

United States Department of the Interior
National Park Service

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National Register of Historic Places
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic GREY TOWERS

and or common The Pinchot Estate, The Pinchot Institute

2. Location

street & number Old Route 6, west of Milford not for publication

city, town Milford vicinity of

state Pennsylvania code county Pike code

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> NA	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name See Attached List

street & number

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Register of Deeds, Pike County Courthouse

street & number Broad Street

city, town Milford state PA

6. Representation in Existing Surveys

title HABS PA-1400 listed-1963 has this property been determined eligible? yes no

date 1980 federal state county local

depository for survey records Library of Congress

city, town Washington, D.C. state D.C.

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LOCAL ELECTED OFFICIALS

Township of Milford

James Snyder

Chairman of the Board of Supervisors

403 W. High Street

Milford, PA 18337

Borough of Milford

Richard Smith

President of Borough Council

101 Blackberry Alley

Milford, PA 18337

Dingman Township

John E. Quinn

Chairman of the Board of Supervisors

RD #1, Box 56

Milford, PA 18337

Pike County

Willis J. Gilpin

Chairman of the County Commissioners

PO Box 132

Greentown, PA 18426

The nominated acreage is located in Milford and Dingman Township.

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Parcel 1-32, Milford, Pike County tax map #112

Ed Vandermillen, Director
Pinchot Institute of Conservation Studies
U.S. Forest Service
Milford, PA 18337

Parcel 1-33, Milford, Pike County tax map #112

Ruth Pickering Pinchot
1165 Park Avenue
New York, NY 10028

Parcel 2-28, Dingman Township, Pike County tax map #112

Amos Pinchot Estate
1165 Park Avenue
New York, NY 10028

$\frac{1}{2}$ interest in parcel

Parcel 2-28.990, Dingman Township, Pike County tax map #112

Gifford and Sarah Pinchot, Trustees
Old Quarry
Guilford, CT 06437

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Grey Towers was built between 1884 and 1886 as the summer home for the James Pinchot family on the outskirts of Milford, Pike County, Pennsylvania. It was constructed of local fieldstone in the style of a medieval French Chateaux, similiar in design to La Grange, the estate of the Marquis de Lafayette. Based on the designs of Richard Morris Hunt, the actual construction and final details were supervised by New York architect Henry Edwards-Fricke and by James Pinchot. After 1915, under the tenure of Gifford and Cornelia Pinchot, the house and grounds were extensively reworked to conform to their own tastes and lifestyle. It was under their direction that the estate was created as a complete interrelated unit where the surrounding gardens were seen as outdoor living spaces corresponding to similiar rooms in the mansion. Prior to this the landscape had been sparsly planted and had a more functional use.

The estate originally contained over 3,000 acres of forest and farmland. At present, the mansion sits on a parcel of 101 acres with the Pinchot family holding and using additional acres. This nomination includes the 101 acre main parcel and 202.5 acres of Pinchot land. This will include land actually used by Gifford Pinchot during his occupancy of Grey Towers, the land used by the Yale School of Forestry, and excludes unused forest land that was always considered open space.

The entire nominated parcel is 303.5 acres. It has 15 contributing buildings, 4 non-contributing buildings, 16 contributing structures, 2 non-contributing structures, 9 contributing sites, and 2 non-contributing sites.

The history of Grey Towers can be divided into four very distinct periods. During each time span the appearance and function of Grey Towers changed dramatically. The first period dates

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from 1884 to 1915. During this time, the estate was the summer home of James and Mary Pinchot. The design concept that ruled this phase of the estate was a late nineteenth century interpretation of Downing's ornamental farm. James blended utilitarian and ornamental features in the landscape. He avoided excessive ornamentation, emphasizing the mansion and the natural setting of the estate. The original drive was designed to afford a view of the controlled environment and to show off James' interests in orchards, espaliered fruit culture and grape culture.

Upon their deaths, the estate was divided between their sons Amos and Gifford. Amos received the forester's cottage and the western half of the estate while Gifford received the main house and the eastern portion of the estate.

With this division, the estate moved into its second phase. Under Gifford's and Cornelia's control, the estate became a permanent residence and a showplace of architectural and landscape importance. Mrs. Pinchot described her first impression of Grey Towers as "a huge towered camelot set on a side of a tree-less stony hill." (Milner:p.82). The interior "was composed of many little cramped rooms."(Forest Service:p.23).

Mrs. Pinchot realized that the mansion was out-of-date and needed modernization. This was to make it suitable for use as a year-round residence and also as the home of an important politician and civic leader. She began soon after they moved into the house in 1915. By 1922, Gifford Pinchot was able to remark that his wife had "revised and edited and altered this house practically beyond recognition."(Forest Service:p.23).

The most significant interior changes involved major structural alterations. The original dining room and library had shared a

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central fireplace. Mrs. Pinchot had these fireplaces and the partition wall removed to create the present large dining room. (Room # 107 in figure 9, compare with figure 1). She also transformed the billiard room and salon into a large library by removing the partition wall between them. (Room #105 in figure 9, compare with figure 1). Many other "minor" changes were undertaken. The main intent of those were to provide additional closet space, bathrooms, changes in door locations and improved kitchen facilities.

At the same time that Mrs. Pinchot was transforming the main house at Grey Towers, she was also altering the landscape. Hunt's original design for Grey Towers did not address the landscape. What developed under James Pinchot was the ornamental farm concept of a country estate. This meant that the mansion would dominate the land and that plantings would be kept away from the house. The changes Mrs. Pinchot made reflect more than just changing fashions in landscape architecture, (compare figure 4 with figure figure 8). The enjoyment of the outdoors was a major part of the lives of the Gifford Pinchot family. Mrs. Pinchot appears to have made most of the decisions about the landscape, just as she did on the mansion interior changes. She did not seem to have a conscious plan for the finished design of the gardens but rather introduced elements as they occurred to her or were suggested to her by others.

Mrs. Pinchot was actively involved in the landscape designs but she did engage some professional help. Among those who assisted her were William Lawrence Bottomley, Chester Holmes Aldrich, Harriet Kaupp and Rose Standish Nichols. Aldrich was the one most responsible for the actual plans. He was a personal friend of Mrs. Pinchot. He was the designer of the Bait Box,

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Letter Box, Reflecting Pool, Swimming Pool, Entrance Drive and Turnaround, Outdoor Theatre, the East Terrace, and the Moat.

Bottomley designed the Finger Bowl. He also wrote an article for The Architectural Record in 1920 in which he applauded the general trend towards "the use of shaded terraces, arbors and gardens, as actual living rooms for reading, for all meals of the day, for afternoon tea and for working." (Milner:p. 82). In 1938, Cornelia Pinchot described her creation as "practically outdoor sitting and dining room. They are so much part of the house that access to them...is through the dining room and living room - and they cannot be seen to any advantage, except in so far as one passes into them from these rooms." (Milner: p.82-83).

It is this relationship between indoors and outdoors that makes it impossible to divorce any single element of the estate from the whole. For instance, the walled garden is located a short distance from the main house and from Amos Pinchot's residence at the Forester's Cottage. The garden contained small areas that were suitable for the relaxed enjoyment of the Pinchots. The garden had been divided by the terms of James Pinchot's will but on each half the two brother's families maintained small sitting areas and secluded resting spots.

The same relationship applies to the "natural" areas of the estate. The White Pine Plantations, located west of the main house were planted with the express intention of creating a forested area that would create a sylvan setting and at the same time help protect that portion of the estate from erosion. The new forest was also a visible affirmation of Pinchot's philosophy on forest management. The area used by the Yale School of Forestry also must be evaluated in the same light. While the school was established

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financially by Gifford's father, James, the idea for the school and much of its activities can be directly traced to the experience of Gifford Pinchot. The school provided Pinchot with a forum to influence future generations of foresters. Mrs. Pinchot was also involved with the school in that she sponsored social activities for the students. The students, in turn, left their mark on the estate. "Classroom" assignments were conducted on the estate as part of their training. There are no surviving records that locate the exact sites of these experiments but there is physical evidence for the work scattered around the school and around the estate.

The third period in the existence of Grey Towers began in 1963. In that year, the portion of the estate belonging to Gifford and Cornelia Pinchot was turned over to the U.S. Forest Service. The transfer had been planned by the Pinchots and its intent had been to provide a setting to recognize Pinchot's role in creating the Forest Service and his contributions to the forestry profession. The Forest Service plans for the estate required that the main house be "institutionalized" and that the grounds be made suitable for its use as a conference center. The Forest Service also found that the main house had suffered some insect and water damage on its north walls. As a result the entire interior north wall of the dining room had to be replaced. This caused the loss of the plaster and paint decorations on that wall and caused its present lack of visual interest. Its loss is most unfortunate.

In the rest of the house, the first floor main rooms were not altered, but the first and second floors of the wing were redone to provide gallery and storage space for the Forest Service. (see figures 9, 10, and 11). On the second floor, the bedrooms were

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converted to office use, and on the third floor, bathrooms were installed in several rooms. While these changes, especially those in the dining room, could be considered major, they are reversible and they do not dramatically alter the integrity of the mansion.

Similar changes were also done on the adjacent gardens and outbuildings. The swimming pool was filled in and a large parking lot was constructed north-west of the main house. Many of the plantings have been changed and their scale altered due to unsympathetic garden practices and lack of concern for the historic significance of the landscape. Through out this period, however, the footprint of Cornelia Pinchot's gardens remained basically the same.

The fourth period is the most recent one and began about five years ago. The Forest Service has recognized the significance of the landscape and have regretted some of the changes that were done to the interior. As a result, the Forest Service commissioned an extensive Historic Structure Report that included the house, outbuildings and grounds and made several excellent recommendations. The Forest Service has begun to implement some of those suggestions and has hired staff with expertise in landscape architecture and with a concern for its historical growth and development. The eventual plan of the Forest Service is to restore the estate to a suitable period that reflects Gifford Pinchot's role in the creation of the Forest Service and his service to conservation and to reflect Cornelia Pinchot's designs for their home and estate. The Forest Service would also eventually like to acquire the adjacent land that is presently owned by the Pinchot Family and contains the Forester's Cottage, garage, and the southern portion of the walled garden as well as the falls and the site of the forestry school.

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INVENTORY

The cultural and natural resources at Grey Towers are quite extensive. A number of recent reports commissioned by the Forest Service have described them and have plotted them on maps. The reports, however, have not been consistent in their organization. For the sake of clarity and to avoid creating another numbering system, this nomination will follow the system developed for the Historic American Buildings Survey report done in 1980. The numbering of the rooms inside of the mansion will follow the system used in the 1979 preliminary Historic Structure Report prepared for Grey Towers. While the above numbering system often separates related parts, it is important to remember that the mansion and grounds functioned as a whole and the Pinchots, especially Cornelia, made a conscious effort to create an environment that was unified.

Some of the elements described below are not located on the original maps and they have been added to them.

The man-made landscape elements are considered structures due to the deliberate manipulation of the environment.

1 Grey Towers Mansion: The mansion was designed in 1884 by Richard Morris Hunt and completed in 1886. Hunt's design were slightly altered by James Pinchot in order to lower costs and because of the bedrock just under the surface of the site that eliminated the raised foundation. The house was completed by Henry Edwards-Ficken's contributions include the front door, entrance hall paneling and the wrought iron porches on the south and east facades that were removed by Cornelia. The design of the house is based on La Grange, the French estate of Lafayette and also in general resembles a medieval French chateau. The

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mansion was one of only three medieval French buildings that Hunt designed and was the first of the three.

The mansion as built is "L" shaped. The rectangular block is characterized by the three towers that give the mansion its name. A fourth tower was not constructed because the service wing extends from the north corner of the west wall where the tower would have been. The first floor (figure 1) in 1886 had a large entrance hall, a library, billiard room, dining room, and sitting room. The second floor contained bedrooms and the third floor had additional bedrooms, storage, and children's play rooms. (see figures 2 and 3).

The changes made by Gifford and Cornelia Pinchot were designed to create larger rooms and to update the decoration of both the exterior and the interior of the mansion. (see figures 5,6, and 7). Aside from the landscape where the changes were dramatic, the alterations to the mansion exterior consisted of minor roof changes and the removal of the metal porches on the south and east facades of the mansion.

The changes to the mansion in 1963 that were done by the Forest Service can only be termed unsympathetic but consistent with the then current philosophy on adaptive reuse. These changes were mostly confined to alterations of ceiling treatments and some wall coverings. The most serious loss was to the north wall of the dining room. The elaborate baroque plaster and painting scheme was totally lost. The loss was caused partially by a need to correct water and insect damage but by a greater need to create an appropriate conference space. There has been a recent effort to undo some of those mistakes. A detailed description of each and every change can be found in the preliminary and final Historic Structure Reports.

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In spite of the changes, the entire building contributes to the Landmark as the integrity has not been greatly compromised and the changes are reversible.

