

# BIRDWOOD LANDSCAPE

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## SITE PROTECTION AND STEWARDSHIP STRATEGIES PLAN



# EVOLUTION OF THE BIRDWOOD LANDSCAPE

The Birdwood landscape represents several periods of development, each with a significant contribution to the historic character and function of the property. Today, the physical remnants of these different periods are intertwined, creating an eclectic landscape in the central portion of the property. This historic core contains the highest concentration of designed landscape features on the property. During the historic period, the designed landscape precinct was surrounded by an equally important vernacular agricultural landscape. This rolling agricultural landscape—downhill from the designed landscape and house built on the high ground—was both a working farm and a pastoral scene visible from the house and gardens. While the outer landscape is no longer farmed, it retains some of the scenic quality of the historic conditions.

The documented history of what would come to be known as Birdwood began in the early 18th century, when David Lewis acquired the property in a 3,000 acre land grant from the Crown. Four other owners purchased several hundred acres of this grant over the next 150 years, including John Dabney in 1759, John Kerr in 1793, Hoare Browse Trist in 1800, and William Garth in 1810.

Garth built the Birdwood pavilion and four surrounding dependencies between 1819 and 1830; the entrance drive was also built at that time. It has been suggested that Thomas Jefferson's workmen may have assisted with the construction of the buildings due to the shared classical characteristics of the Birdwood structures and the contemporaneous University of Virginia pavilions. The farm was likely a thriving plantation, as Garth shared an interest in scientific agricultural practices with the local elite farming community. Garth produced tobacco, corn, wheat, wool, and butter with the help of 52 enslaved workers by 1850. The plantation was the site of horse races run by the Birdwood Jockey Club. During the Civil War, it was also the subject of a raid by General Custer in 1865.

Samuel Buck purchased the Birdwood property in 1879. The Bucks only owned the property for eleven years, but they appeared to have been active farmers. A description of the property at that time includes a mention of quarters for enslaved workers, a gardener's cottage, orchards, berry patches, a roof cistern, wine cellar, apple room, a multitude of trees representing different geographies of the U.S., a poultry yard, walnut trees, and a stocked fish pond. Buck's ownership of the property was followed by William Chamberlain's in 1891, although no information has come to light about his activities. Charles Edgar purchased Birdwood in 1903, and constructed a new underground piping system to provide water to the house and also the large building addition on the southern side of the pavilion.

Hollis Rinehart, Birdwood owner from 1909 to 1921, undertook many alterations to the property during his tenure to create the country estate character that still remains. Rinehart was a wealthy businessman and a member of the University's Board of Visitors. His alterations of the property included the construction of the stone shed and the water tower. He also installed the ornamental gardens that were later photographed by Rufus

Holsinger in 1917-1918. Holsinger's photographs documented the formal entry drive and looped access at the pavilion's front portico; the gardens; swimming pool and pool pavilion; garden pergola; garden statuary, urns, and fountain; and views into the surrounding landscape. By that time, many of the trees surrounding the buildings and gardens were mature, suggesting that previous owners had planted them. These include the tree allee along the entrance drive and the pecan trees south of the pavilion.

The year 1921 ushered in a new owner and additional structures. Henry Fonda constructed the brick barn and wood garage, suggesting that the property was still used for active farming and that its owner likely owned a car. James De Witt purchased the core property in 1936, although by this time the Birdwood land holdings had diminished to 560 acres. Cornelius Middleton bought Birdwood in 1940 and undertook renovations to the main pavilion and also constructed Middleton House, the Caretaker's Cottage, several lakes, and a show barn for his Hereford cattle.

In 1967, the University of Virginia purchased the first of several portions of the Birdwood property. The University built a golf course at Birdwood with a separate entry drive and features related to the sport, thus maintaining the open quality of the former agricultural fields. Several of the buildings near the mansion are currently used for housing. In general, and aside from the golf course, the University has maintained the property with few major alterations. As a result, many historic features have survived.

# HISTORIC PERIODS

The *Birdwood Landscape Report* documents four historic ownership eras before the University purchased the property in 1967. The report states that these eras include:

## William Garth Era (1819-1878)

Extant landscape features from this era include the mansion, four dependencies, the spatial arrangement between these buildings, the establishment of the early agricultural landscape worked with slave labor, and the approach drive with its direct alignment and oval layout near the mansion.

## Samuel Buck-William Chamberlain Era (1879-1908)

The memoirs of a former resident document an agricultural landscape, but do not confirm the creation of orchards, berries, ponds with fish, walnut trees, and agricultural pursuits with poultry and a stable. The memoirs do state that the Bucks purchased trees from every state and planted them in the front lawn. The allee of trees along the approach drive and the pecan trees in the rear lawn may date to this period. During this era, land, the stable, and the garage were added to the property.

## Hollis Rinehart Era (1909-1920)

The use of the property changed from a working agricultural landscape to a gentleman's farm with ornamental gardens and related site improvements for display, recreation, and social activity. Extant features from this era include

the ornamental garden with enclosure hedges and gateways, the water tower, the hedges near the front portico, and possibly the three-tiered marble fountain and the four thematic statues.

