

R. REE  
PAM

DOWNING PARK

City of Newburgh

# Downing Park Master Plan

Engineering Records holdings as of May 1, 2006

~	Comprehensive Master Plan Report	Summary, Plan 8 or 'P'
~	Belated Honor for a Prophet	written by David Schuyler, 1990
~	Vegetation Guidelines: Mgmt & Renewal	1990
~	Schematic Design Guidelines: Built Elements & Furnishings	1990
~	Report for Phase I: to Pre-Final Proposal	1989
~	Management Plan: History, Alternates, Proposal	1991
~	Guidelines for 1 <sup>st</sup> Priority Rehabilitation Project: Polly Pond & Surrounding Landscape	1990

## Components referred to in Comprehensive Master Plan Report:

- A Start of Work/Review of Historic
- B Evaluation of Existing Physical Conditions
  - Plan 1: Soil and Water
  - Plan 2: Circulation & Built
  - Plan 3: Landscape Composition
- C Park Use
- D Community Goals Plan
- E Plan 4: Historic Integrity Analysis\*
- F Plan 5: Park Sectors
- G Plan 6: 1<sup>st</sup> Proposal
- H Plan 7: Pre-Final Proposal
- I Comprehensive Master Plan Report
- J Management Concepts
- K Implementation & 1<sup>st</sup> Projects

\*Plans: Drawings 1-7 with Historic Integrity Analysis



## COST ESTIMATE AND ALLOWANCES FOR SELECTED ITEMS

	Unit	\$/Unit	Quan	\$/Amt	Total
<b>0. Planning and Design Preparation</b>					
Current Survey	Allow			10,000	
Borings and Probing	Allow			7,000	
Water Supply Investigations	Allow			7,000	<b>24,000</b>
<b>1. Site Preparation</b>					
Tree Pruning:					
Large Canopy	Each	350	38	13,300	
Medium Canopy	Each	200	10	2,000	
Small Canopy	Each	75	13	1,300	<b>16,600</b>
<b>2. Salvage and Removals</b>					
Edge Stabilizing Cobblestones	LF	10	1550	15,500	
Large Stone Blocks	Allow			3,000	
Stone Swale	LF	8	805	6,440	
Path Removals	CY	20	200	4,000	
Save/Relocate Deciduous Canopy Trees	Each	300	26	7,800	
Save/Relocate Flowering Trees	Each	250	2	500	
Remove Stumps	Each	80	27	2,160	
Remove Large Canopy Trees	Each	700	4	2,800	
Remove Medium Canopy Trees	Each	500	20	10,000	
Remove Medium Evergreen Trees	Each	350	1	350	<b>52,550</b>
<b>3. Earthwork</b>					
Pond Shaping and Lining					
Grading/Shaping Pond Edges	Allow			75,000	<b>75,000</b>
<b>4. Drainage</b>					
Reconstruct Catch Basins	Allow			4,000	
Reconstruct Pond Outfall Main and Secondary	Allow			15,000	<b>19,000</b>







December, 1989

**Downing Park Planning Committee  
Board of Directors**

To our Reader,

**Downing Park** is a landscape we all share, a legacy given to Newburgh by Frederick Law Olmsted and Calvert Vaux as a memorial to Andrew Jackson Downing, a Newburgh favorite son. This summary of the **Downing Park Comprehensive Master Plan** encompasses your desires for the rejuvenation of Downing Park. Over the past eighteen months we have been involved in a series of steps to develop this plan. Many of you have participated in this process through public meetings, letters and informal discussions. With the expertise of our consultant, Patricia M. O'Donnell, historical landscape architect, your ideas and desires have been integrated into a workable plan to resurrect this historically important public park.

The **Downing Park Planning Committee** is a not-for-profit organization dedicated to the renewal and full use of Downing Park. We welcome your contribution as a member, a volunteer and/or a participant in our programs. Our efforts over the past four years have increased the use and enjoyment of the park through concerts, festivals and park volunteer clean-up projects. Over time we became aware of the many problems facing the park, from the lack of enjoyable programs and frequent maintenance, and the condition of the trees, shrubs, lawns, walks, drives and buildings, to the obvious deterioration of the Polly. We sponsored this project in order to understand all the problems and issues facing the park in its one hundredth year of public service and to develop a comprehensive approach to the rehabilitation of the park.

The park has served Newburgh's people for one hundred years. Time and use have taken their toll. This plan is a new beginning. It is a conscientious start toward responsible stewardship of this valuable resource. Downing Park is a focal point in our community. It deserves our efforts to restore its vitality and can spur positive forces to reach a better future.

We are proud to present this Master Plan to you during the **Andrew Jackson Downing Memorial Park Centennial Celebration** year. These guidelines address every aspect of the park. They enable us to go forth confidently working toward a shared vision of the park we all want to have and enjoy. We appreciate your interest and efforts in the past. With each project or initiative the park will improve. It is clear that a partnership of the entire community will be needed to fully achieve the plan. Your continued support and action on behalf of the park will, over time, bring this plan to full implementation. Please join with us in rebuilding our park; a place that needs our efforts, a place we have all benefitted from, a place that has special meaning for each of us, a place we want to share and enjoy for many years to come.

Sincerely yours,  
Eileen Clancy, President  
Downing Park Planning Committee

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## A. INTRODUCTION

### 1. HISTORIC IMPORTANCE OF DOWNING PARK

An understanding of the historic importance of this park was developed through the work of landscape historian, David Schuyler. Downing Park was designed as a tribute to Andrew Jackson Downing, the eminent horticulturist, shaper of American architectural and landscape architectural taste and native Newburgh citizen. It was designed by Frederick Law Olmsted, Sr. and Calvert Vaux, the premier landscape architects of the nineteenth century, in their last collaboration. This work was contributed to the City of Newburgh as a tribute to Downing, who had been a mentor to both men. The detailing of the design and the construction period were overseen by John Charles Olmsted, stepson and partner of F. L. Olmsted, Sr., and Downing Vaux, son of Calvert Vaux and partner in his later works. Because of this association with recognized masters, Andrew Jackson Downing Memorial Park is a highly significant historic landscape and a priceless resource for the City of Newburgh.

An extensive search for historic records led to the discovery of several Olmsted & Vaux plans. Various materials were secured from the Newburgh City Engineer's Office (NCEO), David Schuyler, Landscape Historian, (DS), Tom Kyle and Elizabeth Bull, Historic Society of Newburgh and the Highlands, (HSNH), The Downing Park Planning Committee, (DPPC) and New York State Department of Transportation (NYSDOT). Materials include several, historic and contemporary plans and maps, published reports, newspaper articles and correspondence and other unpublished papers, scenic and aerial photographs and postcard views. The List of drawings includes:

1. Untitled Study Showing Arrangement of Drives & Walks, circa 1894, NCEO and HSNH;
2. Untitled Study Showing the Arrangement of Drives, circa 1894, NCEO and HSNH;
3. Planting Plan, #18, Olmsted, Olmsted & Eliot, February 22, 1895, showing upper half of park, NCEO and HSNH;
4. Downing Park, Newburgh, NY, Chas. R. Woodhull, City Engineer, August, 1942 with revisions dated May 16, 1967, NCEO;
5. Old Assessor's Map, showing New York State South Street ownership boundaries and Greenhouse/Maintenance Complex, NCEO;
6. Map of Real Estate Owned by the City of Newburgh, page 61, Downing Park, shows three parcels purchased for park, NCEO;

7. Undated Study of Steps and Walk near City Terrace, circa 1895.
8. Proposed Low Service Reservoir for Downing Park, unbuilt, 1961 shows Rose Arbor to west of Pergola, NCEO;
9. Aerial Photograph of Downing Park, taken after completion of South Street Cut, circa 1967, NCEO;
10. NYSDOT South Street Cut, Sheets 23, 24, 25 showing Carpenter Avenue Bridge and retaining walls, dated January 1961, NCEO.
11. NYSDOT Survey Map from Aerial Photograph, photo flown prior to South Street Cut, map dated after construction, NYSDOT, NCEO.