- 2 Letter Box: This outbuilding was designed by Chester Holmes Aldrich and constructed between 1925 and 1927. It is a stone, one story building with a gable roof hidden on the main west facade by a parapet. The building was designed as a archives for Gifford Pinchot's papers and as an office for some of Pinchot's political staff. One of the most distinctive features of the building is the entrance. It is located in a niche on the west facade. Extending out from the wall is a semi-circular portico of concrete. Two corinthian columns support the portico and they are matched by similiar pilasters. The interior of the building was designed to hold filing cabinets and book cases. There is a low balcony around the interior. The only major change to the building has been the removal of the fireplace on the east wall. Modern restrooms were installed in the basement. The terrace in front of the Letter Box also contributes to the overall plan of the building. It is the result of a joint effort by Cornelia and Aldrich. The terrace is a stone and brick diamond surrounded by brick.

contributing building and structure.

- 3 Bait Box: This building was also designed by Aldrich and was built between 1923 and 1926. It was built as a playhouse for the Pinchot's son, Gifford Bryce Pinchot. It is actually made up of two separate structures. The main part is a rectangular frame block that provided the usable space in the building. The second block is the most dramatic. It is a stone courtyard

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with elliptical openings. The whole is surmounted by a cast concrete cartouche. The basement of the building contained a blacksmith shop for young Gifford's use.

The interior of the building has been altered by the removal and replacement of the interior walls and the fireplace. The walls are similiar to the original walls while the fireplace is not similiar to the original. The blacksmith shop has been removed.

Even though the interior has been altered, this building still contributes in that the exterior has not been altered.

contributing building.

- 4 Stable: This building was built about 1920. The original stable (now destroyed) was on Amos Pinchot's land. It is a wood frame "L" shaped building.

contributing building.

- 5 Carriage House/Garage: This building was apparently designed by Richard Morris Hunt and built at the same time as the mansion. When the property was divided, the boundary between Amos's and Gifford's land went through the middle of the building. In 1937, a fire destroyed Gifford's portion. The remaining portion of the building was remodled but Gifford's portion was never rebuilt. It is not owned by the Forest Service and is presently used as a residence for members of the Amos Pinchot family. It contributes because it was part of the entire estate while Pinchot was creating and enlarging the Forest Service.

contributing building.

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6 Forester's Cottage: This building was constructed about 1890 and is based on plans drawn by Richard Morris Hunt. During the early years of the Forest School, it served as a classroom and instructor's residence. After the division of the property, Amos Pinchot enlarged the building for use as his summer home. At present, it is a two story, stone building covered in stucco except for the prominent quoins and decorative stone work around door and window openings. A stone, one story springhouse is located south of the cottage. The cottage is presently used as a residence by members of the Amos Pinchot family. This building contributes to the landmark because of its association with the Forest School and because it was an important feature of the estate while Gifford Pinchot was organizing the Forest Service.

two contributing buildings.

7 Walled Garden: This area was enclosed at the same time as the mansion was being constructed. The stone walls enclose a space of about one-and-a-half acres. It is located about 250 feet south of the mansion down a slope from the mansion site. It is connected to the mansion by an allee of eastern white cedar. A stone paved path leads to the garden entrance which is arched in a manner that is similiar to that of the mansion.

Plantings in the garden have changed many times. James Pinchot used the garden as a setting for 200 rose bushes during the estate's early years. Upon the division of the property, the garden was split but no physical barrier was ever erected.

At the present time, the Forest Service portion is kept in turf while the Pinchot family section is kept planted in a manner consistant with the original designs of the garden. Plantings

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and natural and artificial seating areas are still maintained.

On the Forest Service section, the shape and number of beds is indicated by the grading and differing growth patterns of the grass.

During Cornelia Pinchot's tenure, she developed an extensive perennial border with a hemlock hedge border. Much of this has been lost except for a large terra-cotta urn surrounded by four stone benches and four apple trees that act as a central element. Espalier wall irons and several orchard trees are all that remain of the fruit culture once practiced here.

The lean-to green house is partially in disrepair but retains its original appearance. In the northeast corner, a stone tool house remains from the original construction of the walls.

one contributing structure and
two contributing buildings.

- 8 Gate House: This stands at the entrance to the estate from the old Route 6 west from Milford. It was designed by the firm that succeeded Richard Morris Hunt, Hunt and Hunt. Built in 1903, it appears to have incorporated an earlier building.

It is a one-and-a-half story stone building covered with a light concrete layer in a similar fashion to stucco. It has a steep hipped roof.

one contributing building.

- 9 Farm Complex: At present, the Farm Complex consists of the frame farm house, stone springhouse, and a modern frame garage.

The farm house pre-dates the construction of Grey Towers and appears to have been constructed during the last half of the nineteenth century. The springhouse was most likely constructed by James Pinchot. Its stone work is similar to that of the

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main house. A wooden lean-to has been added to the east facade of the springhouse. The modern garage was constructed during the 1970's.

The original outbuildings were demolished in the late 1970's.

This site is located on the north side of the old route 6. Its existence was important to the operation of Grey Towers as it provided facilities to house employees and to store heavy equipment.

It consists of two contributing buildings and one non-contributing building.

- 10 Ice House: The original west portion of the ice house was built in 1886. It is a one story stone building covered in stucco. An addition was added at an early unknown date and at present the two sections appear as one from the exterior.
one contributing building.

- 11 Finger Bowl: The Finger Bowl was built in 1932-1935 and based on designs by William Lawrence Bottomley. It is a unique garden area which blends architecture and landscape in an out-of-door setting.

The Finger Bowl connects to the mansion's dining room through the Mosaic Terrace (#16) along the central garden axis. A raised terrace and tall clipped yew hedge separate the Finger Bowl and the Mosaic Terrace. The central feature is an oval bowl constructed of stone and concrete with a broad stone ledge. The bowl is filled with water upon which floated balsa rafts filled with food. The Finger Bowl will accommodate twenty people. Bottomley based the detailing on the Italian Baroque loggia dining room.

Over the Finger Bowl, a wisteria covered oaken arbor rests on an open structure of twelve stone piers. The arbor is oval and domed. At the east and west sides are garden seats and flanking walls. Stairs on the north side lead up along the

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retaining wall to a rock garden and through the swimming pool pergola. Stairs also lead west to the Letter Box terrace.
one contributing structure.

- 12 Swimming Pool: The swimming pool was constructed between 1923 and 1925. Like so many of the features planned by Cornelia Pinchot, the pool area was designed by Chester Holmes Aldrich. The final design, however, shows the strong influence of Mrs. Pinchot. Much of the stone for the pool and the area walls came from rock walls on the estate and a former greenhouse. The area consists of a pergola on the north, south, and east sides and a three-sided gazebo on the west side.

The plantings around the pool area were laid out by two individual landscape architects, Harriet Kaupp and Rose Standish Nichols.

In 1979, the Forest Service filled the pool with gravel and a concrete cap in order to eliminate a safety and maintenance problem.

one contributing structure.

- 13 Reflecting Pool: Designed and built between 1923 and 1925, the reflecting pool was intended to connect the Bait Box with the rest of the garden area. Mrs. Pinchot and her architect friend, Aldrich, worked on the plans together.

The reflecting pool is a narrow seventy-five foot long ribbon of water within a stone coping. It lies parallel to the swimming pool retaining wall and terminates at the sunken court of the Bait Box. Turf walks adjoin the pool and are bounded on the east and west by perennial borders backed by clipped hemlock hedges. An opening in the east border near the Bait Box led to a small terrace at a lower level and then to the open

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air theatre.

The garden surrounding the reflecting pool is twenty-six feet wide. The entire area was intended by Cornelia Pinchot to be considered as a long room open to sky. The sky, in turn, would be reflected in the pool.

one contributing structure.

- 14 Moat: This feature of the estate was designed by Chester Holmes Aldrich and was a most dramatic change to the landscape. The moat visually heightens the mansion and in effect finally gives the building one of the elements that Richard Morris Hunt had originally intended for Grey Towers. That feature was a raised foundation which would have made the mansion even more of an imposing mark on the landscape.

Aldrich designed the moat in 1927 at the request of Mrs. Pinchot. The moat required that the east lawn be extended and leveled and that a new stone wall be built to provide support for the new lawn and a backdrop for the moat. The moat was finished in 1931 and as completed is located seventy-seven feet east of the mansion.

one contributing structure.

- 15 Pond and Lower Meadow: The lower meadow and pond were a significant landscape feature of James Pinchot's ornamental farm design for Grey Towers. The original lower pond was constructed about 1900. In 1963, the Forest Service cleaned out the mostly silted-in pond and created an additional pond near the gate house. The new pond has an island in it created from the dredged material of the lower pond. The new pond helps to

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control an erosion problem.

The area of the lower meadow and pond during Gifford Pinchot's ownership is uncertain but as it was not altered by either his wife or himself it must be assumed that they were pleased with the open space that it provided.

one contributing site.

- 16 Mosaic Terrace: The terrace connects the dining room with the Finger Bowl. It was designed by Mrs. Pinchot from suggestions by both William Lawrence Bottomley and Chester Holmes Aldrich. Some of the planting plans were suggested by Harriet Kaupp. It was completed by 1935. The central motif of the terrace is a view of the schooner, Mary Pinchot, which was the vessel that the Pinchots had used to tour the South Seas in 1929. The terrace is constructed of pink marble pavers, smooth black pebbles, bluestone chips, green marble pieces, and colored concrete.

A large, multi-stemmed white pine, some vines, and some long-stemmed northern red cedar are among the notable survivors from the original planting. Two pathways, a stone water fountain, and colonial style lamp posts were added in 1963 by the Forest Service. At the same time, some curb tiles were cut down to accommodate the two new walkways. A great deal of the original vegetation including shrubbery walls was removed. The present management of the Forest Service plans to restore the Mosaic Terrace to its original appearance.

one contributing structure.

- 17 East Terrace and Lawn: The lawns on the east side of the mansion consist of three distinct elements, the star pavement and

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pine tree, the star and diamond terrace, and the lawn expanse itself.

The star pavement was the result of a joint design by Aldrich and Cornelia Pinchot about 1935. The pavement is located at the intersection of the south and east lawns and served as a transition between the two spaces and to provide a small sitting room with a pine tree canopy. The pine tree had been transplanted there about 1920. The star pattern was created by stone and brick work. The original design also had a shrubbery wall at the north end and plantings along the south end to block the terrace from view from the entrance drive which is located close by. These plantings were removed in 1963.

The star and diamond terrace was also a joint Aldrich and Cornelia Pinchot effort. It dates to the early 1930's. The terrace was to provide an outdoor living room and is located next to the enlarged interior library/living room. The geometric pattern is reminiscent of patterned Victorian carpet beds. Originally the terrace was enclosed by hedges on the north and south sides. An extension of this terrace with only turf and additional hedges was created to the east of the star and diamond terrace. This turf area was designed to provide a dramatic view of the valley below and the town of Milford. The moat is located directly below the east terrace.

three contributing structures.

- 18 South Terrace: This terrace received little attention from Mrs. Pinchot and basically serves as the main entrance way into the mansion. It is planted in a fashion that is sympathetic to the remainder of the estate.

one contributing structure.

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19 Spring House: This building was part of the original design for the walled garden and is physically part of the wall. It is located in the Amos Pinchot portion of the garden.
one contributing building.

20 Squash Court Site: This building was torn down in 1963 to make room for the visitor's parking lot. The court and building were constructed about 1900. A laundry was added in 1921. At a later date the building was used as a maid's quarters.

non-contributing but worthy of
archaeological investigation.

21 East Lawn: The east lawn begins at the edge of the moat and extends to the entrance drive. It is primarily an expanse of lawn that had a mixed deciduous/evergreen forest on the north and the locust allee of the entrance drive on the south. This served to direct one's eye toward Milford and the Delaware River. Rows of grape vines were planted in the open space to provide unusual interest. These were removed in the 1960's and replaced with low hedges.

one contributing site.

22 Open Air Theatre: The open air theatre was designed in 1931 by Chester Holmes Aldrich. It is wedge-shaped and enclosed on three sides by an arborvitae hedge and a backdrop of red pines. The audience area uses the natural slope to advantage to provide raised seating and a view of the stage. The grassy stage has a low curved stone fence. Adjacent is an area that appears to be an overgrown nursery or experimental planting. A stone

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podium and plaque commemorates the dedication of Grey Towers as a National Historic Landmark by John F. Kennedy. Kennedy used the occasion to deliver a major address on conservation.

one contributing structure.

- 23 Entrance Drive: The present entrance drive was constructed in 1919 and alters the original drive to go in a more direct line to the house and was laid out by drawing a straight line from the south face of the mansion to the original drive. The maple lined lower portion follows the original route. Various specimen trees provide focal points. At the point at which the drives straightens, locust trees were planted on either side. The new drive location created the effect of not allowing one to view the house until one reached the top of the drive.

one contributing structure.

- 24 Cemetery: The cemetery was apparently designed by Frederick Law Olmsted, Jr. in 1906. It is not clear exactly what Olmsted did design since the cemetery had existed since the second quarter of the nineteenth century. The walkways, stones, and plot enclosures are in poor condition but the design of these features is readily observable.

one contributing site.

- 25 White Pine Plantation: The white pine plantation was planted by Gifford Pinchot in the late 1930's. The site was originally open fields, probably the result of logging activity in the nineteenth century. Pinchot was especially interested in white pine as it was the major tree in the Pike County forests and was the preferred tree for the local logging companies.

one contributing site.

