

**CULTURAL RESOURCES INVENTORY – LANDSCAPES \* OLMSTED PROJECT COVER SHEET**

Please submit completed form to: Architectural Survey Coordinator  
State Historic Preservation Office, Connecticut Department of Economic and Community Development  
450 Columbus Boulevard, Suite 5, Hartford, CT 06103

<b>PROPERTY NAME</b> (Current/Historic) Private Residence / Henry J. Topping Property, "Dunnellen"		
<b>COUNTY</b> Fairfield	<b>TOWN/CITY</b> Greenwich	<b>VILLAGE</b>
<b>JOB NUMBER</b> <b>Primary:</b> 06300 <b>Related Job Numbers:</b>		
<b>Landscape Type</b> <input type="checkbox"/> Park, Parkway, Recreation Area, Scenic Reservation <input type="checkbox"/> City/Regional Plan, Improvement Project <input type="checkbox"/> Subdivision, Suburban Community <input type="checkbox"/> College/School Campus <input type="checkbox"/> Grounds of Residential Institution <input type="checkbox"/> Grounds of Public Building <input checked="" type="checkbox"/> Private Estate / Homestead <input type="checkbox"/> Cemetery / Burial Lot / Memorial / Monument <input type="checkbox"/> Grounds of Commercial / Industrial Building <input type="checkbox"/> Country Club / Resort, Hotel, Club <input type="checkbox"/> Grounds of Church <input type="checkbox"/> Arboretum, Garden <input type="checkbox"/> Exhibition, Fair <input type="checkbox"/> Miscellaneous		
<b>DATE OF ORIGINAL PROJECT:</b> 1915-1917 <b>SUBSEQUENT PROJECTS:</b>		

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**DESIGNER(S) (primary)**

- Frederick Law Olmsted, Sr.
- John Charles Olmsted
- Frederick Law Olmsted, Jr.
- Other firm member(s): Percival Gallagher
- Other notes:

Other Designers (prior to or following Olmsted project):

**Repositories consulted with source materials**

- Frederick Law Olmsted National Historic Site, Olmsted Archives (online albums)
- Library of Congress
- Olmsted Online (OlmstedOnline.org)
- National Archives and Record Administration
- Connecticut State Library
- Hartford History Center
- Other: Greenwich Historical Society

**Observations regarding features characteristic of Olmsted firm design**

Surviving features resulting from the Olmsted firm's design work include: Siting and layout of house and entry drive including the secondary service drive to the rear; Entry courtyard and surrounding walls and gateways with framed views of larger estate; Front wall detail with pedestrian entrance and steps from Round Hill Road to entry drive; Large shade trees that frame views and vistas along entry drive—several recently removed from age and decay; Location and setting of service building; Site of vegetable garden, although not currently planted; Weeping Beech Tree at pool deck steps—area around pool in decay and pool filled in; Fuel storage building built into slope at north end of property near service building/garage; Scattered large trees throughout property; Rear terrace stone wall and steps—metal balustrade replacement. Age of stone drainage features in south field, unknown.

The sweeping entry drive with scattered clusters of large trees to create views and vistas as an entry experience, terminates in a formal, large entry court on the west/front side of the house. The siting of the house allows for sweeping views and vistas across the landscape as well as distant views (approximately six miles) to Long Island Sound.

