deeply in extra soil from the field grading during construction work.

Included as 11 x 17 foldout pages the 2005 Photo Locations, Plan 21 shows the locations of the existing conditions photographs and 2005 Photo Sheets 22, 23 and 24 show the current images in these locations. Also referenced in this discussion is the 2005 Existing Conditions, Plan 25 and the 2005 Platt-Shipman Era Remaining Features, Plan 26. These images, E1 through E33, are particularly revealing in that they repeat, to the degree possible, the images shown on photo sheets 7, 8 and 9 from the Platt Shipman era. The views are focused around the pond valley and Causeway, the house and the former gardens. The degree of change in terms of overall decline

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and loss of character and details within the landscape is readily apparent. While selected historic elements remain the overall character of the landscape is much altered.

## C. EXISTING CONDITIONS BY LANDSCAPE UNITS

The existing landscape units are shown on 2005 Existing Landscape Units, Plan 20. These units demonstrate a progression from the landscape units shown on Plan 3 for the Platt-Shipman period and subsequently evolved and shown on Plan 11 for the Davies-Post era and on Plan 17 for the WIS-TLP era about 1981. Plan 20 for 2005 in overall terms, shows the

- Continuity and expansion of the woodlands as well as areas of specific canopy decline
- Reduction of the turf open spaces
- Retention of the major circulation patterns with some additions to pavements
- Addition of structures

The landscape unit boundary shifts are principally due to the reduction of open lawns and meadows as an overall pattern of change through time to reach the current condition.

### **C1. Landscape Unit 1: Cow Pasture & Oak**

This area is relatively small as the former meadow has been populated with younger trees. There are no built elements in this unit with the exception of a length of deteriorated iron boundary fence replaced with a contemporary chain link fence. Sections of the original iron fence are seen along this frontage on the ground. Photo E13 shows the area with the great oak today looking north from the fence line. In terms of the woodland white oak dominates the Landscape Unit 1 overstory although sugar maple is also present. The ancient, original Twin Oak tree, in the former Cow Pasture is in decline from age. Other large oaks in this area form a healthy canopy. This area of mixed oak upland is considerably more wooded than in the past. Landscape Unit 1 understory contains young oak (*Quercus rubra* and *Quercus alba*), spicebush (*Lindera benzoin*), and invasive Japanese honeysuckle shrub (*Lonicera tartarica*). Poison ivy (*Rhus toxicodendron*) is present throughout Landscape Unit 1. The historic character of this area was an open meadow, in sunlight, dominated by the wide spreading ancient oak. While the oak remains, the open meadow area has become populated with younger vegetation to include native and non-native woody plants, groundcovers and vines. This upland area is somewhat unique due to the former clearing and the dominant oak, but blends to a degree in terms of vegetation and character with the upland area along the southern property boundary from the west property line to the Causeway.

### **C2. Landscape Unit 2: Causeway & Pond Valley**

Seen on sheets 22 and 23, existing photographs E1 through E14 are repeat images of the Platt-Shipman views of the same locations and record the conditions of these areas today. The built elements of the pond valley relate to the pond and stream system and access to it. The platform and trellis structure seen in historic photos 1, 2 and 3 are missing in E1, E2 and E3 as are the detailed elements of the landscape in terms of planting. What remains, under cover of invasive

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vines, is the stone steps seen in historic photograph 3 and are barely visible in E3 with a person in black standing on the same steps obscured by erosion, volunteer growth and leaf litter. The paths around the pond are obscured beneath vegetation and woodland litter but appear to be at least partially present. The pond edge, while degraded, is visible as are the inflow and outflow headwalls. Throughout its length the stream channel is obscured in part and degraded by siltation.

The Causeway, with its curving stone walls, arched bridge and drive, is the largest and most important structure within this area. Directly under the Causeway the stream is channeled in a large diameter terracotta pipe that is fractured and has missing pieces. It appears that the Causeway arch, with about 11 feet of clearance in the center, was used for horse and rider to pass under, and therefore, the stream channel was below grade. Two small stone footbridges are located to the east of the Causeway. These continue to function as a stream crossing. At the eastern extreme of the property a historic, low stone wall matching the detailing on the capstones of the Causeway and other walls, marks the terminus of the stream corridor. This wall appears to function as the western edge of the path as it crosses the stream and begins an ascent up the slopes to the north. At this location the Tregaron stream has escaped its channel and piping below the path and adds to the runoff degrading Klinge Road.

In terms of vegetation, the pond and stream valley landscape is in biotic release today with unmanaged growth of both native and exotic species visible. It is a mixed maple valley with the character of the area remaining an open woodland with dappled light and shade. Fallen trees, invasive plants and uncontrolled growth have obscured paths, pond and stream. Careful field investigation reveals many of the elements of the water system and in some areas former paths are discernable. The pond is heavily silted from years of accumulated leaf litter and eroded soils.

A mixture of sugar maple (*Acer sacharrum*) and tulip tree (*Liriodendron tulipifera*) dominates the stream valley though additional species such as ash, holly, hemlock, black walnut, and shagbark are also present in the existing Landscape Unit 2 overstory. Invasive tree of heaven can be found toward the edges of the area and along the stream channel. American beech (*Fagus grandifolia*) is common east of the Causeway and is a dominant species in this area. White oak and red oak are common on upper slopes above the stream valley in the oak uplands areas. Near the pond three large old Japanese maples are functioning as overstory trees. The existing canopy cover around the pond is somewhat denser than in the Shipman era, altered by the growth of vegetation. Overstory regeneration throughout Landscape Unit 2 is impeded by a relatively dense understory of native and non-native invasive plants. In particular invasive vines, groundcovers and brambles and a dense stand of aquatic edge Japanese butterbur (*Petasites japonicus*) dominate. The area around the pond includes a greater diversity of understory plants than along the streambank. Rhododendron and spicebush mix with honeysuckle shrub, bamboo, and barberry varieties near the pond. Limited regeneration of Japanese maple, sugar maple, and tulip tree is evident. The dense ground plane includes Virginia creeper, brambles, Christmas fern, periwinkle, Japanese butterburr, English ivy, five-leaved akebia, and bishops weed. The numerous invasive species in landscape unit 2 include English ivy, periwinkle, honey suckle bush, bamboo, barberry varieties, Japanese butterburr, five-leaved akebia, and bishops weed. The

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character of the stream and pond valley during the Platt-Shipman era, which was an open woodland accessed by steps and paths, enhanced by views of stream and pond and with a lushly planted ground plane, is observed only in remnant form today.

**C3. Landscape Unit 3: Drive & Meadows**

This area is defined by the Causeway drive and adjacent open area of lawn to the north and east. The Causeway drive is asphalt today. Asphalt resurfacing and constant parking pressure have degraded the historic cobblestone gutters on both sides of the drive. Throughout the property the same dark gray rustic surface stone was used. Stone retaining walls both uphill along the drive and downhill at the bend toward the hilltop, match the stonework of the Causeway. These walls appear structurally sound with some need for repair and repointing noted. The paths through the meadow are edged with a concrete drainage gutter that is partially covered by forest litter and unmanaged growth. This gutter is not fully functional due to fractures, displacement, erosion and overgrowth.

Formerly large in extent, the woodland encroachment has reduced the open areas of turf or meadow. The meadow areas show the sloping topography of these turf-covered areas today with some changes in grading to provide a recreational surface on the area toward the south end of the field where an angled concrete retaining wall was installed. Below this wall and along the edge of this playing field area to the east there is a disturbed zone of invasive vegetation and few trees likely caused by the regarding activity. Photo E15 copies the location of Platt-Shipman 15 revealing that while the upper lawn remains, the lower open lawn, on the opposite side of the drive, is now a wooded area. The contemporary timber and stone steps cross this historic open area in an intrusive manner. While reduced in size from biotic release and changing mowing practices, the meadow edges are distinct from woodland areas. Overstory trees include American beech, sugar maple, red oak, white oak, American holly, and hemlock. Landscape unit 3 understory and edge vegetation includes rhododendron, creeping euonymus, porcelain-berry, wild strawberries, and Christmas ferns. Creeping euonymus and, to a greater degree, porcelain-berry are fast-growing, smothering invasive vines along the meadow edge.

**C4. Landscape Unit 4: Hilltop, Gardens & House**

There is a considerable degree of change within the hilltop and house landscape of today from the historic period. Photos E16 to E28 and image E33 display the current conditions and can be compared with the same numbered images for the Platt-Shipman era. These historic built elements that remain within the hilltop area, as shown on Plan 26, include portions of the stone cobblestone gutters, brick house and garden walls, brick paving at the former stable/carriage house, brick paving and steps in the former garden area and around the greenhouse and the historic garden fountain. There are a considerable number of WIS additions in terms of structures, paving, paths and parking areas. In general, while specific historic elements remain, the WIS use of the landscape and their building and playing field construction activities have altered both individual features and the overall character of the landscape.

The overstory trees of Landscape Unit 4 are remnant white and red oaks, in variable condition and much reduced in quantity. The shrub and flowering plant palette seen in historic views is no

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longer present. New plantings have been added in some areas. American holly, white pine, and hemlock are also present in a section of woodland on the hillside southeast of the house. Landscape Unit 4 understory largely consists of ornamental plantings including azalea, Gold Dust Japanese aucuba, Japanese barberry, and arborvitae.

**C5. Landscape Unit 5: Northeast Woodland, Stream and Trails**

In terms of built elements unit 5 has a number of important original construction to include a degraded but discernable path system, segments of rogue or desire paths of compacted earth, and stone work to include steps, concrete gutters, retaining walls and overlook walls. Along the property boundary to the north and east historic iron fence is located in place but deteriorated and there are missing sections. The woodland landscape of this unit is in a similar condition to the pond and stream valley woodland with obvious invasive growth which is particularly dense at sunny edges and a canopy of predominately native trees in variable condition. The stream channel is silted and degraded with one small stone bridge crossing noted.

This Mixed maple valley displays variable vegetative health based on level of disturbance. Sugar maple, American beech, and tulip tree characterize Landscape Unit 5 overstory. These relatively healthy, large trees dominate the stream valley though additional species such as ash, red oak, and tree of heaven can be found toward the edges of the area and along the stream channel along the northern property boundary. Sugar maple regeneration is obvious in the Landscape Unit 5 understory and there is some presence of beech and tulip tree regeneration. Area 5 invasive species on the ground plane include English ivy, vinca, and bishop's weed. Tree of heaven, bush honeysuckle and bamboo are particularly aggressive woody plant invasive species along the stream corridor of landscape unit 5.

**C6. Landscape Unit 6: Macomb Entry & Woodland Slope**

The Macomb entry to the property has been altered recently by sewer repair activity. This area, while the subject of a Shipman garden design, does not appear to have been built under the Shipman plans. There are no Shipman archival images of this entry and no other evidence of the garden being built there. The remaining historic built elements in this area include the entry drive with partially obscured cobblestone gutters and several stone retaining walls on the downhill side are on the border between this landscape unit and unit 5. The frontage fence does not appear to be original.