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26 Mixed Deciduous/Evergreen Forest: This is an area of Pinchot planted forest. It is an example of Pinchot's desire to show the result of forestry management.

one contributing site.

27 Parking Lot: This modern (1963) parking lot was constructed by the Forest Service on a slope northwest of the mansion. It was the site of the squash court and building.

one non-contributing site.

28 Tennis Court: The tennis court was installed about 1890. It consisted of a grass court and a small stone building located east of the walled garden. A row of tall hedges was used to separate the court site from the entrance road which passes just north of the court.

The hedge remains as does the court site but both are overgrown. The tennis court building is also slightly overgrown.

one contributing building and
one contributing structure.

29 Sawkill Creek and Falls: This natural feature passes through the estate and was a major factor in the Pinchot family's decision to acquire the site.

one contributing site.

30 Water Tank and Path: The abandoned water tank is located west of the mansion at the top of the Milford Hill. It supplied water to the estate with the aid of a water ram. The ram has been removed and the water tank is no longer in use. The path is now overgrown.

one contributing structure.

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31 Original Entry Road: The original road as laid out by James Pinchot wound slowly up the slope to the house from the gate house. Its path was consistent with the philosophy of the Downingesque landscape but did not suit the landscape as developed by Cornelia Pinchot.

one contributing site.

32 Modern Garage: This garage was constructed after 1963 by the Forest Service. The stone for the stone and frame one story building was taken from the remains of Gifford Pinchot's portion of the destroyed original carriage house (#5).

one non-contributing building.

33 Driveway Turnaround: The turnaround was designed by Chester Holmes Aldrich about 1930. It was to provide a terminal feature for the entrance drive and locust allee. It was constructed of stone and built in a fashion that is similar to the mansion.

one contributing structure.

34 Green House: See walled garden description #7.

35 Garden House: See walled garden description #7.

36 Upper Maintenance Shop: This modern frame building is located west of the mansion and the white pine plantation. It provides support facilities for the Forest Service maintenance crews.

one non-contributing building.

37 Flammable Storage Building: This building was under construction during the summer of 1985. It is located near building #36.

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one non-contributing building.

- 38 Yale School of Forestry: The school was endowed by James Pinchot and was the first such institution in the United States. It operated a summer school at Grey Towers from 1901 to 1926. The camp was located across the Sawkill Creek and near a red pine plantation. The camp buildings were a few wooden buildings and a large number of tents on platforms. The buildings are now in ruins. The trail and road to the school is overgrown but discernible. The bridge over the Sawkill Creek is gone except for the stone pilings.

one contributing site.

- 39 Conservation Walk: This trail is located northeast of the mansion near the main road and cemetery. It was established in the late 1970's to provide a means to honor those who were active in conservation. In order to put the trail in, the Forest Service changed the contours of the slope and added plantings of kalmia and a memorial grove of hemlock. The path is covered in gravel.

one non-contributing structure.

- 40 Modern Water Tank: This tank now provides water to the estate and is located near the original wooden tank.

one non-contributing structure.

- 41 Hemlock Grove: This wooded area is located north of the mansion and west of the cemetery. It appears to pre-date the estate and is part of the natural setting that originally served to create the park-like environment for James Pinchot's

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ornamental farm.

one contributing site.

- 42 Grape Terrace: The remains of a once extensive stand of grape vines and terraces is located west of the mansion and on the slope above the carriage house/garage. The terraces were laid out by James Pinchot and he supervised the planting of the grapes. The vines have been removed and the terraces allowed to grow over with new forest growth.

one contributing site.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input checked="" type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1884 - 1946 **Builder/Architect** see attached list

Statement of Significance (in one paragraph)

Gifford Pinchot was a key figure in the Progressive Movement in the late nineteenth and early twentieth centuries. As a politician, he served two terms as Governor of Pennsylvania, but his most important contribution to our nation was his role as a conservationist and forester. As a forester, Pinchot created the U.S. Forest Service and was an outspoken voice for scientific forestry and the need to control and manage the country's natural resources. Because of Pinchot's significance to the nation, Grey Towers, his estate in Milford, Pennsylvania, is eligible for listing as a National Historic Landmark. Grey Towers was actually more than the Pinchot home. Its grounds provided him with an opportunity to put into practice many of his ideas on scientific forestry. The first American school of forestry was held here for 21 years. The large amount of acreage enabled Pinchot to plant new forest land. The area around the mansion provided Pinchot and his wife with an opportunity to put into practice their thoughts on the value of outdoor living.

Pinchot was born in 1865 in Connecticut. For the next twenty years he would live mostly in New York City except when the business interests of his father, James, took the family to Europe and South America for extended stays. He entered Yale University in 1885. That first year, he became interested in following a career in forestry upon graduation. The seeds for this choice were most likely planted by his father who was an early member of the American Forestry Association.

When Pinchot graduated in 1889 he traveled to Europe to study under Dietrich Brandis, a well-known German forester. The two chief lessons he learned there were the need for scientific forestry and that an enlightened government was needed to provide leadership

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ARCHITECTS WHO HAVE WORKED ON GREY TOWERS DURING ITS HISTORIC PERIOD

Richard Morris Hunt
Henry Edwards-Fricken
Chester Holmes Aldrich
William Lawrence Bottomley
Harriet Kaupp
Rose Standish Nichols
William Adams Delano
The firm of Hunt and Hunt
Frederick Law Olmstead, Jr.

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in conservation. When he returned to this country in 1890, he spent a year on a survey of forest lands for the Phelps-Dodge Company.

His first opportunity to practice scientific forest management came when he began work in February 1892 for George W. Vanderbilt at Biltmore in North Carolina. In 1893, he created an exhibit on his work and on forestry for the Chicago Columbian Exposition. At about this time, he also began a practice as a consultant in forestry management.

In 1896, Pinchot became secretary of the National Forest Commission. The Commission was created by the National Academy of Sciences in order to make recommendations to the U.S. government on its public forest land. This position provided a public outlet for Pinchot's ideas and he was able to encourage the Commission to recommend greater federal involvement in the management of forest lands. In 1897, he was appointed a special forest agent for the U.S. Department of the Interior. The Interior Department was, at that time, the principal holder of the nation's forest land.

In 1898, Pinchot was appointed Chief of the Department of Agriculture's Division of Forestry. The division was a small unit of twelve employees whose role was to offer advice to those who were involved in forestry. Pinchot's skills at administration and at public relations soon provided him with a platform from which to discuss his philosophy of scientific forestry.

While Pinchot was expanding the scope of the Division of Forestry, he moved forward with another venture that was of extreme importance to himself. In 1900, Pinchot persuaded his father to assist with the establishment of the first American forestry school. James Pinchot endowed the school through Yale University

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and provided it with the use of a portion of Grey Towers. The school was held at the estate until 1926. Gifford Pinchot taught at the school from 1900 till 1903. After that, he gave annual lectures to the forestry students.

In addition to providing a facility for graduate study in forestry, the school had a more important function for Pinchot. It provided him with an opportunity to help train future generations of foresters. The graduates of the school would be found in public, private and academic career settings and it was hoped that a majority of them would become converts to Pinchot's stands on scientific forestry and the role of the central government in natural resource management.

In 1901, Pinchot's division was renamed the Bureau of Forestry and its staff expanded to 200. In 1905, Congress gave Pinchot additional control over the nation's forest land by further enlarging his Bureau into the U.S. Forest Service and by transferring 86 million acres of national forest land from the Interior Department to the Forest Service. Much of Pinchot's accomplishments were directly tied to his relationship with Theodore Roosevelt who became President in 1901 upon the death of William McKinley.

With Roosevelt's backing, Pinchot was able to extend federal regulation over all activities and resources in the National Forests. This included such things as grazing, water rights, and mineral rights as well as lumbering. Pinchot's new regulations caused a great deal of controversy among forest land users and resulted in nine separate Supreme Court cases which all were decided in the Forest Service's favor.

As Pinchot worked with Roosevelt to advance the cause of conservation, the two found that they shared a large number of

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common interests. Pinchot soon became a close advisor to the President and was known to frequently write speeches and other statements for him. Roosevelt also appointed Pinchot to a number of Presidential commissions including the Commission on the Organization of Government Scientific Work, the Commission on Public Lands, the Commission on Departmental Methods, the Inland Waterways Commission, and the Country Life Commission.

In 1908, Pinchot persuaded Roosevelt to convene the Governor's Conference on Conservation. The meeting was financed mostly by Pinchot. The purpose of the conference was to deal with the problem of the protection and management of natural resources. Most state governors attended as did government officials, members of Congress, and important private individuals. One of the outgrowths of this meeting was Pinchot's appointment as chairman of a committee, the National Conservation Committee. The committee's assignment was to prepare an inventory of all the country's natural resources.

Pinchot's role in setting national conservation policy was restricted after 1909 when William Howard Taft took office as President. Taft was not an advocate of conservation and Pinchot was not able to develop any sort of harmonious relationship with him. In fact, Taft dismissed Pinchot over a controversy with Richard Ballinger, Secretary of the Interior, concerning Alaskan coal lands and over the direction and control of the government's conservation policies.

Even though Pinchot lost his public office, he was able to remain in the public eye through his activities on behalf of conservation. He was president of the National Conservation Association, and its chief financial backer, from 1910 to 1925. It was through his activities for the NCA that Pinchot became more actively involved in party politics.

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When Roosevelt lost the Republican Party nomination for President in 1912, Pinchot took an active role in forming the Progressive Party. In 1914, he ran unsuccessfully for the U.S. Senate. He married Cornelia Bryce that same year. For the next several years, Pinchot served on a number of federal committees. In 1920, Pinchot became Pennsylvania's Commissioner of Forestry. Two years later, he was elected Governor of Pennsylvania as a reformer. His main goals were to clean up the state's politics, regulate power companies, enforce Prohibition, and to produce a balanced budget.

Towards the end of his term, he ran again for the U.S. Senate but lost the election. He was, however, successful in his second campaign for Governor. He took office in 1931 and tried to deal with the Great Depression. He initiated a number of relief programs such as government work projects and reductions in utility rates.

He left office in 1935 at the age of seventy. He spent the next eleven years of his life making two more attempts at public office by running for the Senate and for the Governorship. He also helped his wife in her unsuccessful bids for the local U.S. congressional seat. Pinchot's last fight was to aid in the successful attempt to block the transfer of the Forest Service from the Department of Agriculture to the Department of the Interior.

When Pinchot died in 1946, he had finished his autobiography titled Breaking New Ground. The book dealt with his career from 1889 to 1910 which were the years that he considered the most important. This span of years cover the time from his graduation from Yale University to his dismissal from the Forest Service.

Pinchot died in a New York City hospital. Grey Towers was the setting for his funeral service and the cemetery at Grey Towers

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was his final resting place along with many other Pinchots.

While Gifford Pinchot is the focus of this nomination, he was not the first Pinchot in Milford nor the only one worthy of recognition. The first Pinchot in America was Constantien Pinchot, a former officer in Napoleon Bonaparte's Army. Upon Napoleon's defeat, he brought his family to America and re-established the family store in the town of Milford. His son Cyrille Constantien Desire Pinchot continued the store and his father's land speculation activities. He expanded the family's move into agricultural pursuits and lumbering.

One of his five children was James Pinchot, born in 1831. He continued the family business activities but from New York City instead of from Milford. By 1870, he was considered a very wealthy man and in 1875, he retired at the age of 45. In 1884, he returned to Milford and began the construction of Grey Towers. James led a very interesting life and was considered a patron of the arts. He was a member of the important clubs of New York City. Among his activities were a membership in the Executive Committee for the Statue of Liberty, an active role in the American Forestry Association, a founding membership in both the National Academy of Design and the American Museum of Natural History.

In Milford, James is credited with establishing the first forest experiment station in the country. The project was an attempt to reclaim land in the area that had been cleared as the result of the extensive lumbering in the area. He gave a former house to the town of Milford for use as a library, part of Foresters Hall in the town for meetings and land for a cemetery.

Cornelia Bryce Pinchot married Gifford Pinchot in 1914. She was a wealthy and independent women who was active in social causes and assisted her husband in his political activities just

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as he assisted her in her tries for political office. She was interested in a wide range of causes that included birth control, labor unions, child labor laws and educational reform.

As an independent business women, Mrs. Pinchot was one of the first owners of a radio station and was a promoter of talking motion pictures. She was a pilot. She had a wide circle of friends that include William Adams Delano and Chester Holmes Aldrich. These two architects would help her in her renovations to Grey Towers after 1915.

Amos Pinchot was Gifford's younger brother. He trained for a law career at Yale and at Columbia. He was concerned about the country's poor and about civil rights. After 1910, Amos assisted, along with his brother, in the formation of the progressive wing of the Republican Party and later the Progressive Party. Theodore Roosevelt considered Amos to be part of the "lunatic fringe" of the party for his strong and uncompromising stands on civil rights. Amos was a founder and member of the executive committee of the American Civil Liberties Union.