In addition to these plans and maps other information was secured and examined. The Downing Park Planning Committee provided documentation on the Island and Lake House projects and an assessment of the Polly Pond depth and water quality from a scuba dive report and water testing results. David Schuyler provided copies of the correspondence regarding Downing Park in the Library of Congress and his paper entitled "Belated Honor for a Prophet" that summarizes the history of the park's development. The Historical Society of Newburgh and the Highlands provided copies of the Common Council records from 1887 to 1910 that relate to Downing Park, copies of postcard views of the park circa 1900 to 1920, one photograph of the former Observatory, a summary of Downing Vaux's career and copies of newspaper articles of various dates relating to the park.

Additional historic plans were reviewed on December 9, 1988 at the Frederick Law Olmsted National Historic Site in Brookline, MA. Nine plans from 1894-95 were studied and five were secured as reproducible copies. These five plans included an early sketch for the upper portion of the park by Calvert Vaux, a drive revision plan for the lower park and three planting plans covering the entire park. The plans clearly indicate the original design of Downing Park. The following list gives the details for each of these original plans:

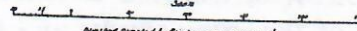
1. Sketch for Downing Park by C. Vaux, Plan #4 received by Olmsted, Olmsted & Eliot on April 11, 1894, shows arrangement of drives and walks for the upper half of the park;
2. Planting Plan, Plan #16 Olmsted, Olmsted & Eliot, October 27, 1894, the earliest planting plan, shows a portion of the upper half of the park, includes separate planting list of flowering shrubs and trees;
3. Planting Plan, Plan #18, Olmsted, Olmsted & Eliot, February 22, 1895, shows entire upper half of park, includes planting list of flowering shrubs and trees, included as an illustration;

# DOWNING PARK.

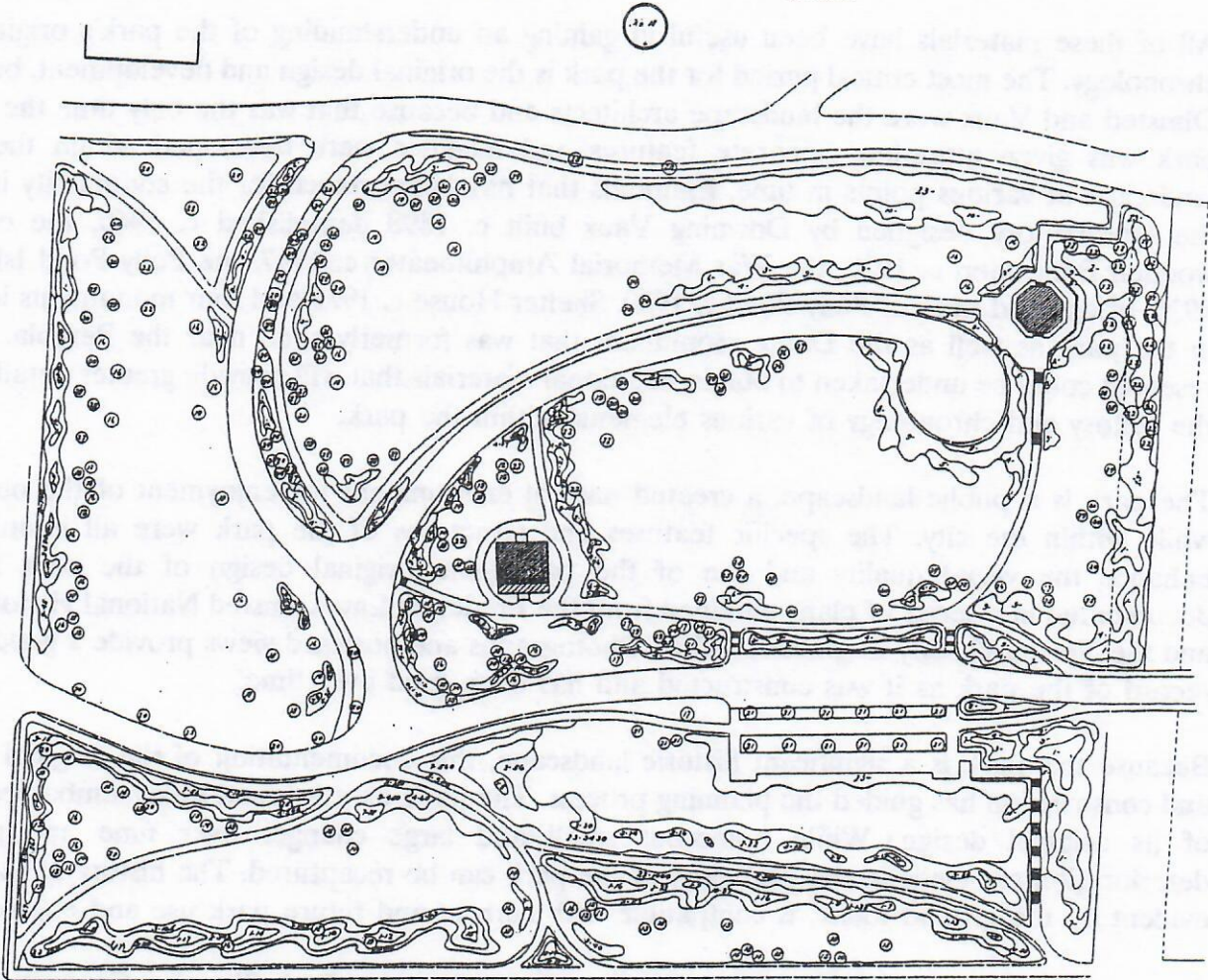
NEWBURGH, N. Y.

## -Planting Plan-

264- First numbers in the circles correspond to those in the list. Second numbers are the quantity of plants to be set at each number of and kind as in the list.