Landscape Unit 6 the woodland overstory is characterized by a mixture of red, white, and chestnut oaks and American beech while some tulip tree is also present. A range of remnant ornamental species characterizes Landscape Unit 6 understory including rhododendron, flowering dogwood, Japanese maple, euonymus shrubs, Japanese andromeda, barberry, and leucothoe. With the exception of the rhododendron, which is fairly numerous, there are individual plants and small groups rather than large stands. Most of these are Ground plane plants include pachysandra, English ivy, and Christmas fern. There is little regeneration of canopy trees present in the understory. English ivy and pachysandra are invasive species in Landscape Unit 6.



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**D. EXISTING CONDITIONS CONCLUSION**

In conclusion, gaining an understanding of the existing conditions is an important element of any landscape preservation planning effort. The capture of existing conditions documentation is quite thorough with an updated survey, high quality aerial photographs, digital photography on the ground and detailed field reconnaissance. The existing conditions are the starting point for any intervention. They form the basis for understanding historic landscape integrity through a comparison with historic character and features. That process of comparison has been addressed in part in this chapter through the review of historic and existing photographs and the various aerial photographs and plans. In the following chapter the analysis process continues building toward the testing of approaches to preservation treatment.

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## TREGARON

### Cultural Landscape Report

#### Chapter IV: Landscape Analysis, Integrity & Significance

##### A. LANDSCAPE ANALYSIS

The landscape analysis process seeks define the level of change and integrity of this historic designed landscape. The character of the Tregaron landscape has been altered over time. In recent years the forces of change have been daily human use and construction activities combined with limited landscape care. In this assessment process Heritage Landscapes analyzed the landscape in several ways by determining and mapping:

- Landscape evolution over time through all the documentary materials;
- Landscape units or component landscapes, which is a method of understanding a landscape by determining its components and assessing each one and provides an understanding of the overall spatial organization and relationships and character of a landscape;
- Views and visual relationships both within and beyond the property;
- Historic photos locations and repeat photography from those same locations;
- Identifying remaining historic features;
- Assessing Woodland types and conditions

Some of this information has been touched on in other sections. The summary provided here highlights some key points.

##### **A1. Platt-Shipman Era Remaining Features**

The principal issue in preservation is to respect what we inherit of the historic property. The recapture of all aspects and details of the as-built condition at the historically important period is not required. However stewardship of what remains is a baseline of preservation. The categories of historic landscape features include:

- Views and visual relationships
- Topography
- Vegetation
- Circulation, drives, steps, paths
- Water features and drainage elements
- Landscape structures, walls, outdoor structures (bridges, walls, arbors, etc.)

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At Tregaron the historic views and visual relationships are discernable today. The basic topography of the property is also present except for specific regarded areas around the school and some erosion and siltation within the landscape. The drives remain in a degraded form with a thick multi-layer asphalt surface that rises above the adjacent cobblestone gutters. Many of the paths are discernable upon close inspection but are also degraded. Heritage Landscapes has identified specific features of the historic landscape that remain. In order to highlight the small-scale elements of the landscape Heritage Landscapes has developed the 2005 Platt-Shipman Era Remaining Features, Plan 26. This plan highlights in various colors the remaining built elements that appear to be from this era in a series of color codes showing stone walls, drives, drainage gutters, paving, and other elements. Identification of these elements aids the process of sorting out development footprints and potential impact areas. An overriding preservation goal would be to retain these historic features originating in the Platt Shipman era, as well as the principal aspects of the other character-defining aspects of the landscape.

**B. LANDSCAPE INTEGRITY & SIGNIFICANCE**

In general Heritage Landscapes finds Tregaron to be a historic designed landscape with low integrity. Integrity is the degree to which the historic property exhibits today the character and qualities that made it historically significant. This landscape is historically significant as an evolved cultural landscape that progressed through several owners and as a designed landscape authored by Platt and Shipman and built, to the degree documented, under that design. While the spatial organization and landscape units of Tregaron are similar to and a progression from the historic organization, the historic designed landscape features within each component landscape are incomplete and degraded. The overall historic character of a carefully choreographed, highly articulated and well-cared for landscape has also changed to a landscape in biotic release with notable drainage and water management problems and an apparent lack of care and degradation. In summary, while the historic significance of the landscape is high, the integrity as found today is low. In terms of significance, the Tregaron landscaped is historically important principally for the design of the estate by Charles Platt and Ellen Shipman. Further discussion of this contribution and the historic significance of the landscape are needed.

**C. LANDSCAPE ANALYSIS SUMMARY**

In summary, while the historic significance of the landscape is high, the integrity as found today is low. The safeguarding and repair of remaining historic features is a primary direction arising out of this analysis. Other aspects of the analysis indicate degradation and loss of character. These findings direct toward clearly defining losses and changes to focus interventions toward recapture. Once a clear strategy for landscape preservation is agreed, a carefully planned and directed campaign of phased actions to repair, stabilize and recapture aspects of this historically significant landscape is required.

# CULTURAL LANDSCAPE REPORT TREGARON



## Chapter V: Overall Landscape Preservation Treatment

### A. OVERALL LANDSCAPE PRESERVATION TREATMENT INTRODUCTION

The Tregaron landscape history, evolution and current conditions have been explored in the previous chapters. The collection of historic photographs, sketches, plans, and aerial images presents the overall landscape character and discernable details through time, providing a rich source of useful documentation. Working from this platform, an appropriate landscape treatment alternative is selected to preserve remaining landscape character, recapture earlier aspects of character that are currently degraded, accommodate current and future landscape uses, and create a sustainable landscape.

The Tregaron estate landscape was designed by Charles Platt and Ellen Biddle Shipman. Located in an area of current dense population, it is treasured open space. Today the property serves as a significant historic landscape resource for the neighborhood and region and as the campus of a private school. The change in landscape use is one aspect that is important. The use of the property as a school campus has a three decade history. The variable condition of the landscape today is the result of nearly five decades of limited overall maintenance with focused areas in good repair and other areas of neglect. However, recent Tregaron Conservancy stewardship of the landscape is visible in the preliminary clean-up of woodland areas and temporary trail work. Bringing the entire Tregaron landscape into an aesthetically uplifting, historically appropriate, ecologically healthy, accessible, maintainable and sustainable condition is the overall objective. The purposes of the landscape are principally daily use by neighbors and visits by design and landscape professionals interested in the property history. The elements of the treatment are required to respond to a complex program of

- Landscape aesthetics
- Historic design concepts and character
- Ecological and habitat value
- Functionalities for ongoing uses
- Targeted maintenance levels and skills
- Overall durability and sustainability

The following narrative explores four alternatives for cultural landscape preservation treatment, including Preservation, Restoration, Rehabilitation, and Reconstruction, and selects the most



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### Chapter V: Overall Landscape Preservation Treatment

appropriate treatment for Tregaron. Once selected, the approach to treatment for Tregaron is presented in detail. The purposes of landscape preservation treatment are to steward cultural landscape resources by retaining extant historic character and features, addressing deterioration, mitigating negative changes, and to the degree possible preventing negative alteration into the future.

Treatment alternatives establish a comprehensive framework for a range of interventions to preserve and reinforce landscape character through stabilization and repair, overall restoration, reconstruction of missing elements, and rehabilitate the landscape to accommodate use and maintenance needs. These complex purposes are effectively addressed by selecting the intervention philosophy and specific treatment approach that is most appropriate to this landscape. The landscape preservation treatment for Tregaron is addressed below in terms of potential alternatives and concludes with the selected approach.

## B. TREGARON LANDSCAPE PRESERVATION ALTERNATIVES

In order to meet preservation objectives any approach undertaken needs to be responsive to federal preservation standards and guidelines. Options set forth in federal guidance for preservation of an historic property include a range of interventions from

- **Preservation**, the baseline in stewardship addressing repair and stabilization that exhibits respect for the landscape as inherited from the past and underlies all other treatments
- **Restoration**, an intensive intervention that returns a degraded landscape to the character and details of a documented, historically significant time period
- **Reconstruction**, a highly intensive approach that recaptures authentically to a target time period and character of an entire landscape or more frequently applies to specific elements of the landscape
- **Rehabilitation**, an approach that respects historic features and character while accommodating current and future use, maintenance, sustainability

Under all approaches, interventions need to address the appropriate accommodation of safety and access law and code issues. However, code compliance efforts should be approached and carried out with preservation of historic character and fabric in mind, making these efforts also serve landscape preservation. For cultural landscapes the United States Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes (Guidelines)* identifies and defines these preservation treatments that can be applied to any historic property. These federal guidelines set forth four approaches to the preservation treatment of cultural landscapes: Preservation, Restoration, Rehabilitation, and Reconstruction. These treatments propose different levels of intensity of intervention and activity within a landscape. When approaching treatment the intent is to identify and respect remaining historic character and features. To address the preservation treatment of the Tregaron landscape the amount and detail of available documentation and the understanding of the as-built condition under plans by Platt and Shipman is an important aspect of consideration as is the level of change and evolution over the course of time leading to the current conditions. Current and anticipated access, financial resources and maintenance capabilities are also considered. An

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understanding of the overall character and details of the landscape has been achieved in the work to develop this plan. Preservation treatment definitions are quoted from the *Guidelines* as follows.

**Preservation** *is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction.*

Preservation is the most modest intervention approach, in which stabilization and repair is emphasized. It is an appropriate stewardship and sustainability choice when many elements are intact, interpretive goals can be met within the existing conditions and/or when financial resources or staffing are limited. Preservation can also be viewed as an initial treatment until such time as additional detailed documentation forms a basis for authentic restoration or reconstruction, or additional resources are garnered to undertake a more ambitious intervention. With the goals of conserving, retaining and maintaining the historic fabric, Preservation is the treatment approach on which the other three, more intensive preservation treatments are based. Preservation safeguards the historic landscape resources through baseline stabilization efforts of sound stewardship. Repair and stabilization can achieve a great deal in this deteriorated landscape. At Tregaron the level of deterioration directs toward a more intensive intervention than Preservation alone; however, Preservation can and should be applied as an initial and ongoing approach that values the historic place and carries out stewardship actions that bring the landscape to a more accessible and sustainable level.

**Restoration** *is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time, by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.*

In contrast to Preservation, Restoration is dependent on high levels of documentation to undertake an intervention with limited speculation. A Restoration treatment seeks to first preserve, through stabilization and repair, all historic features present during the period of significance, and then to reinstate lost character or fully renew degraded features. A Restoration treatment may also require the removal of subsequently added features, recapturing the overall character and details of the entire landscape or of a selected landscape unit, detail or group of elements. For public historic landscapes Restoration of overall landscape character, spatial organization and visual relationships can be applied without restoration to precise details. In many cases overall restoration to the character and details of an earlier time is not possible or desirable when considering level of change, specificity of documentation and projected staffing and financial resources. For the Tregaron landscape, restoration of selected areas and landscape features is warranted to recapture parts of the Shipman-designed landscape, in particular the remaining historic masonry features.