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C 18 515120/4574540	J 18 513750/4575370
D 18 515100/4574400	K 18 514550/4575780
E 18 514790/4574560	L 18 514950/4575490
F 18 514720/4574500	M 18 515090/4575220
G 18 514300/4574750	

Verbal Boundary Description and Justification

The nominated property includes the present parcel owned by the U.S. Forest Service and two parcels that are owned by the heirs of Amos Pinchot. The Forest Service parcel is parcel 1-32 of Pike County tax map number 112. for Milford. The two Pinchot parcels are parcel 1-33 of Pike County tax map number 112 for Milford and parcel 2-28/2-28.990 of Pike County tax map number 112 for Dingman Township.

These three parcels are included because they include the land that was under active management and use by the Pinchot family. The nominated acreage also includes the location and site of the Yale School of Forestry which was not included in the original nomination for Grey Towers. While Gifford Pinchot did not have active control over his brother's portion of the estate, he did use and enjoy that portion until the death of his mother in 1914. Thus that land was significant to him and used by him during the period in which he was developing a greater role for the Forest Service and for himself in the management of our nation's natural resources.

The excluded portions of the original Pinchot estate were kept as open space and not as integral parts of the estate.

The appropriate tax maps are included with the nomination and should be used for boundary purposes. The USGS map shows the approximate boundaries and the UTM points.

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Form Prepared By:

Principal Investigator:

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Landscape Consultant:

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Date: August 5, 1985

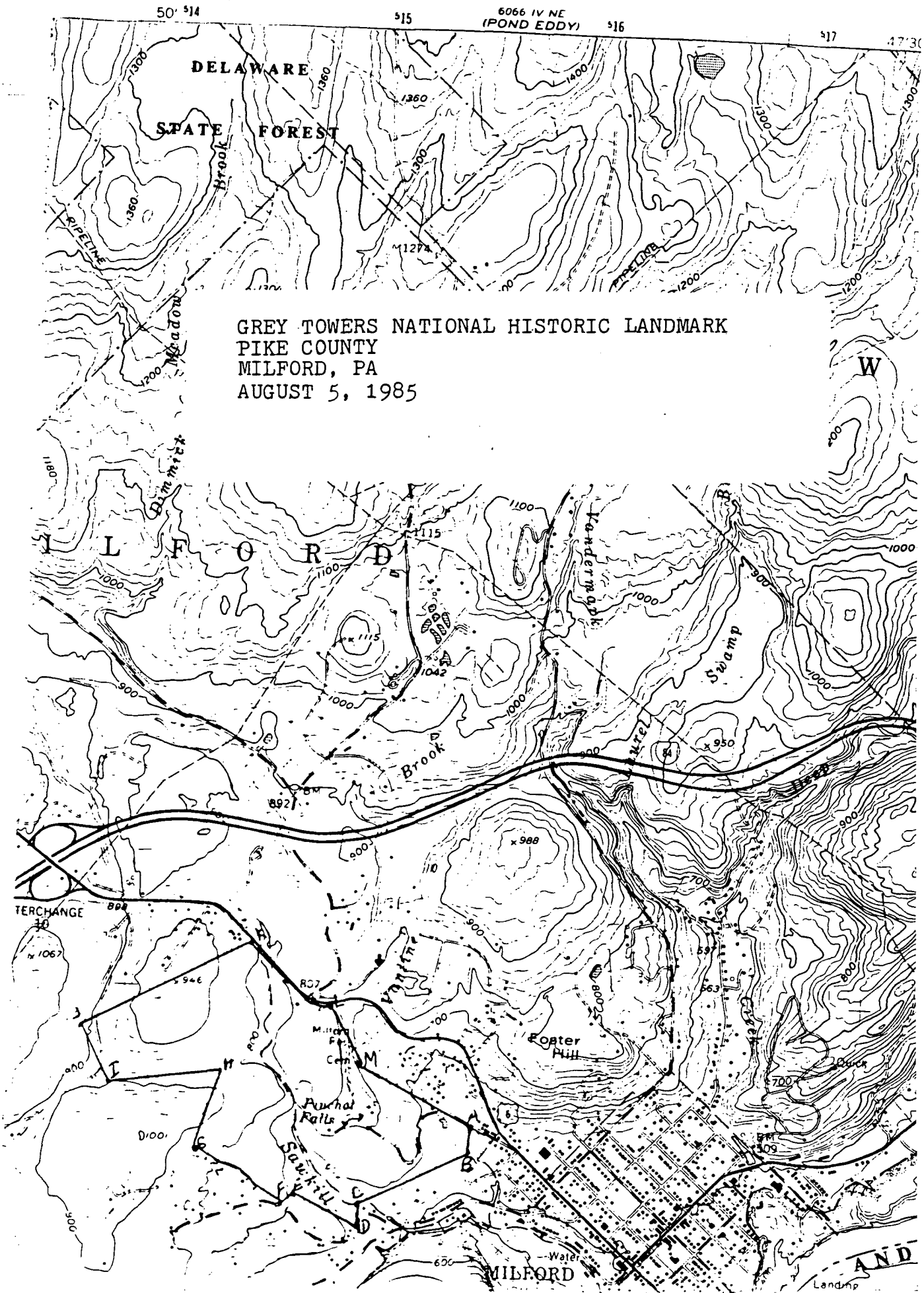
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6066 IV NE
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517

47° 30'



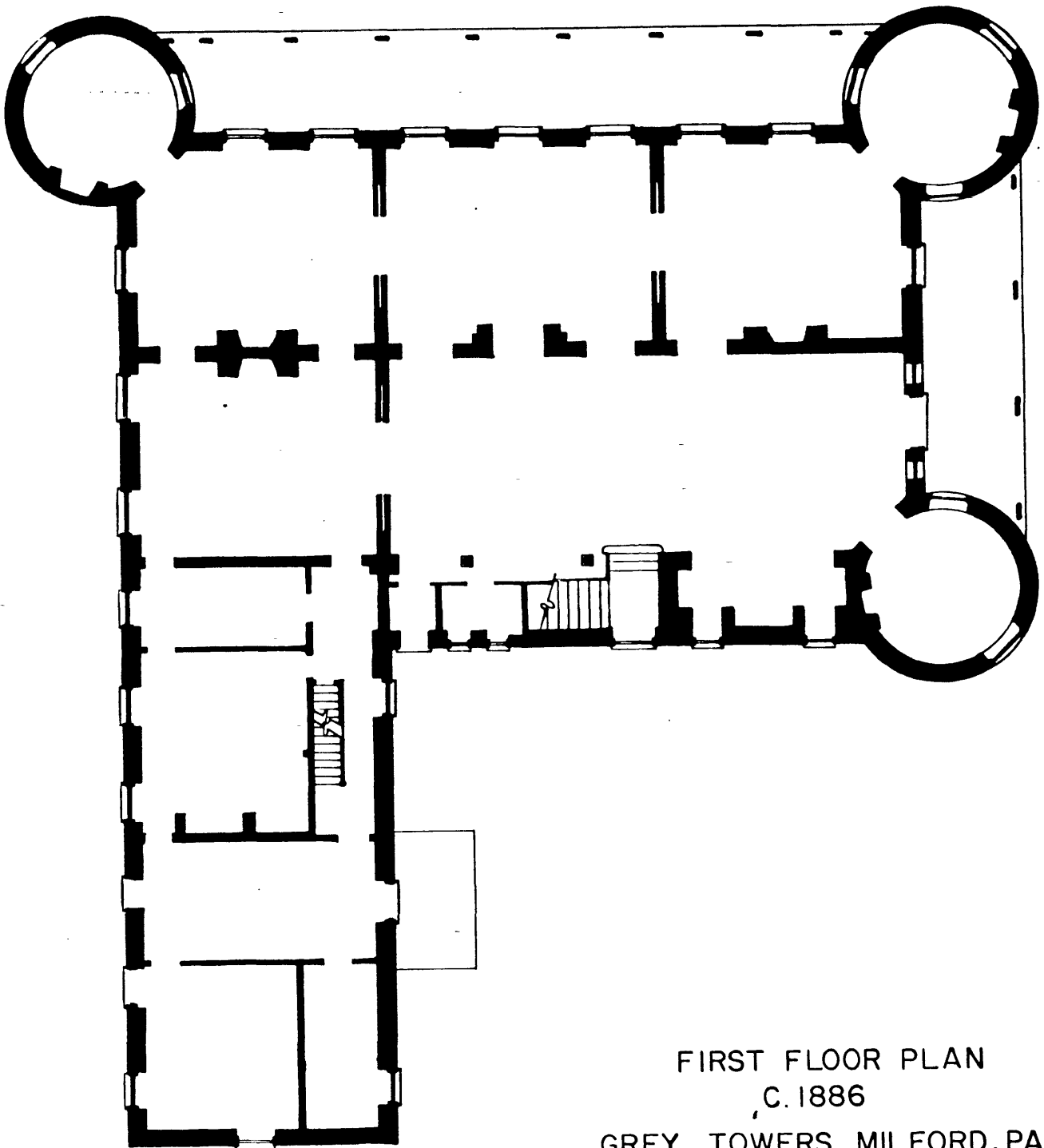
GREY TOWERS NATIONAL HISTORIC LANDMARK
 PIKE COUNTY
 MILFORD, PA
 AUGUST 5, 1985

W

AND

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FIGURE 1
GREY TOWERS NATIONAL HISTORIC LANDMARK



FIRST FLOOR PLAN
C. 1886
GREY TOWERS, MILFORD, PA.

JOHN MILNER ASSOCIATES
WEST CHESTER, PA.

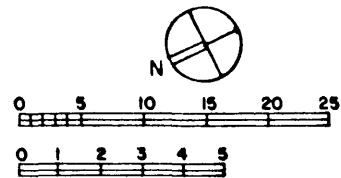
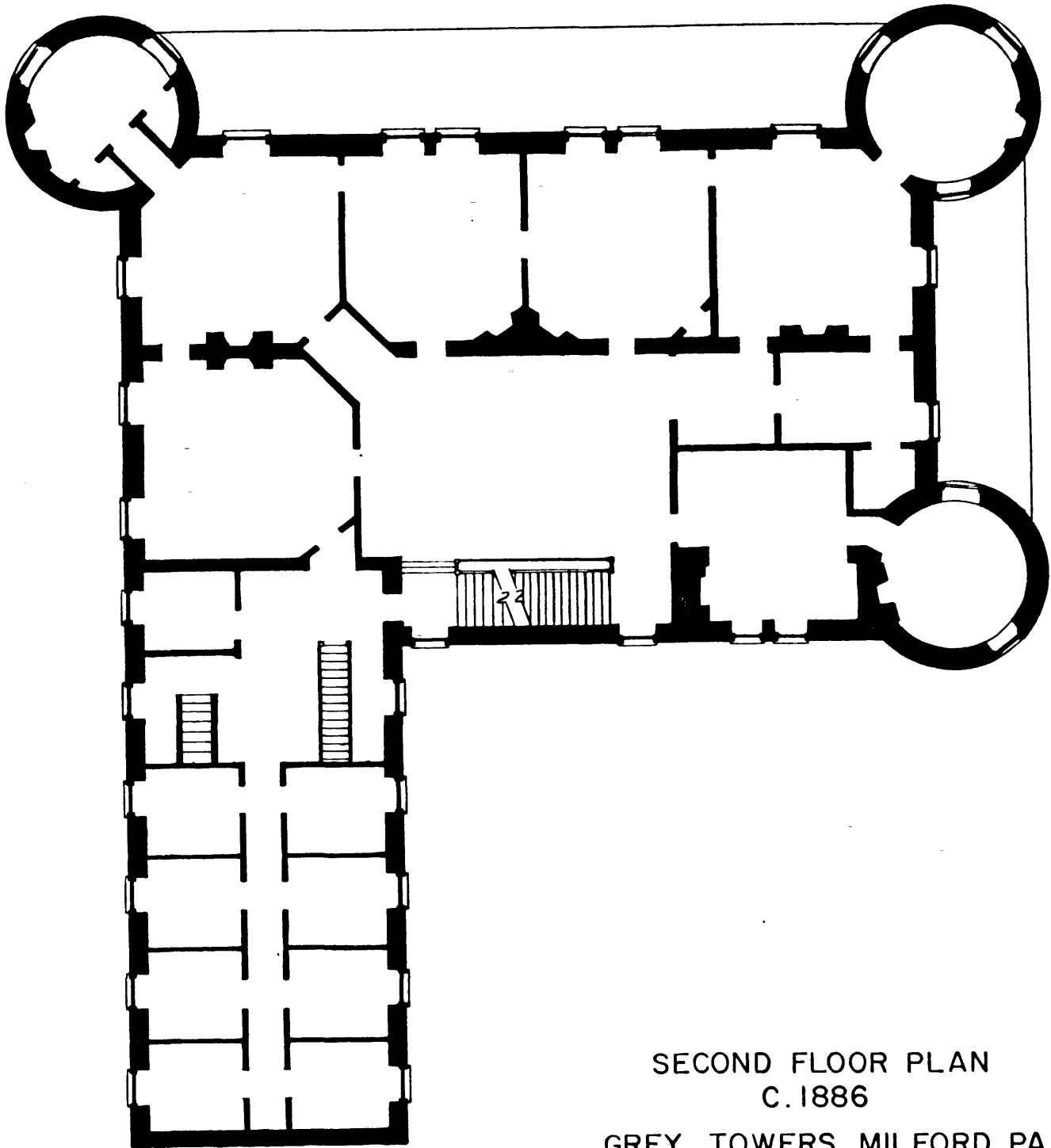


FIGURE 2
GREY TOWERS NATIONAL HISTORIC LANDMARK



SECOND FLOOR PLAN
C. 1886
GREY TOWERS, MILFORD, PA.