Oliver & Olmsted  
Landscape Architects  
Newburgh, N.Y. Feb 22 1895.  
Oliver & Olmsted  
Landscape Architects



1. **Planting Plan, #18**, Olmsted, Olmsted & Eliot, February 22, 1895, shows entire upper half of park. It shows the original design for the Terrace and circulation system. It includes a nearly complete planting list of flowering shrubs and trees (plant list is separate). Many of the plant species shown on this list are found in the park today, although not in these quantities. This plan can easily be used to revegetate the park lands. The elements shown were fully considered in the development of #8 Comprehensive Master Plan. FLOHNS

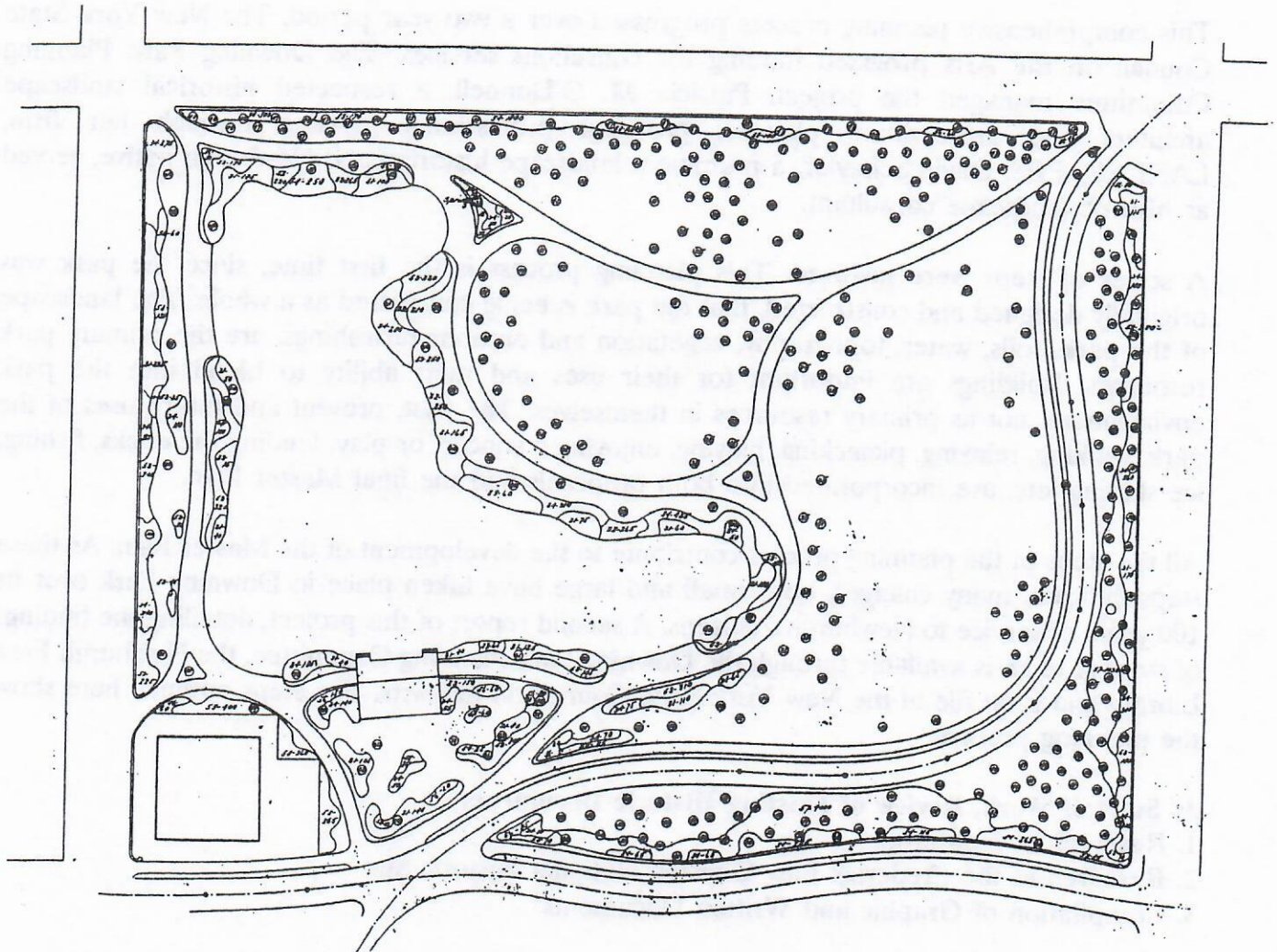
4. Plan for Revision of Drive, Plan #20, Olmsted, Olmsted & Eliot, October 22, 1895, shows drive arrangement for lower half of park;
5. Planting Plan, Plan #23, Olmsted, Olmsted & Eliot, October, 1895 shows entire lower half of park, includes planting list of flowering shrubs and trees, included as an illustration.

All of these materials have been useful in gaining an understanding of the park's origins and chronology. The most critical period for the park is the original design and development, because Olmsted and Vaux were the landscape architects and because that was the only time the entire park was given attention. Separate features and facilities were developed within the park landscape at various points in time. Elements that have importance for the community include the Observatory designed by Downing Vaux built c. 1898 demolished c. 1960, the original wooden Bandstand c. 1920, the War Memorial Amphitheater c. 1947, the Polly Pond Island c. 1935, bridge and neck of Polly Pond c. 1920, Shelter House c. 1935 and four monuments located in the park as well as the Dante monument that was formerly sited near the Pergola. Other research could be undertaken to obtain additional materials that will provide greater detail about the history and chronology of various elements within the park.

The park is a public landscape, a created natural environment for enjoyment of the outdoors while within the city. The specific features and structures of the park were all intended to enhance the visual quality and use of the park. The original design of the park is well documented in a series of plans obtained from the Frederick Law Olmsted National Historic Site and the Newburgh City Engineer's Office. Photographs and postcard views provide a good visual record of the park as it was constructed and has been used over time.

Because this park is a significant historic landscape, this documentation of the original design and construction has guided the planning process. The park, as it is found today, embodies much of its original design. While numerous small and large changes over time and general deterioration are evident, the past glory of the park can be recaptured. The history of the park, evident on the ground today, is compatible with current and future park use and enjoyment.

A group of Newburgh's citizens, spearheaded by the Downing Park Planning Committee, care about the past and the future of Downing Park. They have initiated and contributed to this planning process that seeks the park's renaissance. This project is the first time since the original design of the park in the 1890s that the park, as a whole, has been the subject of an intensive examination of its past, present and future, all contributing to a comprehensive planning process. This project coincides with the centennial of Downing Park, 1889 to 1989, one hundred years of service to the people of Newburgh. The preservation and renewal of Downing Park is a timely, important undertaking.



**DOWNING PARK**  
NEWBURGH, N.Y.

Planting Plan  
Scale 50' = 1"

General, Municipal & Civil, Landscape Architects  
Newburgh, N.Y. 12551  
Edward J. Squires  
Supt. City Parks



**2. Planting Plan, #23,** Olmsted, Olmsted & Eliot, October, 1895 shows entire lower half of park, the originally proposed Shelter House on the Pond, the circulation system and includes a complete planting list of flowering shrubs and trees (plant list is separate). An interesting point is that it shows a low wall surround, probably similar the wall along Third Street, for this half of the park. The elements shown were fully considered in the development of #8 Comprehensive Master Plan. FLOHNS

## 2. OVERVIEW OF THE PLANNING PROCESS

This comprehensive planning process progressed over a two year period. The New York State Council on the Arts provided funding for consultant services. The Downing Park Planning Committee managed the project. Patricia M. O'Donnell, a respected historical landscape architect and preservation planner, provided professional services through her firm, LANDSCAPES. David Schuyler, a prominent landscape historian and Newburgh native, served as historic landscape consultant.

A series of steps were involved. This planning process is the first time, since the park was originally designed and constructed, that the park is being considered as a whole. The landscape of the park, soils, water, topography, vegetation and outdoor furnishings, are the primary park resources. Buildings are important for their uses and their ability to blend into the park environment, not as primary resources in themselves. The past, present and future uses of the park, walking, relaxing, picnicking, playing, enjoying a concert or play, feeding the ducks, fishing, ice skating, etc. are incorporated into both proposals and the final Master Plan.

