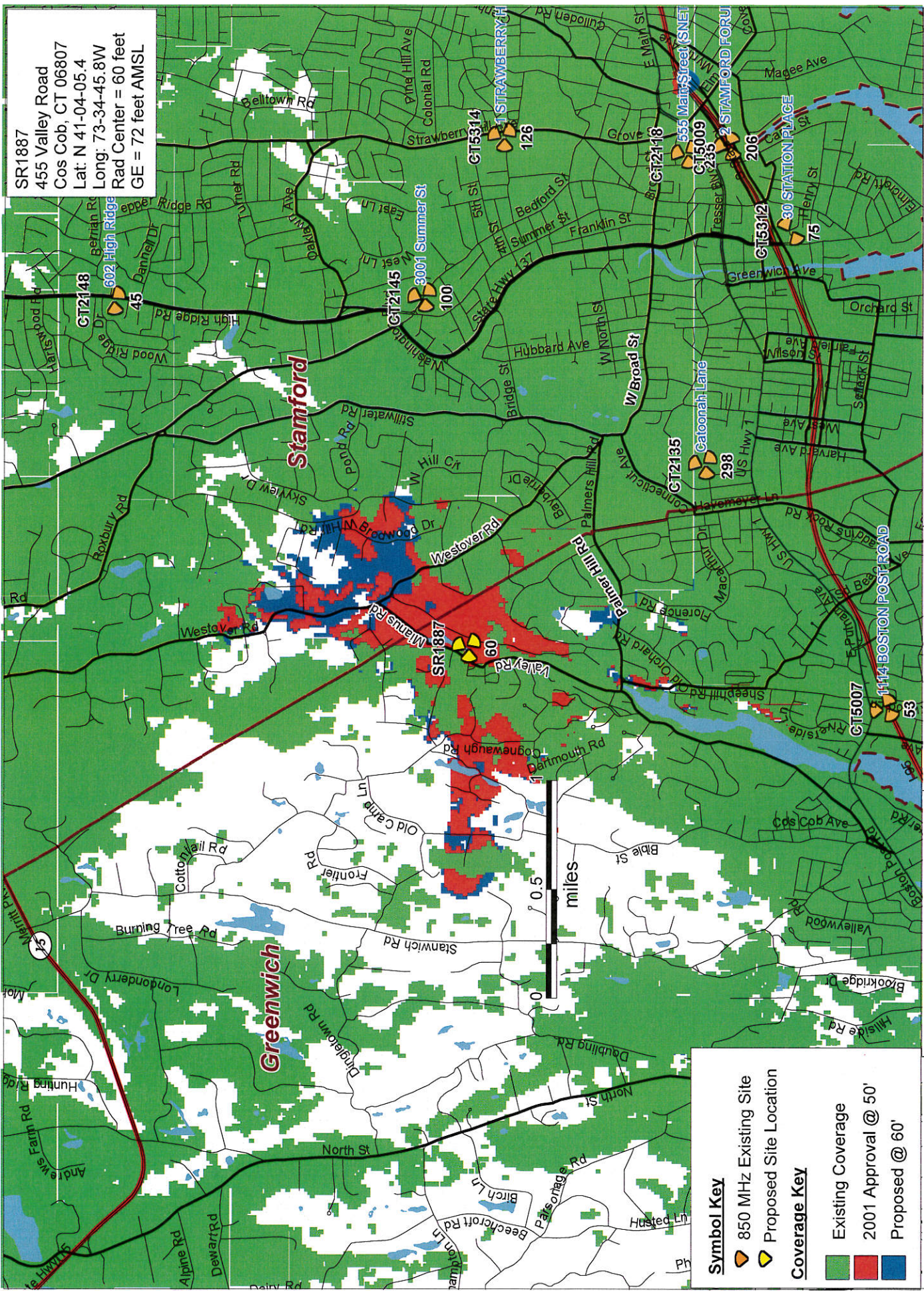


EXHIBIT 4



SR1887
 455 Valley Road
 Cos Cob, CT 06807
 Lat: N 41-04-05.4
 Long: 73-34-45.8W
 Rad Center = 60 feet
 GE = 72 feet AMSL

- Symbol Key**
- 850 MHz Existing Site
 - Proposed Site Location
- Coverage Key**
- Existing Coverage
 - 2001 Approval @ 50'
 - Proposed @ 60'

Height Analysis
 -82dBm

Cos Cob, CT

455 Valley Road
 Cos Cob, CT 06807



PREPARED ON
 DATE: 02/14/2012

REV 0

EXHIBIT 5

Bruce Park - Binney Park - Byram Park - Montgomery Pinetum
Historic Parks of Greenwich, Connecticut

Historic Landscape Report



prepared by

Martha Lyon Landscape Architecture, LLC
313 Elm Street
Northampton, Massachusetts
01060

2009

Historic Landscape Report

for

*Bruce Park – Byram Park – Binney Park – Montgomery Pinetum
Historic Parks of Greenwich, Connecticut*

prepared for the

*Town of Greenwich Department of Parks & Recreation
Division of Parks & Trees
101 Field Point Road
Greenwich, Connecticut
06836*

by

*Martha Lyon Landscape Architecture, LLC
313 Elm Street
Northampton, Massachusetts
01060*

2009

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Anne Young, Curator of Archives
Debra Mecky, Director

The Greenwich Library
Carl White, History Librarian

The Perrot Library
Linda White, Librarian

The Garden Education Center
Adrienne Parker, Managing Director
Lisa Beebe, Director of Horticulture

...and the people of Greenwich for their thoughtful comments and enduring enthusiasm.

INTRODUCTION

In the early 20th century, The Town of Greenwich began acquiring land to develop into places where its residents could freely enjoy passive and active recreation. The first acquisition came in the form of a bequest from textile merchant Robert Bruce, a gift of 100 acres near the center of the Town. In 1908, Bruce Park became Greenwich's first official public park. Ten years later, the Town purchased land along Long Island Sound from the Ritch family of Byram, and created a spot for public bathing, Byram Park. Two other significant donations of parklands came between 1929 and 1952, with the gift of Binney Park in Old Greenwich, and finally, the Montgomery Pinetum in Cos Cob. Today, in addition to these four historic parks, the Town owns dozens of parks, recreation sites and conservation area totaling hundreds of acres, each maintained by the Greenwich Department of Parks and Recreation, Division of Parks and Trees.

Bruce, Byram, and Binney Parks and the Montgomery Pinetum are the town's most historic parks, and retain much of their original historic character. However, many historic features, including contexts, vehicular circulation routes and drainage patterns, have changed. Other features, such as plant materials and landscape details have deteriorated or have been altogether removed. It is because of these changes, that the Division of Parks & Trees selected the four parks for inclusion in this Historic Landscape Report. The document provides a roadmap for preserving the parks' historic character, and in so doing, respecting the original visions intended for them by their founders.



Binney Park, located in Old Greenwich, was the gift of Edwin Binney, a summer resident of Sound Beach. It remains a centerpiece of the easternmost section of the Town.

Goal

The Historic Landscape Report researches the history of each park, and documents, assesses, and provides recommendations for preserving the parks' historic features. The report balances the need to retain the parks' historic character and maintain their historical integrity, with the need to provide for contemporary and future uses.

Process

The Division of Parks and Trees collaborated with Martha Lyon Landscape Architecture, LLC (MLLA) to prepare the Historic Landscape Report. They followed a four-part process which included historic research and documentation, assessment, recommendations, and management. Research, completed in the summer and fall of 2008, involved combing historical material housed at the Greenwich Parks Department Office, office of S. E. Minor, Historical Society of the Town of Greenwich, Greenwich Library, Perrot Library, and Garden Education Center.¹ MLLA also obtained information from the Montgomery Botanic Center (Coral Gables, Florida), and New York Botanic Garden. MLLA then assessed the current conditions of each park's landscape, comparing them to historical records. From the historical research and assessment, MLLA then prepared a series of preservation recommendations, along with a set of general management guidelines.

To gauge public opinion about each park, the Division and MLLA conducted a two-day series of stakeholder's meetings. Residents and interested citizens were invited to attend, listen to a short presentation, and then offer comments and suggestions about each park's future. The Division posted the presentations on the department website and received many comments via e-mail. MLLA folded information retrieved at the meetings into the preservation recommendations. The Division and MLLA concluded the project with an evening public meeting, where residents and interested citizens were able to view the report in its entirety and offer final comments.

Period of Historical Significance

To develop preservation recommendations for each park, MLLA established a *Period of Significance* for each landscape. The Period of Significance is defined by the National Park Service as the span of time for which an historic landscape attains historical significance. This period, along with the assessment of existing conditions, provides the basis for preservation recommendations.

Recommendations for all Parks

The foregoing report contains separate sections for each park, with specific preservation recommendations for each. However, over the course of the project several recommendations emerged:

- Nominate each of the four parks to the National Register of Historic Places, as a way of honoring their historical significance and making them eligible for future funding opportunities.

¹ The historical collection housed at the Byram Branch of the Greenwich Library was inaccessible throughout the duration the Historic Landscape Report project, due to a library renovation project. Information from that collection was not included.

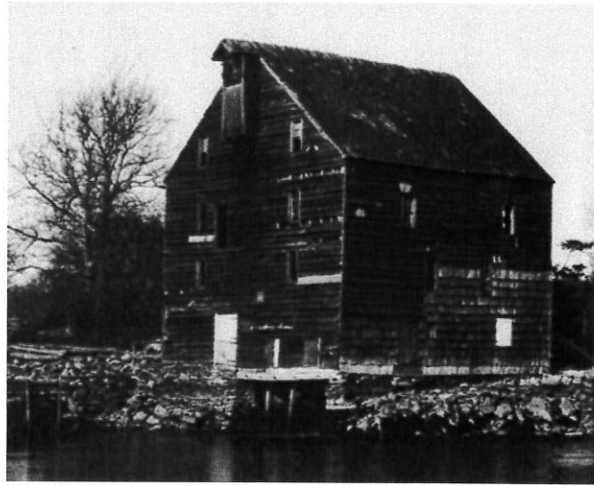
- Develop a sign program for all of the Greenwich parks that includes welcome signs, way-finding signs, interpretive and commemorative markers, and tags for the arboretum. Work with a graphic designer to develop an overall concept.
- Wherever and whenever possible, utilize organic and/or sustainable measures of when managing the park landscapes, including introducing native plantings and applying organic fertilizers.
- Provide opportunities for Greenwich's diverse ethnic groups to create individual garden spaces within the parks - spaces that honor and reflect the groups' cultural traditions.
- Work with interested citizens to establish a Greenwich parks friends' group, modeled after the Central Park Conservancy (New York) and/or the Friends of Mount Auburn Cemetery (Cambridge, Massachusetts). Such a group can support the efforts of the Division of Parks and Trees in areas of fundraising, public relations, and implementation of the preservation recommendations found in Sections 3 through 6 of this report.

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A BRIEF HISTORY of GREENWICH and its PARKS

The Greenwich landscape has attracted humans for centuries for its fertile soils, tidal-powered waterways, deposits of granite, and perhaps most of all, for the beauty and calm of its open spaces. The earliest humans, the Native American Siwanoy tribe, camped along the waterfront in hut-like tepees, harvesting fish from the waters of Long Island Sound. They remained until 1640, when they deeded land to four English-born settlers from the Massachusetts Bay, farmers who cultivated crops in the floodplains and tidal zones. By the late 1600s, European settlers had built a tide-powered mill on Indian Harbor Inlet (located on the site of Bruce Park), a grist mill that continued to operate for the next 200 years.

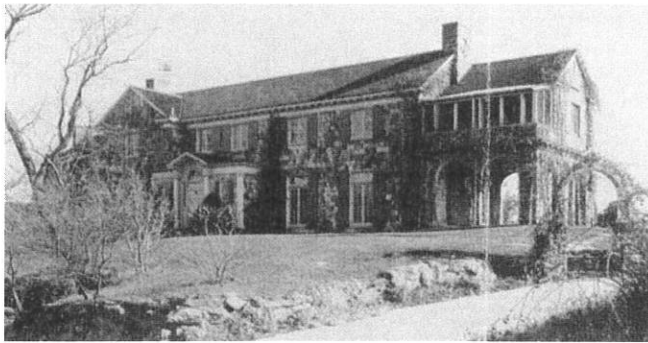
Mill and farming operations continued to dominate the Greenwich economy through the 18th century, and by early 1800, maritime and fishing industries had taken hold. Ships, docking and loading at three Greenwich landings, transported agricultural goods 35 miles westward to New York. In the 1830s, steamboats began ferrying both passengers and goods, stopping at both Greenwich Harbor and Byram, and in 1840, the Ritch family opened a granite quarry in Byram (located on the site of Bryam Park), extracting stone for several major New York-based construction projects. Up through the mid 1800s, most agricultural, maritime, industrial and civic activity in Greenwich centered on its long waterfront.



The Davis Mill, located on Indian Harbor Inlet, was powered by tides and operated at the same location for approximately 200 years. Photo courtesy of the Historical Society of the Town of Greenwich.

The 1848 opening of the New York and New Haven Railroad to freight and passenger traffic brought significant change to Greenwich – to both profile of its residents, and its residents’ relationship to the land. The rail line allowed businessmen from New York to own homes outside the city, and take a short train ride to work. Businessmen, such textile merchant Robert Bruce (founder of Bruce Park), could purchase sizeable pieces of land, construct comfortable homes, and raise families outside of the crowded city. Vacant land, both within the established part of the Town as well as northward, in the “back country,” was divided into building lots and sold to New York executives for peaceful retreats. Frederick Gotthold, owner of Gotthold & Company makers of straw goods, purchased such a parcel in 1880, and constructed “Wild Acres” (known today as the Montgomery Pinetum).

The rail line also spurred the growth of another industry, seasonal tourism. Greenwich's location along the water made it an ideal location for summer homes, boarding houses and guest houses, and several stretches of waterfront held such warm-month operations. In 1894 Robert Bruce constructed a two-story, gambrel-roofed building on the Davis Mill Pond and rented its rooms during the summer months to working women from New York. Sound Beach, located in Old Greenwich, began as a summer community, with the first cottage built by Edwin Binney, a New York manufacturer of "lamp black," in 1889. Greenwich attracted a large population of immigrants, including Germans, Poles and Italians, to work as laborers in the building trade.



The Anchorage, located in Byram, was constructed in 1925. Photo courtesy of Anthony Chiapetta.