JOHN MILNER ASSOCIATES
WEST CHESTER, PA.

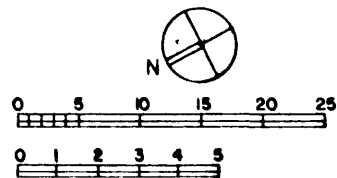
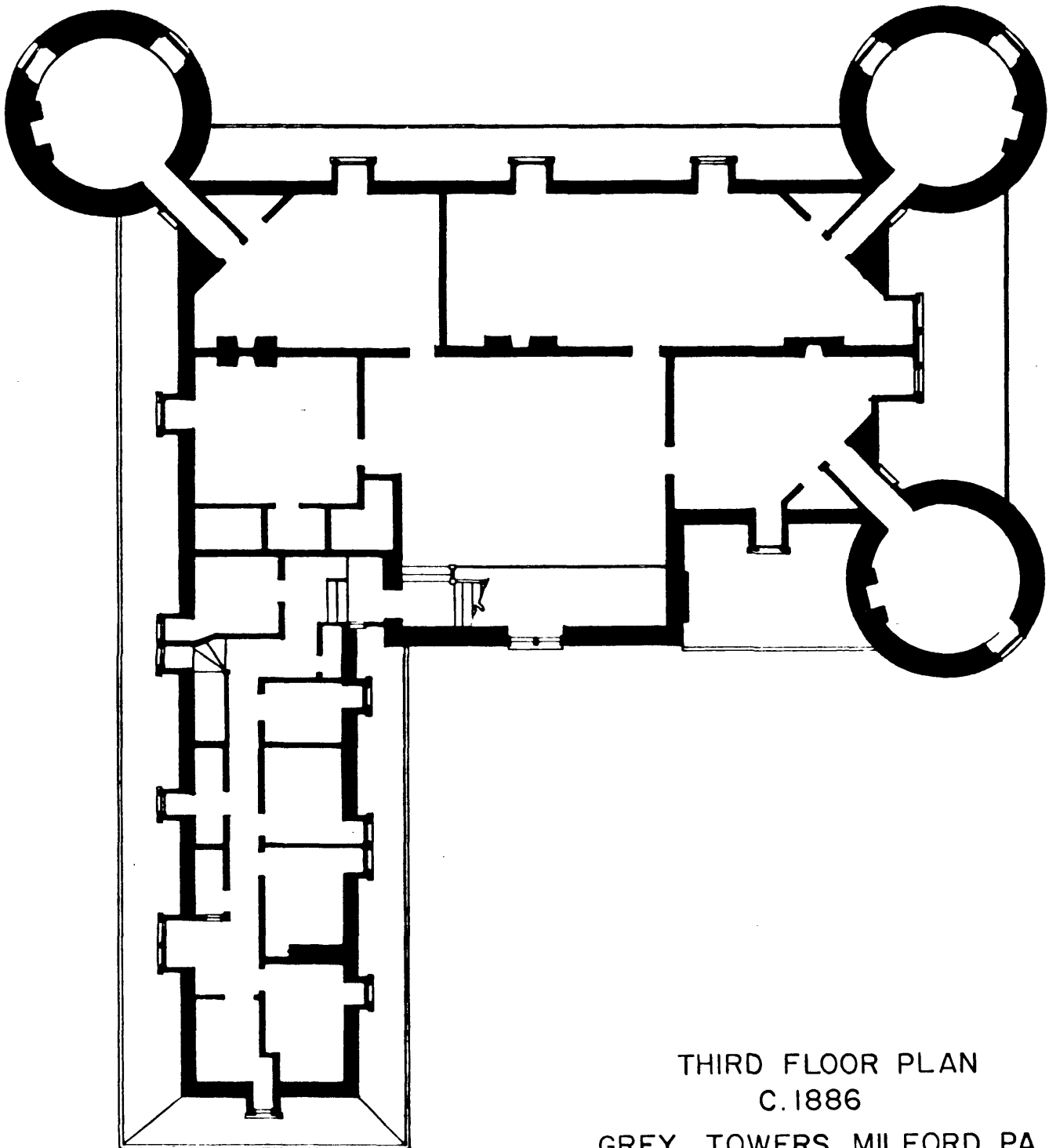


FIGURE 3
GREY TOWERS NATIONAL HISTORIC LANDMARK



THIRD FLOOR PLAN
C. 1886
GREY TOWERS, MILFORD, PA.

JOHN MILNER ASSOCIATES
WEST CHESTER, PA.




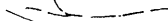







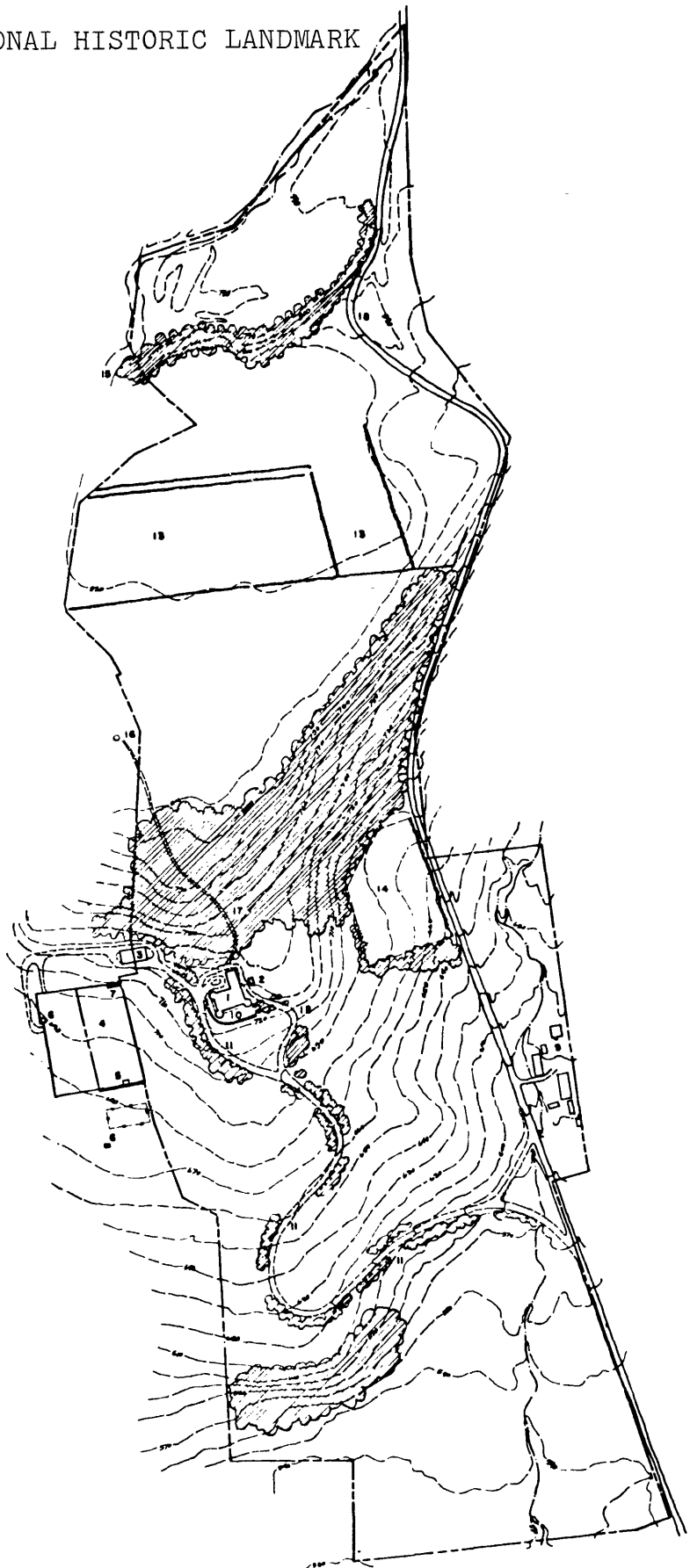
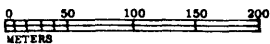
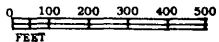
FIGURE 4
 GREY TOWERS NATIONAL HISTORIC LANDMARK

KEY ELEMENTS:

1. Grey Towers (1885-86)
2. Old Ice House (1885-86)
3. Carriage House (1886)
4. Walled Garden (1885-86)
5. Tool House in Walled Garden (c. 1886)
6. Springhouse in Walled Garden (c. 1890)
7. Greenhouse / Cold Frames (c. 1890)
8. Tennis Court and Building (c. 1890)
9. Farm Complex
10. East Terrace (c. 1890)
11. Entrance Drive (c. 1890)
12. Service Road (c. 1890)
13. Old Fields (c. early 1800's)
14. Cemetery (from early 1800's)
15. Sawkill Creek
16. Water Tank
17. Dirt Trail to Water Tank
18. Original Route 6 Alignment

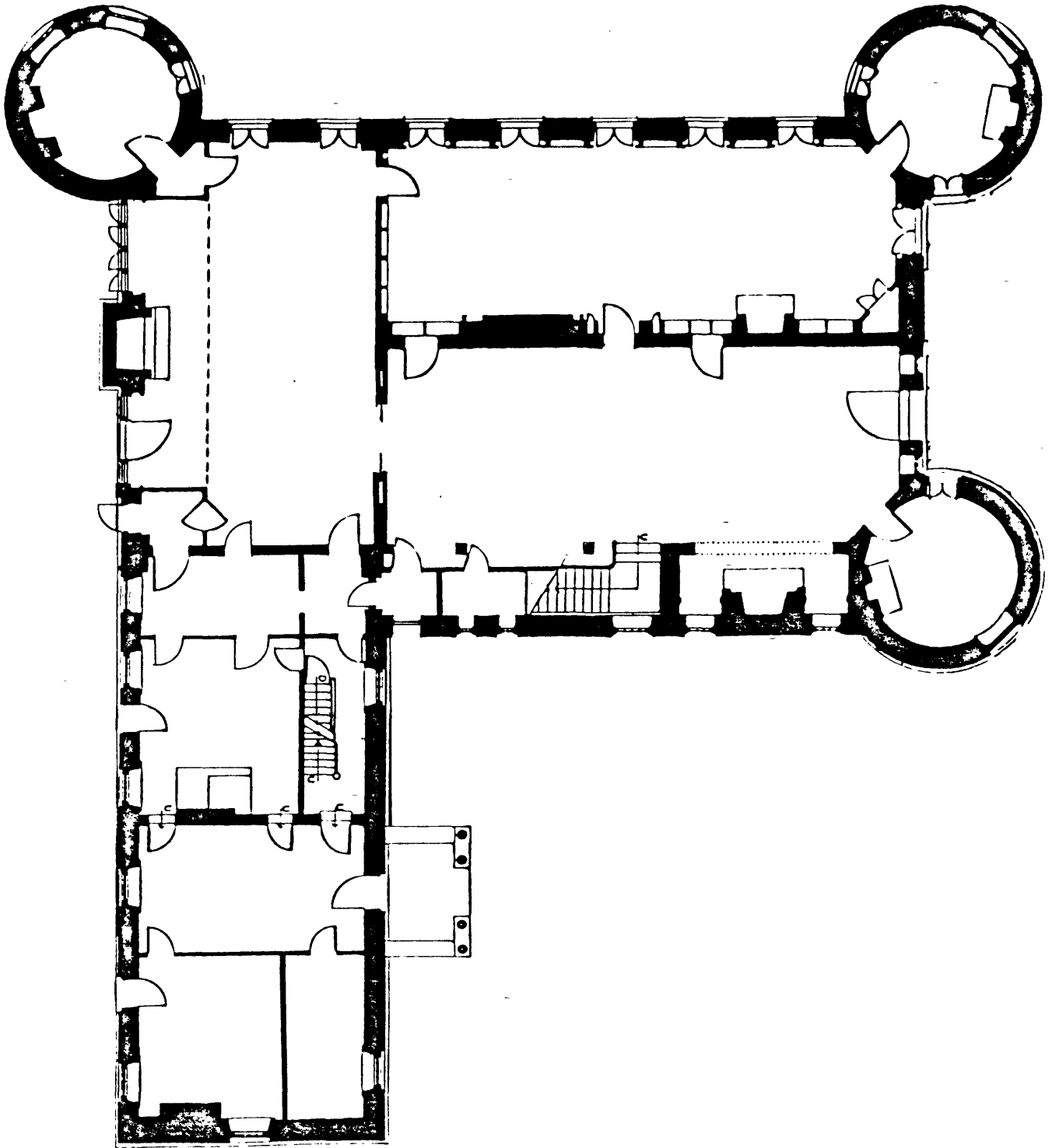
GRAPHIC KEY:

-  Existing Property Line (1979)
-  Buildings
-  Contours
-  Streams
-  Fences
-  Stone Walls
-  Roads
-  Trees
-  Open Areas



**SITE PLAN: 1890
 GREY TOWERS**

FIGURE 5
GREY TOWERS NATIONAL HISTORIC LANDMARK



CONCEPTUAL FIRST FLOOR PLAN
1933 - 1963

GREY TOWERS, MILFORD, PA.