## Working Landscape Era (1920-1967)

The property changed ownership at least three times. During this era a barn, a garage, several lakes, and a Caretaker's Cottage were built. Charles Gillette created a new design for the ornamental gardens during this era, although it is unclear if the design was ever built. (See more information about Charles Gillette at the end of this report.)

# EXTANT HISTORIC FEATURES

The *Birdwood Landscape Report* identifies the following historic buildings and landscape features:

- › Birdwood Pavilion, c. 1819-1830
- › Slave Quarters, c. 1819-1830
- › Ice House, c. 1830
- › Northwest Storage Building, c. 1830
- › Southeast Storage Building, c 1819-1830
- › Southwest Storage Building, c. 1819-1830
- › Agricultural Landscape
- › Approach Drive with Circle near Pavilion
- › Pavilion Addition
- › Trees in Front Lawn
- › Allee of Trees along Approach Drive
- › Pecan Trees in Rear Lawn
- › Ornamental Gardens
- › Water Tower, c. 1909
- › Stone Shed, c. 1909
- › Hedges near Front Portico
- › Marble Fountain
- › Wood Garage, c. 1920
- › Barn, c. 1925
- › Silo, c. 1930
- › Stone Garage, c. 1940
- › Middleton House, c. 1940
- › Caretaker Cottage, 1945
- › Lake

Other important historic landscape characteristics of the property include the distinctive landscape “rooms” created by the assemblage of buildings, trees, topography, and hedges; fields on the rolling terrain; and the residential development on the property's high ground.

Important plantings includes a collection of trees, hedges, and garden vegetation. The tree allees, specimen trees, fruit and nut trees, and hedgerows helped shape both the residential precinct within the former agricultural landscape. Hedges, shrubbery, and perennial garden plantings formed the backbone of the designed gardens. Lawn carpets the core of the



historic landscape. Other important components of the landscape include the circulation features such as the entry drive, remnant garden paths, gates, and gateways. Views to and from the pavilion were critical elements of the landscape design.

## HISTORIC SIGNIFICANCE

The Birdwood property is considered significant because it “embodies the characteristics of a type, period, or method of construction” according to its National Register nomination (2003). The property contains many contributing buildings within a distinctive landscape. The historic buildings include the main Birdwood pavilion, slave quarters, an ice house, barns, a silo, other dependencies, a water tower, and dwellings representing Early Republic, Classical Revival, vernacular, and pre-World War II styles. Although the National Register nomination does not include Middleton House or the Caretaker Cottage as contributing buildings, these residences were constructed in the historic period of significance and helped support the function of the farm.

As the *Birdwood Landscape Report* suggests:

“Birdwood exemplifies the emergence and evolution of an antebellum plantation, displaying changes in the needs and tastes of successive owners. This eclectic landscape incorporates design features ranging in date from the early 19th century to the present. Notable among the earlier elements are the first-period dwelling, the slave quarter, and four of its dependencies, all of which were present by ca. 1830. Agriculture and slavery built what was at this time a working landscape. The outbuildings created a formal precinct around the dwelling while removing domestic functions from this main structure. The remote situation of the quarter reflected the social relation of master and slave.

By the late 19th and early 20th centuries purely agricultural pursuits were giving way to the social concept of a gentleman’s farm or country estate. The present extension of the house, the water tower, equestrian-related outbuildings, garages, and garden all date from this later period. The 20th-century transformation of Birdwood’s function and physical character was part of a broader trend involving the reclamation of Virginia’s old estates in the Colonial Revival era, beginning about 1900 and reaching its climax during the period between World Wars I and II.”

Stewardship of this historic landscape may involve a variety of site protection strategies that are grounded in an understanding of the historic conditions and context of the property.

## INTEGRITY

The designed landscape appears to retain integrity from all periods, in that it retains many of the historic structures, features, and characteristics created there over time.

Missing features include the swimming pool, the pool pavilion, garden plantings, garden walkways, pergola, orchards, other farm gardens, barns, fences, name signs on the entrance gates, the gates at the stone pillars, garden benches and other site furnishings, and garden statuary.

## SOURCES

- *Birdwood*, National Register of Historic Places nomination, 2003
- *Birdwood Cultural Center*, prepared by Mitchell / Matthews Architects for the University of Virginia, 1997
- *Birdwood Ice House*, Historic American Building Survey, 1982
- “Birdwood Landscape Report,” prepared by the University of Virginia, n.d.
- *Birdwood Mothball Report*, prepared by Frazier Associates for the University of Virginia, 2014
- *Boar’s Head Intangible Qualities*, prepared by 3 North for the University of Virginia Foundation, 2011
- *University of Virginia Historic Preservation Framework Plan*, prepared by the University of Virginia, 2007
- *Watertower at Birdwood Pavilion*, Historic American Building Survey, 1993



1937 aerial photograph of Birdwood showing the buildings, ornamental garden areas, orchards, fields, roads, and trees