By the 1920s, Greenwich had the highest per capita income in the country, and building of waterfront estates and county retreats continued in earnest. One such waterfront property, known as "The Anchorage," was constructed in 1925 on the site of the former Ritch family quarry in Byram. Known today as the Rosenwald Estate of Byram Park, this five-acre site contained a sprawling 17-room cliffside mansion, landscaped gardens, a gardener's cottage, tennis

courts, a swimming pool, a one-hole golf course, and a private boat slip for the owner's yacht. Another such country property, located in Cos Cob, was purchased in 1922 by Robert Montgomery, a New York accountant. Originally owned by Frederick Gotthold, "Wild Acres" was 55 acres with a mansion, several outbuildings, gardens and ponds. Montgomery expanded the land holding to 125 acres, and over the course of 30 years transformed the property into a world-renowned collection of conifers.

The formation of public parks in Greenwich coincided with the growing and diversifying population. While many Greenwich residents owned large, private tracts of land, many others either rented or owned small homes. This latter group had little land for active recreation. The first public park came in 1908 as a bequest of Robert Bruce - a 100-acre parcel located near the center of Greenwich on the Davis Mill Pond. Bruce intended the property to be used to "benefit the public..." and within a year, the Town had named the property "Bruce Park," and had begun making necessary improvements for public use. Ten years later, Greenwich purchased 20 acres in the Byram section of Town from the Ritch family, for use as a public park. Byram and neighboring Chickahominy were home to a several immigrant groups, including Italians who had come to work the quarry and assist in the building trade. Byram Park provided active and passive recreation space, along with a beach, to these and other residents of Greenwich.

Binney Park, established in 1927, was the gift of Edwin Binney, who wanted to set aside land in his beloved Old Greenwich for "park and recreation purposes only." Binney Park's original

ten acres had been considered for building lots but Binney, at the urging of his conservation-minded daughters, purchased the land and within five years had converted it into what a 1928 newspaper article called "...a marvel of scenic grandeur and beauty unsurpassed anywhere in the United States." The next park acquisition came in the 1950s with the addition of the 125-acre Montgomery Pinetum, a gift of Nell Montgomery, Robert Montgomery's widow.



Binney Park as seen from the upper pond, looking north toward to the Perrot Library. Courtesy of the Historical Society of the Town of Greenwich.

Mrs. Montgomery asked, with her donation, that active recreation at the Pinetum be restricted to walking trails, and that the land be used for cultivation of the arts and horticulture.

Other parks established around this time were the 6.3-acre Roger Sherman Baldwin Park (1952), and 143.7-acre Greenwich Point, the former Tod Estate acquired by the Town in the mid 1950s. Over the last 50 years, Greenwich has acquired and/or established thirteen additional parks, bringing the total number to nineteen. The Town continues to conserve land, largely in the form of open space, maintaining its near-360 year history of connecting to its diverse, seaside landscape.

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MONTGOMERY PINETUM

The Montgomery Pinetum lies along Bible Street in the Cos Cob section of Greenwich, and its entire land holdings, including a portion of the original Montgomery property, the Pomerance property and the Tuchman property equals 91 acres. This report focuses on 10 acres at the core of the Montgomery property, the area included in the design for “Wild Acres” for Frederick Gotthold, and later enhanced by Colonel Robert Montgomery.

The following section details the historical development of the Montgomery Pinetum landscape, defines a *Period of Historical Significance*, assesses the landscape’s existing conditions, and provides preliminary recommendations for preserving the landscape in the future.

HISTORICAL DEVELOPMENT

Before 1922

In 1880, Frederick Gotthold and his wife, Florence, purchased 55 acres in the Cos Cob section of Greenwich, and built “Wildacres” or “Wild Acres.”

Gotthold was president of Gotthold & Company, New York, makers of straw goods. Wild Acres consisted of an 18-room Mansard-roofed mansion, guest cottage, laundry building, ice house, water tower, wood shed, cow barn, garage (with space for three cars, four horses and with four rooms), gardener’s cottage, chicken houses and a small barn. Landscape elements included a two-acre vegetable garden, a one-third-

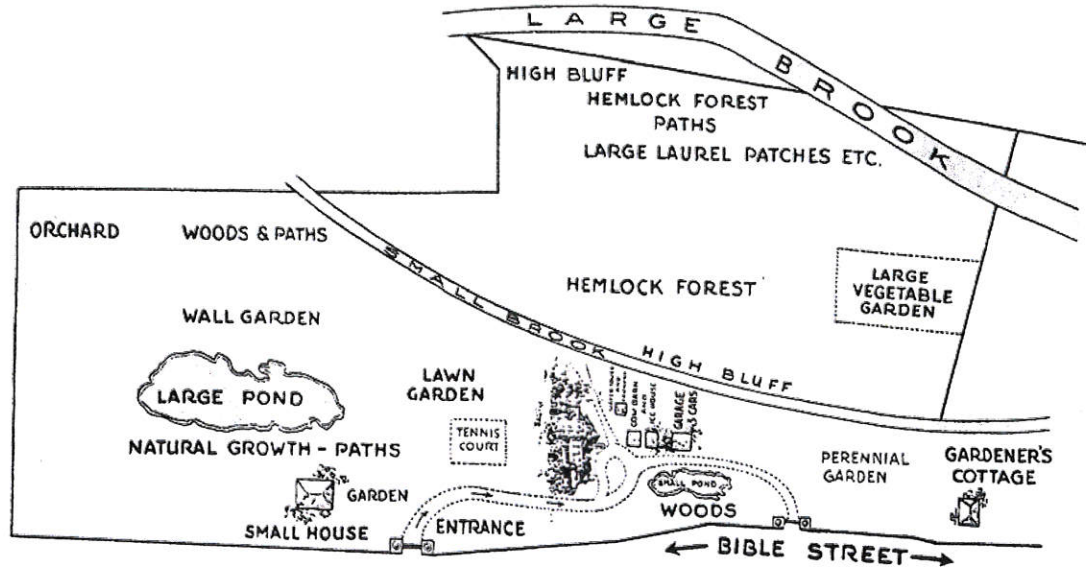
acre perennial garden, two acres of lawns, flower gardens, an orchard, walled garden, brooks, ponds, and “magnificent” hemlock groves. While Frederick Gotthold lived until 1928, and Florence until 1930, the couple put Wild Acres up for sale in the early 1920s.



“Lotus Pond at Wild Acres, Home of Frederick Gotthold,” from *Greenwich Beautiful*, 1913.

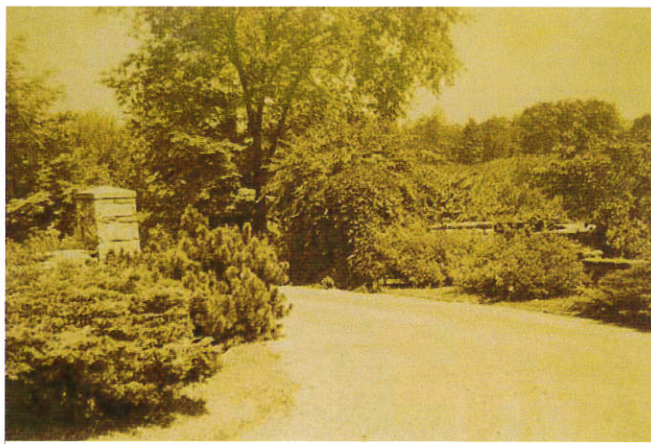
1922 - 1952

In 1922, Colonel Robert Montgomery and his wife Nell purchased Wild Acres, and began a 30-year relationship with the landscape. Nell was an artist, and had a field studio built in the “lower valley,” and designed and had constructed a primrose garden. The garden spanned a brook, and the primroses were interspersed with other ground cover plantings (including



A map of Wild Acres included in the c. 1920 advertisement for sale of the property. Courtesy of the Garden Education Center.

forget-me-nots, grape hyacinths, and barberry). The Montgomerys enlarged the property to 125 acres.



The entrance to Wild Acres from Stanwich Road, c. 1940. Courtesy of the Historical Society of the Town of Greenwich.

By the end of the 1920s, the Montgomerys had begun to add buildings and detail to the landscape. Around 1928, they constructed a greenhouse adjacent to the mansion. Robert Montgomery's interest in fruit tree propagation spurred the designers of the greenhouse, Lord and Burnham, to specify an unusually tall roof. The 125-acre extended to Stanwich Road, and he created a formal entrance to the property here, marked by stone columns. In the early 1930s, Montgomery enlisted the labor of unemployed local masons to

build the rock retaining walls along the entry drive and elsewhere on the property.

In 1930, Montgomery established the Pinetum, a collection of conifers, and went on to acquire 850 species for the property. He favored displays of conifers over open lawns, and therefore planted aggressively throughout the property. Images of the Pinetum from the 1930s and 1940s show a heavily-planted landscape, with little open space and or open lawns. In 1934, horticulturist E. Dexter Davis began work on an inventory of the conifers. Over a 2-1/2 year period, he photographed and made hand-written notes about each species.

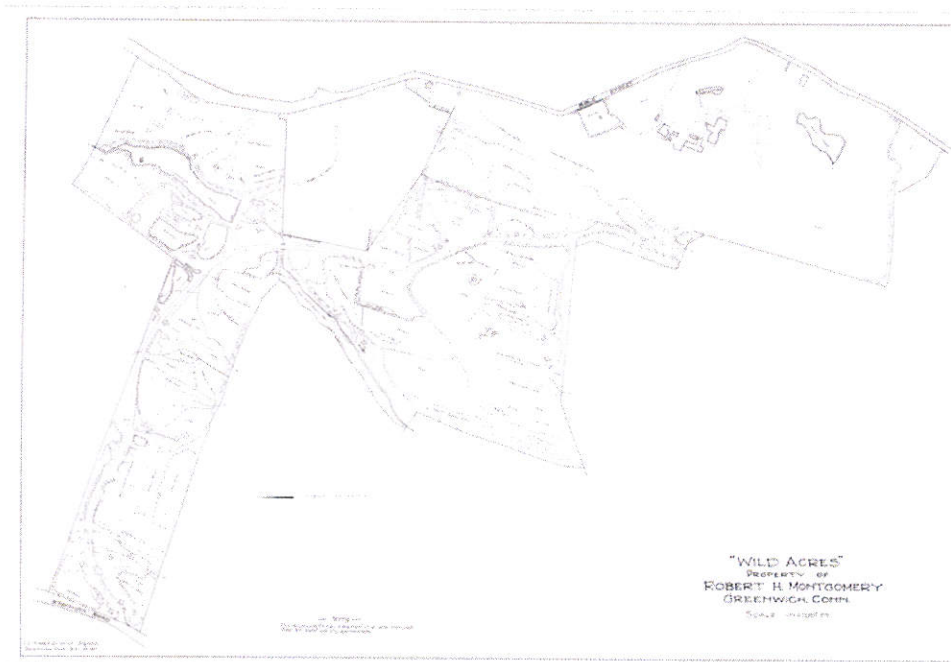
By the mid 1940s, Montgomery was donating plants from the Pinetum to other institutions. In 1945, he gifted 200 of his most choice specimens to the New York Botanic Garden for a new conifer garden, to be designed by Marian Coffin. Robert and Nell Montgomery continued to reside at Wild Acres, spending winters at their estate in Coral Gables, Florida.

1952 - 1960

Robert Montgomery died in 1952 and shortly thereafter, Nell approached the Greenwich Parks Superintendent about donating the 125-acre Pinetum property to the Town, asking that active recreation on the property be restricted to walking trails, and that it be used for cultivation of the arts and horticulture. Montgomery's will contained a provision that would allow the Town to sell off portions of the 125 acres.



A view of the mansion from the reflection pond, c. 1940. Courtesy of the Montgomery Botanic Center.



A map of Wild Acres, created in 1943 by S. E. Minor, surveyors of Greenwich, showing proposed subdivision of the 125 acres. Courtesy of the Garden Education Center.

Initially, Town Meeting rejected the proposal, objecting to the cost of its upkeep. When the Superintendent made a second pitch to Town Meeting, he enlisted Helen Binney Kitchell to make the case. Town Meeting unanimously accepted the donation, but made immediate plans to demolish all but one wing of the mansion.

Between 1955 and 1960, the Town altered the property to make it more suitable for use as a public park. Town crews cleared a vista from the mansion toward the larger pond. In 1955, a parking lot was installed at the northern end to accommodate skaters using the pond. In 1956, the town constructed the lavatory building. The mansion's west wing was repaired for public use in 1958, and a professor of landscape design at the University of Connecticut, H. O. Perkins, created planting plans for the wing's exterior. In 1959, with the input of landscape architect Armand Tibbitts, a rock garden was planted on the south lawn of the mansion.

In 1957, shortly after the official acceptance of the Pinetum by the Town, the Garden Education Center (initially named the Garden Center) formed, an effort spearheaded by gardening enthusiast Jane Duff. The Center's mission was "to inspire and foster interest in better gardening and horticulture in all phases and related aspects of nature."



A tulip and daffodil bed at the Pinetum, c. 1960. Courtesy of the Greenwich Parks Department.

1961 - Present

Greenwich demolished all but the west wing of the mansion in 1960. The following year, the Town built a new flagstone terrace overlooking the smaller pond, with an adjoining grass terrace enclosed with plantings and a stone retaining wall. Town crews were propagating and growing annual bedding plants for all the Town parks in the Pinetum greenhouse. By 1967, a new natural rock garden, located near the primrose garden, was installed, and a picnic area constructed.

Also in the 1960s the Town received a donation of a small greenhouse and constructed the facility on the site of a former garage, which had been destroyed by fire. Benjamin Dietrich was appointed gardener, and he set up a propagation program for the evergreen collection, and trained residents in gardening methods. The parks superintendent established a two-season flower display (tulips and chrysanthemums) in the vista and lake area, including Rhododendrons, azaleas, and evergreen plants in the background. The superintendent oversaw the construction of woodland trails.

By the 1990s, the public launched an effort to gain State recognition of the Lord and Burnham greenhouse, and in 1993, the building achieved a listing on the State Register of Historic Places. Activity of the Garden Education Center grew, and in 1993 planning began

for construction of a new horticultural building. Greenwich architects Kaehler/Moore created a design that included a 2,000 sf classroom and workroom space, and an expanded greenhouse. The building was completed in the late 1990s.

Long-range planning for the Pinetum has been limited to a master plan, created in 1999, that included an inventory of existing park features, but no historical research on the Pinetum landscape or assessment of its existing conditions. Brainstorming about landscape improvements took place in the early 2000s before the Garden Education Center's 50th anniversary, with a two-person committee identifying improved handicapped access, enlarged parking and upgraded circulation to and around the main building as three specific needs.

PERIOD of HISTORICAL SIGNIFICANCE

The *Period of Historical Significance* for the Montgomery Pinetum spans the thirty years between 1922 and 1952. During this time, Robert and Nell Montgomery purchased Wild Acres and transformed the property into a collection of 850 conifer species. They also maintained garden spaces throughout property, adding interest to the landscape. Future preservation efforts at the Pinetum should reflect this period.