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**Rehabilitation** is defined as the act or process of making possible a compatible use for a property through repair, alteration, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.

The third treatment, Rehabilitation incorporates the contemporary uses and issues of maintainability and sustainability. The emphasis in a Rehabilitation treatment is harmony and compatibility with the historic resources and respect for safeguarding remaining historic character and elements. A Rehabilitation philosophy, combining respect for the historic resources with integration of contemporary uses, maintenance, code compliance, security and other relevant concerns is frequently applied to intensively used landscapes. The school use at Tregaron has been established for some time and will remain into the future. This use is now coupled with landscape access and enjoyment by those who live nearby and visitors to this important designed landscape from farther afield. A Rehabilitation approach is particularly appropriate to provide universal access and improve stormwater management in the Pond Valley, along Kingle Road, and to a lesser degree throughout Tregaron to bring the landscape to a sustainable condition. While Preservation may be the overall treatment approach with elements of restoration and reconstruction, these specific issues should be considered as compatible contemporary adaptations to address functionalities that are defined as Rehabilitation.

**Reconstruction** is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving...landscape...for the purpose of replicating its appearance at a specific period of time and in its historic location.

Reconstruction of a lost or significantly degraded landscape in its original location is not often undertaken. In a museum setting, when documentation is complete, adequate resources are available and interpretive goals direct full recapture a Reconstruction treatment may be the most appropriate approach. In large landscapes a missing element or detail, such as a particular feature like a fountain or pond or a unique furnishing like a bench is sometimes reconstructed. This approach is uncommon because detailed documentation is required to construct an exact replica with limited speculation. An overall Reconstruction treatment is not applicable to Tregaron as documentation for authenticity is incomplete. However, the Pond Valley design plans are detailed and could provide sufficient documentation for reconstruction. Since the purposes of the landscape, in addition to daily school use, are enjoyment by neighbors and visits by design and landscape professionals interested in the property history the recapture of both character and details of the Pond Valley to the Shipman design would be a positive direction. The degree to which this direction could be accomplished will be a multi-factor decision taken by the Tregaron Conservancy as the initial Preservation work is completed. Consideration of all available resources for the work and the ongoing care of the area will be paramount.

The selection of Preservation, for the landscape as a whole, does not preclude the reconstruction of lost or partially remaining individual features within that landscape. At Tregaron, a Reconstruction approach is applicable to recapture the Pond Valley area or individual lost elements of the former estate landscape. Renewing the Pond Valley as both a stormwater management component and a scenic element is a clear goal.

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Preservation, Restoration, Rehabilitation and Reconstruction treatments each imply different levels of intervention within a historic property. All treatments respond to local codes, safety, and access concerns. The objective in addressing these contemporary issues is to respond simultaneously to preservation issues and to these valid concerns. Responding to these issues should not, however, alter the character of the historic landscape.

A preservation treatment approach is reviewed, selected and articulated as a guiding philosophy for the renewal of the Tregaron landscape in the following sections. Preservation is not a restrictive process. It clearly places stewardship responsibility in the identification and conservation of historic character and fabric while interventions progress. At the same time, contemporary needs and resource limitations require full incorporation for a realistic group of recommendations. Preservation demonstrates an essential respect for what has been inherited while current needs and future vision are all incorporated. Preservation philosophy, particularly in the Rehabilitation approach, is highly applicable to intensively used landscapes that are open to the public in that it respects the historic place, its character and fabric, while providing flexibility to address contemporary uses, desires and maintenance considerations. An integrated approach that incorporates respect while addressing current and future issues in a realistic manner can yield a sustainable historic landscape for Tregaron that values historical evolution, supports enjoyment and access, functions well for the range of daily uses and is maintainable.

#### C. SELECTED APPROACH, PRESERVE, RESTORE & PARTIAL RECONSTRUCT THE TREGARON LANDSCAPE

At Tregaron, the selected landscape treatment approach is a complex hybrid of traditional and new approaches that encompasses portions of all explored treatment approaches. Preservation is the first and most constant treatment applied. Overall, the selected treatment includes:

- **Preservation** stewardship through repair and stabilization of remaining landscape features, to include tree care, masonry repair, path gutter cleaning and repair, stone step repair and stabilization, repair and safety aspects of vegetation management
- **Restoration** of deteriorated historic stone drive gutters, overlook and retaining walls, steps, small creek bridges and the Causeway Bridge façade and parapet walls and the concrete Causeway bridge deck
- **Restoration** of the Pond, its coping stone edge, basin, inlet, outfall and the creek to address the stormwater system infrastructure and stormwater management within the property
- **Ecological Restoration** of the Twin Oak meadow to recapture historic character and establish a sustainable meadow and adjacent woodland vegetation, while suppressing invasive exotics and increasing habitat value and related ecological restoration of other proposed meadow areas to enhance sustainability and habitat value while decreasing maintenance
- **Ecological Restoration** of Woodlands through suppression of invasive species and new plantings to recapture historic character and establish a sustainable woodland

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- **Rehabilitation** initiatives to address health, safety, and welfare and access compliance to the degree possible within this gently to steeply sloping property
- **Potential Reconstruction** of selected missing but well documented elements, such as the small creek bridges to match the remaining one, woodland paths on original alignments marked by gutters, the large wooden bench near the Pond, the Shipman plantings in the Pond Valley

Together this combined treatment approach respects, retains and safeguards the remaining landscape, bolsters historic character where practical and achievable, and adapts to contemporary needs, resources and maintenance considerations overall. This well-founded and appropriate approach considers the historic place of Tregaron in concert with contemporary issues that need to be addressed. For the Tregaron property, recapture of historic landscape character to the documented Shipman design to a realistic degree, provision for WIS access and use, targeted TLP development and daily, informal neighborhood use have been identified. These varied uses can be accommodated with general objectives:

- Stewardship through conservation of remaining landscape features
- Sequential recapture of historic landscape character in a sustainable manner
- Stabilization of the landscape to achieve, in the long-term, a predictable maintenance calendar and staff level

The selection of a hybrid treatment approach for Tregaron includes Preservation as an underlying treatment that respects remaining historic landscape features and character. Basic Preservation interventions include actions to repair, stabilize and manage this historic landscape and its remaining original features. Restoration can apply to remaining landscape elements that require more intensive intervention and Reconstruction may target lost but well documented features. Overall renewal recommendations are presented in the following sections, divided into a series of initiatives and guidance.

A series of color rendered plans with project number overlays and illustrated sections accompany the discussion for vegetation and circulation recommendations, serving as visual references. The plans include:

- *Project Areas Plan, Plan 27*, shows the different project areas of the Tregaron property
- *Circulation Management Plan, Plan 28*, highlights the proposed drive and paths systems
- *Vegetation Management Plan, Plan 29*, shows the proposed vegetation categories and areas
- *Illustrative Sections A, B, C, D, E, F and G*, color rendered line drawings, show the proposed character of topography, drives, paths, and plantings at seven locations

The seven section lines are shown on the circulation and vegetation plans to indicate both the location of the section and the direction of the view. Four of the sections portray proposed views of the landscape with tree sizes and species as existing and proposed shown. Two of the sections highlight the proposed development along Klinge Road to show the integration of new houses and surrounding landscape. These plans are discussed in the following narrative. Additionally,



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the ensuing sections are organized by overall preservation, restoration and reconstruction landscape treatment recommendations that apply to the entire Tregaron property.

#### D. LANDSCAPE PRESERVATION INITIATIVES

Several preservation initiatives can be applied to the entire Tregaron property to aid in the proposed landscape recapture and renewal. Specific actions that apply to the treatment of the Tregaron landscape include:

- **Preservation** stewardship through repair and stabilization of remaining landscape features, to include tree care, masonry repair, path gutter cleaning and repair, stone step repair and stabilization, repair and safety aspects of vegetation management

Preserving the remaining historic landscape features and character is the first step in recapturing the historic character of the landscape. Safeguarding remaining remnants and character-defining features is crucial before any restoration or reconstruction work can begin. Measures to ensure protection of cultural landscape resources, including historic trees, unstable slopes, historic drives, paths, or other small-scale landscape features should be undertaken.

Stabilization and repair of remaining masonry structures such as walls, bridges and steps prevents further deterioration of these historically significant character-defining features. All stone masonry should be cleaned using the gentlest means possible. Masonry should also be repointed using a composition of mortar that is similar to the historic mortar. Failing walls and steps should be reset, clearing any vegetation from around the structures. These simple actions retain the historic elements of the Tregaron landscape and preserve them for future generations.

Preservation of woodland and meadow areas addresses the stabilization, repair and safety aspects of vegetation management. Lack of vegetation management over several decades has increased the number of invasive species within the property that compete for sunlight and soil nutrients with historic vegetation, which leads to the decline of much historic vegetation. Targeted suppression is required to recapture the both historic qualities and the sustainability of woodland and meadow vegetation. These initial actions at Tregaron are quite intensive involving preliminary clearing out of invasive vegetation and the removal of standing dead wood and hazardous trees. These initial steps toward renewing woodlands and meadows should be followed by continuing species control, replanting of appropriate species and ongoing vegetation management. Invasive species suppression and meadow establishment guidelines are included later in this narrative. The Tregaron Conservancy has already begun efforts to suppress invasive species. These remarkable efforts should continue into the future.

Path stabilization is also an initial step to regain landscape access. Existing paths are in various deteriorated conditions with some visible and others in remnant form. Concrete drainage gutters along paths are also in variable condition. For the short term, paths are being delineated with surface clearing and placement and compaction of wood chips along trail segments to provide initial access and some level of stability. However, steep sections of path will need more stability in the long term. Concrete drainage gutters along paths should be cleaned out during

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initial trail efforts. Litter, debris, and vegetation should be cleared and sections of cracked gutters should be repaired or replaced in-kind to match remaining sections. Portions of missing gutters require a more major intervention, potentially reconstructing broken or missing sections to match historic ones. Guidelines for the construction of more durable trails are included later in this narrative.

Detailed planning for future initiatives can also proceed during the landscape preservation action stage of landscape recovery. Future intensive restoration and reconstruction projects require a significant planning and preparation process. For example, the recapture of Pond Valley in historic form with current stormwater management practices will require a detailed multi-disciplinary planning study to map out implementation strategies, as will the restoration of the deteriorated Causeway Bridge and drives.