BIRDWOOD SITE PLAN: EXTANT HISTORIC LANDSCAPE FEATURES



EXTANT HISTORIC STRUCTURES AND LANDSCAPE FEATURES

- Features from the William Garth Era (1819-1878)**

Birdwood Pavilion, c. 1819-1830  
Slave Quarters, c. 1819-1830  
Ice House, c. 1830  
Northwest Storage Building, c. 1830  
Southeast Storage Building, c. 1819-1830  
Southwest Storage Building, c. 1819-1830  
Agricultural Landscape  
Approach Drive with Circle near Pavilion
- Features from the Samuel Buck-William Chamberlain Era (1879-1908)**

Agricultural Fields  
Pavilion Addition  
Trees in Front Lawn  
Allee of Trees along Approach Drive (?)  
Pecan Trees in Rear Lawn (?)
- Features from the Hollis Rinehart Era (1909-1920)**

Ornamental Gardens  
Water Tower, c. 1909  
Stone Shed, c. 1909  
Hedges near Front Portico  
Marble Fountain (?)
- Features from the Working Landscape era (1920-1967)**

Wood Garage, c. 1920  
Barn, c. 1925  
Charles Gillette Garden, c. 1928 (?)  
Silo, c. 1930  
Stone Garage, c. 1940  
Middleton House, c. 1940  
Caretaker Cottage, 1945  
Lake
- HISTORIC LANDSCAPE CHARACTERISTICS**

**Spatial Organization and Topography**

Landscape “Rooms”: Lawns, Gardens  
Agricultural Fields on Rolling Terrain  
Development on High Ground

**Vegetation**

Hedgerows  
Specimen Trees  
Hedges  
Shrubbery  
Allees  
Fruit and Nut Trees

**Circulation**

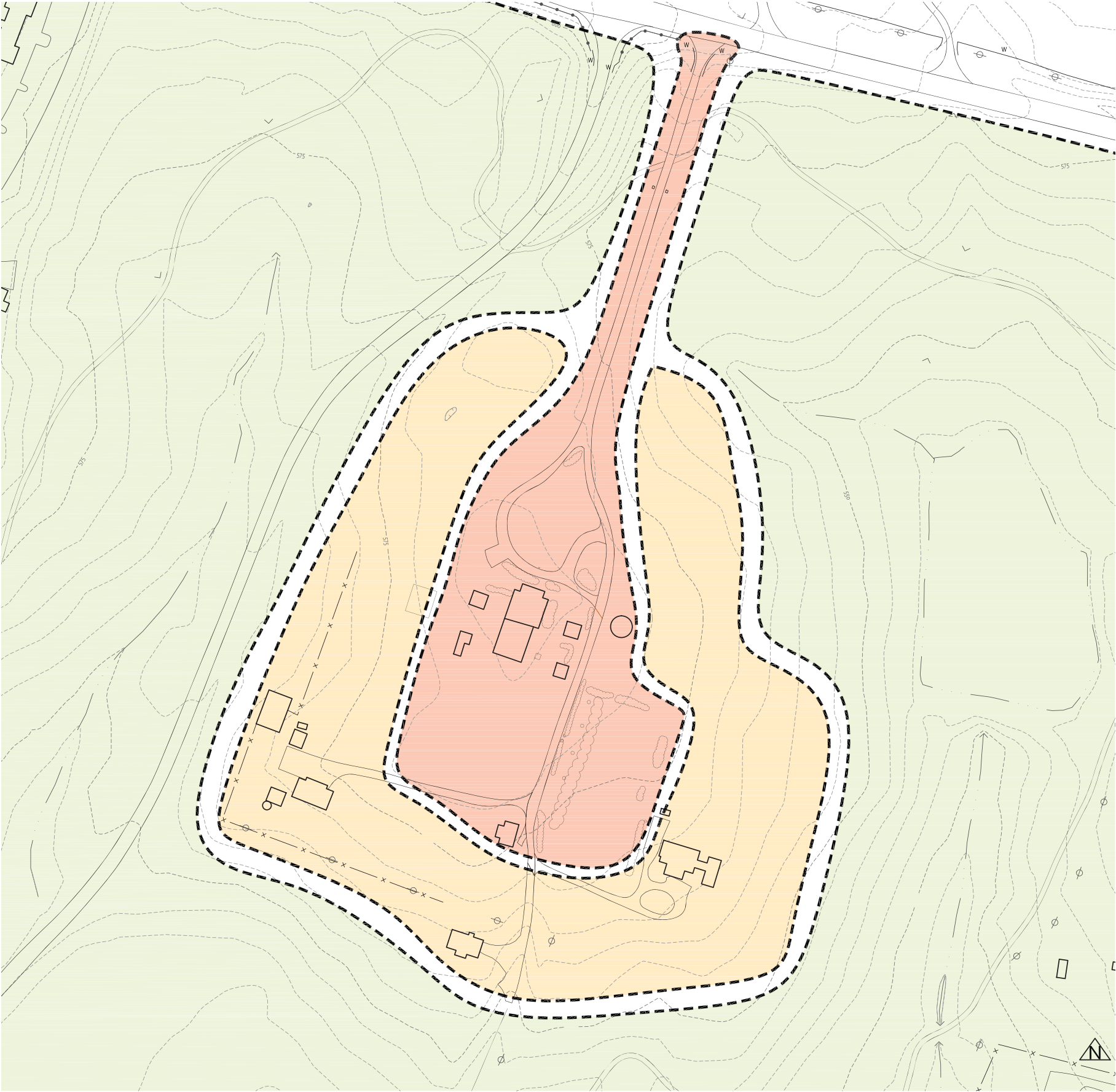
Entry Drive  
Remnant Garden Paths  
Gates and Gateways