All the steps of the planning process contribute to the development of the Master Plan. As these steps indicate, many changes, both small and large have taken place in Downing Park over its 100 years of service to Newburgh's citizens. A second report of this project, detailing the findings of steps A to H, is available through the Downing Park Planning Committee, the Newburgh Free Library and is on file at the New York State Council on the Arts. The steps outlined here show the planning process:

### **A. Start of Work, Review of Existing Historic Documents**

1. Research in Newburgh
2. Research at the Frederick Law Olmsted National Historic Site
3. Compilation of Graphic and Written Documents

### **B. Evaluation of Physical Condition**

1. Surrounding Land Use
2. Field Reconnaissance Method
3. Existing Conditions Findings, Summary & Assessment
  - a. Plan #1: Soil & Water
  - b. Plan #2: Circulation and Built Elements
  - c. Plan #3: Landscape Composition

### **C. Park Use**

1. Historic Uses
2. Contemporary Uses

### **D. Community Goals for Downing Park**

**E. Plan #4: Historic Integrity Analysis**

1. Lost Historic Elements
2. Post Design/Construction Elements
3. Proposed/Unbuilt Elements

**F. Plan #5: Park Sectors**

1. Sectors
2. Scenic Views
3. Destinations

**G. Plan #6: First Proposal**

1. Condition, Objectives and Recommendations by Park Sector

**H. Plan #7: Pre-final Proposal**

1. Response to First Proposal
2. Refinements in Pre-Final Proposal by Park Sector

**I. Plan #8: Comprehensive Master Plan**

1. Park-Wide Recommendations
2. Description of Master Plan for Downing Park by Park Sector

**J. Management Concepts**

**K. Implementation and First Projects**

While all these steps are thoroughly detailed in the full length report, this summary report includes an introduction, a description of the community goals for Downing Park and a complete explanation of: 1. Plan #8: Comprehensive Master Plan; 2. Management Concepts; 3. Implementation and First Projects.

The Master Plan embodies the consensus of all those contributing to the planning process. It is the basis for all future activity aimed at improving the park. This plan seeks to guide the park toward full use and enjoyment as a public space and full ecological health as a natural environment. Many agendas need to be served within this public space. Downing Park is a green retreat surrounded by a dense urban populace. The plan considers all aspects of the park's historic origins and recaptures the original design concepts developed by Olmsted and Vaux while accommodating current and future needs. The park to be achieved through the implementation of the plan will accommodate diverse recreation experiences. Enjoyment of the landscape and scenery in passive ways, gregarious experiences such as concerts, outdoor theater and picnicking and active recreation in unstructured settings like soccer practice on the Great Lawn, will all be possible within Downing Park.

The management of the park, involving capital projects, daily maintenance, programming and many other aspects is the counterpart of the physical aspects of the park shown on drawing #8: Comprehensive Master Plan. The Plan captures a vision for the future in a drawing, while the management concepts outline ways to address the overall administration and renewal of the park to reach this vision. Implementation and first projects describes the directions for the near future. These initial steps, along with a more detailed management study which is an additional project for 1990, begin the rebuilding process.

## B. PARK USE

The park as designed, supported three types of uses; active/exertive, passive/recreative and gregarious. This terminology reflects an historic Olmstedian vocabulary and contemporary use terms. The benefit of this terminology is the broader thinking it supports by including gregarious uses and focusing on the "recreative" quality of passive enjoyment.

### 1. Historic Uses

Historic park uses included passive/recreative for the general enjoyment of the park environment and scenery on foot, bicycle or traversing drives. Walking, relaxing on the grass, watching and feeding the peacocks at the "Polly", these were common uses of the park in earlier days. Active/exertive uses included boating, model boating, fishing or ice skating on the "Polly". The open meadows were available for a variety of field games, baseball, catch, soccer, etc. Children often played on the large rock outcrops in the meadow area, or rode their bicycles around the lake and over the bridge. Gregarious uses brought families, several or many people together in

View in Downing Park, Newburgh, N.Y.



#### I.1 Historic Uses:

*Relaxing and viewing at the Terrace Stairs. Note decorative shrub plantings and urns. HSNH*



enjoyment of the park. Sunday walks through the park, especially near the Pergola and Observatory when the flower beds were in bloom, were a family tradition. Picnic tables and shelters along Third Street provided another setting for gregarious use. Long time residents mention ice skating, looking at the flower gardens and feeding the peacocks as fondly remembered activities in the park. The major destinations in the park focused these remembered uses. The Observatory, Pergola, Polly Pond and related Shelter House were major destinations in the park.

## 2. Contemporary Uses

Two methods of discerning present use were undertaken during the field reconnaissance. The use of the park today was observed in progress and on one occasion, formally recorded by age and activity. Park users on September 8, 1988, a warm, sunny late afternoon, were recorded between 6:30 and 7:00pm. Forty-eight people were observed. Park users ranged in age from young children with parents, to teens and adults. White, black and hispanic park users were observed. Twenty-three park goers were involved in passive/recreative activities such as walking, walking a dog, sitting on the grass and talking with companions. Two family groups were walking near the pond looking at the ducks. Thirteen additional passive users were sitting in or near eight parked cars. Four additional cars were observed near the Pergola; one contained two policemen patrolling the park, one a black man cruising through and one black man waxing his car. Eight young people were involved in active recreation. Seven hispanic youths, ranging in age from about 12 to 16 were playing soccer on the meadow and one boy was riding a bicycle near the Shelter House. This sampling indicates a diversity of types of use and users. It also shows a majority of passive park uses, people coming to and enjoying the park because it is a green, open environment.

Observatory, Downing Park, Newburgh, N. Y.



**I.2 Historic Uses:**  
*Passive enjoyment  
of the decorative  
gardens and sweeping  
Hudson River vista  
at the Observatory.  
HSNS*

The park itself as a record of use was also observed through the accretion of traces of use and the erosion or loss of elements through use, such as noting where desire paths exist and hanging activities occur. The desire paths are noted on Plan #1: Soil & Water. These informal observations aid in developing a current use concept.

In addition, the Downing Park Planning Committee presents programs and events as does the Department of Recreation and the Board of Education. This programming of the park should be incorporated into the planning process. Since it is beyond the scope of the consultants work perhaps a review of recent park use records, like group use under permits, and list annual events by date and location held, could be researched and recorded to develop a sense of the existing programming of the park. A DPCC representative would summarize the park use record search findings and this text could become a part of the use information base. In addition or alternately the Committee could undertake a small scale, in park user survey with volunteers. Similar surveys elsewhere would be used as models. Gathered information will aid in targeting the preservation effort.

### C. COMMUNITY GOALS FOR DOWNING PARK

In the course of meeting to present and discuss the phases of this project, statements embodying goals for Downing Park were contributed by those attending. The key topics of these comments have been summarized in the introductory sentence of each paragraph below.