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<b>I D E N T I F I C A T I O N</b>	<b>PROPERTY NAME</b> (Current/Historic) Private Residence / Henry J. Topping Property (Job #06300)			
	<b>COUNTY</b> Fairfield	<b>TOWN/CITY</b> Greenwich	<b>VILLAGE</b>	
	<b>STREET AND NUMBER (and/or location)</b> 521 Round Hill Road			
	<b>OWNER(S)</b> <input checked="" type="checkbox"/> PRIVATE <input type="checkbox"/> MUNICIPAL <input type="checkbox"/> STATE <input type="checkbox"/> FEDERAL <input type="checkbox"/> TRIBAL <input type="checkbox"/> EASEMENT			
	<b>LAT/LONG COORDINATES</b> <input checked="" type="checkbox"/> Center Point <input type="checkbox"/> Polygon 41.112251, -73.66604			
	<b>PARCEL INFORMATION</b> <b>Acres:</b> 22.07 <b>PID(s):</b> 469032-757355, 469024-763303, 469024-768259 <b>MBLU(s):</b>			
	<b>USE (Present)</b> Private estate		<b>(Historic)</b> Private estate	
	<b>SURVEY TYPE</b> <input type="checkbox"/> Reconnaissance-Level <input checked="" type="checkbox"/> Intensive-Level			
	<b>D E S C R I P T I O N</b>	<b>LANDSCAPE TYPE</b> (Check all that apply) <input checked="" type="checkbox"/> Designed <input type="checkbox"/> Vernacular <input type="checkbox"/> Cultural/Ethnographic <input type="checkbox"/> Agricultural <input type="checkbox"/> Linear <input type="checkbox"/> System/Multi-Site <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Maritime <input type="checkbox"/> Green <input type="checkbox"/> Park- Active Recreation <input type="checkbox"/> Park-Passive Recreation or Commemorative <input type="checkbox"/> Other – specify:		
		<b>DATE OR PERIOD</b> (Include source of date) 1915–1917 (Olmsted Research Guide Online)		
<b>DESIGNERS</b> (Entities that created, designed, constructed, or shaped the landscape) Olmsted Brothers Landscape Architects				
<b>DESIGN SCOPE</b> (For designed landscapes, explain what work was commissioned) Landscape development plans for a new home designed by architect William Tubby (1858-1944) on 26 acres of rolling terrain				
<b>LOCATION OF DRAWINGS/IMAGES/SOURCE MATERIAL</b> Frederick Law Olmsted National Historic Site, Library of Congress – Olmsted Associates Records				
<b>VISUAL ASSESSMENT SUMMARY</b> (Check boxes for the qualities that are key features of this landscape. If attaching descriptive narrative, consider these categories.)  <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input checked="" type="checkbox"/> <b>Layout &amp; Spatial Relationships</b>  <input checked="" type="checkbox"/> <b>Circulation</b>  <input checked="" type="checkbox"/> <b>Topography</b>  <input checked="" type="checkbox"/> <b>Plantings/Vegetation</b>  <input checked="" type="checkbox"/> <b>Views &amp; Vistas</b>  <input type="checkbox"/> <b>Boundaries</b> </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> <b>Water Features</b>  <input checked="" type="checkbox"/> <b>Drainage</b>  <input checked="" type="checkbox"/> <b>Buildings/Structures/Objects</b>  <input checked="" type="checkbox"/> <b>Recreational Space</b>  <input type="checkbox"/> <b>Other:</b>  <input checked="" type="checkbox"/> <b>Design Style:</b> Formal revival                 </td> </tr> </table>			<input checked="" type="checkbox"/> <b>Layout &amp; Spatial Relationships</b> <input checked="" type="checkbox"/> <b>Circulation</b> <input checked="" type="checkbox"/> <b>Topography</b> <input checked="" type="checkbox"/> <b>Plantings/Vegetation</b> <input checked="" type="checkbox"/> <b>Views &amp; Vistas</b> <input type="checkbox"/> <b>Boundaries</b>	<input type="checkbox"/> <b>Water Features</b> <input checked="" type="checkbox"/> <b>Drainage</b> <input checked="" type="checkbox"/> <b>Buildings/Structures/Objects</b> <input checked="" type="checkbox"/> <b>Recreational Space</b> <input type="checkbox"/> <b>Other:</b> <input checked="" type="checkbox"/> <b>Design Style:</b> Formal revival
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<b>C O N D I T I O N</b>	<b>EXISTING CONDITION</b> <input checked="" type="checkbox"/> Recognizable <input type="checkbox"/> Not Extant/Not Recognizable Changes: Loss of swimming pool, large vegetable garden, and terrace enclosure		
	<b>POTENTIAL THREATS</b> <input type="checkbox"/> None Known <input checked="" type="checkbox"/> Infrastructure Improvements <input checked="" type="checkbox"/> Onsite Development <input type="checkbox"/> Adjacent Development <input type="checkbox"/> Vandalism <input type="checkbox"/> Overuse <input type="checkbox"/> Deferred Maintenance <input type="checkbox"/> Invasive Vegetation <input type="checkbox"/> Environmental – specify: _____ <input type="checkbox"/> Other – specify: _____		
<b>E N V I R O N M E N T</b>	<b>SETTING</b> (One sentence description) Magnificent intact property at highpoint in northern Greenwich – 360-degree undisturbed view		
	<b>VEGETATION</b> <input checked="" type="checkbox"/> Maintained Open Land <input type="checkbox"/> Natural Open Land <input checked="" type="checkbox"/> Woodland/Forest <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Specimen Plants <input type="checkbox"/> Other – specify: _____		
	<b>SLOPE</b> <input type="checkbox"/> Level/Nearly Level <input checked="" type="checkbox"/> Moderate Slope <input type="checkbox"/> Steep Slope                      Elevation (ASML): 553'		
	<b>CONNECTICUT PHYSIOGRAPHIC PROVINCE (Eco-Region)</b> <input type="checkbox"/> Northwest Highlands <input type="checkbox"/> Western Uplands <input checked="" type="checkbox"/> Western Coastal Slope <input type="checkbox"/> Central Valley <input type="checkbox"/> Eastern Coastal Slope <input type="checkbox"/> Eastern Uplands		
	Soil Description: Site dominated by well-drained Paxton and Montauk fine sandy loams.		
<b>H I S T O R Y</b>	<b>SUMMARY</b> (Provide a brief overview in this space. More detailed narrative can be attached.) See <i>Continuation Sheet</i>		
	<b>NATIONAL REGISTER RECOMMENDATION</b> <b>Entered by:</b> Lucy Lawliss <input checked="" type="checkbox"/> Recommended Eligible (Criterion <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D) <input type="checkbox"/> Not Eligible <input type="checkbox"/> Not Evaluated Explanation: The park does not retain sufficient integrity for eligibility NR Listed: <input type="checkbox"/> District-Contributing <input type="checkbox"/> District-Non-Contributing <input type="checkbox"/> Individual <input type="checkbox"/> Insufficient Documentation		
<b>R E P O R T E D B Y</b>	<b>NAME</b> Lucy Lawliss, HLA	<b>ORGANIZATION</b> Red Bridge Group	<b>DATE</b> December 2021
	<b>ADDRESS</b> 2100 Green Street, San Francisco, CA 94123		
	<b>PHOTOGRAPHER</b> Lucy Lawliss	<b>DATE</b> Sept , 2021	<input checked="" type="checkbox"/> Permission to use photographs (public domain)
	<b>SURVEY METHOD</b> <input checked="" type="checkbox"/> Site Visit/In-Person Walkover <input type="checkbox"/> Drive-through/Windshield <input type="checkbox"/> Digital Review Only		