**Views**

Along Entry Drive to and From Pavilion  
To and From Golf Course  
Into Fields  
To Lewis Mountain
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- ATTACHMENT 10



BIRDWOOD LANDSCAPE MANAGEMENT ZONES



MANAGEMENT ZONES



The **Historic Core** retains a high level of historic integrity to the full historic period (c. 1819-1953), with a high density of contributing structures, character-defining features and high design significance. This zone contains essential garden and landscape features and the main residential building and outbuildings that exemplify the historic context for which the property is significant. Creating the major entrance axis and located on high ground, it is the most visually prominent portion of the landscape. Although it contains an assemblage of features that date to several of the historic periods, it also contains the oldest collection of buildings and landscape features on the property. It is likely that historic features, or evidence of historic features, remain hidden below the surface of the ground. Changes to the landscape within this zone must be undertaken with great sensitivity and appropriate study.



The **Outer Precinct** retains a moderate density of character-defining features and is most significant for its vernacular design. It exemplifies the working portion of the “gentleman’s farm” with outbuildings, fences, and farm lanes. Clustered buildings outside—but within sight—of the Birdwood pavilion help shape the agricultural landscape that complements the designed landscaped within the Historic Core. The historic features remaining in this zone were constructed at the late end of the period of significance. It is likely that historic features, or evidence of historic features, remain hidden below the surface of the ground. The Outer Precinct contains the topographic edge of the high ground that forms the Historic Core; while not as prominent as the Historic Core, the Outer Precinct is still easily visible from surrounding areas. The landscape within this zone is moderately sensitive to change. Plans for this zone should be undertaken in a manner that mitigates any visual impacts on the Historic Core and generally respects the agricultural heritage of the landscape.

Together, the Historic Core and Outer Precinct encompass the land identified as the National Register property.



The **Former Agricultural Landscape** retains a lower level of integrity, with a lower density of character-defining features and lower design significance. Trees have overgrown portions of the agricultural fields during the last half of the twentieth century, which has affected the spatial and scenic quality of some of the former agricultural landscape. By contrast, the golf course, with its rolling topography and open character, has helped preserve a sense of the scenic character of the former farm. The landscape within this zone has a lower sensitivity to change. Any proposals for this zone should be undertaken with consideration for visibility from the Historic Core and surrounding areas and for the historically open character of the agricultural landscape..

HISTORIC LANDSCAPE PROTECTION AND STEWARDSHIP STRATEGIES

The Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Cultural Landscapes (Standards)* provides the primary guidance for the protection and stewardship of National Register-listed landscapes. Two treatment approaches outlined in the *Standards* are particularly appropriate for the Birdwood landscape: preservation and rehabilitation. **Preservation** focuses on achieving stabilization, repair, and maintenance of historic features and systems. **Rehabilitation** provides a framework for enhanced repairs, alterations, or additions that make new uses compatible with the historic landscape, while preserving the historic character for which the property is significant.

In general, the standards for rehabilitation provide a strong foundation for all repair, maintenance, and new design within the Birdwood landscape. According to the *Standards*:

- A property will be used as it was historically or will be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- Each property will be recognized as a physical record of its time, place, and use.
- Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction will be

undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

According to the *Standards*, “when alterations to a cultural landscape are needed to ensure its continued use, it is most important that such alterations do not radically change, obscure, or destroy character-defining spatial relationships and land patterns, or features and materials...if, after a thorough evaluation of alternative solutions, a new addition is still judged to be the only viable alternative, it should be planned, designed, and installed to be clearly differentiated from the character-defining features so that these features are not radically changed, obscured, damaged, or destroyed.”

The goal of stewardship at the Birdwood property is to manage change within the landscape in a way that preserves historic character and character-defining features while permitting new uses, alterations, and additions that may be required in the future. Stewardship of the landscape is proposed through a rehabilitation framework that incorporates principles of sustainability and accessibility, in cases where small modifications to the landscape conditions or proposed maintenance activities can support these principles while also supporting the integrity of the historic landscape.

Stewardship focuses on the retention, maintenance, and repair of historic features and the preservation of overall landscape patterns and relationships that characterize the design. These patterns and relationships include the primary spatial organization of the building clusters; the organization of major circulation features and vegetation; the topography; and the views. Rehabilitation will also protect the general aesthetic character of the property as it was designed during the period of significance.