#### E. LANDSCAPE RESTORATION & RECONSTRUCTION INITIATIVES

Restoration and reconstruction initiatives within the Tregaron landscape aid in the recapture of historic character of the place. In summary, overall restoration and reconstruction projects are targeted to recapture historic landscape character to the degree determined at Tregaron and include:

- **Restoration** of deteriorated historic stone drive gutters, overlook and retaining walls, steps, small creek bridges and the Causeway Bridge façade and parapet walls and the concrete Causeway bridge deck
- **Restoration** of the Pond, its coping stone edge, basin, inlet, outfall and the creek to address the stormwater system infrastructure and stormwater management within the property
- **Ecological Restoration** of the Twin Oak meadow to recapture the historic character and establish a sustainable meadow and adjacent woodland vegetation, while suppressing invasive exotics and increasing habitat value, and related ecological restoration of other proposed meadow areas to enhance sustainability and habitat value while decreasing maintenance
- **Ecological Restoration** of Woodlands through suppression of invasive species and new plantings to recapture historic character and establish sustainable woodlands
- **Rehabilitation** initiatives to address health, safety, and welfare and access compliance to the degree possible within this gently to steeply sloping property
- **Potential Reconstruction** of selected missing but well documented elements, small creek bridges to match the remaining one, woodland paths on original alignments marked by gutters, the large wooden bench near the Pond, the Shipman plantings in the Pond Valley

Addressing each initiative aids the overall recapture of the Tregaron historic landscape character to the maximum possible degree. Recapturing the historic landscape not only preserves and

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stewards the property, but also provides opportunities for visitors and users to more fully experience the historic designed estate landscape.

The Pond Valley includes the upper and lower valleys and Causeway drive and bridge, which are all in a deteriorated state. Pond and stream system and related landscape renewal is significant as this area has the greatest scenic value and experiential quality potential within the Tregaron landscape. The landscape of the Pond Valley is the most highly developed landscape sequence under the Shipman historic designs. Limited on-the-ground evidence, notably the pond, its inlet and outfall, and the stream, remain visible but in poor condition. The Causeway drive and bridge, iconic elements of the original Platt-Shipman estate landscape, are also highly deteriorated, requiring a comprehensive approach to restoration and reconstruction.

Stormwater management is required to recreate functioning drainage systems within the property, manage storm event impacts and reshape the water system for sustainability. Several remnants of historic stormwater drainage system features, such as gutters along trails, are extant but degraded today. As noted, these features should be preserved, stabilized, repaired, and revealed to recapture historic landscape character. Drainage functionality and historic scenic landscape recapture are the dual focus required to renew the Pond Valley.

Renewal of woodland and meadow vegetation with new plantings is an important element of the recapture of historic landscape character and quality of the landscape experience. After initial suppression of invasive species, new woodland and meadow species can be replanted. However, establishing new woodland and meadows is a hands-on process requiring time and effort to maintain and nurture the health of the new plantings, while continuously suppressing invasive species. Lost historic vegetation, such as the twin oak, should be replaced, while the broader palette of species should focus on native plants. Woodland invasive species suppression, tree planting and meadow establishment guidelines are included later in this narrative.

Code compliance is important to address public health, safety, and access concerns within properties open to the public. However, complying with federal, state, and local codes should be carried out in a manner that respects and preserves remaining historic landscape character and features. A balance between code compliance and preservation is sought. For example, if renewal efforts for a historic bridge require a railing for pedestrian safety, the railing should be designed within historic character in mind, aiming to fabricate a railing that is not visually obstructive to the historic bridge. Potential code compliance issues may arise with the Americans with Disabilities Act (ADA), state or local stormwater regulations and safety accommodations.

With these overall initiatives in mind, additional preservation concepts and actions for circulation, woodland management, soils, trails, invasive species suppression, and tree planting are detailed in the following sections.

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F. TREGARON LANDSCAPE CIRCULATION RECOMMENDATIONS

Overall, the *Circulation Management Plan, Plan 28*, shows the proposed circulation elements of the Tregaron property. The proposed recapture and modest extension of the system of paths as an interconnected sequence will allow the pedestrian to move through the landscape on a stable surface. Note that the arrangement of walks is articulated and refined. For example, the woodland trails extending to the west from the stone steps in the northeast corner of the property are different than the current arrangement. The arrangement shown on Plan 28 uses the original stone retaining walls to support the walk and connect to the overlook wall to the west. Heritage Landscapes believes that this is the historic arrangement. Non-historic concrete retaining walls should be removed, and are not shown on the plan.

Some portions of the bridle path have concrete gutters alongside to control drainage while others do not (See Plan 28). Repair and replacement in-kind of damaged gutters is recommended. The reconstructed bridle path is shown at six feet in width. The smaller woodland trails, shown in light orange at a narrower width than the bridle trail, are proposed at a width of 42 inches. These paths are proposed for construction with a 1 inch crushed stone base to be placed at 4 inches thick and a 2-inch top course of stabilized stone dust. For erosion control on slopes water bars will need to be placed at intervals of about 15 to 30 feet, dependant upon grades of path, in order to managed drainage effectively. Water bars are potentially to be located on paths with and without concrete drainage gutters; however, where gutters occur, the water bars should be directed into the gutter. This type of path construction is likely what was originally created at The Causeway. In general, these paths require annual maintenance in a woodland environment to include raking and removal of woodland litter, leveling and rolling, and repair of erosion.

Plan 28 also shows the drive alignments and adjacent cobblestone gutters. Several landscape paths were also originally constructed with adjacent concrete gutters to control drainage. All historic gutters on drives and paths are recommended for preservation through a process of inspection, repair and reconstruction as required based on their current condition. Original paving, such as the brick garden walks and brick Carriage House courtyard, should be protected from adverse impacts, inspected and repaired using in-kind replacements to match the original materials. Greater control of drive use and potentially reconfiguration of parking along the Causeway drive and perhaps elsewhere on the campus are strongly encouraged. The Causeway and Causeway drive are signature features and character-defining unique elements of the Tregaron historic landscape and the current use of parking continuously along both sides of the drive is highly damaging to the drive edge cobblestone gutter and is visually degrading to this landmark landscape. Alternatives that seek to limit parking and shift it away from the area adjacent to the meadow section should be explored. The reversal of school traffic to enter along the Causeway off Klinge should be studied and tested, as this was the original scenic sequence in entering the historic landscape and is worthy of recapture.

## G. WOODLAND VEGETATION RECOMMENDATIONS

The *Vegetation Management Plan, Plan 29*, shows the overall approach to vegetation of Tregaron. The woodlands of Tregaron are a unique resource that provides a sense of the breadth of the landscape by creating a strong perimeter and enhances the experience of a scenic, naturalistic landscape as visitors move along woodland trails and steps. Plan 29 depicts the proposed vegetation typology to return the historic character and scenic quality, current topography, current and proposed species and current and proposed uses. The approach to each landscape type is discussed in the following section.

### G.1 Mixed Oak Upland

The areas of Mixed Oak Upland shown on a light olive green are located on the hilltop and slopes generally above the Causeway drive and directly adjacent to it at the overlook wall. In all these areas oaks are a dominant species. The remaining oaks are generally mature, remaining trees from the Platt Shipman era with some losses and a degree of stress and decline apparent. Throughout these areas regeneration of new oak canopy and other appropriate species should be undertaken and managed into the future.

### G.2 Oak Edge

Oaks including the important large Twin Oak also dominate the area along the Klinge Road frontage that is shown in dark olive green. While this historic oak is dead, there is regeneration in this area and several good quality trees have been pointed out in the Care of Trees survey. The overall strategy for this area of woodland is suppression of invasive species and management of regeneration of canopy.

### G.3 Mixed Maple Valley & Ferns & Shrubs

This valley encompasses the lowland around the pond and stream. The woodlands in this area are quite degraded partially due to the more open canopy than the historic condition and partially due to the degradation of the pond and stream channel. There are two colors used on the Symbol Key with a blue-green tone for the areas of woodland on the slopes and a brighter yellow-green one for the valley and areas directly adjacent to the stream and pond. As a result, there is considerable effort required to stabilize this area of woodland and it needs to be carried out in coordination with the work on the stream channel and pond. Invasive species suppression would be an early and constant task until the exotic aggressive plants are under control and eventually are eradicated. The understory in this area is recommended to be cultivated after invasive species are under control. The plantings within the pond and stream area would include ferns, wildflowers and woodland shrubs under a somewhat open canopy of deciduous lowland trees. The sloping areas are recommended for regeneration of canopy with some ferns and possibly drifting groups of daffodils naturalized.

### G.4 Beech Maple Valley

The area of bright green on the Symbol Key noted as the Beech Maple Valley extends along the eastern and northern edges of the Tregaron property. The woodland has a diversity of existing conditions that will influence the preservation treatment interventions required. The character of this area is proposed as an overhead canopy of deciduous trees, with a sprinkling of evergreen



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trees, the American Holly in particular, flowering trees at the woodland edges and along the paths where enough light is present and selected massing of rhododendron. Ground plane plantings would include woodland ferns and wildflowers like mayapple and trillium. Again, the suppression and gaining control of invasive species and the care of damaged, hazardous and standing dead trees would be initial tasks.

#### **G.5 Preserve & Renew Vegetation**

These are the areas within the developed lots. The intent of the vegetation plans for these areas is first to preserve sound trees that are outside of the development impacts. Second the areas will be heavily replanted. In particular the clustering of rhododendrons and flowering trees is to be carried out. In addition young deciduous canopy trees are proposed for planting and a few carefully placed evergreen trees are also intended. The ground plane is recommended for planting with woodland ferns and wildflowers.

## H. OVERALL LANDSCAPE PRESERVATION TREATMENT SUMMARY

Recapture of historic landscape character and accommodation of current uses can be accomplished simultaneously. The selected combined treatment approach for Tregaron aims to preserve, restore, and reconstruct historic elements with the objective to bring the landscape to a functional, durable and sustainable level through a phased implementation process. Renewing this designed estate landscape for local and regional use, special visitation and ongoing school use is the overall objective. Initiatives for preservation, restoration and reconstruction have been itemized. Additional broad recommendations were established for circulation systems and vegetation within the property. Guidelines for soil management path development, meadow establishment, and tree planting are laid out in detail in the appendix.

The recommended landscape treatment for each landscape unit is examined to address historic character, current conditions, objectives for landscape preservation treatment and proposed initiatives to achieve those objectives. Specific actions and projects for landscape renewal by area are explored in the following chapter.

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## Chapter VI: Landscape Preservation Recommendations by Area

**This chapter has been funded in part from the National Trust for Historic Preservation through the Dorothea de Schweinitz Preservation Fund for Washington, DC.**

### A. PRESERVATION TREATMENT BY LANDSCAPE AREA

The selection of the preferred treatment approach enables a detailed discussion of the recommended actions and projects proposed for the renewal of the Tregaron landscape for each area. The framework set forth in the previous chapter serves as a guide to landscape Preservation with targeted aspects of Restoration and Reconstruction interventions that focus on the character and sustainability of the Tregaron designed landscape. Contemporary daily use of the Tregaron property by the Washington International School, Cleveland Park neighborhood and visitors to this historic landscape are addressed as is the ongoing care of the landscape. This illustrated narrative formulates specific actions that will aid in the recapture of historic character, while accommodating continued use for each landscape area.

The altered and degraded existing condition of the landscape provides opportunities for change, both to preserve and recapture areas of the landscape, and to absorb and mitigate the impacts of new school and residential development at the margins of the landscape. The approach to these common issues is consistent and is recommended throughout the approximately 20-acre landscape. Detailed treatment recommendations are presented out for each landscape unit in the following sections. Figures VI.1 to VI.36 are a series of historic, existing and plan detail images that provide graphic references, and at the end of this group three simulated images express the proposed landscape character of pond, woodland stream and woodland trail.