**ATTACHMENTS (Include the following items in the PDF)**

- Location Map    Site Map    Photographs with captions    Historic Images (if applicable)  
 Narrative Description of Property    Historical Narrative of Property    References

**NARRATIVE DESCRIPTION OF PROPERTY (Visual Assessment Summary)**

**Layout & Spatial Relationships:** Original 26-acre estate where Olmsted Brothers (Percival Gallagher) worked with architect, William Tubby, to site and develop a complex landscape with support buildings, and landscape features such as swimming pool, gardens, etc.

**Circulation:** Plan calls for a sweeping curved entry drive that starts at the southern corner of the property across the front of the property, where about mid-way, driver turns east into a large, formal entry court in front of the massive Tudor-revival brick house. The rectangular entry court is enclosed by an enclosing low brick wall. Vehicle circulation continues on to the service area and exits at the north end of the property onto Close Road where it intersects with Round Hill Road. From the entry court, pedestrian circulation goes out of the courtyard north onto the house terrace and south into a service yard. Formal steps descend from the terrace level to what had been the swimming pool complex and formal gardens which are no longer extant. Larger circulation around the property is not defined at this time.

**Topography:** The gently rolling landscape has an agricultural feel and the larger grassed area to the north of the house has exposed brick drainage channels. House sits just below the crest of the hill where the terrace (east) side of the house faces Long Island Sound (approximately six miles away, but viewable from upper levels of the home).

**Plantings/Vegetation:** The larger landscape is scattered with large specimen trees including a massive weeping beech that anchored the former pool area. Loss of older trees because of disease and storm damage is evident where tree trunks, flush cut at ground level, are evident along entry drive. Historic images of the house show the terrace (east) façade covered in an evergreen vine that has since been removed from the house.