OTHER TECHNICAL RESOURCES

See the National Park Service *Technical Preservation Services* website for more information. (<http://www.nps.gov/tps/index.htm>) including information on cultural landscapes (<http://www.nps.gov/tps/how-to-preserve/cultural-landscapes.htm>). Also refer to the National Center for Preservation Technology and Training (NCPTT at <http://ncptt.nps.gov/>) for technical resources and the Heritage Documentation Programs website (<http://www.cr.nps.gov/hdp/standards/index.htm>) for information on the documentation of historic buildings and landscapes, such as the Historic American Landscape Survey.

APPROPRIATE STEWARDSHIP ACTIVITIES

Landscape stewardship recommendations are intended to (1) preserve the character-defining features of the property that convey its significance as a designed and vernacular landscape; (2) provide viable approaches for future management and maintenance of the property, and (3) enable necessary design updates without compromising the integrity of the historic design. These recommendations are intended to be part of the long-term planning for the historic landscape. Stewardship recommendations identify actions that

may be undertaken to preserve contributing resources. The basic process includes the following possible actions, in order of priority:

- **Identify:** Investigations, studies and reports are critical for identifying the features in a historic landscape that contribute to its significance and to its historic character. Research and field documentation also help determine the condition of the property and its individual features.
- **Retain and preserve:** Retaining and preserving character-defining features are a priority for historic landscape stewardship and are critical for maintaining the integrity of the property.
- **Protect and maintain:** These actions describe the measures that should be undertaken to protect and maintain the identified character-defining features. Short- and long-term maintenance of historic features can mitigate the need for costly repairs and replacements, and should be accomplished in a manner that is sensitive to historic materials and workmanship.
- **Repair:** When character-defining features are in poor condition, repair is recommended. Repair of historic features should be accomplished with sensitivity to the character, materials, and workmanship of the original and undertaken by tradespeople experienced with historic features and fabric.
- **Replace:** If a feature’s condition is too poor to repair, then replacement, usually in-kind, is recommended.
- **Compatible alterations and additions:** Alterations may be required for a historic feature or property in order to ensure its continued use; alterations to a historic feature often include modifications to support accessibility or enhanced sustainability. Additions in the landscape may be required to provide new functions or uses of the property. New additions must be undertaken to ensure their compatibility with the character of the historic landscape.

STEWARDSHIP GUIDELINES AND RECOMMENDATIONS

See the following page for itemized guidelines and recommendations, organized by stewardship activities, feature type, and cultural landscape zones. Guidelines and recommendations create a possible framework for managing the evolution of the historic landscape, which may result from a range of processes such as aging vegetation, the deterioration of historic materials, simple weathering, or more substantial change such as the addition of buildings and other facilities to support new uses.

Guidelines describe how to accomplish necessary changes in the landscape without compromising its historic character. The guidelines are intended to complement the suggested recommendations and to provide a general method for landscape preservation without prescribing a specific agenda of activities. The following guidelines and recommendations are offered for consideration:



Guidelines and Recommendations	Feature Type	Zone
Identify		
Undertake a historic structures report for the property, including condition assessments for buildings and structures; or a Historic American Building Survey (HABS), especially for any buildings planned for removal	Buildings and Structures	All
Undertake a cultural landscape report for the historic property, including condition assessments for landscape features; or a Historic American Landscape Survey (HALS), especially for any landscape areas planned for removal	Landscape	All
Undertake detailed research to confirm if the Charles Gillette garden design was implemented / support archival research with archaeology as necessary	Landscape	Historic Core
Maintain a “record of treatment” for all landscape management activities	Landscape	All
Undertake Phase 1 archaeological investigations to identify undocumented features or activities on the property	Archaeology	Historic Core and Outer Precinct
Undertake detailed Phase 2 archaeological investigations for high value locations	Archaeology	Historic Core and Outer Precinct
Undertake archaeological investigations before commencing any major ground-disturbing activities	Archaeology	Historic Core and Outer Precinct
Update the tree inventory with tree condition assessments	Vegetation	Historic Core and Outer Precinct
Develop a removal plan for hazardous trees and trees in poor condition, using the services of a certified arborist experienced with historic trees and gardens / before removal, document all historic features with photographs and on plans	Vegetation	Historic Core and Outer Precinct
Undertake a viewshed protection plan for the property to document critical historic views and establish methods for protecting them	Views	Former Agricultural Landscape and beyond
Retain and Preserve		
Undertake all preservation work in compliance with the <i>Standards</i> whenever possible	Landscape	All
Preserve the character of the historic designed landscape by protecting individual elements as well as the overall landscape	Landscape	All
Base all preservation on historic documentation whenever possible	Landscape	All
Preserve historic buildings and structures	Buildings and Structures	Historic Core and Outer Precinct
Minimize destructive activities such as excavation	Archaeology	Historic Core and Outer Precinct
Preserve the spatial relationships of the historic buildings and structures in the landscape	Spatial Organization	Historic Core and Outer Precinct
Preserve general historic vegetation patterns of the property	Vegetation	All
Preserve character-defining trees, shrubs, and hedges, with certain exceptions listed below	Vegetation	Historic Core and Outer Precinct
Preserve character-defining lawn areas	Vegetation	Historic Core and Outer Precinct
Preserve the general topographic configuration of the landscape	Topography	All
Preserve historic circulation features and systems	Circulation	Historic Core and Outer Precinct
Retain the historic alignment and width of the historic roads	Circulation	Historic Core and Outer Precinct
Preserve character-defining small-scale features in the landscape	Small-scale Features	Historic Core and Outer Precinct
Protect and Maintain		
Complete mothballing the unused historic buildings according to the 2014 <i>Birdwood Mothball Report</i>	Buildings and Structures	Historic Core and Outer Precinct
Minimize trenching or digging and minimize ground disturbance near historic resources	Landscape	Historic Core and Outer Precinct
If soil disturbance is required to improve drainage or for other subsurface interventions, minimize the negative effects on adjacent historic features such as trees by using hand digging or other methods that reduce impacts to these features	Landscape	Historic Core
Engage a qualified professional to develop a historic landscape maintenance plan for the detailed stewardship of historic landscape features once the rehabilitation of the landscape has commenced	Landscape	Historic Core and Outer Precinct
Monitor tree health / follow tree maintenance recommendations developed by certified arborists to protect the long-term health of mature trees	Vegetation	Historic Core and Outer Precinct