LANDSCAPE ASSESSMENT

The following assessment of the Montgomery Pinetum landscape documents its existing natural, built and functional features, and analyzes their condition. Together with the Historical Development, the assessment provides a basis for the preservation recommendations that appear at the end of this section.

Context

The Pinetum is bounded on the east side by Bible Street, a narrow residential route leading from Cos Cob and winding its way northward through heavy woodlands. One-family residences stretch along Bible Street to the south, east and north of the Pinetum, and dense woodlands surround the residences. Despite its close proximity to Cos Cob and the center of Greenwich, the Pinetum's setting feels rural.

Topography & Water

Topography across the 10 acres undulates up over knolls and rock outcroppings and down into low spots containing streams and ponds. Beginning on the east side, the land rolls downward from Bible Street to a depression with two ponds (a small "hemlock pond" to the north and a larger "reflection pond" to the south). It then proceeds upward to a ridge that holds portions of the former Montgomery mansion, a greenhouse, the



The Pinetum's ponds are among its most popular features.

Garden Education Center, and a park maintenance building. The land then falls steeply to another stream-filled depression, and quickly rises to a rocky ridge. The property's lowest points are at the pond edges and along the stream bank, and the high points sit near the former mansion and at the top of the rocky ridge. The water elevation of the ponds fluctuates with precipitation amounts, but the two bodies do contain water throughout the year. The stream only seasonally contains water.



Some views include sculptures, set against backdrops of conifers.

Views

As mentioned under *Topography*, the 10 acres contain several high points along ridges and these offer visitors opportunities for long vistas across the property. From the terrace on the east side of the former mansion, long views are possible southward, to the reflection pond. From the rocky ridge, visitors can enjoy glimpses eastward to the former mansion. Some of the trees and understory have become overgrown over the last several decades, minimizing the effect of these long views.

The property also offers opportunities for many superb shorter views. Significant among these are the views along the entry drive of the two ponds and the mansion; the views from the pond edges across the ponds; and the view from the pond back toward the former mansion and its environs. Colonel Montgomery carefully placed his conifers and other trees and shrubs in the landscape to create visual

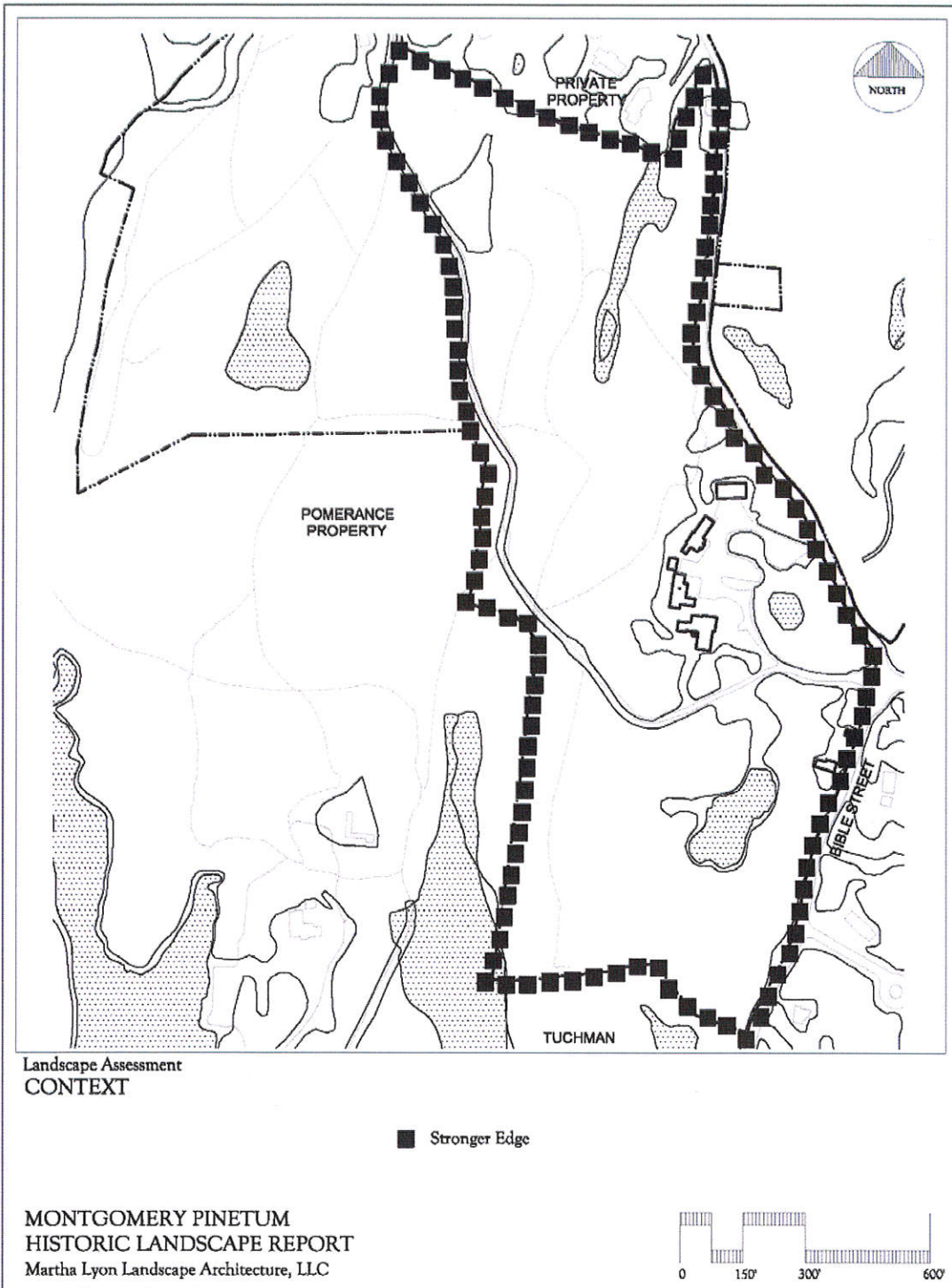
effects, and many of these are still visible in these shorter views.

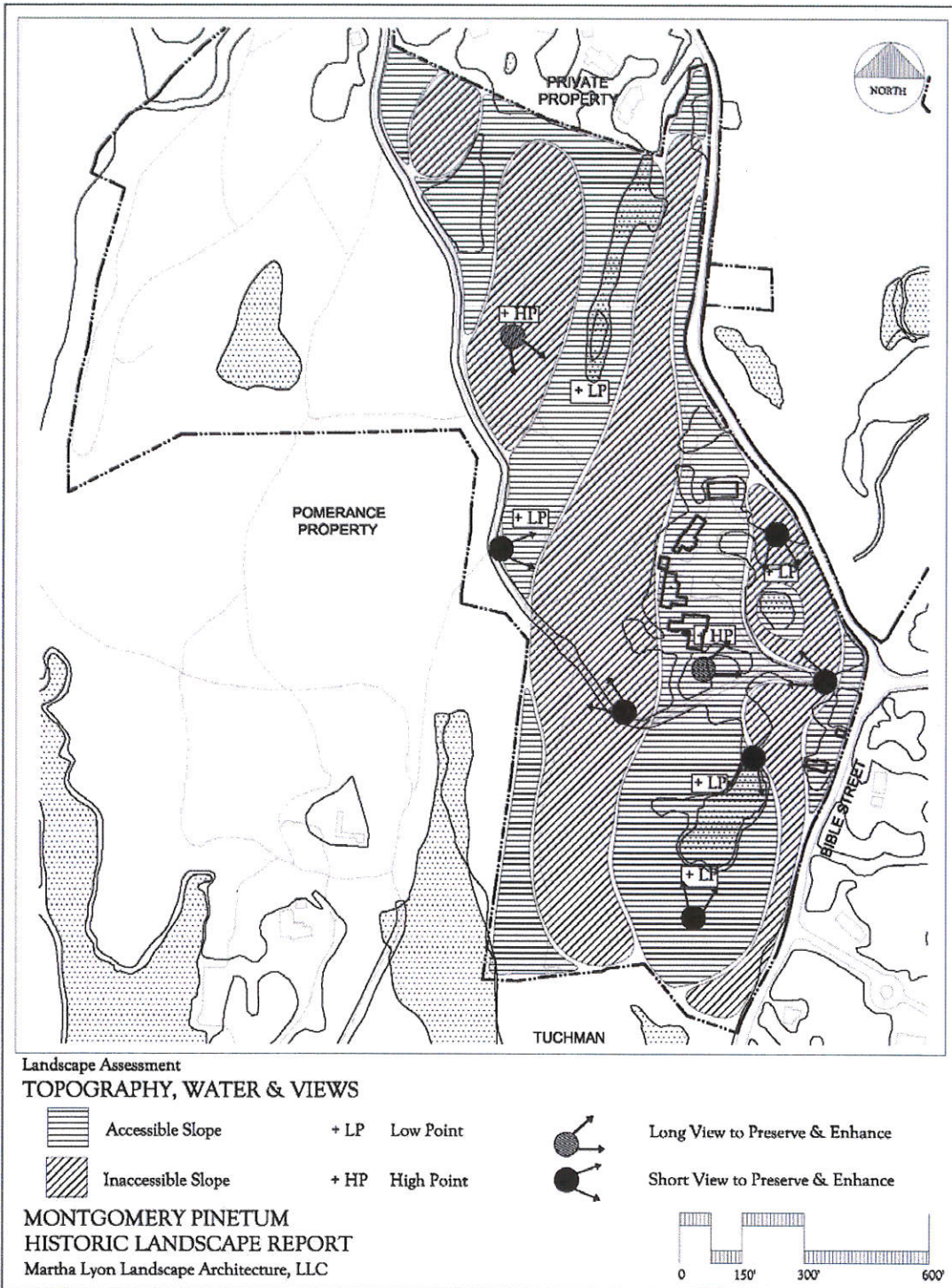
Entrances, Circulation & Parking

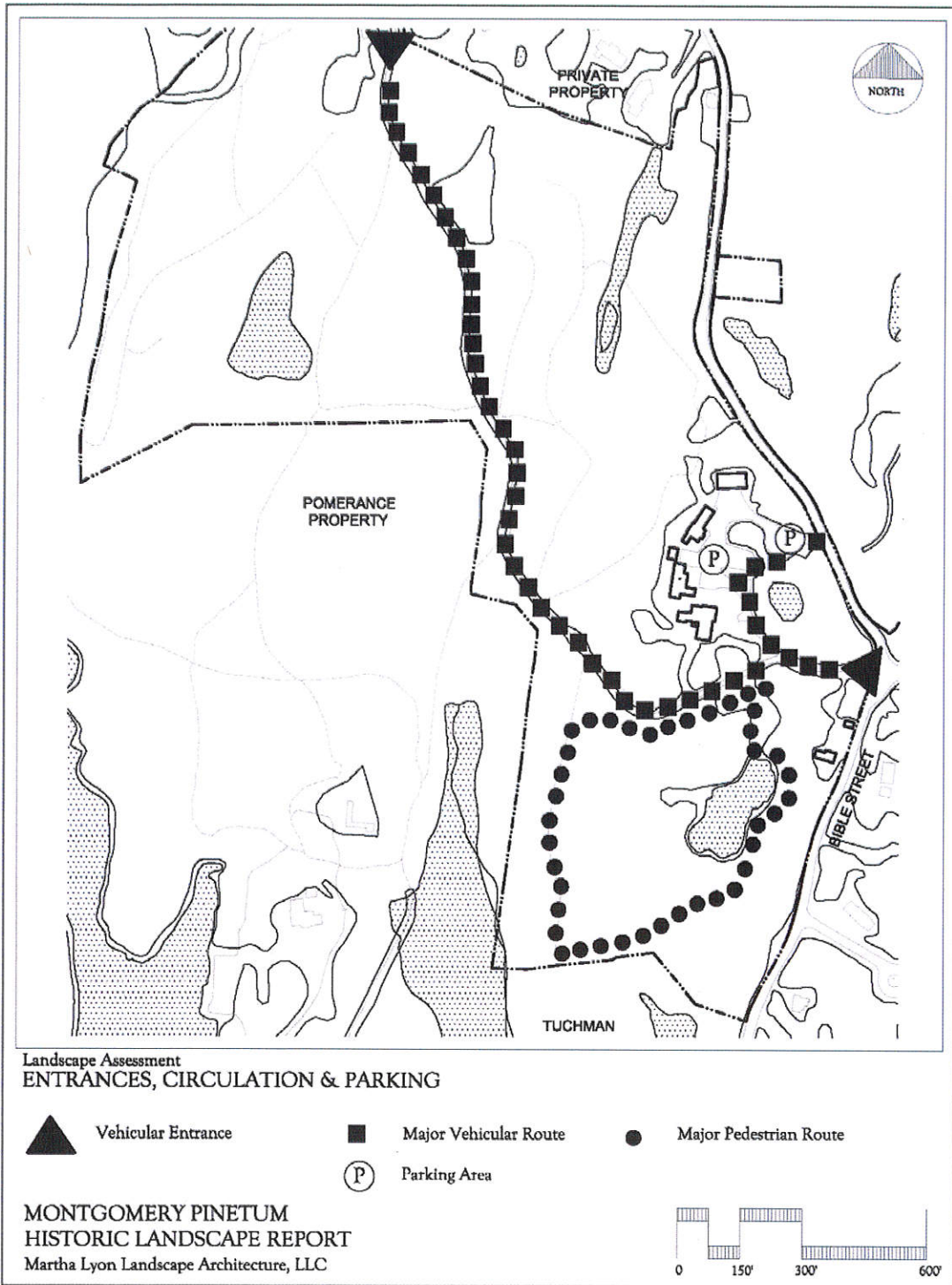
Visitors enter the Pinetum via a narrow driveway leading westward from Bible Street. They pass between the two ponds and arrive at a fork. A left turn takes motorists northwestward, along a road – the former estate entry drive – eventually leading past a skating pond to an exit onto Stanwich Road. A right turn leads visitors to the former mansion, greenhouse, Garden Education Center, and parking areas.

Parking is possible in one of two lots, both located in the vicinity of the Garden Education Center (GEC). The first extends eastward from the GEC building, and includes spaces near the door for handicapped persons. The second lies east of the GEC, at the northern end of the “fountain” pond. To reach the GEC and other buildings from this lot, visitors must walk a short distance up a moderate slope.

The entire Pinetum grounds are open to pedestrians, and a network of two trails – the Hemlock Trail and the Rock Garden Trail – strings through much of the property's wooded







areas. The uneven and steep terrain along these trails makes navigation challenging, particularly for persons with disabilities. While the trails are marked on a map and have been blazed, their condition is poor, making them difficult to follow. Many portions of the trails have been obstructed by fallen trees and overgrown underbrush.