### 1 – COW PASTURE & TWIN OAK LANDSCAPE UNIT

#### **1a. Cow Pasture & Twin Oak Meadow History, Character & Existing Conditions**

The Twin Oak, a large double trunk white oak tree, was a nineteenth century icon of the Tregaron property. Recognized as a unique and stately tree, it stood in a sunlit meadow with grazing cows and presented a pastoral scene of this formerly rural estate. Open grown with a beautiful full canopy, one historic image recorded its rural, pastoral setting of livestock in open sunlight grazing on a rough grass pasture. This ancient tree began to decline in recent years and

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died in 2006. The tree was symbol of the estate and visible from Klingle Road. It was an iconic element in the arrival sequence providing an area of sunshine and views into the landscape of Tregaron from the Klingle Road frontage.

Standing dead until removal in the summer of 2007, the Twin Oak site is surrounded by clusters of invasive small Norway maple trees and larger oak and other native trees. The remnant meadow area is discernable upon study by noting the location of these older trees as the irregular edge of scattered larger trees is a remnant trace of the original meadow perimeter. Many of the edge trees are oak species although none is as grand as the lost Twin Oak. The rural character of the oak and meadow composition is particularly compelling in the context of the urban neighborhood surrounding Tregaron today.

Today the area closest to the abutting portion of Klingle Road is relatively level. The Pond Valley descends the slope just beyond the reach of the Twin Oak limbs. The sequence of recapture has begun with initial clearing and suppression of invasive species and removal of the dead Twin Oak. The felling of this large and valued tree was an intensive undertaking requiring division into movable pieces and transportation. While the stump decays, invasive vegetation primarily consisting of young Norway maples should continue to be suppressed. The removal of encroaching, volunteer vegetation has already made a significant impact toward reopening this former meadow. This activity will need to continue to fully suppress the prolific invasive species present and fully reopen the oak meadow.

In the Oak dominated upland area beyond the meadow an open woodland of light but continuous tree canopy should be the target cover. In addition to invasive Norway maple, the large oaks, young red (*Quercus rubra*) and white oak (*Quercus alba*), native spicebush (*Lindera benzoin*), invasive shrub honeysuckle (*Lonicera tartarica*) and noxious poison ivy (*Rhus toxicodendron*) are found in this area today. Other native shrubs and understory trees can be added to this woodland palette. The desired appearance is of open multi-layered woodland with dappled light and shade surrounding the meadow of the Twin Oak. The removal of fallen, standing dead or hazardous trees is a further step in the clean-up of the surrounding woodland. A tree inventory of the area around the reopened meadow should be completed to provide accurate information on both the current and future woodland.

#### **1b. Cow Pasture & Twin Oak Meadow Preservation Approach**

The goal is to transform the current invasive species clogged area back into a meadow and to replant a young double trunk oak or pair of oaks to become its centerpiece. This meadow along Klingle Road was historically and is intended to be a sunny, open space on Tregaron frontage that signals a welcome into the landscape. The open meadow and adjacent trail will invite walkers to enjoy and make their way across the meadow to view and walk down into the Pond Valley.

The significance of the area is derived from the setting and character of the former Twin Oak and meadow. Thus, the boundaries, edges, and perceptual relation to other landscape units within the Tregaron estate should be enhanced and maintained. Limited development may be inserted in the woodland along the western property line but this single residential lot must be effectively

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screened with dense native woodland understory and canopy trees. These planting should create a visual and physical separation between the home site and the Twin Oak meadow.

The beauty of the historic Twin Oak was its broad, open grown form. The need for full sun to create such a form is one reason why the open space should be recaptured. While a sunny open space area should be cleared around the Twin Oak site, there may be a few trees to retain or small ones to transplant to the perimeter. If young trees of matching species are lacking, new plantings should bolster the species already present in this oak upland with young trees to match.

After this first round of invasive suppression the future meadow area, now opened to light, will require mowing to control woody plant re-growth and the establishment of seedlings. Inspection for herbaceous plant identification may reveal desirable meadow species that have been less visible under the shade of the emergent exotic dominant stands. The seeds of desirable plants are often present but suppressed by conditions of disturbance and cessation of maintenance activities. Common wildflowers and grasses, such as little bluestem, common daisy, white yarrow and goldenrod may be present; however, less desirable species such as garlic mustard, dandelion and pigweed may dominate. Based on the herbaceous plant inventory the process for reestablishing the desired meadow grasses and wildflowers can be outlined and pursued sequentially. Meadow establishment guidance is provided in the Appendix.

Woodland care around the meadow will address younger seedlings and larger trees, for example the inspection and definition of any care needed for the two 30-inch diameter oaks on the slope toward the pond. Ongoing care includes woodland inspection, assessment, pruning, management of mature trees. Suppression of invasive plant, and trail maintenance are important for the long term success of rehabilitation efforts. Sprouting of undesirable seedlings in specific location can be controlled by hand, herbicide or other methods. (See details in Appendix: Landscape Renewal Guidelines).

Circulation in the Twin Oak meadow follows the course of a historic path that leads from the juncture of paths in the pond valley to Klinge Road. Small sections of the path contain the original concrete gutter to divert drainage. This path approaches the location of the new Twin Oak. Different levels of use at Tregaron justify various types of trails and trail materials have an impact on accessibility. The surface texture of primary paths would differ from the texture of secondary paths like this one. The path would be the width of a small, light weight excavator with a front bucket about 54" for an approximately five-foot wide path. It is advised that the trail be constructed from within the trail surface. It is important to protect the landscape around paths from compaction from pedestrian and service traffic. Heritage Landscapes has used a soil and gravel mix at path margins to good effect. The edge fill materials could be composed of 20% crushed one-inch stone and 80% existing soil, which will resist compaction and will reopen through stone movement should some compaction occur. When edged with meadow this path would be planted with the proposed grasses and wildflowers. It could be mown at the edge only in a single mower swath on a schedule of 3 to 4 times annually to maintain definition and the appearance of care. The renewed Twin Oak meadow will invigorate the rehabilitation of the entire Tregaron cultural landscape and eventually yield another majestic twin oak or pair of oaks.

## 2 – POND VALLEY & CAUSEWAY LANDSCAPE UNIT

### **2a. Pond Valley & Causeway History, Character & Existing Conditions**

The Pond Valley was historically an area of intensive landscape design that is well documented. The historic character of this area was a rich, scenic landscape of water, flowering plants, trees and shrubs with dappled light and shade. The hollow shape of the valley also added a sense of seclusion in nature and a separation from the surrounding neighborhood and city environment that made the woodland garden and pond a unique and thoroughly enjoyable place.

Today, there are three elements of the valley—Upper Pond Valley, Lower Pond Valley, and Causeway. The Upper Pond Valley is defined by topography and water features and its position to the west of the Causeway. The Lower Pond Valley stretches from the Causeway to the eastern property boundary along Lower Klinge Road. The Causeway entry drive and bridge separates the Upper and Lower Pond Valley with carefully designed walls, drive and arched bridge that are the strongest design element of the original estate.

The existing conditions within the Pond Valley are quite deteriorated. This deteriorated state of the landscape of the Pond Valley is marked by

- Pond, inflow, outflow and stream channels all in disrepair
- Failed and storm water systems with storm event overburdened surface and subsurface drainage into the Pond Valley and onto lower Klinge Road
- Historic shrub and herbaceous plantings generally missing with minor remnants
- Woodland canopy reduced and degraded
- Trails in remnant form and overgrown
- Causeway drive and bridge deteriorated from intensive use and drainage failure

To recapture the historic character of all three areas of the Pond Valley, existing deteriorated aspects of the landscape require study, implementation planning, and phased implementation projects for renewal as discussed in the following section.

### **2b. Pond Valley & Causeway Preservation Approach**

The objective of intensive restoration efforts within the Pond Valley is to restore the water system and the health of the Pond Valley. The entire area requires a comprehensive and ambitious preservation, restoration and reconstruction program. Due to the nature of the effort, steps will proceed in sequence to address the renewal of the water system and drainage elements as a major undertaking to resolve ongoing water problems. The elements of this effort also include invasive suppression, path construction and renewal plantings. Restoration of the Pond Valley with plantings and paths can be carried out with a high degree of authenticity because the Shipman plans for the area and the historic photographs provide sound documentation. To aid in this recapture, the Tregaron Conservancy has already begun a pilot project underway addressing initial hazardous tree removal and selected invasive plant suppression. The project effort will also clear selected paths and lay a surface of woodchip mulch on the paths as a temporary

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measure. Next steps will include a comprehensive site investigation and technical reporting in order to plan for water and drainage system restoration.

### **Upper Pond Valley & Lower Pond Valley**

An early step in the renewal of the Upper and Lower Pond Valley water system is gaining an understanding of peak water flow inputs, both for surface and subsurface drainage. Knowing information about the drainage areas and how much water passes through the site during storm events is crucial for developing ways to manage stormwater.

Existing deteriorated elements within the Pond Valley include the pond edges overgrown with woody opportunistic vegetation, pond inflow and outflow, and the eroded stream channel. These elements in disrepair have contributed to the failed storm water system at Tregaron that is overburdened with surface and subsurface drainage during storm events. This overburden is especially noted at lower Klinge Road.

As part of the restoration and reconstruction approach, the Pond Valley stormwater system inflows and outflows require further investigation. Water sources and volumes must be better understood and managed. Hydrological study of the watershed and its surface and subsurface inputs is required as a first step. The results of a thorough drainage investigation will provide a basis for reconstructing pond landscape. The solution may include piping some flows currently moving into the valley to lower Klinge Road. With a functional and sustainable scheme for managing stormwater inflows and outflows, the scenic pond and stream system can be restored and reconstructed. Once drainage flows are understood and managed, deteriorated elements of the pond edge, pond inlet and outlet, and stream course including piped sections should be restored. However, lost elements of the pond area composition could be reconstructed as Shipman plans reveal considerable detail making accurate recapture possible, if it is desired.

A counterpart to the restoration and reconstruction of built elements of the Upper and Lower Pond Valley for storm water management is vegetation management along the pond edges and within the Pond Valley. Historic shrub and herbaceous plantings are generally missing with some remnant vegetation remaining. Woodland canopy is reduced and degraded with a substantial increase in invasive vegetation. Overgrown invasive vegetation has also engulfed adjacent trails, also in remnant form. Invasive species suppression begun by the Tregaron Conservancy should continue using control methods by hand, herbicide or tools such as the Weed Wrench. For larger trees the “cut and paint method” is desirable. (See Appendix: Landscape Renewal Guidelines for details). Suppression of invasive species is a hands-on, ongoing process that should continue until desired vegetation is established. New plantings should be based on Shipman’s detailed designs and plans for the area that lay out desired vegetation species. Photographs may also be referenced in determining appropriate historic vegetation species.