Guidelines and Recommendations	Feature Type	Zone
Consider new maintenance practices for mature trees in fair or poor condition; revise pruning regimens or other horticultural practices based on best arboriculture management to upgrade the condition of these trees	Vegetation	Historic Core and Outer Precinct
Remove any invasive vegetation using ecologically sound removal practices that minimize ground disturbance and will not damage other resources	Vegetation	All
Renovate and maintain lawn areas as needed, using sound horticultural practices to create a healthy lawn / consider options such as core aeration, thatching, or weed control	Vegetation	Historic Core
Consider removing or pruning trees and other vegetation that abut and potentially damage the historic buildings through falling limbs, biological growth or excessive shade and moisture	Vegetation	Historic Core and Outer Precinct
Continue to clip hedges to maintain their form / replace missing hedge shrubs in-kind to fill gaps not associated with circulation or views	Vegetation	Historic Core and Outer Precinct
Consider salvaging the small-scale garden features such as the marble fountain, mounting block, and statuary (if documented to be historic), and store these features in a protected location until they can be repaired and restored to their original location in the landscape	Small-scale Features	Historic Core
Repair		
Repair stone structures throughout the landscape, such as the stone entrance walls and pillars / repoint the mortar as necessary, matching the historic / rebuild these features if necessary to ensure they are structurally sound	Buildings and Structures	Historic Core and Outer Precinct
Clear the building's foundation of debris and other materials or water that may accumulate through soil displacement or water collection	Buildings and Structures	Historic Core
Remove debris and trash if it accumulates in landscape areas	Landscape	All
Match existing historic materials during replacement, duplication, or repair to the extent possible	Landscape	Historic Core and Outer Precinct
Remove climbing vines and other invasive vegetation from buildings, structures, and trees	Vegetation	Historic Core and Outer Precinct
Repair locations exhibiting soil erosion by controlling storm water	Topography	All
Consider adding drainage improvements or soil stabilization in areas where erosion is a problem using materials and methods that do not damage the historic character of the landscape	Topography	All
Repair roads and walkways that are in poor condition / when the number of repairs and patches on a particular walkway negatively affects the character of the feature, replace the material altogether with new material that matches the existing material in its historic location	Circulation	Historic Core and Outer Precinct
Repair asphalt paving determined to be in poor condition / undertake repairs or replacement in larger sections to avoid unsightly spot patching	Circulation	Historic Core and Outer Precinct
Repair the marble fountain and re-place it in its historical location / reconstruct missing components of the fountain if necessary	Small-scale Features	Historic Core
Repair culverts and drainages to maintain proper drainage and reduce erosion	Small-scale Features	All
Repair handrails and guard rails at the buildings or replace if necessary with historically appropriate railings meeting current safety codes	Small-scale Features	Historic Core and Outer Precinct
Repair fences, using materials similar to the historic materials / clear invasive or weedy vegetation from fence lines	Small-scale Features	Historic Core and Outer Precinct
Repair iron gates and re-place in their historic location	Small-scale Features	Historic Core
Replace		
Consider replacing the wood garage in-kind if it is deemed unrepairable	Buildings and Structures	Outer Precinct
Remove hazardous trees, using a method that minimizes potential impacts on known cultural landscape resources, under the guidance of a historical landscape architect and/or an archaeologist / replace removed trees in-kind, with certain exceptions identified below	Vegetation	All
When replacing character-defining vegetation, attempt to match the species or cultivars currently on the site, or consider using native species or drought resistant species with similar characteristics to the missing historic plants	Vegetation	Historic Core and Outer Precinct
Replace over-mature, misshapen boxwoods in-kind	Vegetation	Historic Core and Outer Precinct
Replace black plastic downspout pipes currently draining into lawn areas with functional drainage systems that are compatible with the historic character of the property	Small-scale Features	Historic Core
Consider reconstructing the missing iron gates at the stone pillars	Small-scale Features	Historic Core
Consider replacing the name signs on the stone entrance walls	Small-scale Features	Historic Core
Consider replacing the top stone on the mounting block located north of the pavilion	Small-scale Features	Historic Core