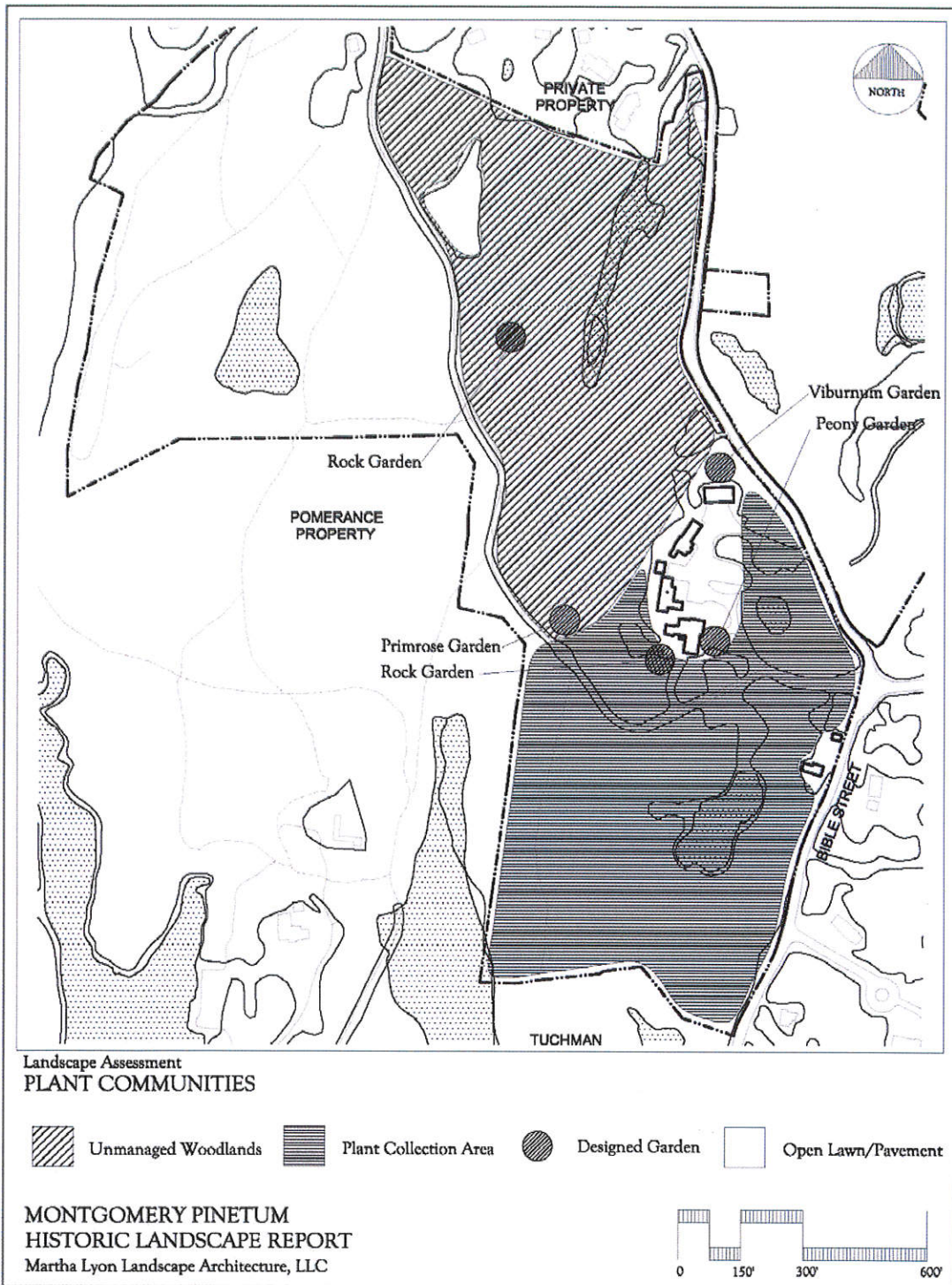
Plant Communities

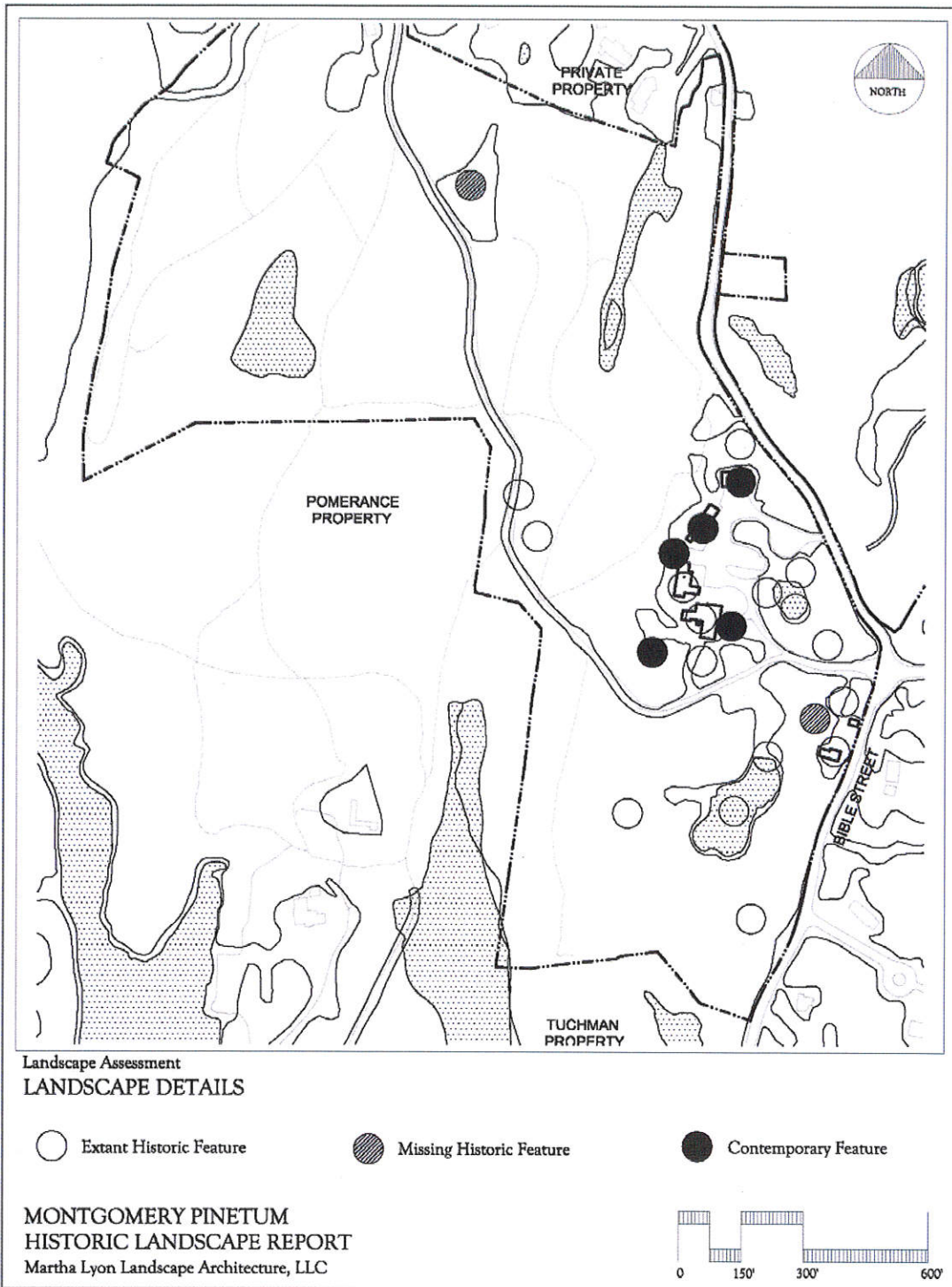
The Pinetum was created, in part, to display Colonel Montgomery's collection of conifers, and many of these remain on the property. Along with the conifers, the site contains the following communities of plants:

- *Unmanaged Woodlands.* Much of the Pinetum property has become overgrown in recent decades, with the concentration of unmanaged woodlands lying to the north and west of the former mansion, greenhouse and Garden Education Center. Hemlocks and a mix of hardwoods fill these woodlands, and invasive plants, including Aralia (Devil's Walking Stick) have infiltrated the understory below. Unmanaged woodlands cover approximately more than 50% of the 10-acre mansion environs, and a majority of the entire 91-acre property.
- *Plant Collection Area.* The approximately 5-acre area extending southward and eastward from the former mansion contains the remaining collection of conifers, planted under the direction of Colonel Montgomery. This area contains the two ponds and approximately 80 conifer specimens, including the Sargent Weeping Hemlock, the R. H. Montgomery Spruce, as well as many species of ornamental trees and shrubs, planted to offset the conifers. The ponds contain water-loving species, including pond lilies, and the lawn leading to the duck pond features seasonal bulb displays.
- *Designed Gardens.* Punctuating the Pinetum's woodlands and conifer collection are several individually-designed gardens, each featuring a different genus of plants. Along the mansion's terrace is a collection of peonies, and to the north of the park maintenance building is a Viburnum garden. At a low spot along the old entry drive (located to the south and west of the former mansion) is a primrose collection. The Pinetum contains two rock gardens, one on the south lawn below the former mansion, and the other deep in the woodlands, atop the craggy ridge to the west of the former mansion.

Buildings

Historical records indicate that Wild Acres once held the mansion with 18 rooms, a guest cottage, laundry building, ice house, water tower, wood shed, cow barn, large garage, gardener's cottage, chicken houses and a small barn. Today, only the west wing of the former mansion (c. 1880), and the Lord and Burnham greenhouse (c. 1928) remain. Several other buildings have been added as the former private estate has evolved into a public garden. These include the smaller greenhouse (1968), restroom building (c. 1960s), and Garden Education Center (1990s), and parks department maintenance building.







The circular fountain, located to the south of the mansion, stands at the top of a westward-looking slope.

Landscape Details

- The extent of the managed landscape at the Pinetum has diminished since the Town assumed ownership in the 1950s, but the landscape retains several historic features dating to time of the Montgomerys' ownership. These include the west wing of the former mansion, Lord and Burnham greenhouse, gardener's cottage, steps leading from the mansion down to the hemlock pond, hemlock pond shelter, reflection pond and overlook, stone walls surrounding former nursery and

plant propagation sites, designed gardens (discussed in *Plant Communities*), cobble roadway gutters, and stone walls supporting the former entry drive. The dozens of remaining species of trees, shrubs, herbaceous perennials and groundcovers provide historical landscape detail.

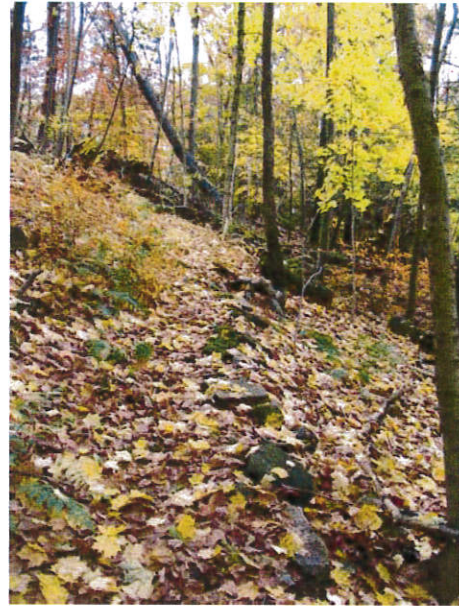
- Several historic landscape details have been removed. These include much of the mansion, several outbuildings, four nursery areas and some of the original Montgomery-era plant materials.
- Contemporary features include the restroom building, Garden Education Center building, parks department maintenance building, flagstone terrace of the former mansion and parking lots.

PRESERVATION RECOMMENDATIONS

The following are recommendations for measures to be taken by the Town of Greenwich to preserve, restore, reconstruct, and/or rehabilitate the Montgomery Pinetum:

- Define the boundary of the approximately 10-acre historic core of the Pinetum, as distinguished from the outlying conservation land.
- Compile a comprehensive inventory of trees, shrubs, herbaceous perennials and groundcovers on the 10-acre section of the property, and compare that list with those prepared by Dexter Davis. From this inventory, the Town should develop a long-term restoration plan (including control of invasive species and management of all species) for plants at the Pinetum, and a plan to create an arboretum. (*Implementation of this recommendation was underway at the time of the writing of this report.*)

- Complete individual preservation plans for the several garden spaces, including the Peony Garden, Primrose Garden, Viburnum Garden, and both Rock Gardens. The plans should include recommendations for managing the gardens over the long term, and should assign a cost to the each of the recommendations and organize them according to priority.
- Explore the possibility of developing new garden spaces, such as a Japanese garden near one of the ponds, a butterfly garden, a bird-friendly garden, a vegetable garden, and a community garden site.
- Expand and improve the existing trail system to include the following elements:
 - A connection to Central Middle School and the school parking lot;
 - A connection to and from the community center;
 - Interpretation stations at feature areas, such as geological or botanical features, along the existing and new trails;
 - An ADA-compliant route touring users through a limited part of the site, on grades of 5% or less, with wood-chipped surfaces;
 - A designated route for cycling;
 - A designated route for cross-country training;
 - Lighting along some of the walks/paths.
- Connect the Pinetum trails to the Connecticut-wide Blue Trail system, allowing a link between Cos Cob and the Merritt Parkway edge.
- Develop and implement a trail maintenance program – one that ensures regular upkeep of the trail routes (clearing, re-blazing, step and bridge repair), and organize a crew of volunteers to routinely tend the trail network.
- Develop a long-term plan for parking at the Pinetum, including an improved handicapped parking site, as well as a new parking area, to be located at one or more of the following locations:
 - the southeast corner of the property, or
 - across Bible Street in the current compost storage area or existing gravel area.
- Develop a sign program that includes welcome signs at entrances; directional signs, and interpretive signs at feature areas.