**The park is a community symbol, it needs to be in good condition to be enjoyed.** The resurgence of the city will be seen through the renaissance of the park. Statements such as "Newburgh is on the way back, the park means a lot..." to the vitality of Newburgh, express this

#### **1.3 & 4 Contemporary**

*Uses: Use of the park and interest in its future is increasing. These two photographs show park visitors, 3. Inquiring about the planning project and 4. On a bench at the Polly Pond.*  
**LANDSCAPES**



sentiment. The park is a scenic park, a visual place. Many concerned citizens felt that increased scenic value, both views near into the park and distant views to the Hudson River, should be considered in planning and implementation. The park functions as a bisected landscape, with Carpenter Avenue as the divider. The reuniting of the park, and the related improvement of the Dubois Street to Carpenter Avenue half of the park was a concern of many. The whole problem of park condition needs to be addressed through special projects to rebuild deteriorating elements or reconstruct lost features through establishing a constant maintenance staff.

**The community needs to work together to bring about the rehabilitation of Downing Park.** The private citizens and the city can and should work together in this effort. Volunteers who care about the park and the City of Newburgh should create a formal process to collaborate on a long term basis to bring the park to its potential for enjoyment of all of Newburgh.

**The history of the park is important to the present and the future.** There was a general positive response to learning more about and valuing the history of the park, its origins, the design by Olmsted & Vaux, and the life of the park in the Newburgh community over the course of 100 years. The history of the park was seen as something to bring to the plan, recapturing some of what has been lost over time, and something to bring to the people, through more public education and community involvement. Increasing the community's sense of the park as a valuable place, as a community treasure was important.

**The park needs to be and feel like a safer place.** The actual and perceived safety of park users was commented on frequently. The problems of litter, vandalism, drug dealing, addicts and other anti-social uses were mentioned. The relationship between increased care of the park, both maintenance and capital projects, and increased positive use of the park and the decrease in negative uses was discussed. In other historic parks this trend is clear. Improvements lead to more positive use and less perceived and actual danger. The importance of an official presence within the park was discussed. A Police officer was formerly in the park to observe and keep everyone in line. The Block Watch concept for nearby neighborhoods, was recommended for application to the park. The idea that community surveillance brings a positive, concerned presence and would decrease negative while increasing positive uses.

**Broad park use and enjoyment, like decades past is desirable.** Park uses were the focus of several people. Most felt that the park needed to support a diversity of uses but was primarily a passive park. Active recreation facilities were not needed in Downing Park, but could be accommodated elsewhere. A modest playground area was requested, and one was shown on the historic plans. The park was and should be a valuable family place, an hour of recreation close to home. It should be a place where you would want to bring visitors. Many who remembered earlier times longed for a return to the days, sleigh riding, ice skating, a place for kids in winter; tulips, broader landscape, need to bring parents and families back for passive use and enjoyment. The value of the park as an educational experience was stressed, for school groups such as the summer youth program, as well as other community groups and families.

Some resurgence in park use is already being witnessed in the frequent family groups at the Polly feeding the ducks, fishing and strolling. The Polly, Shelter House and other park destinations needed to be reinstated as centers of activity, to draw people to the park.

Each of these topics was fully considered in the development of the Master Plan. The historic design of the park can be compatible with uses and safety. A balance between all concerns is portrayed in the final Master Plan.

## **D. PLAN #8: COMPREHENSIVE MASTER PLAN**

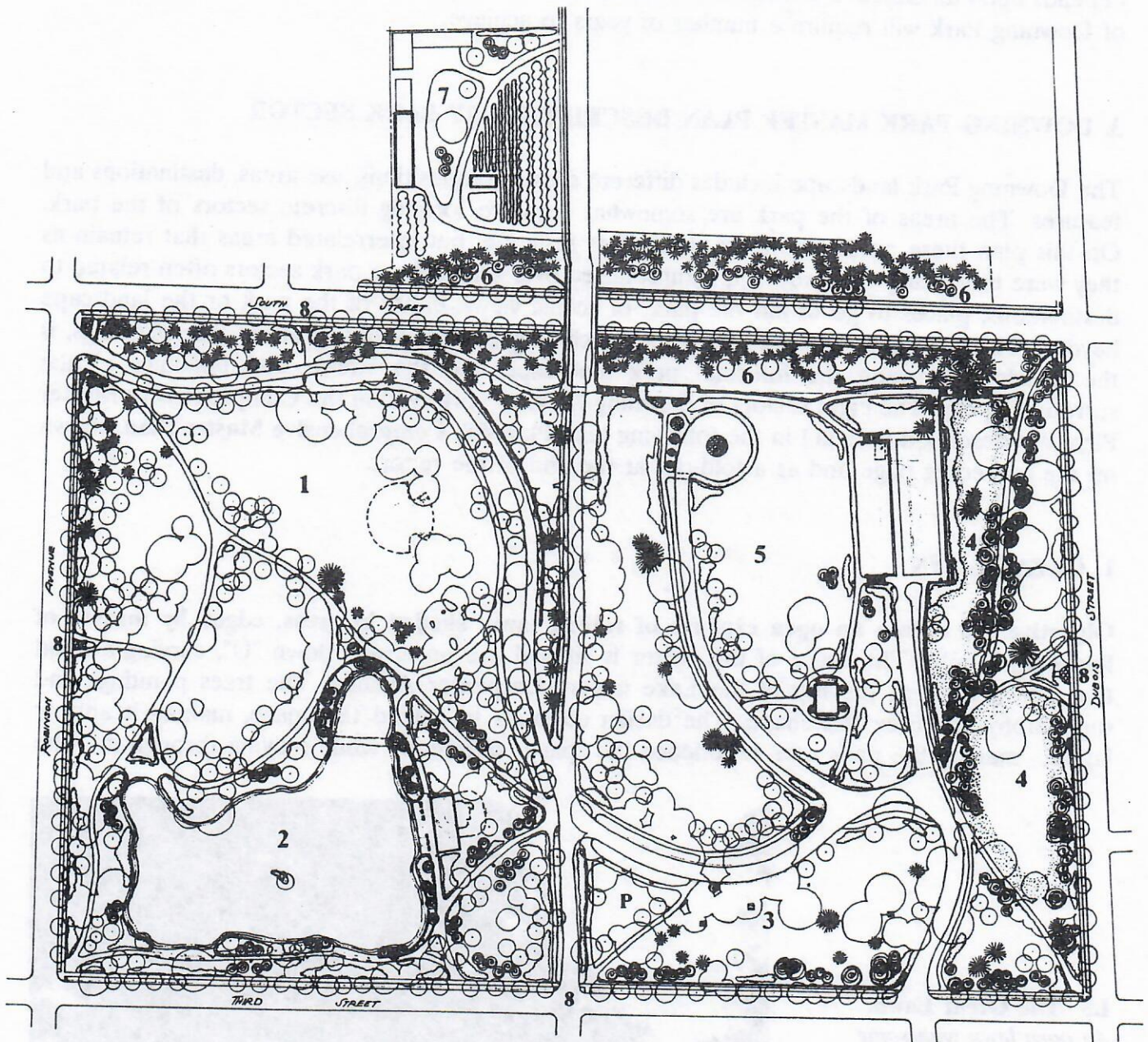
### **1. INTRODUCTION**

The components of the Comprehensive Master Plan are described under each park sector. This plan is the third in a series developed for public review and comment. The initial concept for the preservation and use of Downing Park, portrayed in plan #6 First Proposal, responded especially to the historic record, while integrating park use and management issues. The proposal sparked discussion throughout the community. It served as a starting point for developing a shared vision for the park. The Pre-Final Proposal incorporated these comments and concerns moving closer to a consensus. These two proposals are a record of the open process that led to plan #8 Comprehensive Master Plan. The concepts that are included in these Proposals, but not in the Master Plan each had value and some level of support. They may be useful for reference and further consideration as the implementation of the Master Plan proceeds. The following detailed description addresses the Comprehensive Master Plan.