JOHN MILNER ASSOCIATES
WEST CHESTER, PA.

BASED LARGELY ON WORKING DRAWINGS
PREPARED BY ALLEN, RODDA, & HAUCK
1963

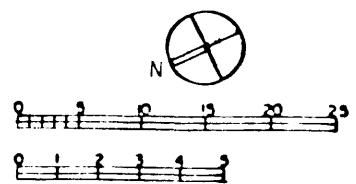
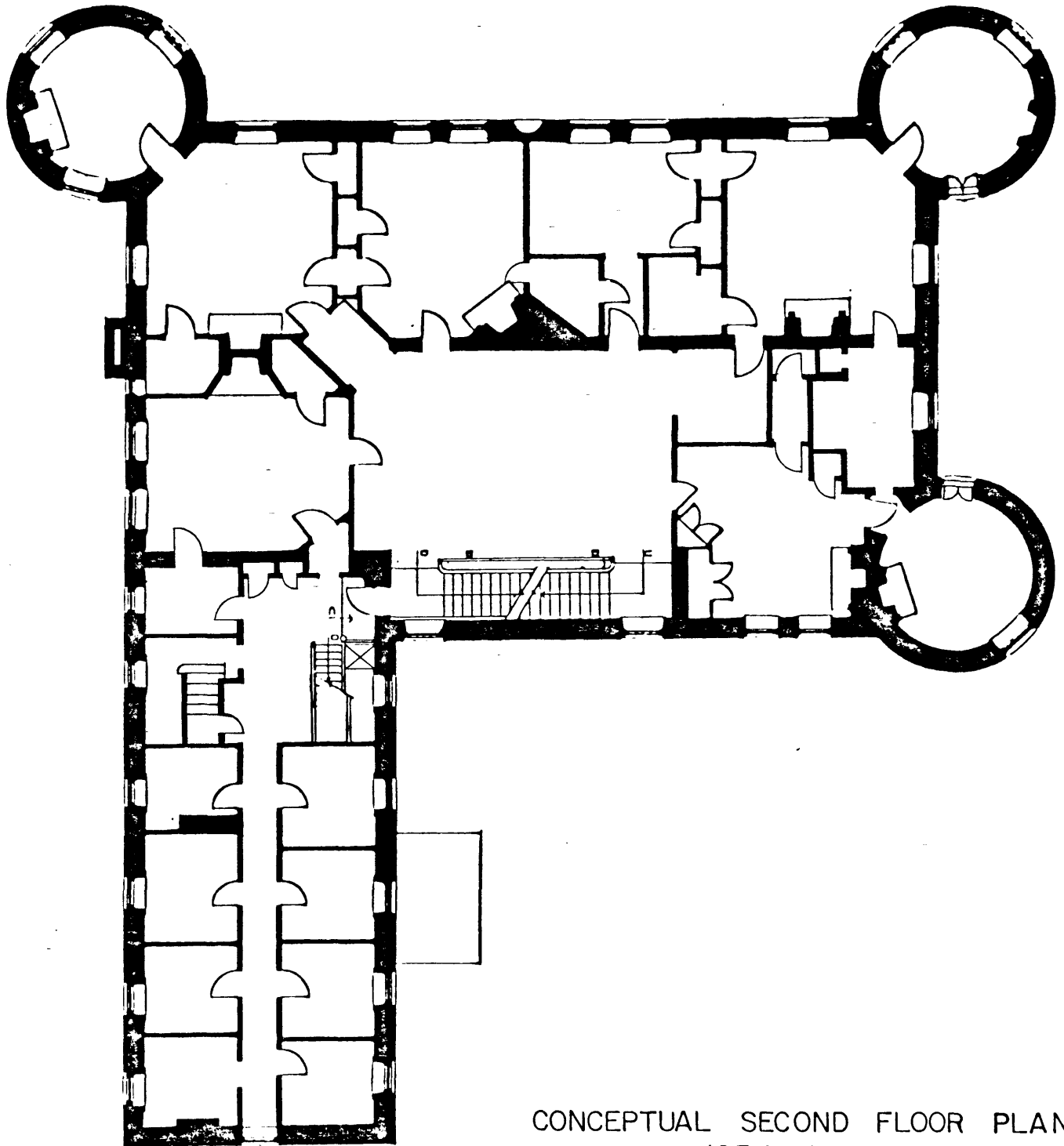


FIGURE 6
GREY TOWERS NATIONAL HISTORIC LANDMARK



CONCEPTUAL SECOND FLOOR PLAN
1933 - 1963

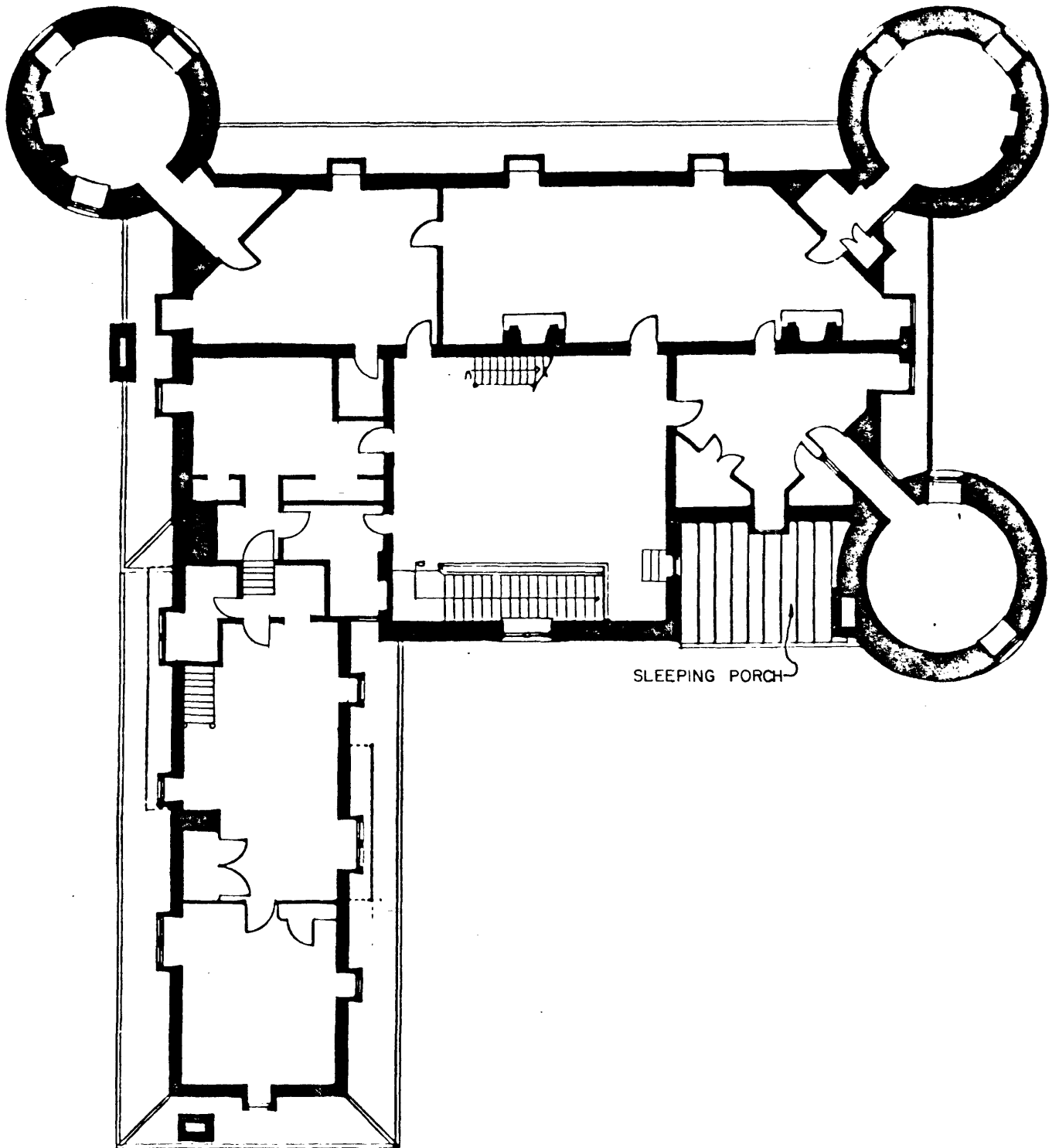
GREY TOWERS, MILFORD, PA.

JOHN MILNER ASSOCIATES
WEST CHESTER, PA.

BASED LARGELY ON WORKING DRAWINGS
PREPARED BY ALLEN, RODDA, & HAUCK
1963



FIGURE 7
GREY TOWERS NATIONAL HISTORIC LANDMARK



CONCEPTUAL THIRD FLOOR PLAN
1933 - 1963

GREY TOWERS, MILFORD, PA.

JOHN MILNER ASSOCIATES
WEST CHESTER, PA.

BASED LARGELY ON WORKING DRAWINGS
PREPARED BY ALLEN, RODDA, & HAUCK
1963

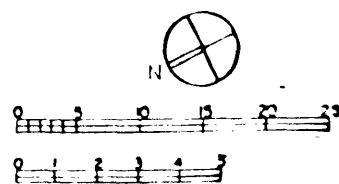
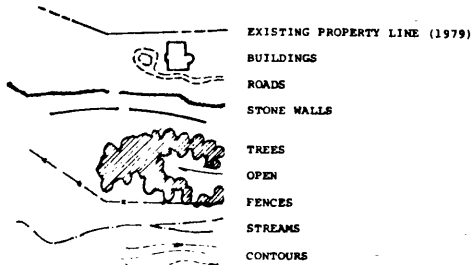


FIGURE 8 GREY TOWERS NATIONAL HISTORIC LANDMARK

KEY ELEMENTS:

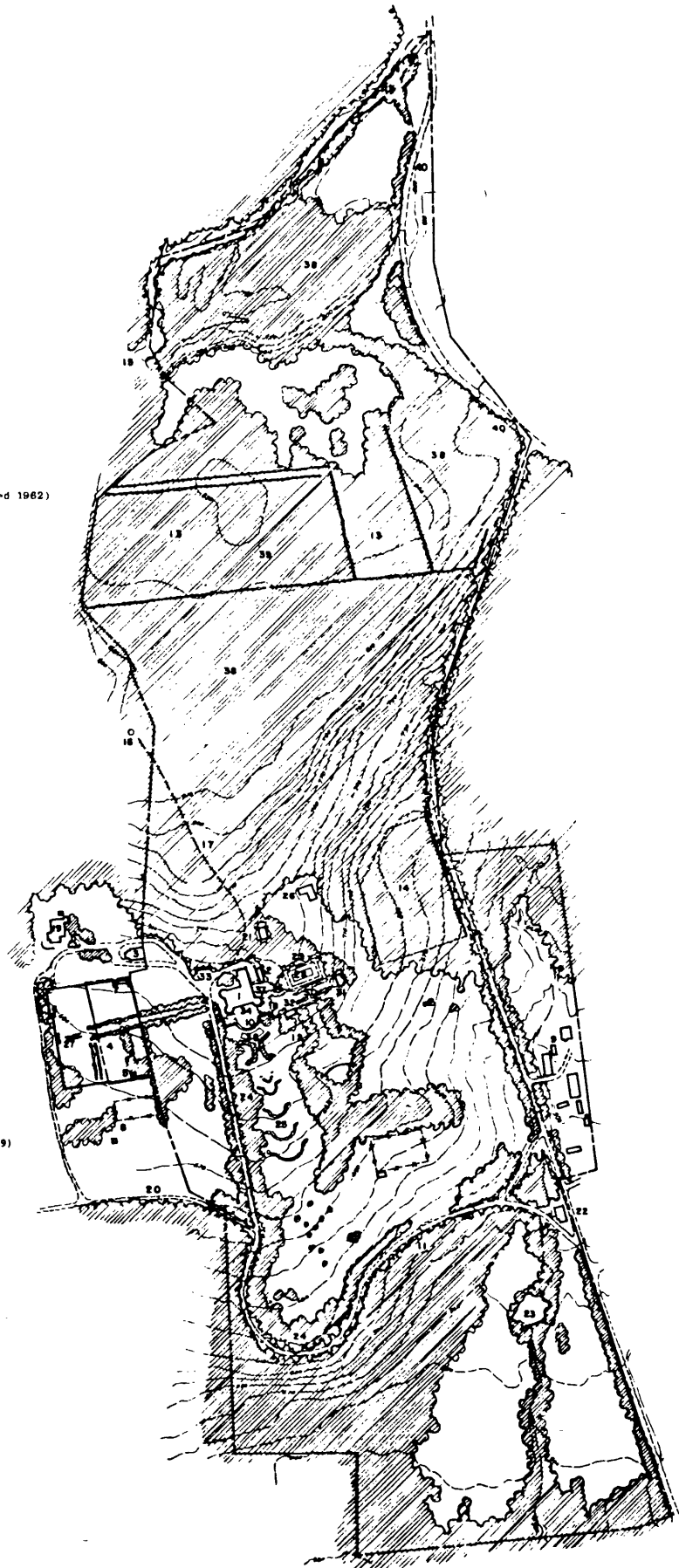
1. Grey Towers (1885-86)
2. Old Ice House (1885-86)
3. Carriage House (1886)
4. Walled Garden (1885-86)
5. Tool House in Walled Garden (c. 1886)
6. Springhouse in Walled Garden (c. 1890)
7. Greenhouse / Cold Frames (c. 1890)
8. Tennis Court and Building (c. 1890)
9. Farm Complex
10. East Terrace (c. 1890, extended c. 1918, 1930)
11. Entrance Drive (c. 1890)
12. Service Road (demolished c. 1930)
13. Old Fields (c. early 1800's, abandoned c. 1890's)
14. Cemetery (from early 1800's)
15. Sawkill Creek
16. Water Tank (original)
17. Dirt Trail to Water Tank
18. Cedar Walk (c. 1900)
19. Garden Cottage (c. 1902-04)
20. Road to Yale Forestry School Camp (c. 1901-05)
21. Squash Court Building (c. 1903, modified 1921, demolished 1962)
22. Gatehouse (c. 1903-05)
23. Pond (c. 1903-05, modified 1962-64)
24. Realigned Entrance Drive (1917-19)
25. East Lawn (unified c. 1917-20)
26. New Stable (c. 1920-21)
27. Fountain in Walled Garden (c. 1920)
28. Swimming Pool / Pergola (1923-25)
29. Gazebo (1924-25)
30. Reflecting Pool (1924-25)
31. Bait Box (1923-26, forecourt later)
32. Letter Box (1926-27)
33. Turnaround Fountain / Wall (1927-28)
34. East Terrace Star and Diamond Terrace (1931-32)
35. Moat / Further East Terrace Extension (1930-31)
36. Finger Bowl (1932-35)
37. Marble Terrace (c. 1935)
38. Mixed Deciduous / Evergreen Trees
39. White Pine Plantation (c. 1935-40)
40. Route 6 Realignment (1925-27)