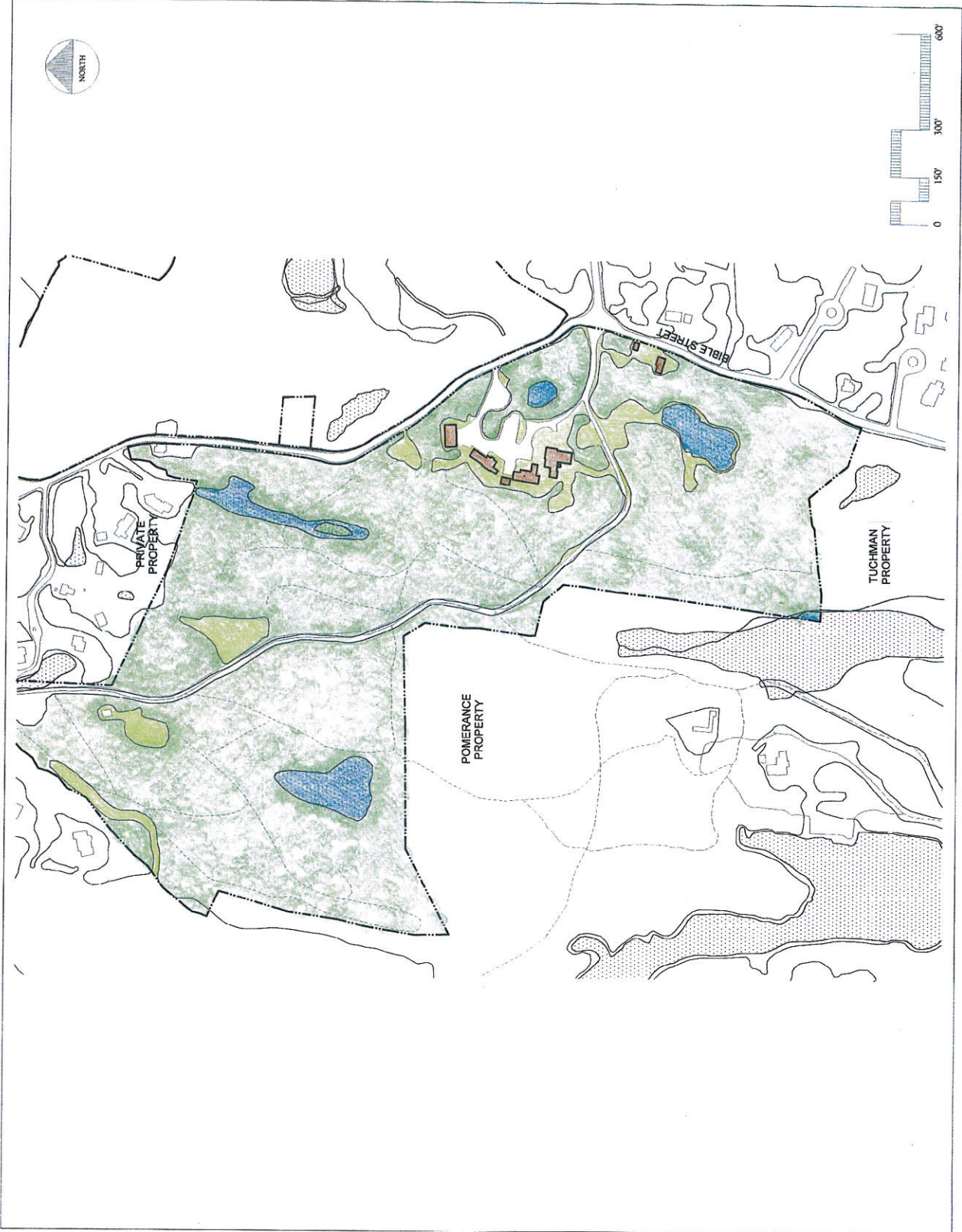
The woodland trail system leads visitors to more remote parts of the site, including a rock garden atop one of the property's steep ridges.

- Seek an alternate location for the existing picnic area, such as the grassy area, located to the east of the Pinetum Drive (site of former nursery/orchard).
- Develop a plan for the re-use of the former Wagner House site as a nursery, demonstration garden, or vegetable plot.
- Commission an engineering study of the two ponds with the goal of controlling sediment over the long term. Include plans for restoring the pond edges in this study.
- As an outgrowth of the physical improvements, listed above, expand programming at the Pinetum, such as “Know Your Parks” walks through the grounds to educate visitors about the Pinetum’s history, and broader use of the mansion and greenhouses.

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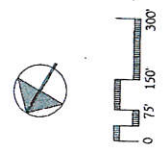
EXISTING CONDITIONS

MONTGOMERY PINETUM
HISTORIC LANDSCAPE REPORT
Martha Lyon Landscape Architecture, LLC



PERIOD of SIGNIFICANCE
1922 - 1952

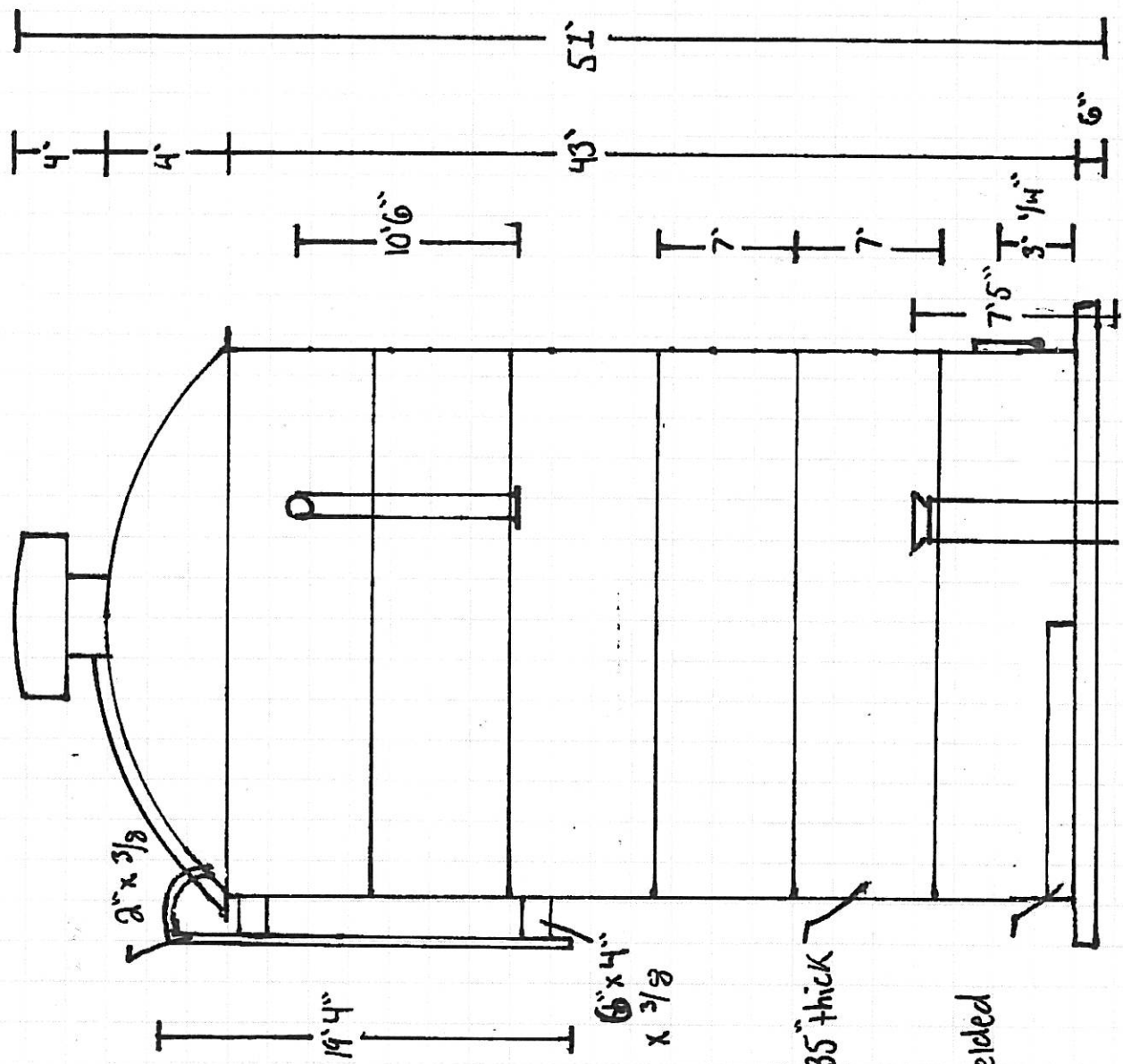
MONTGOMERY PINETUM
HISTORIC LANDSCAPE REPORT
Martha Lyon Landscape Architecture, LLC



NOTES
Information for this drawing was obtained from the following sources:
"Wild Acres, property of Robert H. Montgomery, Greenwich, Conn.," prepared by S. E. Minor, surveyor, 1943
Historic photographs from the collections of the Greenwich Library, the Historical Society of the Town of Greenwich, and the Montgomery Botanic Center

EXHIBIT 6

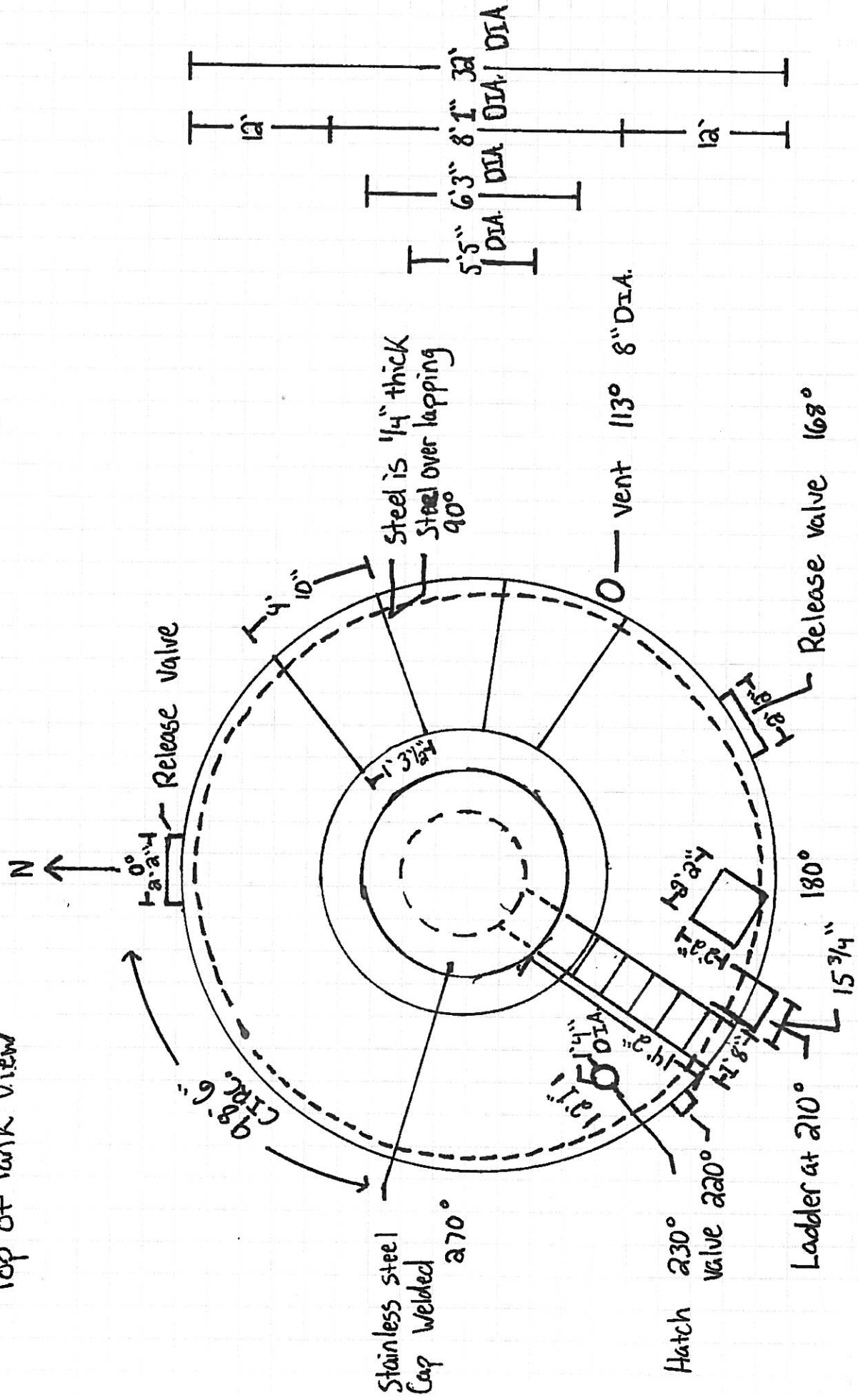
Ct 1887 Aquarion Water Tank Location: 455 Valley Road, Cos Cob, Ct. 06807
 Side View of Tank

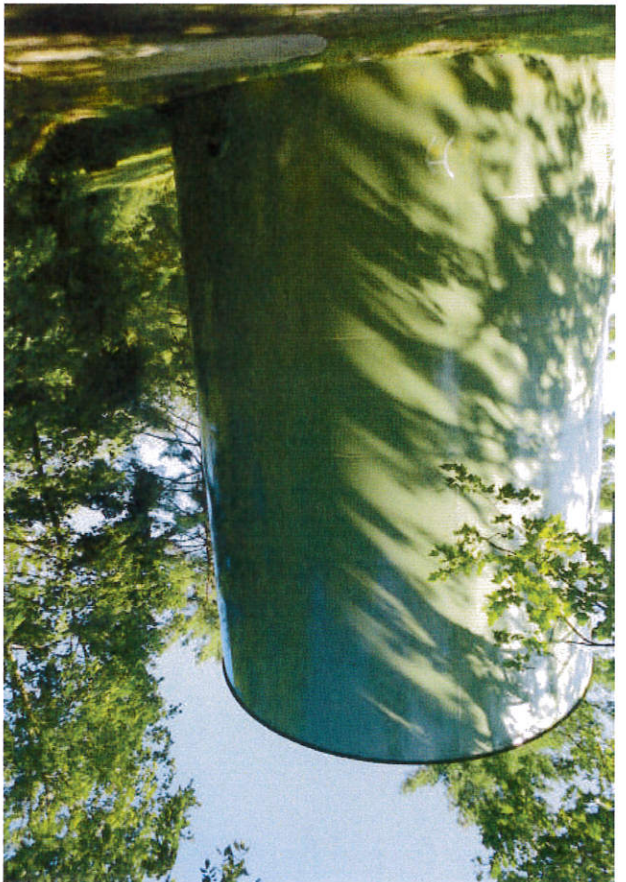
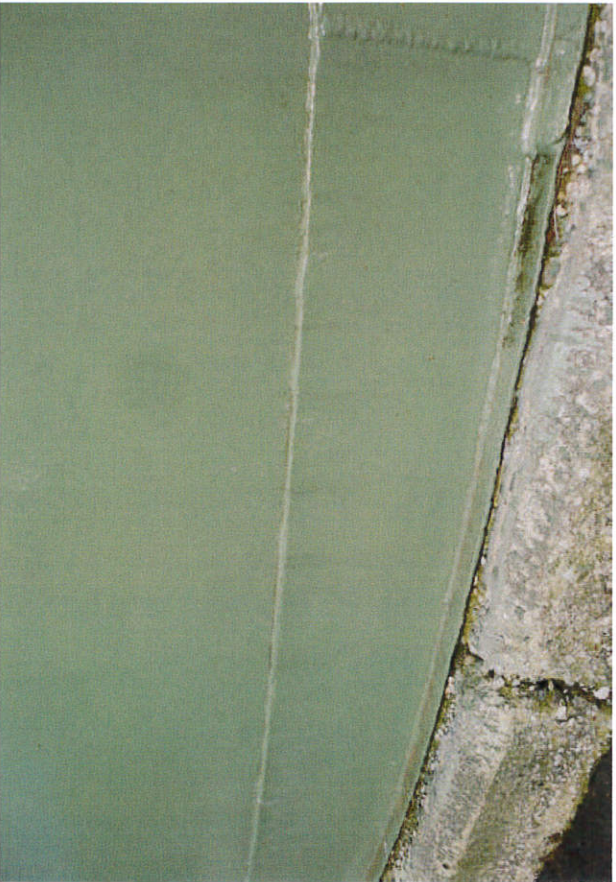