**Views & Vistas** Important views and vistas exist both to the house from the entry drive and from around the property and from the house to near, middle and distant points in the landscape. Scattered tree plantings also shape and direct these views, most noticeably from the entry drive.

**Drainage:** In the landscape immediately around the house, there are drainage structures in the entry courtyard and along the terrace. Major, stone-lined drainage channels exist in an east/west direction across the grassed meadow in the southern portion of the property.

**Buildings/Structures/Objects:** In addition to the major Tudor revival brick home designed by architect William Tubby, there is a compatible support building with a multi-vehicle garage in the center and apartments at either end. An oil-tank building that is partially built into the slope survives below, east of the garage. A newer service building is extant on the west side of the service drive as where it exits the property. The only landscape structures/objects survive in the landscape are the stone wall and entry gates along Round Hill Road and mid-wall, approximately aligned with the front of the house is a pedestrian entrance gate with steps from the street that is largely abandoned.

**Recreational Space:** The swimming pool, tennis courts, and formal gardens that existed below the terrace-side of the house (east) are removed.

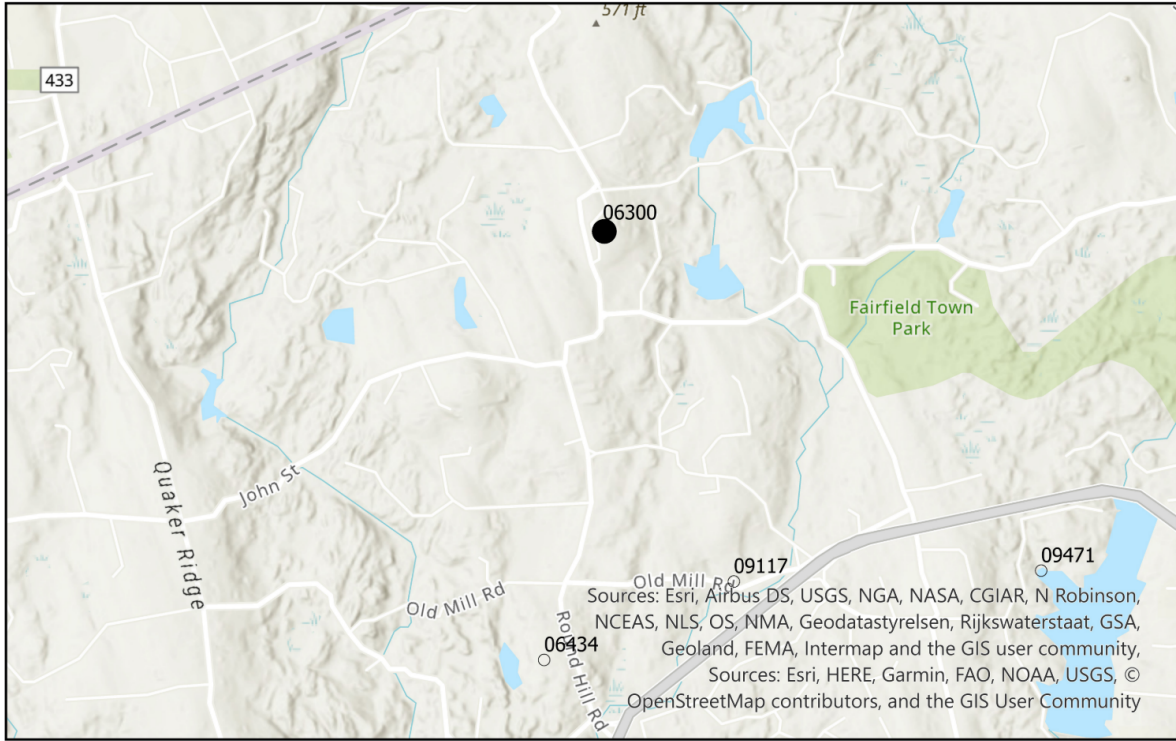
**HISTORICAL NARRATIVE**

Daniel G. Reid, New York City financier and who had made a fortune in the tin-plate business, purchased the property and commissioned the house from architect William Tubby as a wedding gift for his only daughter Rhea Reid when she married Henry J. Topping, son of John A. Topping, long-time president of the Republic Iron and Steel Company. Percival Gallagher was the primary contact at Olmsted Brothers, and with Tubby, sited the house and accomplished the overall landscape development of an estate that became known as Dunnellen Hall (named for Rhea Reid's mother, Ellen Dunn). The house stayed in the Reid family until 1950. Real estate listings state the property size to be 40 acres in 2014 and may be around 26-acres at present.