GRAPHIC KEY:



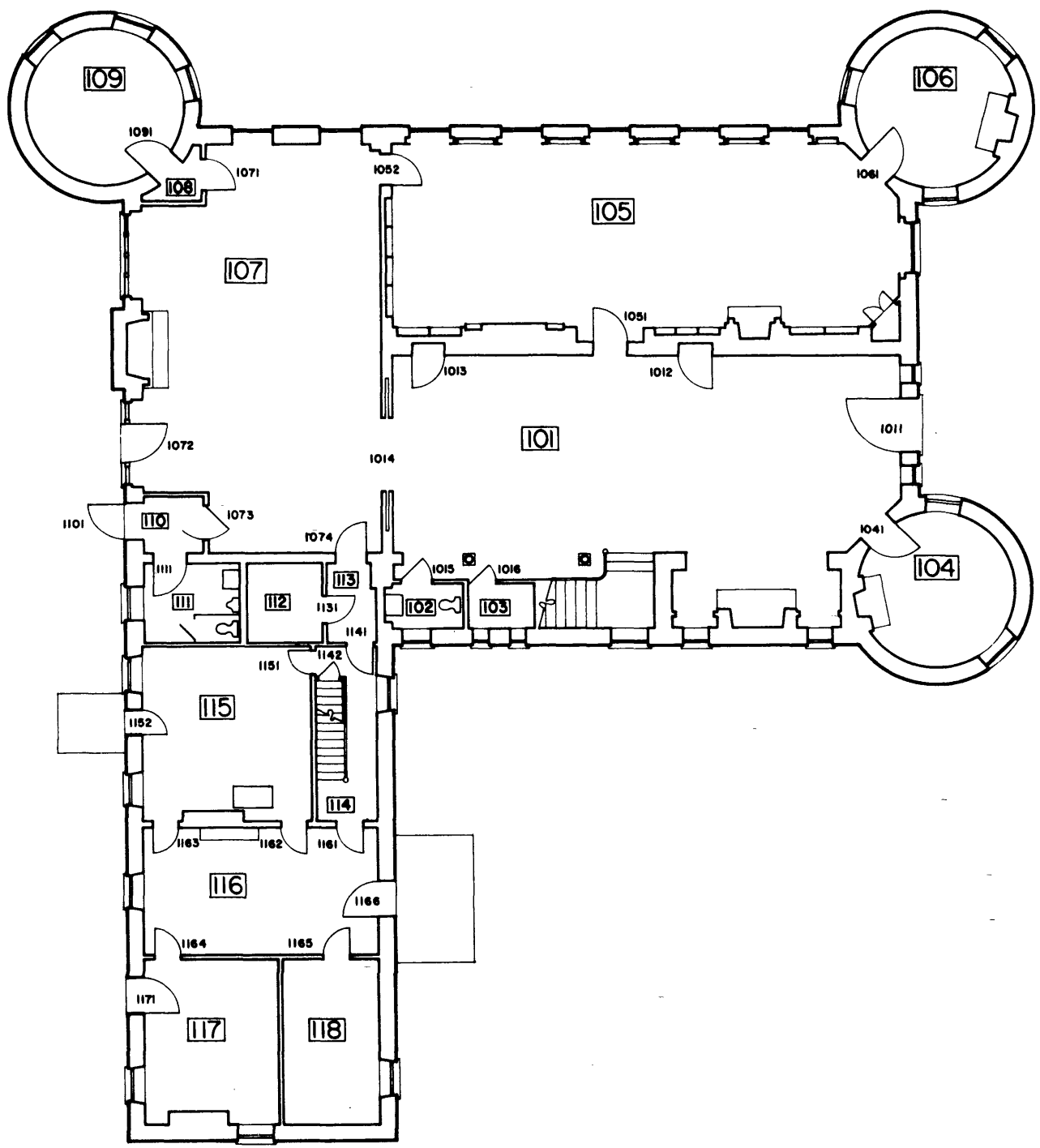
0 100 200 300 400 500
FEET

0 50 100 150 200
METERS



**SITE PLAN: 1935
GREY TOWERS**

FIGURE 9
GREY TOWERS NATIONAL HISTORIC LANDMARK



FIRST FLOOR PLAN

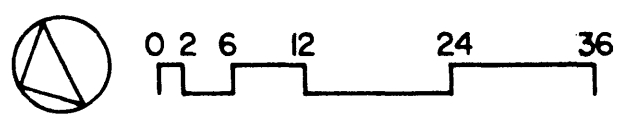
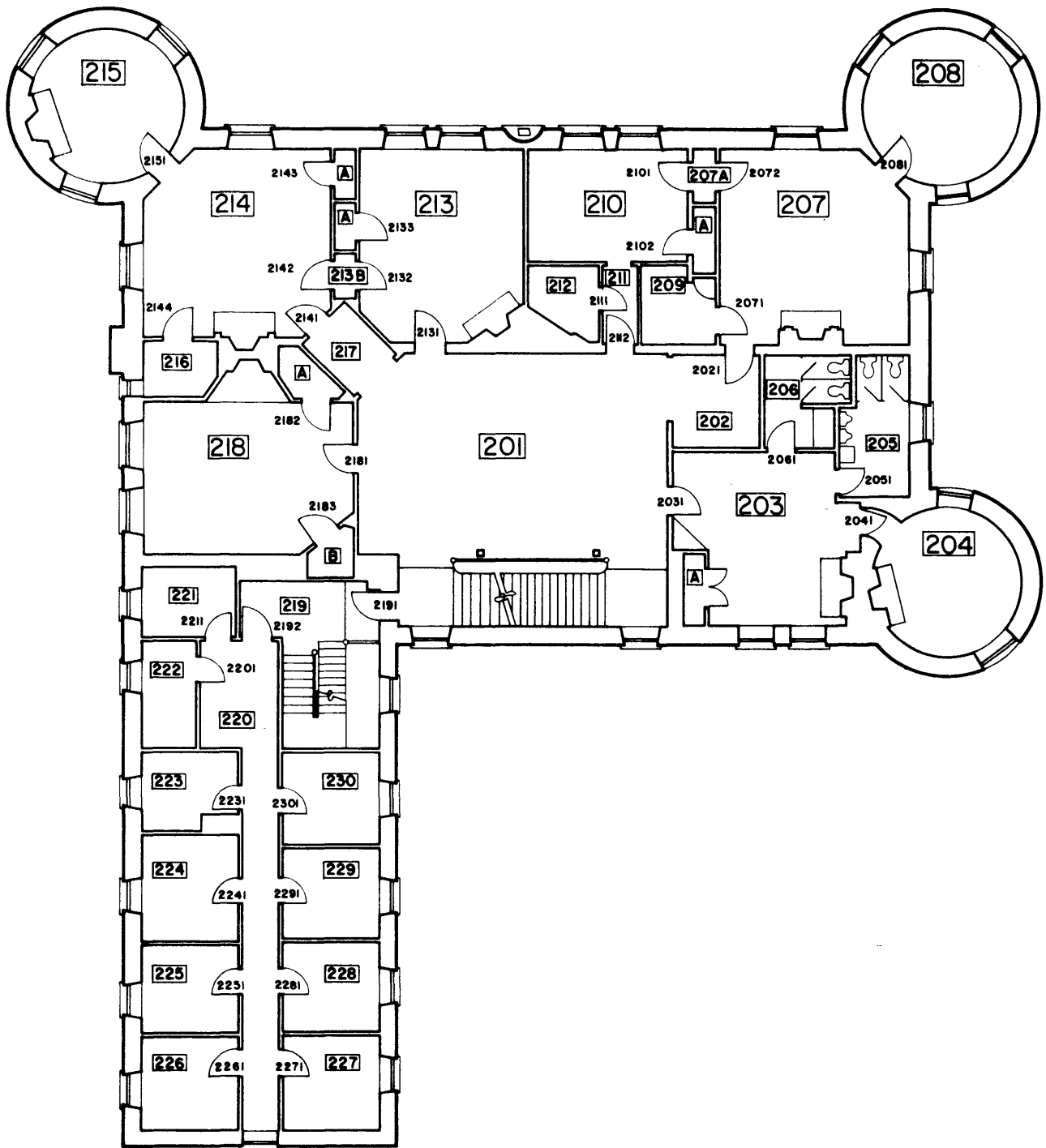
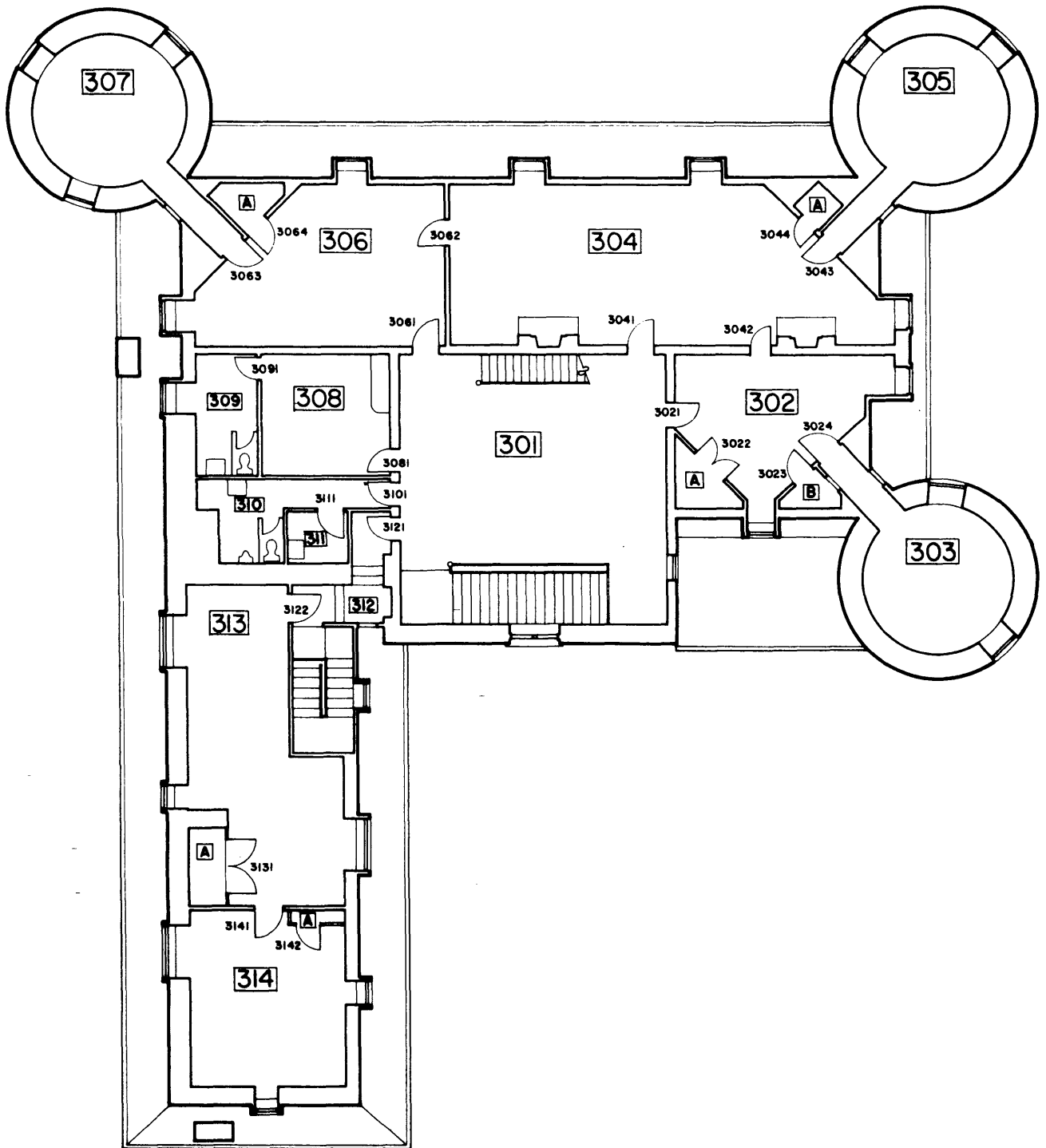


FIGURE 10
GREY TOWERS NATIONAL HISTORIC LANDMARK



SECOND FLOOR PLAN

FIGURE 11
GREY TOWERS NATIONAL HISTORIC LANDMARK



THIRD FLOOR PLAN

GREY TOWERS

Grey Towers, a National Historic Landmark, was completed in 1886 as the summer home of James Wallace Pinchet. The chateausque mansion was based on a design by Richard Morris Hunt. It was subsequently modified probably by James Pinchet himself. The interior finishes were designed by Henry Edwards-Ficken.