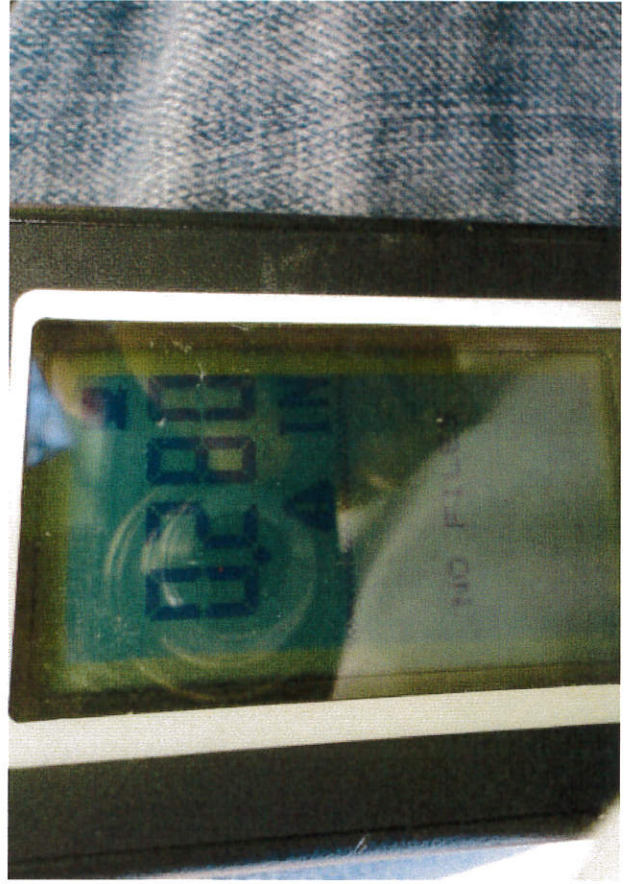
Steel sections are .35" thick
 Strip of 1/4" steel welded
 22'6" x 10'1/2"

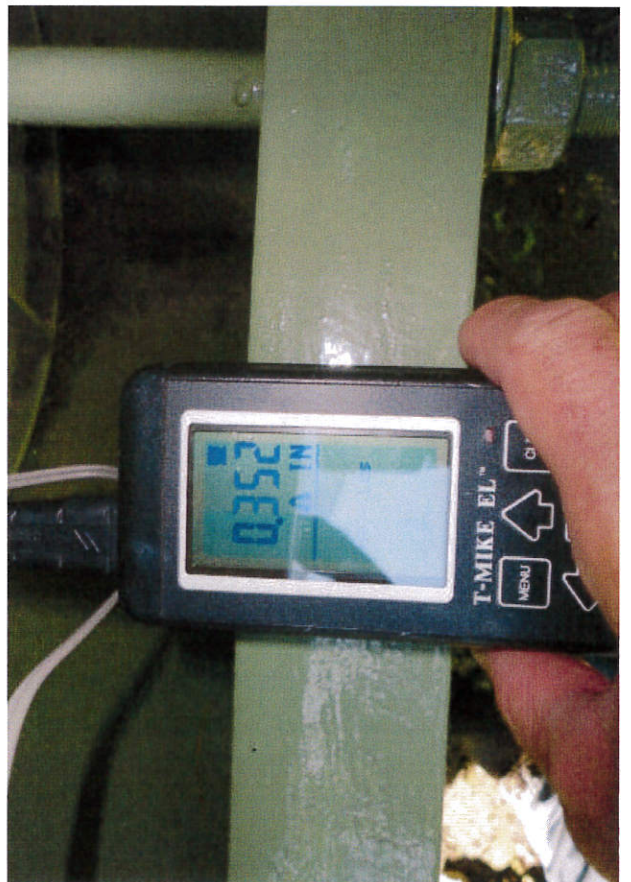
Ct 1887 Aquarion Water Tank Location: 455 Valley road Cos Cob, Ct 06807

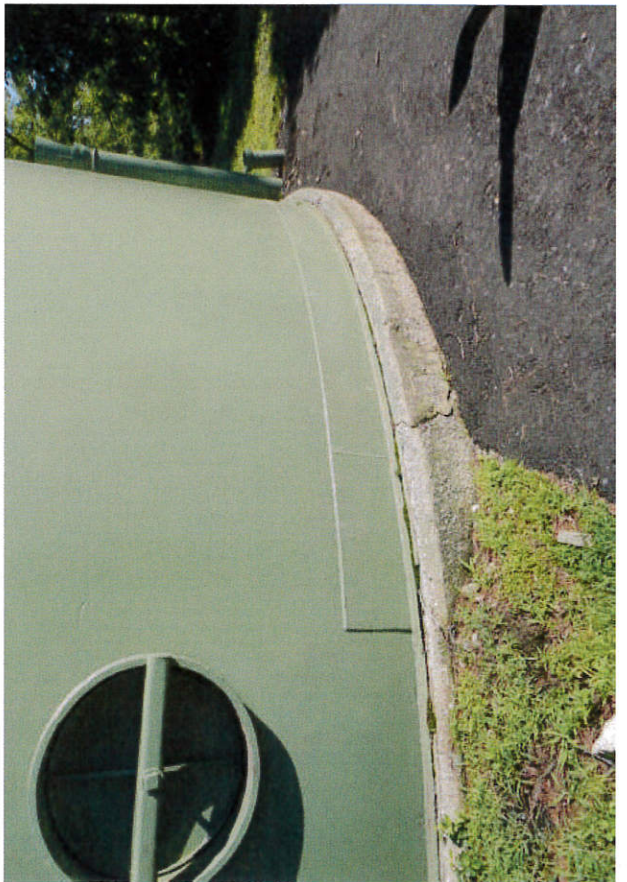
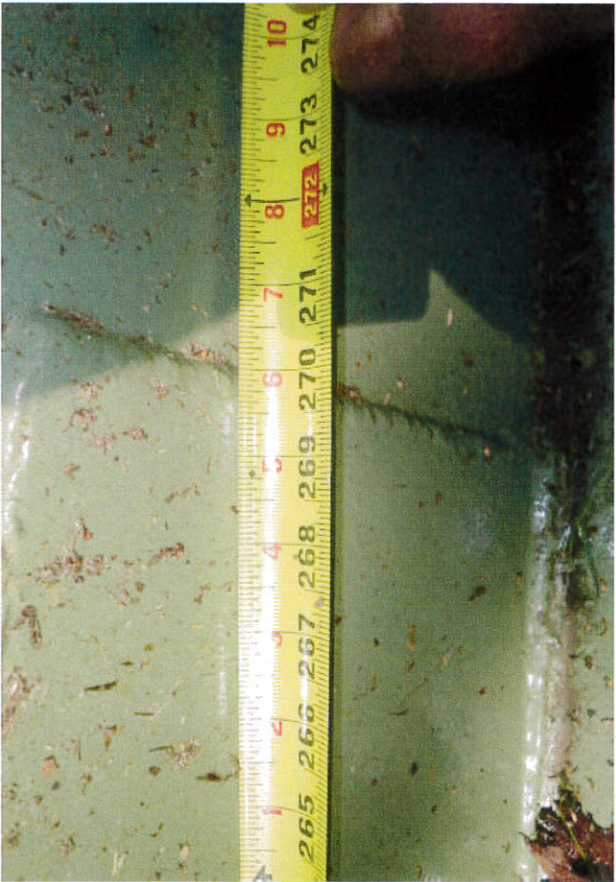
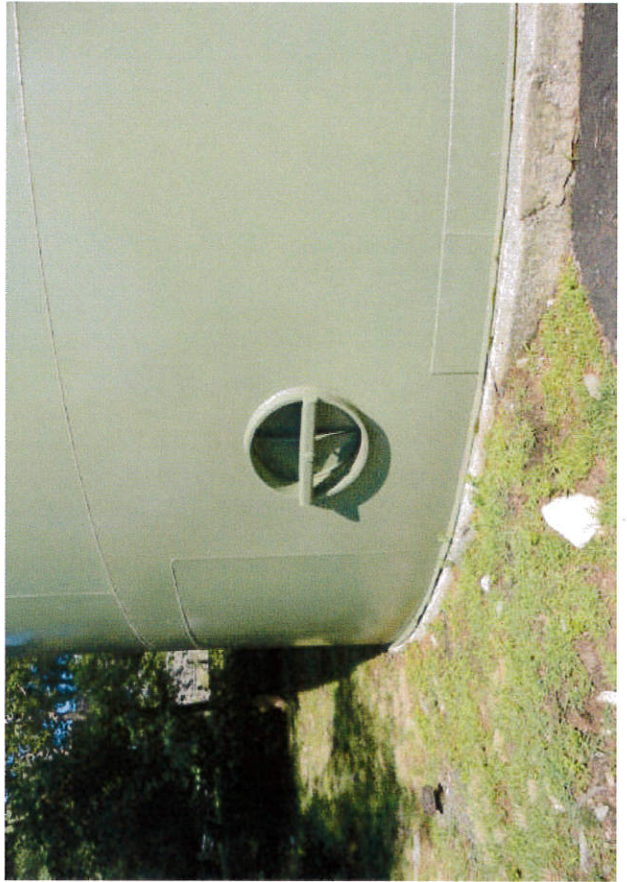
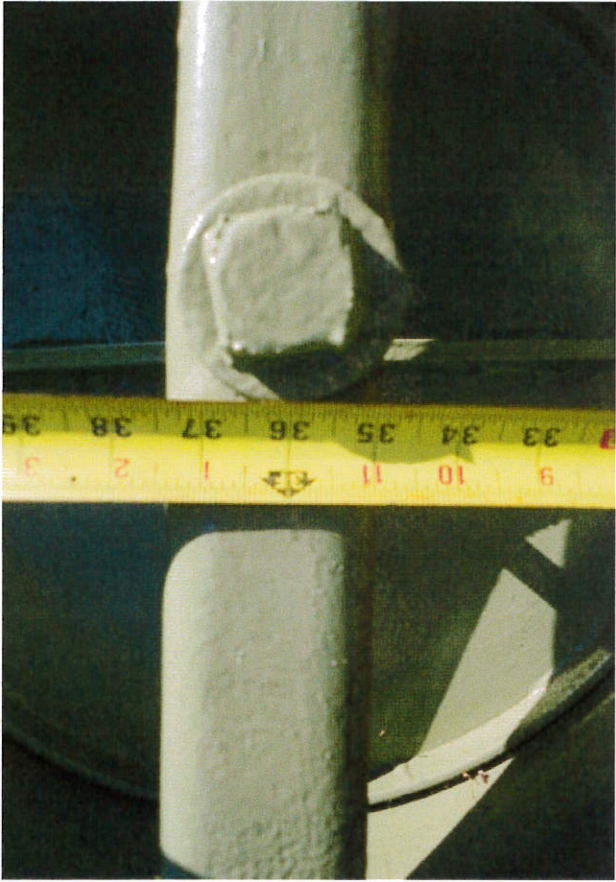
Top of Tank View