### **Causeway**

The Causeway drive and bridge are severely deteriorated from intensive use and drainage failure. The historic drives were built with a 20-foot wide crowned roadway with cobblestone gutters to both sides and round drain inlets at intervals. Today, surface and inlet drainage failures are



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obvious, prompted by the addition of multiple asphalt paving layers on top of the original drives, gutters and drains. The intensity of daily traffic is exponentially larger than the estate years and has led to continuous patching and the extension of modern asphalt over the cobble gutters and onto the shoulders. Constant parallel parking along both sides of the drive is the cause of this over-paving. Daily parking demand is beyond landscape carrying capacity.

For restoration, current parking demand along the drive needs to be relocated or decreased through other means, like remote parking, and the drives should be returned to their original width and detailing. The restored drives should have crowned cross sections with cobblestone gutters along both sides with drain inlets at intervals. Existing asphalt paving should be milled, especially sections over historic gutters and inlets. Gutters should be repaired and sections of missing gutters should be reconstructed. The drains, drainage pipes and pipe outfalls from these drains will require mapping, testing and should return to full function to aid in stormwater management.

Restoration and reconstruction of the Causeway Bridge needs to be addressed as well. Over time increased demand levels and surface and subsurface drainage failure has led to obvious deterioration of the Causeway Bridge arch, deck and parapet wall. Currently, the bridge is a potential hazard as deterioration of the bridge arch is evident with the pulling away of the bridge deck from the bridge wall. Further deterioration is noted on the parapet-stone wall edge above the bridge deck, the stone veneer on the bridge walls, and concrete bridge deck structure. Each of these components needs specialized treatment; however, an initial stabilization and repair study should be undertaken to refine the scope and aid in refining costs for this area. Study of the bridge by qualified structural engineers is required to determine the options for stabilization and restoration. As the approach to bridge intervention is reviewed and a direction determined, the recapture of the Causeway character with the arch, façade stonework, stone parapet wall, and side stone walls should be restored in addition to the crowned drive with cobble gutters and round drain inlets.

### 3 – DRIVE & MEADOWS LANDSCAPE UNIT

#### **3a. Drive & Meadows History & Character**

Historically, the meadows provided a transitional space between the woodland edge and the lawns of the mansion on the hilltop. Views of open space from the core of the Tregaron estate flowed downhill and over the meadow to the encircling trees. Management of the meadow in the early years of the property kept the edge of the woods in place and may have involved grazing animals such as cows or sheep. During the mid-20<sup>th</sup> century, the topography of the meadows was changed in specific locations to accommodate the golf course. The addition of greens and sand trap hazards altered rhythm of the ground plane and necessitated the cultivation of turf rather than meadow or pasture. The southern edge of the landscape area included a section of the woodland containing beech, maple and tulip trees. Across the meadow, scattered trees lined the interior drive although the vegetation along this fringe has matured and thickened. Even with these specific changes made to the area, however, the overall landscape organization, visual

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relationships and many landscape character-defining features remained largely intact throughout the history of the estate.

The meadow area is principally defined by the interior drive and adjacent open area of lawn to the north and east. The Causeway drive is asphalt today. The roadway shows signs of asphalt resurfacing and constant parking pressure which have degraded the historic cobblestone gutters on both sides of the drive. Throughout the property the same dark gray rustic surface stone is used for stone retaining walls. Walls along the drive at the edge of the meadow appear structurally sound with some need for repair and repointing. A path at the edge of the woodland contains an adjacent concrete drainage gutter that is partially covered by forest litter and unmanaged growth. Currently, this gutter is not fully functional due to fractures, displacement, erosion and overgrowth.

The woodland is expanding beyond the original boundary of the meadow. This encroachment has reduced the open areas of turf or meadow. The meadow area exhibits the sloping topography of these turf-covered spaces today. Some additional topographic change is evident with grading for a recreational surface on the area toward the south end of the field where an angled concrete retaining wall was installed. Below this wall and along the edge of this playing field area to the east there is a disturbed zone of invasive vegetation and few trees likely caused by grading activity for the recreational field. In the adjacent woodland, overstory trees include American beech, sugar maple, red oak, white oak, American holly, and hemlock. Understory and edge vegetation includes rhododendron, creeping euonymus, porcelain-berry, wild strawberries, and Christmas ferns. Porcelain-berry and creeping euonymus are fast-growing, smothering invasive vines present along the meadow edge.

### **3b. Drive & Meadows Preservation Approach**

Overall, the Drive & Meadow landscape remains degraded but relatively intact with reduced meadow shapes and boundaries and some intrusions by WIS uses. The level of intact character dictates a preservation and restoration approach. Several areas, including the drive, hillside, east slope, meadow areas, require more specific discussion on treatment approaches as addressed below.

#### **Interior Drive**

The drive of Landscape Unit 3 includes the remainder of the drive that is not on the Causeway. As the drive exits the Causeway and winds around to the WIS, it exhibits multiple layers of asphalt patching, over-paving, cobble gutter deterioration, and drive edge deterioration from parking. Gutter deterioration is the source of failed drainage systems.

Recapture and renewal of this area includes addressing multiple components of the drives, gutters, and adjacent stone walls. Greater control of drive use and potentially reconfiguration of parking along the Causeway drive and perhaps elsewhere on the campus or off-campus are strongly encouraged. The Causeway drive is a signature feature and unique character-defining element of the Tregaron historic landscape. The current use of parking continuously along both sides of the drive is highly damaging to the drive edge cobblestone gutter and is visually

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degrading to this landmark landscape. Alternatives that seek to limit parking and shift it away from the area adjacent to the meadow section should be explored.

Additional recommendations for the drive include milling asphalt layers, reconstruct and repair cobble gutters, clean and repair original drains (possibly pipes and outflows as well) and stabilize and repair stone walls as required. All gutters are recommended for inspection, repair and reconstruction as required. The sections of original stone walls to each side of the drive also require inspection and repair which, at a minimum includes cleaning with the gentlest means possible and mortar repointing with a composition of historically compatible mortar. More deteriorated sections may include some resetting if horizontal or vertical cracks are present.

#### **Hillside & Meadow**

The large meadow areas on the hillside and meadow require considerable work to remove hazard trees, suppress invasive species, and remove inappropriate plants that have crept into the meadow edges. Efforts by the Tregaron Conservancy have begun clean-up work in these areas with the removal all of the dead and hazardous trees, in addition to a first round of invasive species suppression for poison ivy. Efforts should continue to remove unwanted invasive species. Additional work is required to overseed the meadow area with mixed low species for reduced mowing, and augment woodlands with new trees and understory shrubs. All new plantings will require deer protection. The Appendix contains specific details about meadow establishment.

Circulation routes within the area also need work with reconstruction of path segments, repair and partial reconstruction of concrete gutters, and stabilization and repair of stone walls and steps. Efforts by the Tregaron Conservancy have widened and mulched the bridle paths in this section from closed Klinge Road to the driveway, just above Macomb Street. While this is a good step in initial path definition and stabilization, additional efforts may be required in the future (See Appendix for additional trail guidelines). Gutters should be cleaned out and repaired, though severely deteriorated sections may require reconstruction.

Sections of remaining historic stone walls such as the overlook wall require conservation work and stabilization. At a minimum, repointing should be done with a mortar compatible with the historic mortar. Using contemporary mortars with Portland cement are harder than traditional mortars. The hardness of the mortar affects the rate at which the joint expands and contracts in comparison to the adjacent stone. Over time, differing expansion and contraction rates between stone and mortar causes cracking and spalling in the softer material—the adjacent stone, causing more damage. Some portions of steps and walls may require partial rebuilding with inspection, repointing and some capstone resetting.

#### **Banana Field Slope**

Efforts to renew and recapture the banana field slope, now the area of the playing fields, will require substantial efforts. The area was altered to create a level playing field for the adjacent school, which changed topography and added a non-historic concrete retaining wall. The area is degraded in its current condition. Interventions are required to address vegetation and circulation. Preliminary hazardous tree removal has been initiated in this area but there is more

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work to be done. Part of the meadow is proposed for mixed species meadow (not playing field) while invasive control will allow for dense planting on slopes below the field. In this area there are invasive trees along the Causeway and an invasive infestation on the slope below the playing field. Suppression of invasive species is required both upper and lower slopes and view management through vegetation management is an issue.

A section of former bridle path with concrete path drainage gutter remains in remnant form linking the Causeway drive and lower pond valley on the south to the meadow on the north. This section of bridle path continuously slopes to the south and will require thorough reconstruction and stormwater management on and along the path with implementation of continuous gutters, water bars, and runoff management.

The steep slope to the east is also degraded and needs attention. Though a section of non-historic retaining wall was installed to hold the bank in place, additional slope stabilization is needed. As a first step, slope stabilization requires removal of the retaining wall, regrading, addition of soil amendments, and replanting. Tree species for planting will include beech, maple, tulip and also American holly. This work may be structured as a combined volunteer and contract effort.

## 4 – HILLTOP, GARDENS & ESTATE HOUSE LANDSCAPE UNIT

### 4a. Hilltop, Gardens & Estate House History & Character

The Hilltop landscape unit contains the extraordinary country residence of James Parmelee and Alice Maury Parmelee, built at *The Causeway* after 1911. Renamed *Tregaron* from 1941 to 1958, the property was embellished by Joseph Edward Davies and Marjorie Merriweather Post before becoming the Washington International School (WIS) in 1980. Today, the prominent knoll showcases historic structures, gardens, and a mixed oak grove amidst recent construction for the school.

Charles Platt and Ellen Biddle Shipman laid out the Hilltop landscape to accentuate the natural features of the site and to develop landscape elements in both the formal and informal styles. The formal gardens to the west of the house expressed geometric, axial organization. Circular patterns at the north entry to the house and garden entry blended formal and informal design styles. The designed landscape around the house integrated the pre-existing oak trees, added planting beds and built features to frame views, and highlighted the unique aspects of this hilltop property in a generally informal style. This initial design and construction yielded the historic importance of the entire property.

Shipman and Platt placed emphasis on vegetation, architectural details, and the transitional spaces from building to landscape. The pre-existing hilltop topography and oak trees were augmented in the design with grading, lawns, plantings and built elements to form a series of livable and interesting designed spaces around the house. The formal garden offered multiple views down principal axis of the garden.

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Today, there is a considerable degree of change within the hilltop area, Landscape Unit 4, since the historic period. Views and visual relationships have been altered in relation to new construction and other physical changes for the school. The historic built elements that remain within the hilltop area include portions of the stone cobblestone gutters and several brick elements such as house and garden walls, paving at the former stable/carriage house, paving and steps in the former formal garden area, around the greenhouse, and around the historic garden fountain. A considerable number of new structures, paving, paths and parking areas are evidence of the change of the residence into a school in 1980. In general, while specific historic elements remain, the WIS use of the landscape and the school building and playing field construction activities have altered both individual features and the overall character of the landscape.