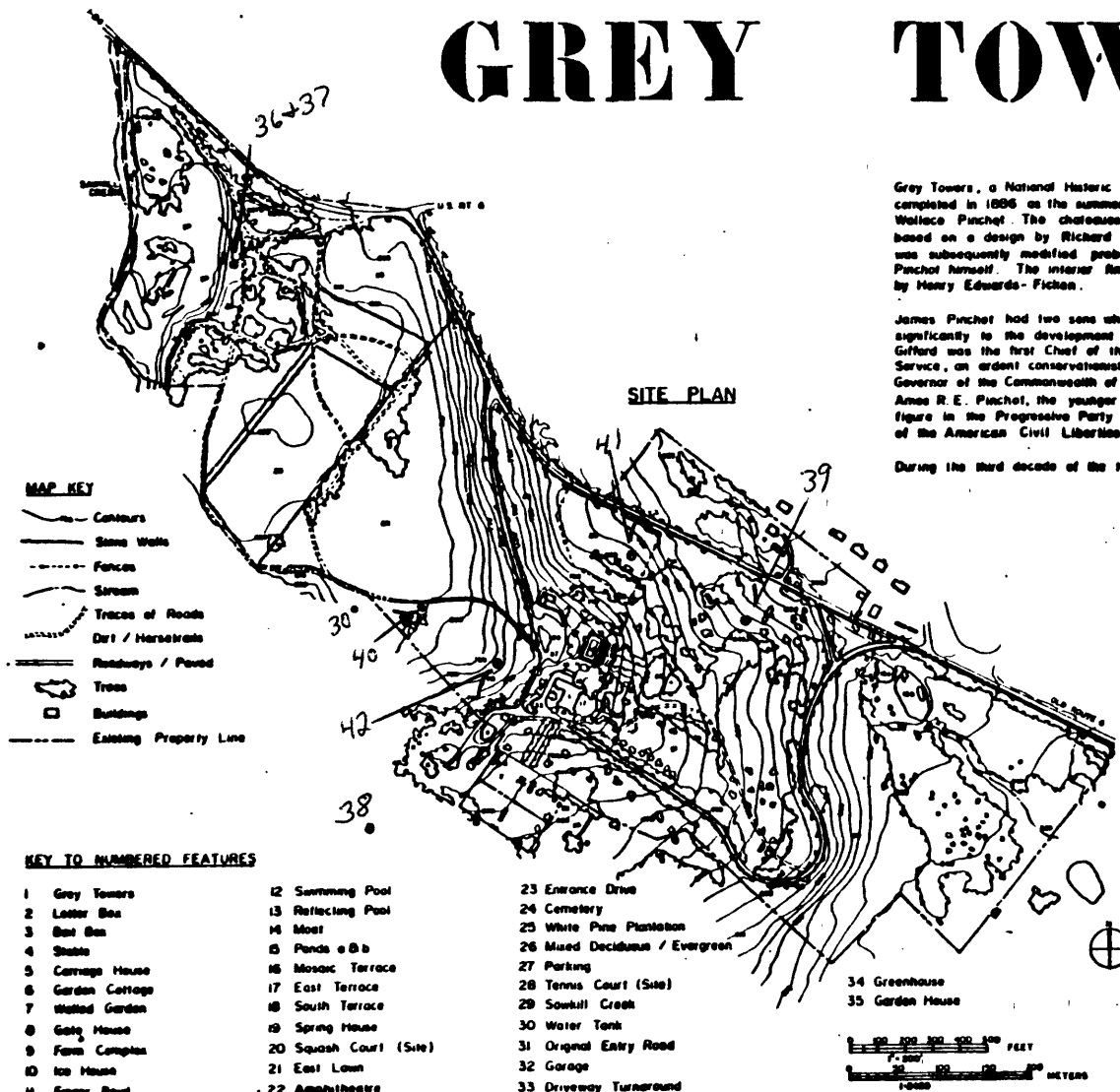
James Pinchet had two sons who contributed significantly to the development of the estate. Gifford was the first Chief of the Forest Service, an ardent conservationist, and the Governor of the Commonwealth of Pennsylvania. Anne R. E. Pinchet, the younger son, was a key figure in the Progressive Party and a founder of the American Civil Liberties Union.

During the third decade of the twentieth century,

the house underwent extensive changes. The gardens were continually developed and outbuildings were added. In 1963, the building became the property of the United States Department of Agriculture and was used to house the Pinchet Institute for Conservation Studies. Numerous modifications to the building were made at that time to accommodate its institutional occupancy.

This project was undertaken for the Federal Government by John Miner Associates, West Chester, Pennsylvania. Under the direction of John Miner, Architect, the project was coordinated by Martin Rosenblum, Project Architect, and assisted by Thomas Clark, Robert Clarke, Robert Rup, Christopher Smith, Pamela Woodworth, Richard Klapfer, and William Mabe.

SITE PLAN



MAP KEY

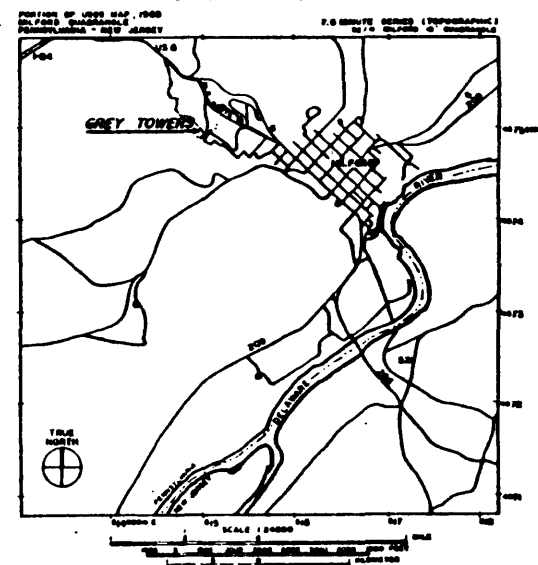
- Contours
- State Walls
- - - Fences
- Stream
- Traces of Roads
- - - Dirt / Horsepaths
- Roadways / Paved
- Trees
- Buildings
- - - Existing Property Line

KEY TO NUMBERED FEATURES

- | | | |
|------------------|------------------------|--------------------------------|
| 1 Grey Towers | 12 Swimming Pool | 23 Entrance Drive |
| 2 Letter Box | 13 Reflecting Pool | 24 Cemetery |
| 3 Bear Bin | 14 Moat | 25 White Pine Plantation |
| 4 Sheds | 15 Ponds a B b | 26 Mixed Deciduous / Evergreen |
| 5 Carriage House | 16 Mosaic Terrace | 27 Parking |
| 6 Garden Cottage | 17 East Terrace | 28 Tennis Court (Site) |
| 7 Walled Garden | 18 South Terrace | 29 Sawhill Creek |
| 8 Gate House | 19 Spring House | 30 Water Tank |
| 9 Farm Complex | 20 Squash Court (Site) | 31 Original Entry Road |
| 10 Ice House | 21 East Lawn | 32 Garage |
| 11 Finger Boat | 22 Amphitheatre | 33 Driveway Turnaround |

NOTE: Site data and drawings provided by the office of George E. Paxon, Inc., Landscape Architects

LOCATION MAP



FOR KEY TO ADDITIONAL PROPERTY ELEMENTS, SEE NOMINATION INVENTORY

FIGURE 13
GREY TOWERS NATIONAL HISTORIC LANDMARK

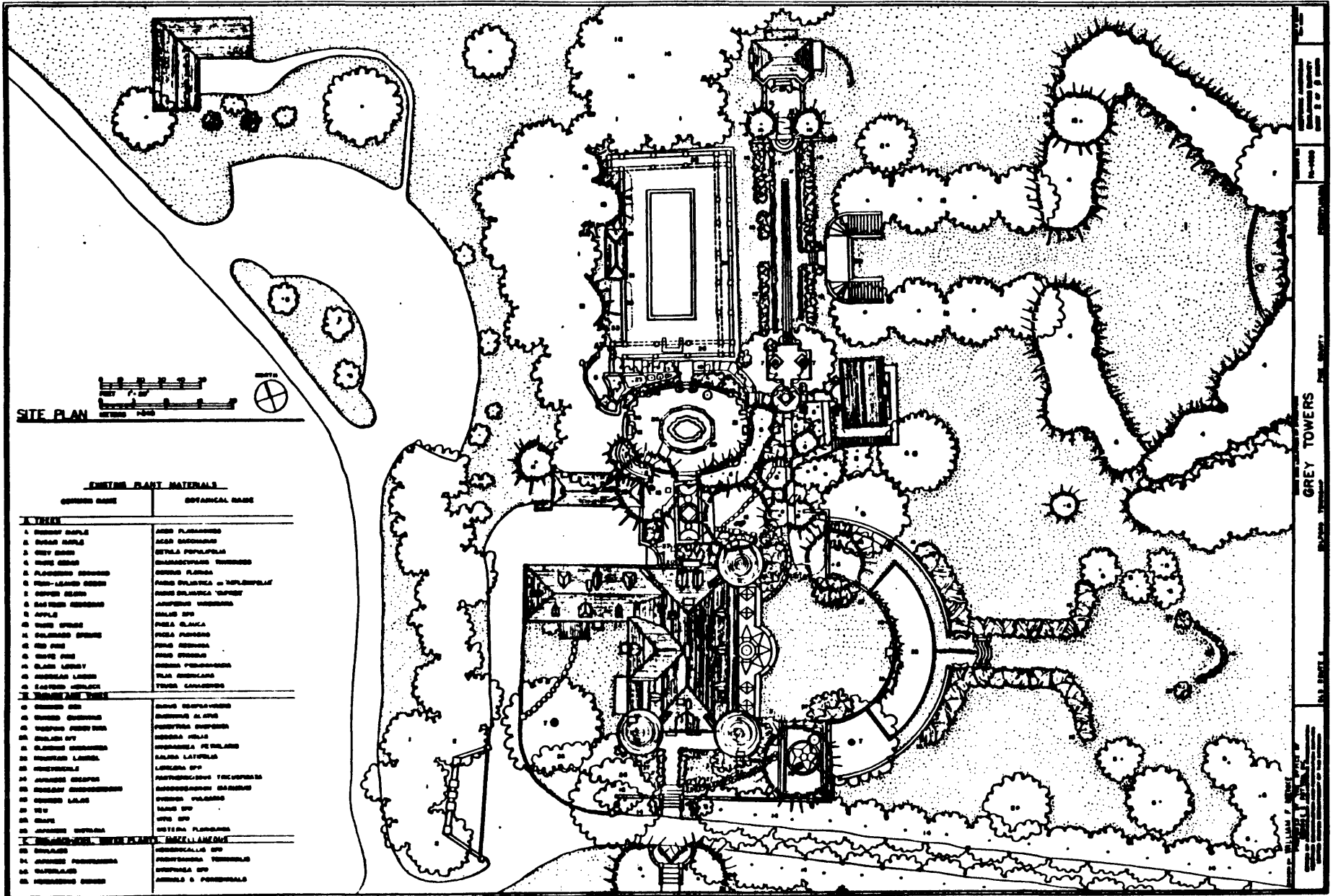


FIGURE 14
GREY TOWERS NATIONAL HISTORIC LANDMARK