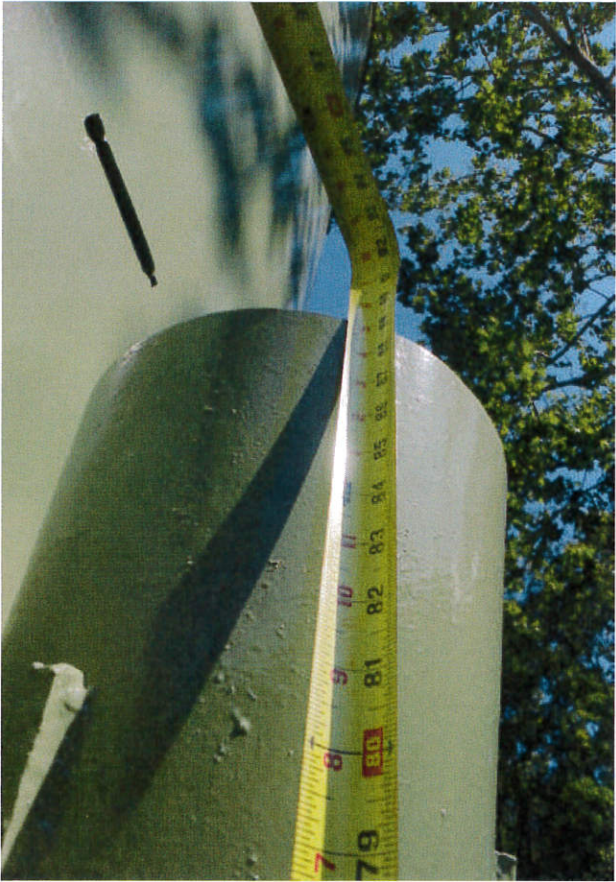




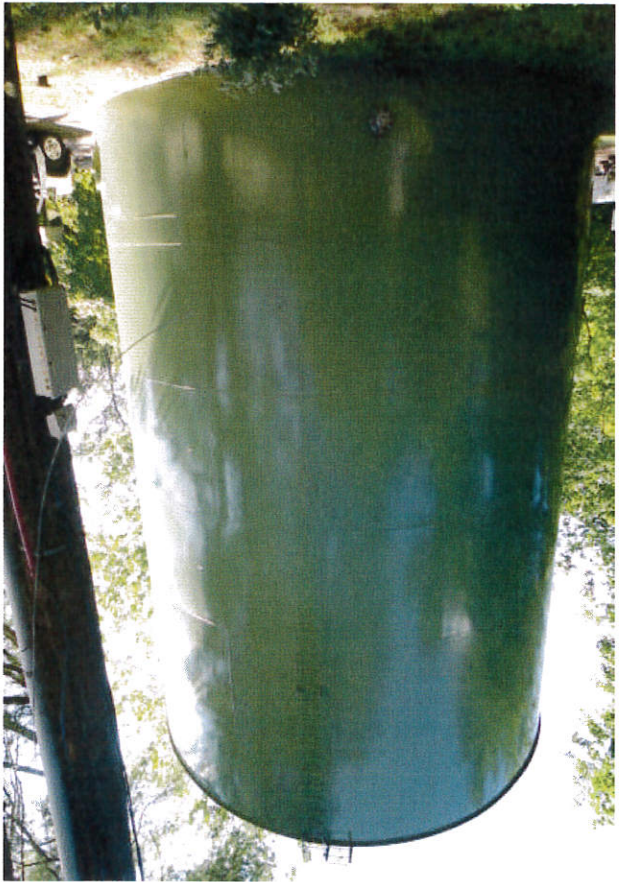


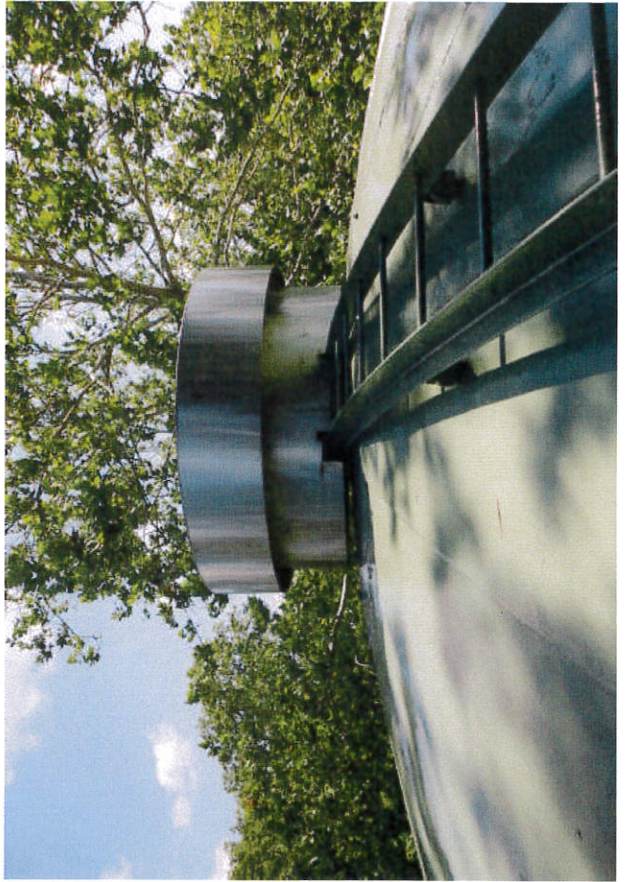
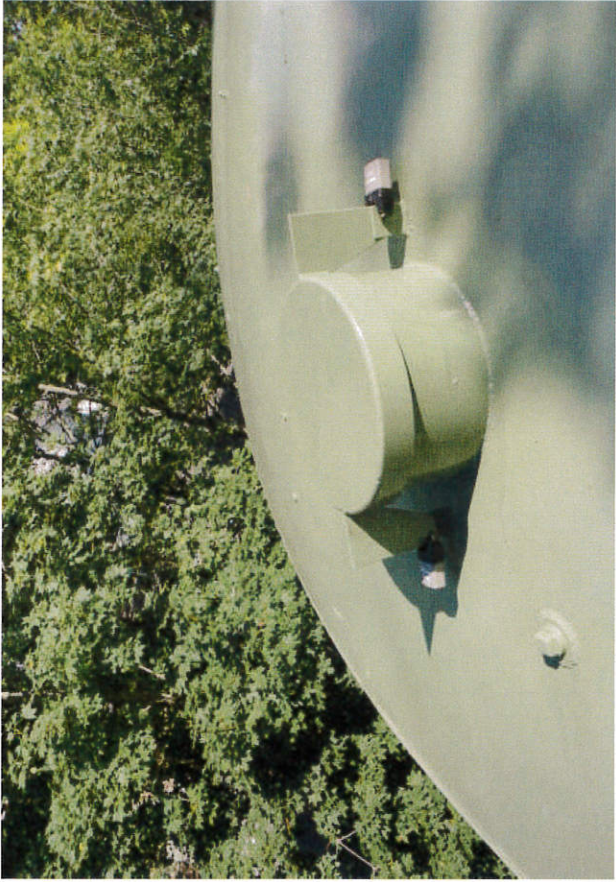


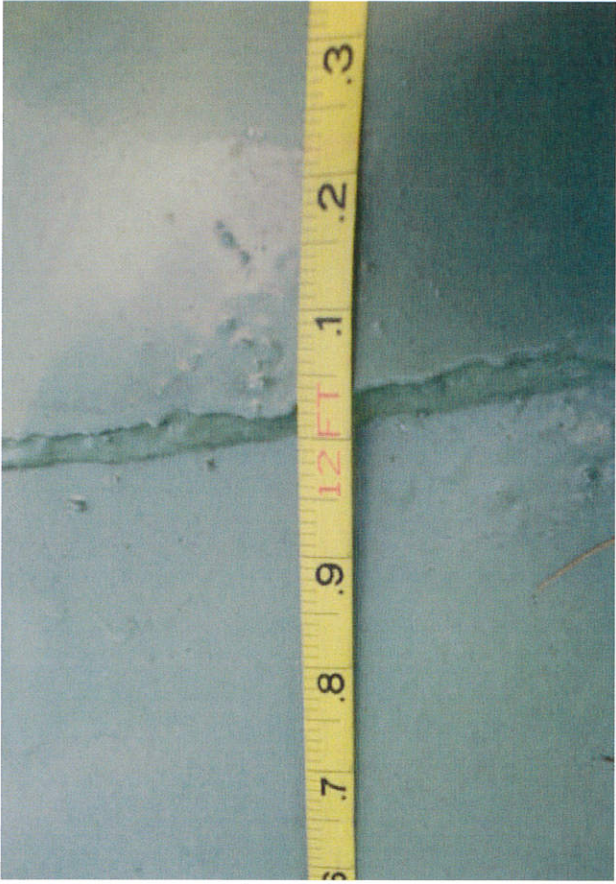


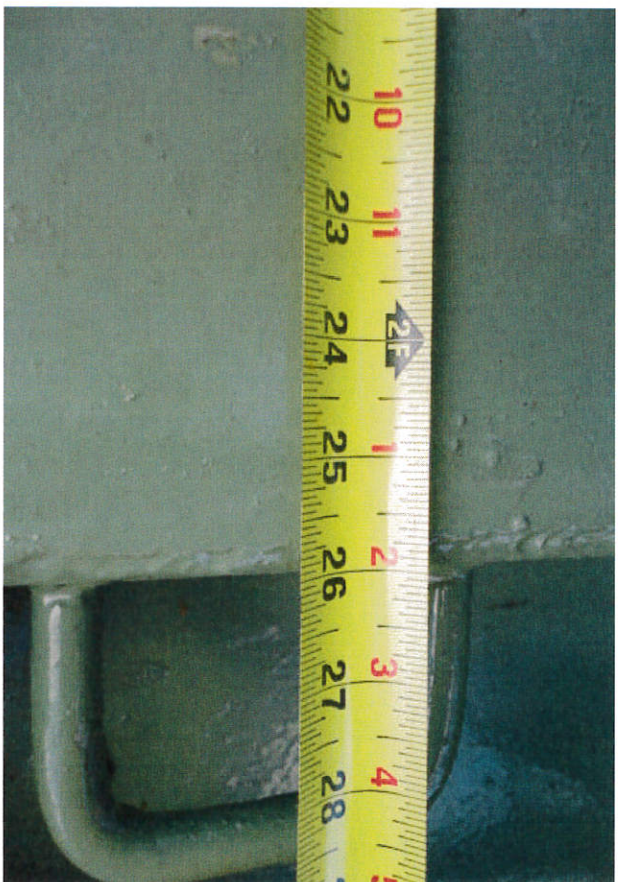


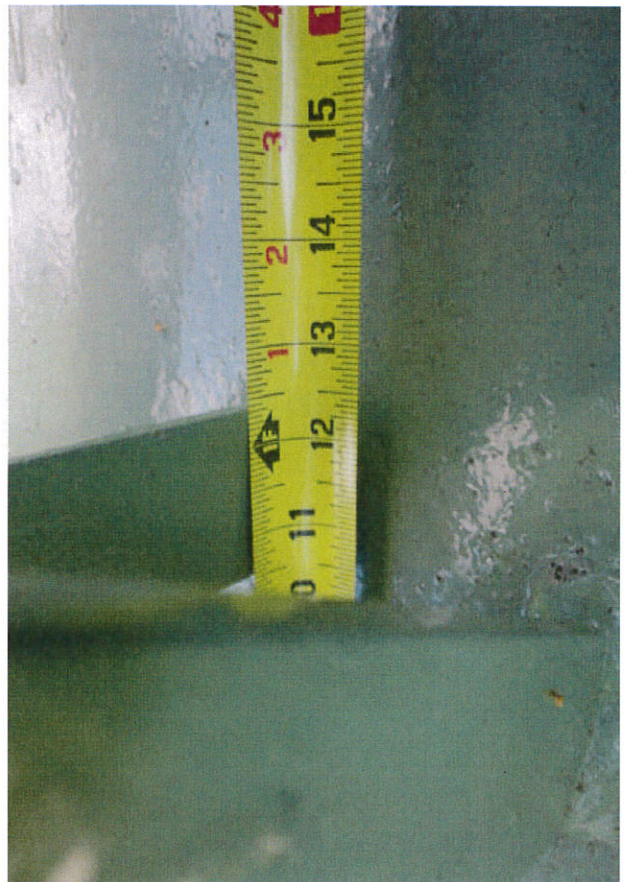




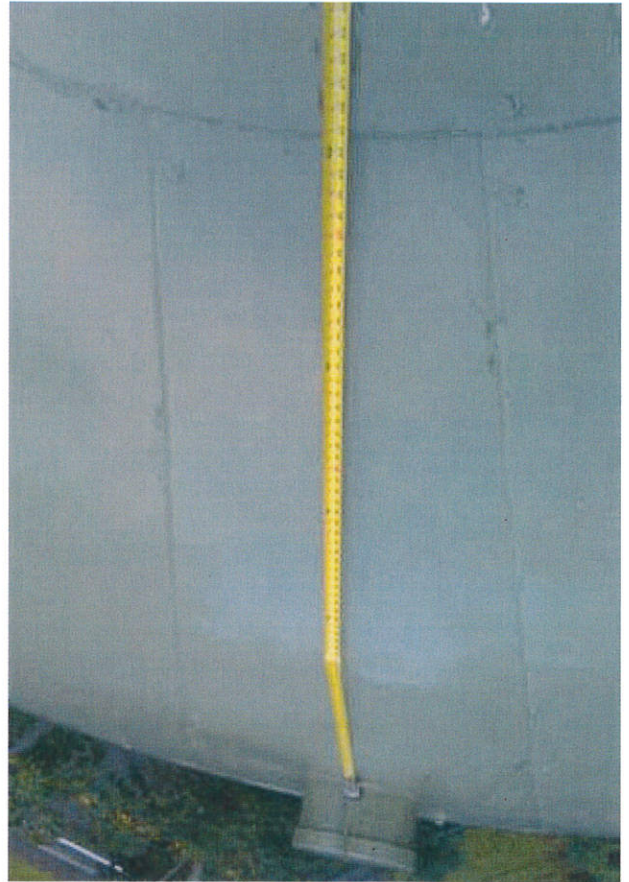
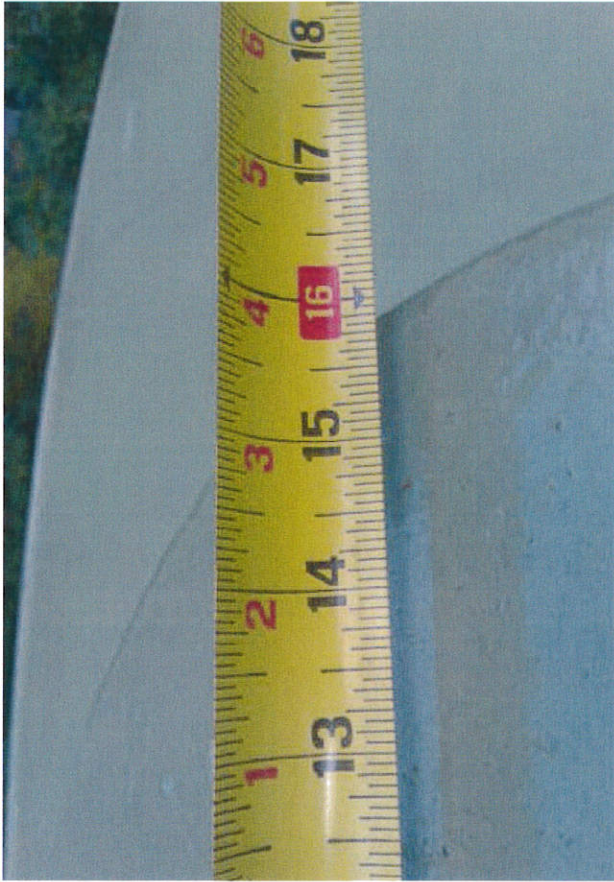