GUIDELINES AND RECOMMENDATIONS	FEATURE TYPE	ZONE
Consider removing the accumulated layers of asphalt paving during replacement to re-establish the historic grades of the roads and to promote positive drainage off the roads and away from historic buildings	Circulation	Historic Core and Outer Precinct
<b>Compatible Alterations and Additions</b>		
Minimize new additions or modifications to historic buildings and structures	Buildings and Structures	Historic Core and Outer Precinct
Plan for any required additions or modifications to the historic building and structures in consultation with preservation specialists and in a manner that is compatible with the historic character and scale of the features	Buildings and Structures	Historic Core and Outer Precinct
If additional buildings or structures are required, consider placing them outside the Historic Core	Buildings and Structures	Outer Precinct and Former Agricultural Area
Undertake accessibility improvements to building exteriors if required, using a palette of materials and design that is compatible with the historic character of the building and site	Buildings and Structures	Historic Core and Outer Precinct
Consider removing the asphalt play court	Buildings and Structures	Outer Precinct
If a new building or other facilities are required, mitigate their appearance by placing them in low areas out of sight from the Birdwood pavilion and its environs, screening them with appropriate vegetation that is compatible with the character of historic vegetation, and/or screening them with topographic modifications that are compatible with the historic condition	Views	Outer Precinct and Former Agricultural Area
Plan any future use of the historic buildings and landscape to be compatible with the historic context and character of the property	Landscape	Historic Core and Outer Precinct
When adding new features, carefully consider the potential impact of the development on the patterns of spatial organization and the cultural landscape, natural features and systems, health of the environment, and historic character of the site as a whole / new or altered facilities should be as unobtrusive as possible while allowing for utility, accessibility, and safety	Landscape	All
Consider restoring ornamental gardens / restore the Gillette plan if it can be established that the plan was implemented historically / or, implement the Gillette design as a new garden	Landscape	Historic Core
Install new plants in areas of known or sensitive cultural resources using minimally damaging planting techniques / recommended techniques include minimizing ground disturbance by installing small plants and saplings when possible and installing plants by hand	Vegetation	Historic Core and Outer Precinct
Consider removing the two southern magnolias located on the north side of the Birdwood pavilion and water tower in order to re-establish the historic view to and from these buildings	Vegetation	Historic Core
Develop a historically appropriate planting palette for garden and landscape areas based on known historic conditions	Vegetation	Historic Core and Outer Precinct
Avoid adding new trees within the Historic Core unless undertaking a tree replacement plan	Vegetation	Historic Core
If necessary in the future, design new pathways or other pedestrian circulation systems that are compatible in character with the historic circulation systems / construct new paths to meet Americans with Disabilities Act Accessibility Guidelines standards for accessibility	Circulation	Historic Core and Outer Precinct
Minimize the addition of new roads and other paved areas near the pavilion	Circulation	Historic Core
Minimize the introduction of visually obtrusive new interventions within paved vehicular areas, such as brightly painted curbs, bollards, or ramps / attempt to resolve safety requirements with features that have a minimal visual impact on the historic landscape	Circulation	Historic Core and Outer Precinct
Consider using historic materials, such as buried brick pavers, for new landscape design elements	Circulation	Historic Core and Outer Precinct
If grade changes are required, attempt to resolve grading through fill rather than cut to protect original topography and any potential subsurface features	Topography	Historic Core and Outer Precinct
Screen undesirable views from the property or views of new features through the use of vegetation or topography / ensure that new screening vegetation or topography is compatible with the historic character of the property	Views	Outer Precinct and Former Agricultural Area
Consider removing new small-scale features such as the Edgewater lights and replacing them with compatible features if required	Small-scale Features	Historic Core
Minimize the addition of new small-scale features to the landscape, and ensure that new features are compatible with the site's historic character	Small-scale Features	Historic Core and Outer Precinct
If new utilities, storm water management features, or other site systems are required for the property in the future, consider placing them below ground in previously-disturbed areas (for example, under asphalt pavement) to minimize their appearance	Small-scale Features	Historic Core and Outer Precinct
Develop a historically appropriate palette of site furnishings and lights for landscape areas	Small-scale Features	Historic Core and Outer Precinct
Undertake archaeological monitoring during construction activities to protect undocumented features encountered during excavation	Archaeology	All