### **2. PARK-WIDE RECOMMENDATIONS**

The park landscape needs substantial renewal. Park-wide landscape recommendations are to: rehabilitate existing plantings and turf, begin a plantings program to replace missing elements from the original plan, and as plantings in the wrong locations decline, remove them and don't replace them. The utility and drainage system of the park also require park-wide renewal. Over time all systems should be rehabilitated as resources allow. Specific recommendations are detailed under each park sector.

In addition to physical improvements, a more positive future for the park is dependent on substantial improvement in Downing Park management including park administration, maintenance operations, visitor services and programs, fiscal responsibility for both annual budgets and capital improvements and the partnership between the community, the city and possibly the county through a collaboration of the public and private sectors.



**3. Comprehensive Master Plan for Andrew Jackson Downing Memorial Park, Newburgh, New York; #8 prepared by LANDSCAPES, 1988-1989.** The plan shown is the park image shown on Plan #8 which is included completely as a fold out at the end of this summary report. The numbers indicate the various Park Sectors, that key the following discussion to the areas of the park.

While Plan #8 portrays the physical aspects of Downing Park, attaining this vision for the park depends upon an effective management structure and a long term commitment. The renaissance of Downing Park will require a number of years to achieve.

### 3. DOWNING PARK MASTER PLAN DESCRIPTION BY PARK SECTOR

The Downing Park landscape includes different scenic compositions, use areas, destinations and features. The areas of the park are somewhat separate forming discrete sectors of the park. On this plan these park sectors are defined as separate, but interrelated areas that remain as they were historically or have been compromised over time. These park sectors often related to destinations, places to go within the park, or scenic views, either of the park or the landscape beyond. The city edges and park entrances, including the sidewalk and street tree plantings, is the interface between the informal park landscape and the streets and buildings of the surrounding city. The eight sectors of Downing Park, as portrayed in the Comprehensive Master Plan, are described in detail in the following text. Plan #8: **Comprehensive Master Plan**, shown on the preceding page and as a fold-out at the end of the report.

#### 1. GREAT LAWN

**Objective:** To regain an open expanse of rolling lawn, shaded by trees, edged by masses of flowering shrubs. The space of this sector is shaped like an upside down "U", curving around the row of trees at the top of the Lake toward Carpenter Avenue. The trees plantings and topography reinforce this shape. The design attempts to extend the space, making it appear larger, making the park user experience the space differently while moving through it. The

**I.5 The Great Lawn:**  
*An open lawn with some massive rock outcrops and mature trees. Eventual removal of Amphitheater, reconstruction of open lawn and extensive new plantings utilizing historic plan. LANDSCAPES*

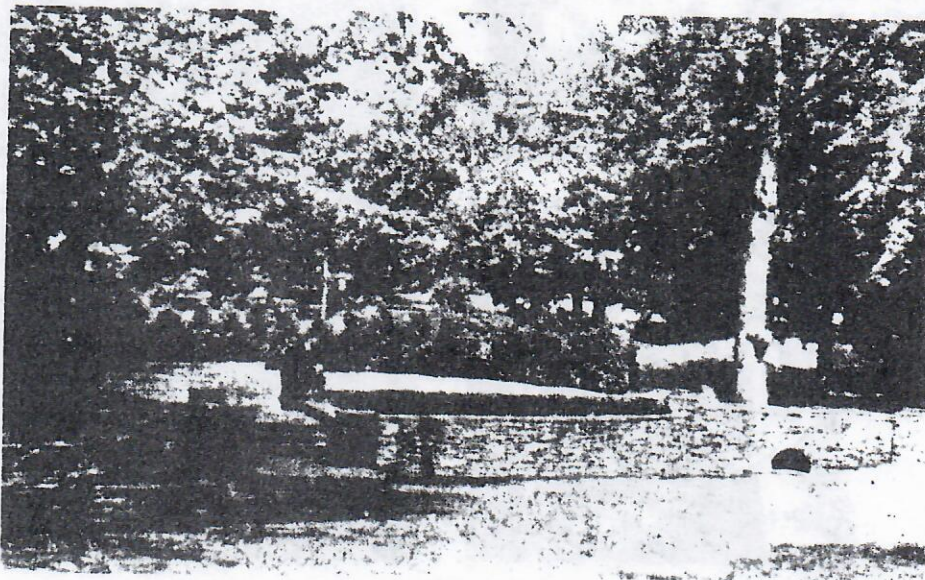


original pedestrian paths were located to encourage moving through the Great Lawn without taking the same route twice, allowing for the perception of the space from a variety of viewpoints. This openness is a key factor of Olmsted Vaux park design and a primary scenic composition in the lower park.

**Recommendations:** Rehabilitate historic pedestrian paths. The pedestrian paths in this sector were important elements in the perception and enjoyment of this large expanse of lawn. A new path along the eastern edge, shown on the original plan, is shown with the addition of a segment that continues over to the Pond and a small connector to the Carpenter Avenue path. Add a path paralleling South Street to provide for desire movements in this direction up to Carpenter Avenue and the Observatory hill. These additions anticipate the movements of park users and provide for them in a manner which is consistent with the original plan.

Plant additional trees around the edges of the space and in other locations as shown on the 1895 Planting Plan. One public comment was the desire for more woodland scenery, to complement the water and lawn areas. These three elements are the key compositions of Olmsted park scenery. In Downing Park lawn and meadow areas are complemented by the Lake, but little woodland remains after the South Street Cut. On the 1895 Planting Plan for this area many trees are listed for planting along the Robinson Avenue, South Street and Carpenter Avenue edges and in small groves or individually along the pedestrian paths. With adjustments for changes between the plan and existing conditions, these additional trees are shown in Sector 1.

Plant shrub masses along the edges of the Great Lawn to separate the park interior from the surrounding city, also shown in Olmsted Plan #23. This intent is included but modified in response to concern about too much enclosure, lack of visibility and the presence of mature trees which would inhibit shrub plantings in some areas. Shrub masses are not continuous, but in



**I.6 Amphitheater in the Great Lawn:** Built in 1946-8, this feature served as a setting for concerts and performances. Now in poor condition, removal and reinstatement of the open lawn is recommended. SHIPP

separate groups, along Robinson Avenue and parts of South Street and Carpenter Avenue. Since visibility and perceived safety will continue to be a factor, initial shrub border plantings should be selected for mature heights under 5' or to be maintained at these heights. This selection will involve the use of dwarf cultivars, since most plants on the historic planting plans reached 8' to 15' when mature. As the park is rehabilitated, the approach to border plantings should be reviewed. A combination of lower mature heights and higher ones from the original planting plans is recommended.