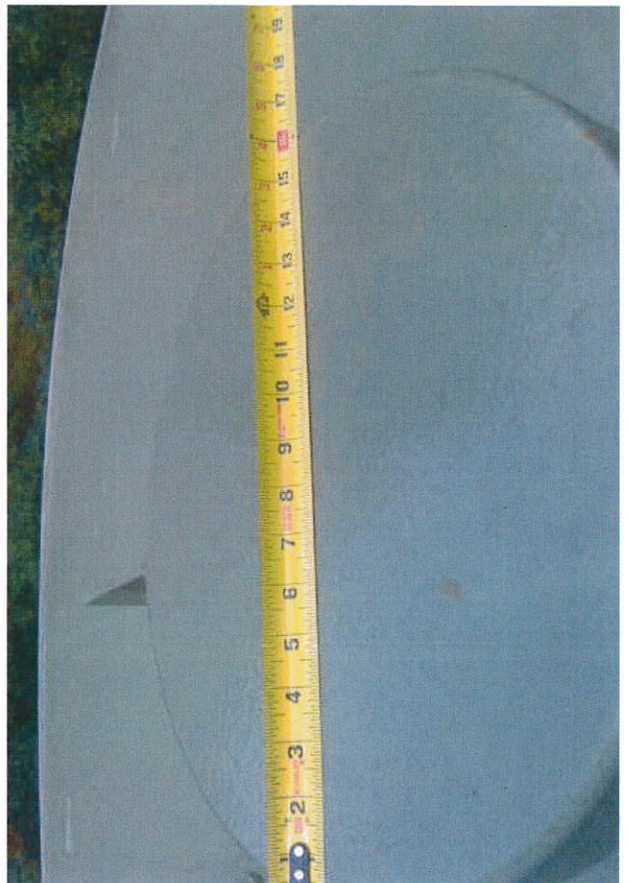
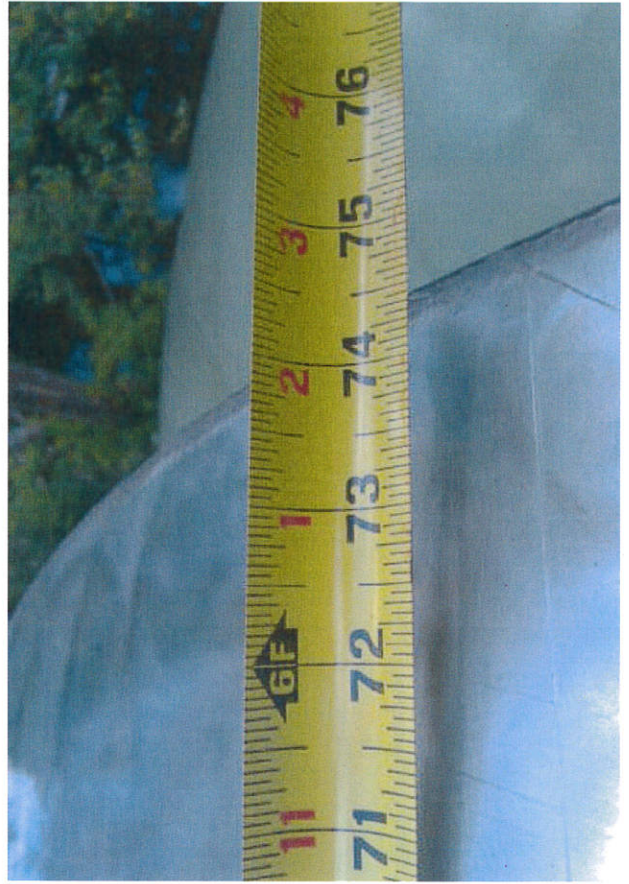
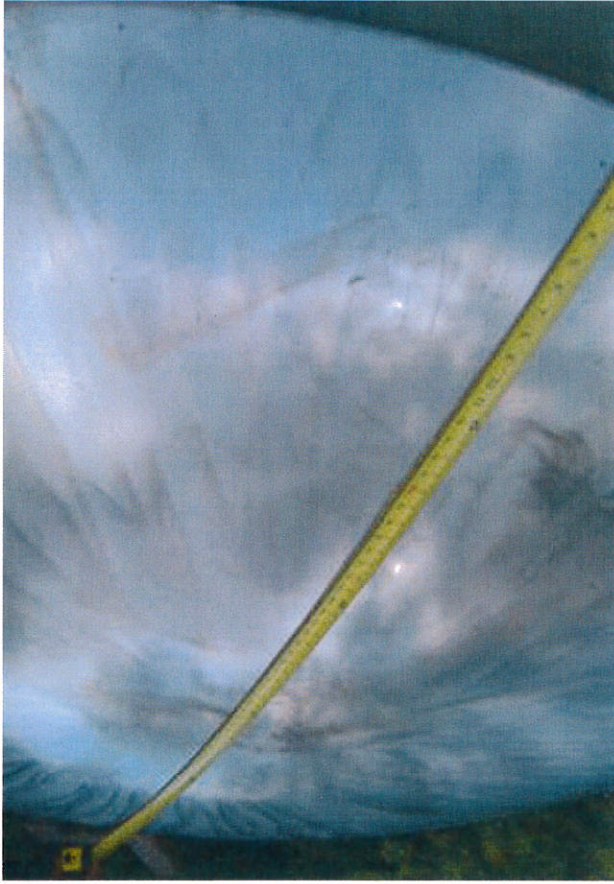


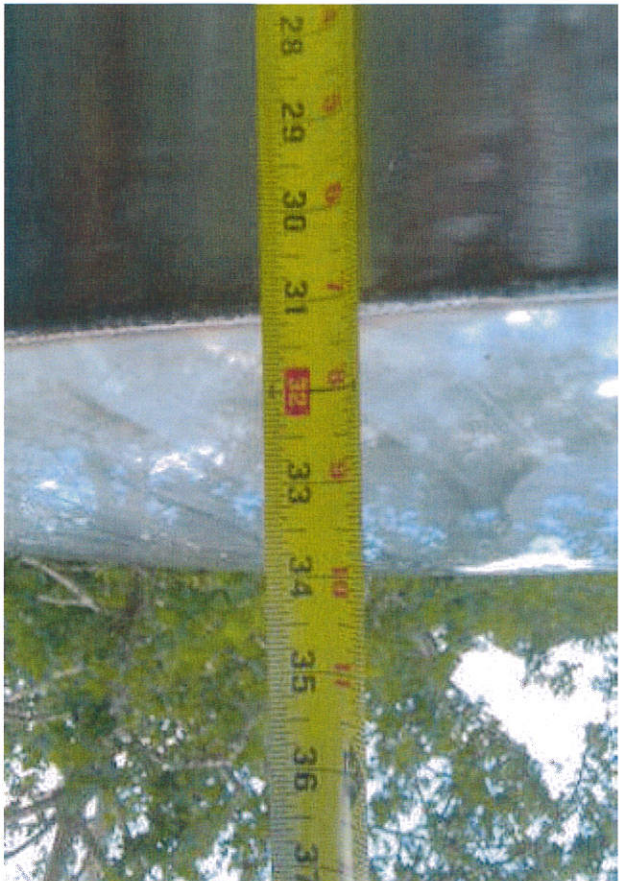


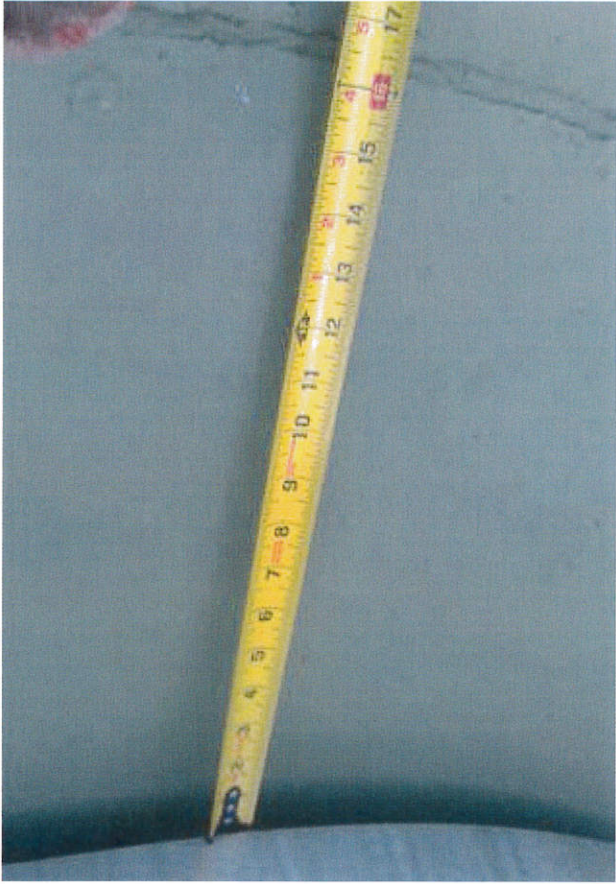






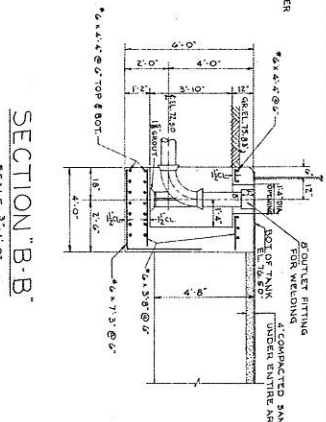
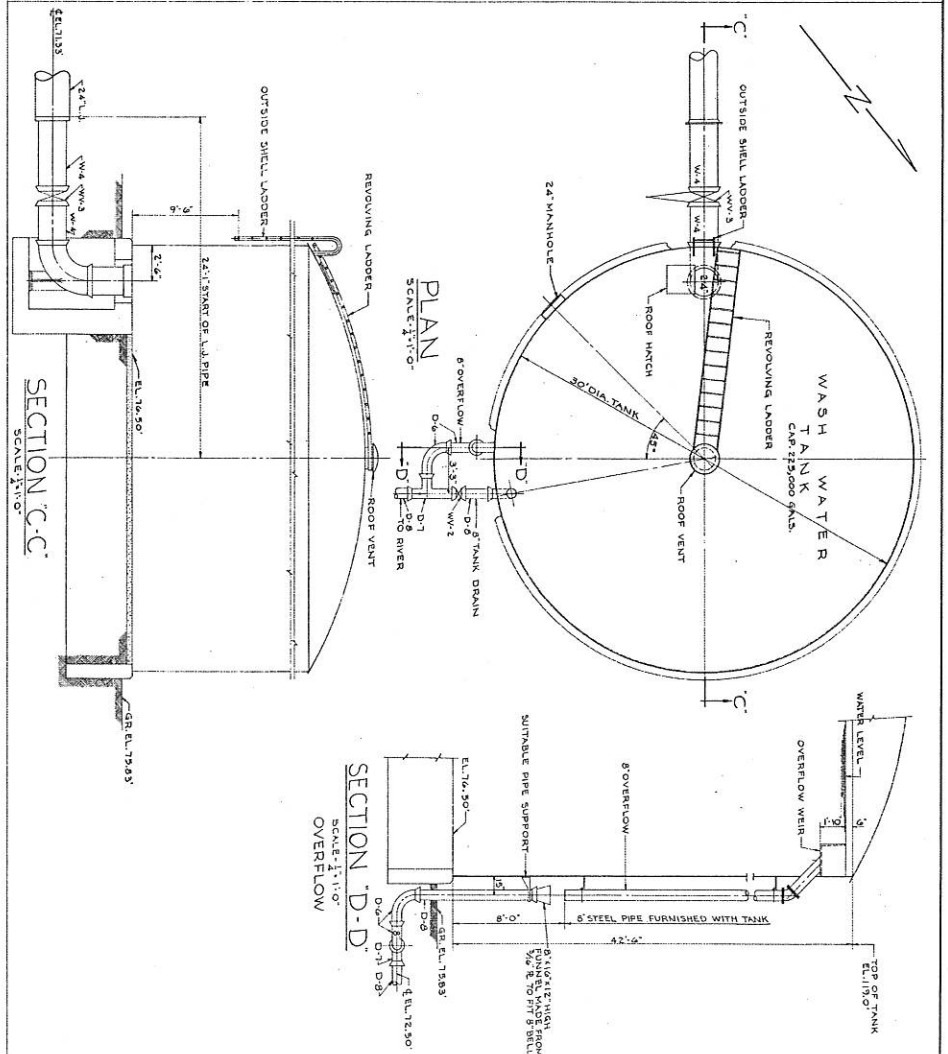
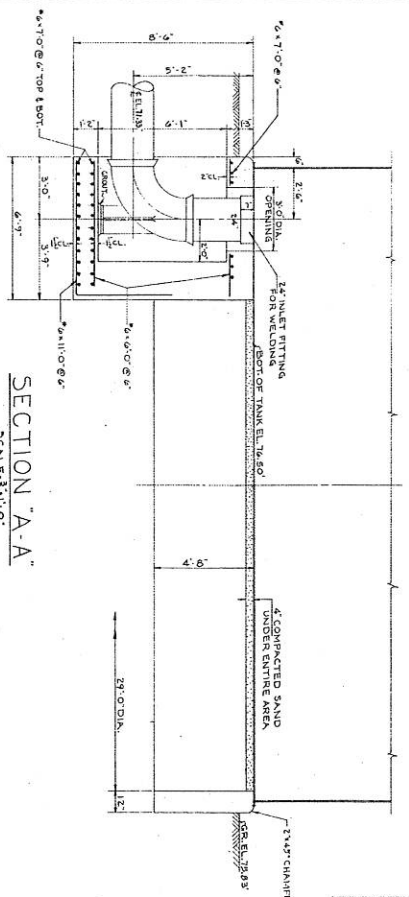
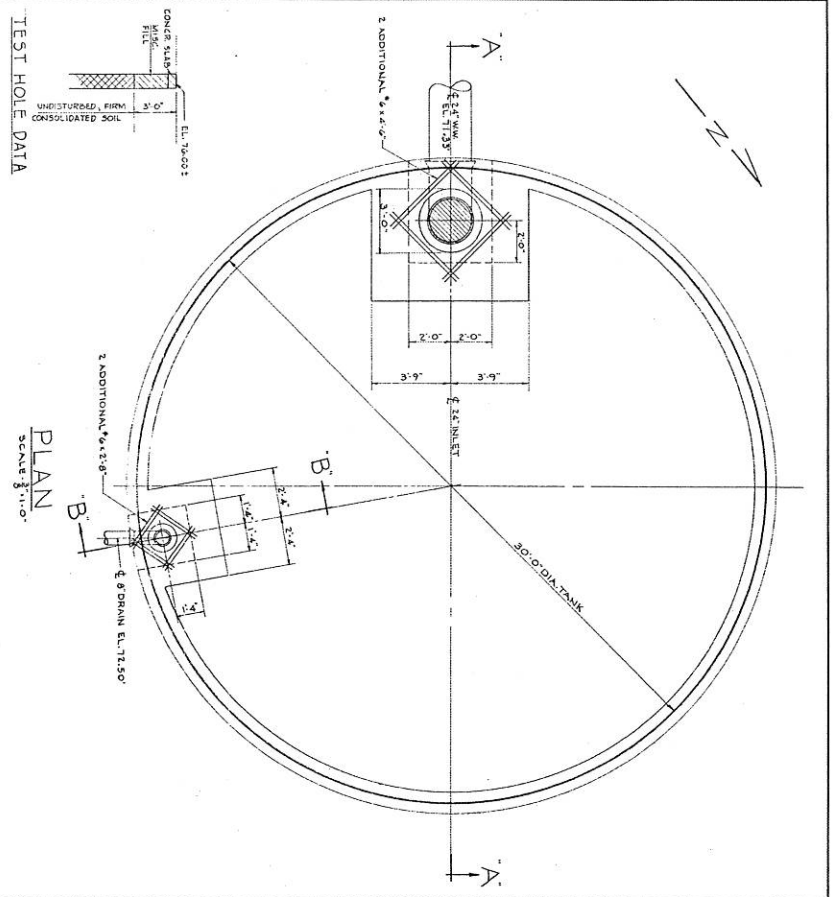












REVISIONS
 MIANUS FILTER PLANT
 WASH WATER TANK FOUNDATION
 AND PIPING DETAILS
 GREENWICH WATER
 CO.
 AMERICAN WATER WORKS SERVICE COMPANY INC.
 SCALE: AS NOTED
 DRAWN BY: A.M.T.
 DATE: 9-24-35
 CHECKED BY:
 APPROVED: J.W.C.
 PROJECT: P-11
 SHEET: 36-765-37
 7388-

PLANS PREPARED BY:
 HOWARD J. ORTNER, P.E.
 CONSULTING ENGINEER
 125 WEST 115TH STREET
 NEW YORK 28, N.Y.