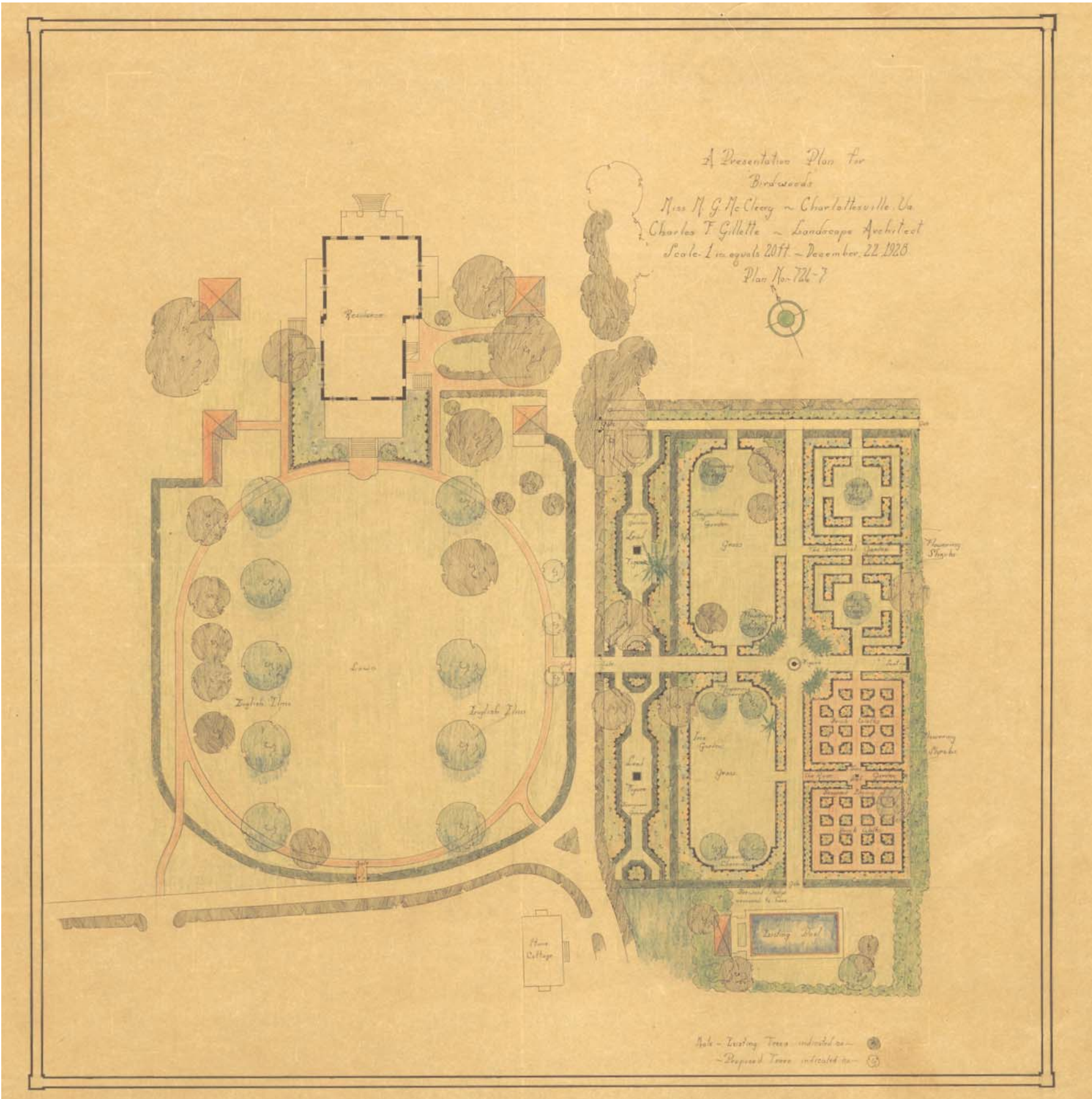
NOTES ON CHARLES GILLETTE

Charles Freeman Gillette (1886-1969) was a pioneer of American garden design. He first practiced landscape architecture as an apprentice in the office of Warren Manning. Overseeing the construction of the office's campus plan for the University of Richmond in 1913 brought Gillette to Virginia, where he eventually established a practice and resided for the rest of his life.

Gillette had a prolific 56-year career that generated over 2,500 projects. Designing for a wide variety of clients such as churches, hospitals, campuses, and private residences, Gillette had a remarkably eclectic style. European travels influenced his formal designs, which were often blended with Colonial Revival, pastoral and even modernist themes. He practiced throughout Virginia and North Carolina. A small sampling of his regional work includes landscape designs for:

- Virginia House, Richmond
- Tuckahoe Plantation, Richmond
- Altria Headquarters, Richmond
- Agecroft Hall, Richmond
- Executive Mansion, Richmond
- Kenmore, Fredericksburg
- Midway, near Charlottesville

Although Gillette created a plan for the Birdwood property, it is unclear if the design was ever implemented.



“A Presentation Plan for ‘Birdwoods’ [sic] Miss M.G. McCleery, Charlottesville VA” dated 1928 by Charles Gillette



Comparison photograph showing a similar eclectic style at Agecroft Hall gardens, designed by Charles Gillette