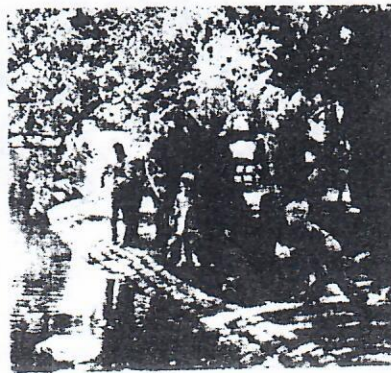
When the Amphitheater requires major capital improvements, remove it and the related paths to regain the open lawn. Prior to this removal, create an alternate setting for concerts and performances. The development of a sloping lawn and terrace stage at the former City Terrace is recommended in Sector 5.

Relocate the Veterans Memorial to the park entrance off of South Street so that it can be seen and enjoyed by passers by. This location will be very similar to the way the World War 1 and Fireman's Memorial are located, on main entry paths, facing the street.



**I.7, 8 & 9 Polly Pond**

**Landscape:** 7. Mature trees edge the Polly Pond. A gently sloping land form enhances the pastoral scene. 8. Pond cobblestone edge in the 1950s and today, shows deterioration. *LANDSCAPES, SHIPP*

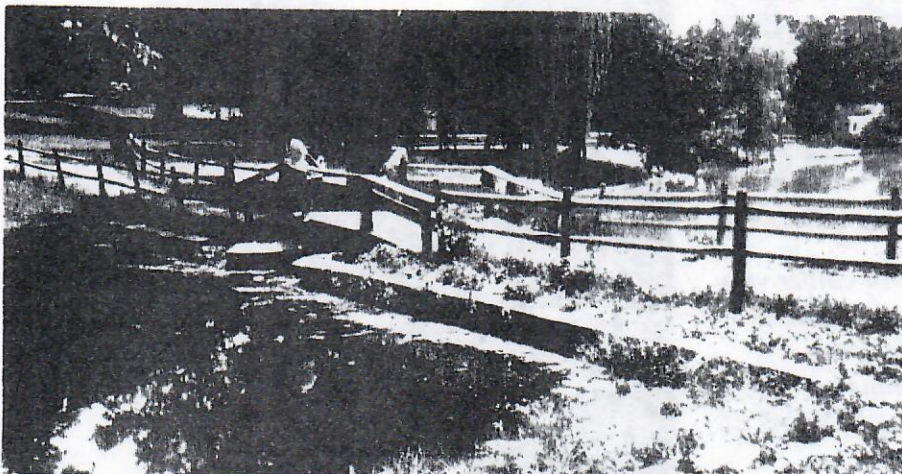
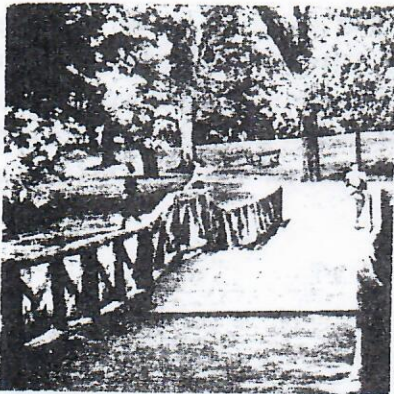




## 2. POLLY POND & SHELTER HOUSE

**Objective:** Improve the scenic quality and ecological function of the lake. The lake is another primary element of Olmsted Vaux park design. It functioned as an important scenic component and provided for several types of recreation. People could walk up the edge of the water at four large "beaches", really extensions of the adjacent pedestrian paths, while the balance of the shoreline was planted with masses of informal shrubs and overhanging shade trees. Again the purpose of the lake scenery was to contrast with the nearby city, enclosing the space from city views and making the experience as natural as possible.

**Recommendations:** Improve the ecological and recreational function of the Lake by: 1. reinstating an adequate water supply; 2. removing the bridge and related paths to reopen the small bay; 3. increasing the depth of the lake to accommodate improved aquatic life and encourage winter freezing; 4. constructing a wider path system around the Lake with four beaches in accordance with the original plan to make walking around the lake more pleasing; 5. provide benches at each beach; and 6. rehabilitate the island in a natural form similar to

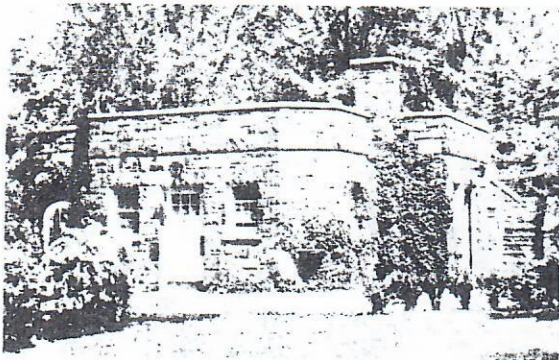


**I.10 & 11 Polly Pond Bridge:** *Pedestrian bridge c.1920s, shown with rustic railing and current split rail fence. Bridge isolates small embayment and inhibits water circulation and encourages siltation. Removal and reshaping the pond is recommended. SHIPP, LANDSCAPES*

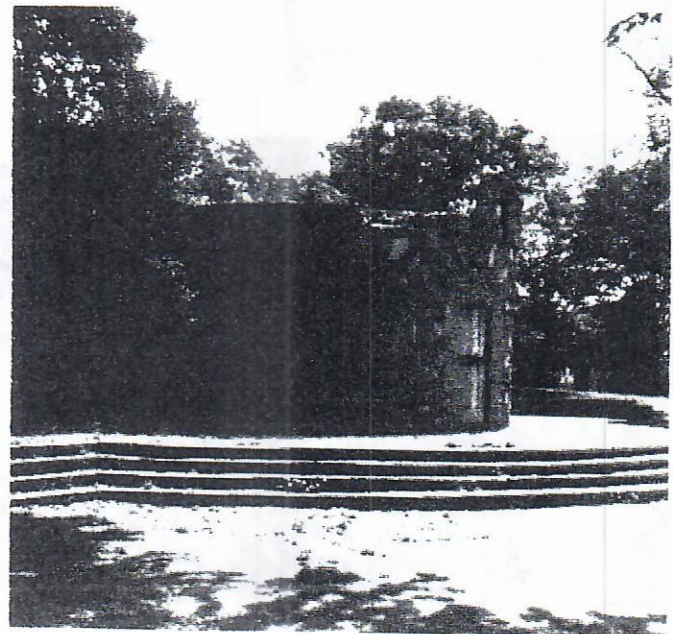
Olmsted designed islands in other parks. Form and plant island edges to provide a habitat for water fowl.

Improve the scenic quality of the Lake by: 1. reshaping the edges to a more sinuous form utilizing the original design; 2. replanting the willow tree and other major trees in appropriate locations; 3. planting shrub masses in accordance with the original plan; and 4. either removing or reconstructing the island as stated above. The proposed shape of the Lake reflects the historic form, but does not exactly mimic it due to changes in the as-built locations of the paths. While a few people remarked on their fondness for the bridge, it is clear that a narrow bridge would continue the problems of stagnation evident in the small bay. A bridge of 90' to 100' would be required. The inclusion of such a bridge is not recommended.

The Shelter House is in very poor condition. Considerable funds will be necessary to regain even partial function for this structure. Consider removing rather than substantially rehabilitating this structure. If interim use is desired, consider expending limited available funds to make the building functional for a limited number of years, phasing it out as other park support structures are constructed. Eventual removal of the Shelter House and its related formal terrace and stairs will allow for the redesign of this area as a naturalistic landscape. This structure would be designed to serve park purposes more effectively and function as a scenic element within the park landscape. The structure shown on the historic plans measures about 35' by 70' and is more or less centered on the eastern edge of the Lake. This is the size and approximate location shown on the Pre-Final Plan. Those at the meeting expressed that this structure would need to serve as a an exhibition space primarily for historic materials about the park, a public restroom, a warming room for winter skating use, small food concession, first aid station and park interpretation center along with other functions.