In terms of vegetation, the remaining overstory trees on the Hilltop are mature white and red oaks. The stand of trees today is variable in quality and condition and much reduced in number from the historic period. The former diverse, ornamental palette of shrubs and flowering plants is missing from the house and garden areas. The decorative plantings added near the school buildings are of contemporary varieties and are placed without regard to the historic landscape design and the scenic and aesthetic effects they created. The wooded section of the Hilltop consists of a mixed oak upland generally above the Causeway drive and directly adjacent to it at the overlook wall. In all these areas oaks are a dominant species. The remaining oaks are generally mature, remaining trees from the Platt-Shipman era with some losses noted and a degree of stress and decline apparent. The area also contains a number of American holly, white pine, and hemlock in addition to oak trees. The understory of this woodland largely consists of ornamental plantings such as azalea, gold dust Japanese aucuba, Japanese barberry, and arborvitae.

#### **4b. Hilltop, Gardens & Estate House Preservation Approach**

The Hilltop, Gardens and House is under the direct stewardship of WIS for daily school activities. Landscape changes to accommodate present uses can be abated with a rehabilitation treatment that preserves key historic characteristics. As current WIS construction continues on new buildings and the soccer field in the south of the unit, aspects of the original Platt and Shipman designs including spatial organization and features should be considered.

The approved plan for the School is already underway. Under the direction of the District of Columbia's Historic Preservation Review Board, the plan calls for removal the Dacha building, restoration of Ellen Biddle Shipman's formal gardens, and rehabilitation of vegetation on the school's grounds. Preservation issues are important for this and future plans. Respect for the remaining elements of original paving, walks, garden framework, walls, and vegetation is crucial for enhancing the overall character and significance of Tregaron. In terms of circulation, all historic walks should be preserved. The cobblestone gutters that line the portion of the interior drive the Hilltop landscape unit should be rehabilitated. All gutters are recommended for inspection, repair and reconstruction as required. Original paving, such as the brick garden walks and brick Carriage House courtyard, should be inspected and repaired using replacement in-kind to match the original materials. The existing wood and stone walk and steps should be removed. The formal garden fountain, sculpture, and related built elements of the framework of the formal garden should be conserved and preserved.

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In the process of construction, special attention should be given to the issues of compaction and down slope erosion. It is evident that construction on the WIS hillside during the spring and summer of 2007 is causing soil disturbance, siltation, and compaction. These impacts as well as the weight and vibration of heavy equipment are particular damaging to the Causeway and the Hilltop edge. The lack of an erosion/silt control skirt and a completely clogged anti-tracking apron for heavy equipment are factors in the negative externalities of construction at Tregaron. These issues should be ameliorated in future activities. After construction, additional impervious surfaces will exacerbate the stormwater management issues; however, proper renewal of vegetation is a factor in reducing environmental impacts from construction. This planting can be accomplished in a manner consistent with historic landscape patterns. Trees around the mansion should be renewed in addition to the renewal of lawns.

Throughout these areas regeneration of new oak canopy and other appropriate species should be undertaken and managed into the future. The process of rehabilitating the Hilltop woodland vegetation would begin with removal of invasive plants and hazardous trees. Removal of undesirable woody plants should commence by cutting trunks as close to grade as possible and using a paintbrush to apply herbicide directly to the severed stem. Another method for the uprooting of small trees is the use of a Weed Wrench. (See Appendix for further details on invasive species suppression).

Renewal of the Hilltop tree groves should continue with the selective pruning and replanting of existing oaks and other trees and shrubs. In order to maintain the character of the hillside into the future, a few areas will be replanted with young trees to eventually replace the existing mature trees. An oak grove should be planted in its historic location, along with south woodland deciduous trees, understory plants. Maintenance including watering, assessing of woodlands, pruning, managing for invasive plants, and maintaining of trails will also be important for the long term success of rehabilitation efforts.

Maintenance of meadow, turf and recreational turf areas is important around the wooded sections and near the mansion. Each type of vegetated ground cover requires a different mowing regime to control of broadleaf species. Efficiency in management is achieved through focused mowing efforts and broadleaf control in only turf areas. Turf is recommended around the school facilities at the crest of the hilltop. Areas beyond this, such as the Pond Valley border, are to be meadow with a correspondingly reduced mowing cycle. Overall, there is a degree of increase in meadow areas particularly at the edges of the woodlands to reverse the reduction of open areas and to manage the woodland-edge invasive species by mowing. In terms of landscape management, the establishment of mowing along woodland edges to reinforce positive, sustainable woodland edge plantings is a process that will take time to enact and will require conscious management over time.

## 5 – NORTHEAST WOODLAND, STREAM & TRAILS LANDSCAPE UNIT

### 5a. Northeast Woodland, Stream and Trails History & Character



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The Northeast Woodland provided a dense green frame for the historic estate landscape since the early days. Located north and east of the hilltop and meadows, the Woodland contained the rustic sections of the bridle path as it passed through the tended Pond Valley and crossed into the dark shade and varied topography of the forested valley. In sections, the path also ran along the meadow edge and offered glimpses of the hilltop landscape and mansion above. It was likely that Ellen Biddle Shipman laid out the woodland trails complete with decorative stone retaining walls and steps around 1915. Given the care and attention documented in photographs of elsewhere on the estate during the early and mid 20<sup>th</sup> century, a strong likelihood existed for a high degree of woodland management with a focus on interesting understory shrubs, ground covers, and herbaceous plants. Since that time, the landscape evolved with changes in drainage and the gradual abandonment of woodland and trail maintenance activities.

Identified as Landscape Unit 5, the Woodland reflects several decades of landscape change: invasive plant species have moved in, trails have been covered with fallen leaves and soil, decorative stone structures have deteriorated, and drainage systems such as gutters and pipes have been filled in. Despite these alterations, magnificent native trees have grown larger and many of the remaining historic trails continue to be used by the neighbors of the former historic estate. Pointed stone caps of retaining walls and enormous tree trunks draw much attention in the area. Large mature tulip trees tower above winding paths that fit with the grade of the valley slope. The woodland trails also look over the small stream that runs along the northern boundary of the property between the woodland and the backyards of residences on Macomb Street. The shape of the land and the relatively open understory allows views from multiple perspectives throughout the woods. These multiple vantage points over the Klinge Valley create entirely different compositions than are offered in other landscape units of Tregaron.

In addition to the degraded but discernable path system and segments of more recent earthen paths, the Northeast Woodland contains a number of important built elements including concrete features, and stone work. Original structural elements include steps, concrete gutters, retaining walls, overlook walls, and bridges. Of special note is the stone stairway down to the bottom of the hill in the northeast corner. This feature exhibits deterioration from erosion and other drainage problems. The presence of two modern concrete retaining walls is further evidence of erosion problems in the recent past. A historic iron fence is located along the property boundary to the north and east. The metal picket fence remains in situ but in deteriorated condition and with missing sections. Two small stone bridges cross the stream. The stream channel itself is silted and shows impacts from erosion.

The wooded valley along Klinge Road and the smaller tributary valley south of Macomb Street display variable vegetative health based on level of disturbance. This landscape reveals obvious invasive growth which is particularly dense at the sunny forest edges. The area contains an overstory canopy of predominantly American beech, sugar maple and tulip tree. These relatively healthy, large trees dominate the stream valley though additional species such as ash, red oak, and tree-of-heaven can be found toward the edges of the area and along the stream channel along the northern property boundary. Small areas of maple, beech, and tulip tree regeneration are evident in the understory; however, the majority of young trees in the understory are invasive Norway maples which threaten to displace the native trees in the future. Other invasive species

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include English ivy, periwinkle, and bishop's weed on the ground plane. Tree-of-heaven, honeysuckle shrubs, and bamboo are particularly aggressive woody plant species found along the stream corridor.

**5b. Northeast Woodland, Stream and Trails Preservation Approach**

To the degree possible, the Tregaron Conservancy should strive to preserve, rehabilitate, and recapture the historic landscape features that characterize the Northeast Woodland, Stream and Trails. The contribution made by this landscape unit to the estate is significant although the area embodies a more naturalistic style than the carefully sculpted Pond Valley, Causeway, or hilltop. The preservation effort in this area must integrate with the potential development of the edge along Klinge Road. In the context of the larger Tregaron landscape, this area is the most adaptable area for development. The advantage of development in this valley is that the houses can be sited below the view plane of the Causeway, drive, and top of hill. Development will alter the character of the lower Klinge Valley and the experience along this section of the bridle path; however, the valley on the opposite side is developed at a higher elevation with a large and visually prominent apartment building.

Many remaining built elements associated with the trails and stonework dot the woodland. These should be preserved during in any construction process. Development should accommodate the retention of the individual features and ideally, the connecting path system that links them. The concentration of masonry features is evident on the northeast and north sides of the area. The trails and smaller paths are present in remnant form but are generally discernable from their grading. Reconstruction and adaptation of the trail system can be accommodated while development is carefully inserted. Some work on the trail system is already underway. Care of Trees, contracted by the Tregaron Conservancy, has widened the trail to historic dimensions and placed mulch over its surface to define the alignment and to reduce erosion.

The reconstructed bridle path proposed at six feet in width. The smaller woodland trails are proposed at a width of 42 inches. These paths could be constructed with a 1-inch crushed stone base to be placed at 4 inches thick and a 2 inches deep top course of stabilized stone dust. For erosion control on slopes water bars will need to be placed at intervals of about 15 to 30 feet, dependant upon grades of path, in order to managed drainage effectively. Water bars are potentially to be located on paths with and without concrete drainage gutters but where gutters occur, the water would be directed into the gutter (See Appendix for additional information). This type of path construction is likely what was originally created at the Causeway. Assessment of concrete gutters is also required. Repair and replacement in kind of damaged gutters is recommended. An extension of the trail system including the stone stairway that leads to the corner of the property also needs to be incorporated into the larger plan for the trails. Stabilization and rehabilitation of this particular feature could be conducted independently of other efforts in the woodland.

Stone retaining walls should be assessed for their stability and function. Through this process, area-wide drainage issues should be studied to ensure the efficacy of individual preservation projects for remaining historic features. Areas of damage must be repaired which may involve repointing, some cap resetting, and possibly reconstruction of features. Missing or severely

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damaged materials including fieldstones and mortar should be replaced in kind using materials with similar color, size, hardness, and strength. The two non-historic concrete retaining walls are to be removed and will necessitate regrading.

Woodland management is an essential part of the historic and future stewardship of this landscape unit. The process is already underway with removal of dead and hazardous trees. By the request of the Tregaron Conservancy, Care of Trees has also engaged in the suppression of invasive species including poison ivy in the area. When the suppression of invasive species is complete, a replanting campaign can begin. The woodlands should be augmented with new tree plantings and additional understory shrubs. All new plantings will require deer protection such as temporary seven-foot wire mesh fencing. The future character of this area is proposed as an overhead canopy of native deciduous trees, with a sprinkling of evergreen trees such as American holly, flowering trees at the woodland edges and along the paths with sufficient light, and selected massing of rhododendron. Ground plane plantings would include woodland ferns and wildflowers like mayapple and trillium.