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CONTINUATION SHEET H. J. Topping Property (#06300) / 521 Round Hill Road, Greenwich

**GRAPHICS**



JOB: 06300 LOCATION: Greenwich



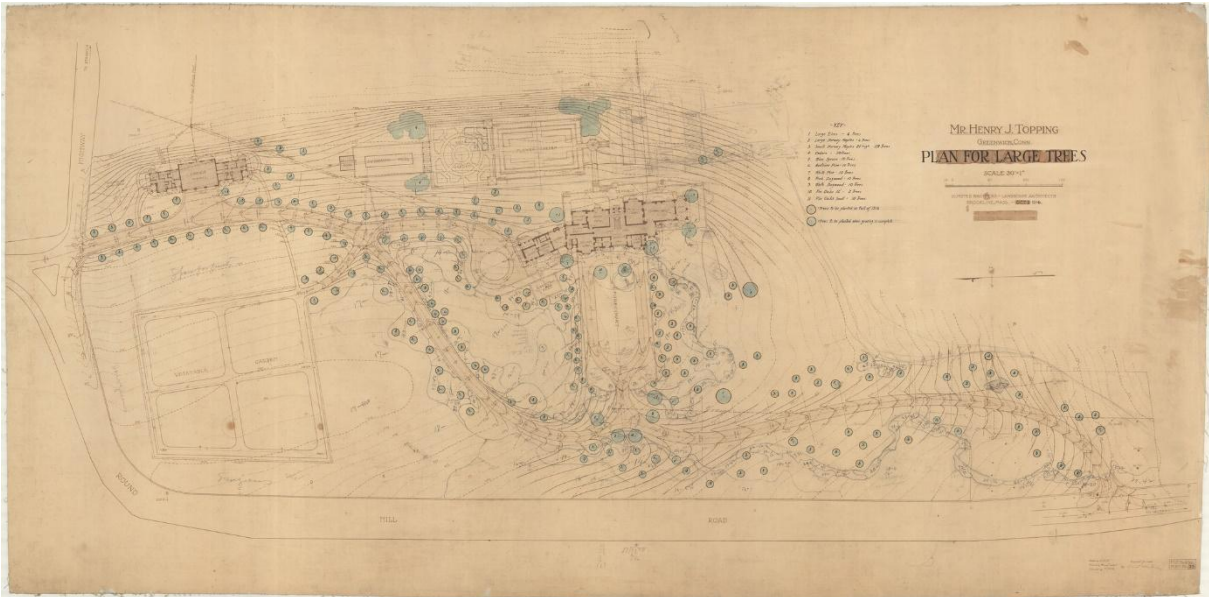
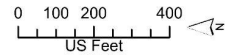


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JOB: 06300 LOCATION: Greenwich PROJECT: Henry J. Topping Home



Mr. Henry J. Topping, Plan for Large Trees, 1916, Olmsted Brothers Landscape Architects. (Source: courtesy Frederick Law Olmsted National Historic Site)



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CONTINUATION SHEET H. J. Topping Property (#06300) / 521 Round Hill Road, Greenwich



View looking south along entry drive with distant view of south pasture. Round Hill Road to the right behind plantings. (All photographs taken by author in 2021 unless otherwise noted)



View looking south through entry courtyard gate to side and rear terrace.





View looking east into rectangular gravel entry courtyard at primary house elevation.



Detail view of drainage structure in lawn below house.





View looking north towards the service exit. Garage with service apartments at the right.



View of abandoned pedestrian access through wall at Round Hill Road.





Detail of walls, stairs, and weeping beech tree at location of Topping swimming pools.



View of terrace façade of house. Stair and walls appear original. Ironwork atop walls replaced the historic stone/concrete balustrade.





View of stone water channels in field south of the house.



Distant view looking east from mid-meadow below house. Specimen trees exist throughout the area.