Preservation and renewal of vegetation must be incorporated into the development plans for the new housing lots. The intent of the vegetation plan for this area is first to preserve the sound trees that are outside of the immediate development impact. Second, the area should be heavily replanted to include clusters of rhododendron and flowering understory trees. In addition young deciduous canopy trees are proposed for replanting. A small number of carefully placed evergreen trees is intended to screen and complement the other plantings. Woodland ferns and wildflowers are recommended for the ground plane.

After the initial preservation efforts, ongoing maintenance including watering, woodland assessing, pruning, managing for invasive plants, and trail maintenance is critical for the long term success of rehabilitation efforts. In general, woodland paths will require annual maintenance in a forest environment to include raking and removal of woodland litter, leveling and rolling, and repair of erosion. The recommended treatment of the Northeast Woodland will return the historic character and scenic quality of the area while incorporating current and proposed uses. As in the past, the valley will once again form an integral component of the Tregaron landscape.

## 6 – MACOMB ENTRY & WOODLAND SLOPE

### **6a. Macomb Entry & Woodland Slope History & Character**

The Macomb Street entry was the northern “front door” of the Tregaron landscape. This frontage formed the edge where the estate met the historic residential neighborhood of Cleveland Park. With the 19<sup>th</sup> century suburbanization of many large Cleveland Park summer home tracts, a new eclectic community came to embrace the Twin Oaks Estate and The Causeway, later to be named Tregaron. Around 1912 shortly after the development of the remainder of the Tregaron, the Macomb entry was constructed to provide a continuous circuit through the property. The graceful curves of the entrance drive reflected the sinuous alignment of the southern entrance and Causeway Bridge as it leads up toward the hilltop and mansion. At this time Ellen Biddle

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Shipman prepared plans for shaping the small, level space around the entrance and the surrounding slopes. The plans, however, were not carried out in full. A few decades later, aerial photographs revealed that entrance plantings with residential character were thriving in the mottled shade of the surrounding woodland canopy. Beyond the perimeter fence, tall evergreens and loose clusters of deciduous shrubs created a border along the entrance drive.

Today, the Macomb frontage area consists of level turf, a steep ravine, and a wooded slope along the sides of the entry drive. Referenced as Landscape Unit 6, it includes the remaining historic Japanese maple trees and a small wooded area to the south that frames the Tregaron entry, abuts the TLP lots to the north, and the wooded slopes and hillside up to the WIS facilities to the east. The drive skirts the ravine and creek as it climbs towards the hilltop and WIS. The roadside frontage of Tregaron interfaces with the domestic landscapes of the Queen Anne, Shingle, Classical Revival, and Mission homes along Macomb Street. The entry area reflects a degree of disturbance although some historical landscape features persist. Recent work by the local sewer authority has significantly disrupted soils, grades and the stream source arrangement between the drive and the street. Remaining historic built elements in this area include the entry drive, partially obscured cobblestone gutters, and several stone retaining walls on the downhill side between this landscape unit and the adjacent woodland. The frontage fence does not appear to be original. Contemporary stone and wood steps snake down the steep hillside for pedestrian access to the far corner of WIS. However, the eroding path dangerously drops walkers onto the entrance drive without a dedicated route to reach Macomb Street.

The current woodland overstory of the area is characterized by a mixture of American beech and red, white, and chestnut oaks. A small number of tulip trees are also present. A range of remnant ornamental species characterizes the entryway including rhododendron, flowering dogwood, Japanese maple, euonymus shrubs, Japanese andromeda, barberry, and leucothoe. The framing Japanese maple trees at the entry are the green-leaved form and are relatively old but may be from either the Parmelee or Davies-Post ownership periods. With the exception of numerous rhododendron, individual plants and small groups populate the area rather than large stands. Most of these are ground plane plants including pachysandra, English ivy, and Christmas fern. Little regeneration of canopy trees is present in the understory. Invasive species found on the wooded slopes of the area include ornamental groundcovers such as English ivy and pachysandra.

#### **6b. Macomb Entry & Woodland Slope Preservation Approach**

The mission of the Tregaron Conservancy for this area is to draw on historical antecedents and recapture the beauty and dignity of the Macomb entrance and drive. The area is a principal entryway for the school. A clean and simple approach to this area is recommended in order to bring together both sides of the drive to form a more visually apparent entry. Circulation should be enhanced to preserve historic retaining wall features and allow pedestrians to access the hilltop. Today a confusing combination of older trees and volunteer species on the wooded hillside obscure the impression of passage into the historic landscape of the estate. This situation should be amended; however, precise historic designs cannot be restored. Although Ellen Biddle Shipman created garden designs for the area no strong evidence exists that they were carried out. The designs suggest a clear intent to develop a more formal entryway stretching from the street



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along the drive by using selected plantings including undulating drifts of perennial plants, shrubs, and small trees. This design concept should be followed in a rehabilitation treatment.

The entry area can be framed with more intensive plantings with reference to the Shipman plans. The heavy application of shrubs complemented with small trees and smaller perennial plants dominate Shipman's designs for this area. Plans call for a shrub border to be planted along Macomb Street frontage. A separate drawing also calls for shrubs to be planted along sections of the entrance drive. Upon entering the estate, a small garden is shown adjacent to the drive as a special feature. These historic design plans are housed in the Shipman Archive at the Cornell University Library and can be consulted to inspire the specific planting palette and spatial arrangement for the entrance drive and Macomb frontage.

The wooded hillside lies between the drive and the newer WIS facilities. Treatment of this area should begin with removal of invasive plants and hazardous trees and removal of the winding wooden staircase. Following these actions, a dedicated pedestrian pathway would also be developed to allow students to safely use the entrance drive for access to the hilltop. With new circulation established for pedestrians, the hillside could be replanted as a backdrop for the entry experience.

Removal of undesirable woody plants should commence by using the "cut and paint" method as outlined in the Appendix. This cut and paint method is safe and effective because it focuses on the undesirable plants, kills roots through absorption into plant tissue, and limits any migration of herbicide into the broader landscape. Another method for the uprooting of small trees is the use of a Weed Wrench or similar tool.

Maintenance is also important for the long term success of renewal and recapture efforts. In order to reestablish the mixed hardwood forest of oak, beech, and tulip tree, a reliable watering system will need to be improvised for the slope. For minor watering a mobile watering system can be used with a water tank on a truck filled at a spigot. A gravity fed system is possible since the hilltop is accessible by vehicle. A hose connection also may be possible from the adjacent WIS facilities.

Woodland renewal would continue with the selective pruning and replanting of flowering dogwoods and broadleaf evergreen shrubs such as rhododendrons and azaleas. In order to maintain the character of the hillside into the future, a few areas would be planted with young oak and beech trees to eventually replace the existing mature trees. The invasive ground covers of English ivy and pachysandra should be replaced with other ground covers such as eastern teaberry and ferns.

Circulation concerns will be addressed in the rehabilitation treatment of the Macomb Entry area. The drive exhibits multiple layers of asphalt patching, over-paving and deterioration of cobble gutters, failure of drainage, and drive edge deterioration from erosion. After resolving drainage issues, the sections of original stone retaining walls to the east side of the drive require inspection and repair. This would entail cleaning and mortar repointing and selected stone resetting. In general Heritage Landscapes recommends milling the drive asphalt, repairing and

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reconstructing cobble gutters, cleaning and repairing original drains including pipes and outflows, and stabilizing and repairing stone walls as required. Improvements in pedestrian circulation would occur concurrently with the improvement in the gutter system. A new path would be constructed between Macomb Street and the hilltop along the edge of the drive. This path could be paved with brick to match the historic paving in locations on the hilltop. The path would also connect to trails on the other side of the drive near the meadow. A fork in the path will lead toward the new structures built by WIS.

This entrance area is adjacent to the relatively intensive hilltop development of WIS and the residences along Macomb Street. The unit can be considered for development extending from and contiguous with the existing Macomb streetscape. A small portion of the area closest to existing homes is suitable for additional houses that fit with the character of the neighborhood. These homes would be screened by using evergreen and deciduous plants from the entrance drive.

Creation of planting plans to screen adjacent homes, management of the wooded hillside, and removal of invasive plants and failing specimens can begin at anytime. Long term issues including irrigation and maintenance should be determined prior to carrying out new plantings in the area. Irrigation could be of the hose bib approach, as was used historically on the property—remnants of which are found today throughout the site. Since the Macomb entry is an important front door to the school and larger estate property, design decisions and maintenance responsibility should be discussed between the Tregaron Conservancy and WIS.

#### B. TREGARON LANDSCAPE PRESERVATION RECOMMENDATIONS SUMMARY

Several commonalities exist as the range of landscape preservation interventions is explored above. Remaining historic landscape features should be preserved, stabilized, repaired, with more extreme interventions of restoration and reconstruction applied to severely deteriorated and degraded features. Invasive species suppression and woodland management is also another critical piece in the recapture of the historic character and appearance of Tregaron. Initial work in the woodlands removing hazardous and felled trees has begun the process of greater access. While some efforts can be undertaken with volunteers, ongoing consistent work on landscape renewal will require either staff or contracted services. Opportunities to engage volunteers yield three aspects of potential volunteer efforts:

- Weed Team- Invasive Species suppression
- Trail Team- Trail upgrades and maintenance
- Planting Team- New trees, shrubs and herbaceous planting

The organization and effectiveness of ideal levels volunteer efforts and contractual efforts can be understood by relating the Tregaron landscape types to standard staffing levels. Based on management practices at other public institutions, including the Indianapolis Museum of Art, The New York Botanical Garden, and Heritage Landscapes experience, the following chart has



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been developed with regard to landscape type and full time employees (FTE) per acre. One FTE has been calculated based on a person working 1920 hours per year, or 48 weeks per year at 40 hours per week. This does not take into consideration construction projects that may be overseen by staff or irregular volunteer efforts. These are general guidelines that provide an order of magnitude approximation of the needed staffing levels if all areas of the Tregaron landscape are maintained effectively. The general staffing estimates are:

<b>Landscape Type</b>	<b>FTE / Acre</b>
High Care Annual & Perennial Gardens with Small Fine Lawn	3/1
Propagation House and Nurseries	2/1
Medium-High Care Perennial & Shrub Gardens	1/1
Medium Intensity Shrub, Tree & Herbaceous Collections	1/3
Low Intensity Tree & Shrub Collections with Some Lawn	1/5
Fine Lawn	1/9
General Lawn	1/18
Gravel Roads and Parking	1/25
Meadows	1/30
Managed Woodlands in Good Condition	1/30

These levels should be targeted within the Tregaron landscape over time. However, initial efforts should continue to move forward with respect to preservation, restoration, and reconstruction of historic landscape character. The Tregaron Conservancy should be commended on efforts to begin renewal and recapture of the former Tregaron estate landscape. Recognizing that areas will be brought forward sequentially, projects should target areas where work has already been done.