**I.12 & 13 Shelter House:** *An earlier view of the 1930s Shelter House. The current poor condition suggests a limited rehabilitation (short term) and eventual removal (long term). SHIPP, LANDSCAPES*



A modest playground could be developed for this area. At the corner of Third and Carpenter streets a Reservoir was originally planned. Since it was not carried out and this corner needs further definition, a similar treatment to the other park edges, using plantings to create definition, is recommended.

One early plan showed part of this area as a playground with "sand courts and gymnastics apparatus". The location of the playground near the Lake, but separated from it was questioned. Conflict of scenic elements and noise were the major points. A modest play space is recommended for Sector #3.

Plantings in Sector #2 reflect the original plan with less density of shrubs. Additional trees are shown in appropriate locations. The narrow edge along Third Street allows for little separation between the city street and walk along the Lake edge. The original plans include a retaining wall encircling this side of the park, as the existing one does along Third Street. The construction of such a wall was not supported, due to cost and more important priorities park-wide.

### 3. PICNIC LAWN & PLAY SPACE

**Objectives:** Bring back picnicking and passive enjoyment of this area. This landscape is clearly defined by park drives and the Third Street stone retaining wall. The towering Red Oaks and mature Norway Maples along the drives provide a strong edge on two sides. The open center with dappled shade is ideal for passive enjoyment and gregarious use such as picnicking. Picnic tables and simple shelters were located in this area in earlier times. Provide for a modest play space for small children near the picnicking activities.

**Recommendations:** Rehabilitate existing plantings and plant additional trees and shrubs in accordance with the historic plans. Consider replanting the shrub border along the Third Street side as planned, or in a modified form, less dense and/or with lowering maturing plants, responding to the desire for visibility into the park. Andrew Jackson Downing recommended use of pointed evergreens trees such as Norway Spruce, and of specimen trees in lawn, such as Copper Beech to give picturesque effect. This area has both of these plantings. Reinforce these effects by caring for existing specimens and adding appropriate plantings. Place durable wooden picnic tables in this area. As the condition of the park improves, construct simple, rustic picnic shelters.

The inclusion of a simple play space at the western end of this sector is shown. A walk along Carpenter Avenue is added for circulation on all sides of the proposed Playground. Four benches are shown near these paths. The inclusion of low profile equipment, perhaps a climbing/balancing structure, a tetter totter or similar type of support for recreation is recommended. Playground use is compatible with picnicking. These two uses in this area should be complementary.

Several new trees plantings are shown. Some replace recently lost original trees. Shrub masses are clustered, not continuous. The picnic area remains as shown previously.

#### 4. DOGWOOD WALK & MEADOWS

**Objectives:** Make this area more useful and enjoyable by rehabilitating all plantings, paths and the stone wall. This sector of the park retains the original design more closely than any other area. The sloping walks from the both corners are shaded with Flowering Dogwoods and other flowering trees and edged with shrubs for multi-season enjoyment, especially during spring flowering and fall color. Two small, sunny meadows, partially enclosed by plantings, add diversity of the area. These meadows are located at the top of the slope bordered by the decaying retaining wall and near Dubois Street and Third Street between the entry path at this corner and the Fireman's Memorial. Upgrading the condition of the entire area is the main objective.

**Recommendations:** Rehabilitate existing plantings, especially the original flowering trees and shrubs by a pruning and fertilizing program accompanied by the removal of volunteer tree saplings. Begin a regular program of new plantings utilizing the historic plans and Vegetation Management Guidelines to replace missing elements. Reconstruct pedestrian paths. Construct a new path with accompanying stairs and retaining walls to access the proposed Terrace and Performance space. Improve the Fireman's Memorial setting by developing an annual or perennial display garden facing Dubois Street to enhance the entry and respond to community desires for gardens in the park.

**I.14 Stone Wall:** *This extensive stone retaining wall, at the intersection of the Terrace and Dogwood Walk & Meadows requires reconstruction. LANDSCAPES*



## 5. SCENIC HILLTOP: OBSERVATORY & ADMINISTRATION, PERGOLA, TERRACE & PERFORMANCE SPACE

**Objectives:** Regain full function of this primary park area by recreating destination, improving circulation and rehabilitating all plantings. This hilltop was the pinnacle of the park. The landscape created as a setting for the Observatory, Observatory Drive and turnaround, Park Administration building and later Pergola and City Terrace promenade. It is an area serving many purposes. Currently derelict, these purposes need to be reinstated.

**Recommendations:** Rehabilitate existing plantings and turf. Begin a plantings program to replace missing elements from the original plan, especially around the Pergola where little remains. As plantings in the wrong locations, such as around the Observatory Drive turnaround decline, remove them and do not replace them. Plantings throughout this area are shown on the plan with scenic views in mind. The decorative in this sector reflect historic views. Each is in a round form, popular around the turn of the century, for use as a mounded display garden. Gardens are shown near the Observatory with an additional one around the flagpole to break up the expanse of asphalt and add a decorative element. Four smaller gardens are shown around the proposed Pergola.

The entire pedestrian circulation system for this area requires rehabilitation. Additional paths, with stairs and retaining walls as required due to the steepness of grades, are proposed for the north end of this sector to provide access to and between the Observatory and Terrace. These new paths utilize the original Olmsted Vaux plan.



**I.15 Current Condition of Hilltop:** *This view taken from the Observatory site, shows the former Flagpole, gardens and open vista. Clearing of the view and construction of a new Observatory & Administration structure, on the site of the former one, is recommended.*  
LANDSCAPES

The development of three structures brings full function back to this area. A new Observatory that provides distant views is proposed. A rectangular plan is suggested, following the footprint of the original Observatory that was demolished when South Street was cut through. The blending of the new structure with the park and full development of the building program to serve park needs as an Observatory and Administration Center are the important considerations. Mimicking the former structure is not necessarily desirable. Its design should be a new creative challenge to suit the needs of today and reflect the design intent of the original plan.

Since City Terrace was truncated by the South Street cut, it no longer functions as a through vehicle route but is a dead-end. The former City Terrace widening for passenger drop-off and short term parking is reconstituted in the Comprehensive Master Plan as a sloping, grass panel and a large paved terrace that provide a gracious setting for passive uses and function for all types of performances. The terrace and associated retaining walls, proposed in the Olmsted Vaux plan, but not constructed, are recommended for the adaptation of this area into a Terrace and Performance Space. The Terrace and Performance Space is the "Living Room" of Downing Park. Historic photographs show this quality of the space formerly used as a carriage drop-off and promenade. A decorative stone paving is recommended for the Terrace space to correspond with the stone retaining walls with broad copings. Decorative period urns, filled with exotic plantings are proposed for the four corners of each set of stairs and at the Terrace corners. A total of twelve urns are recommended. Vehicular traffic into this space via the former City Terrace is intended to be restricted to handicapped, service and emergency access through a barrier of removal bollards.

**I.16 Terrace View and Foreground Landscape:**

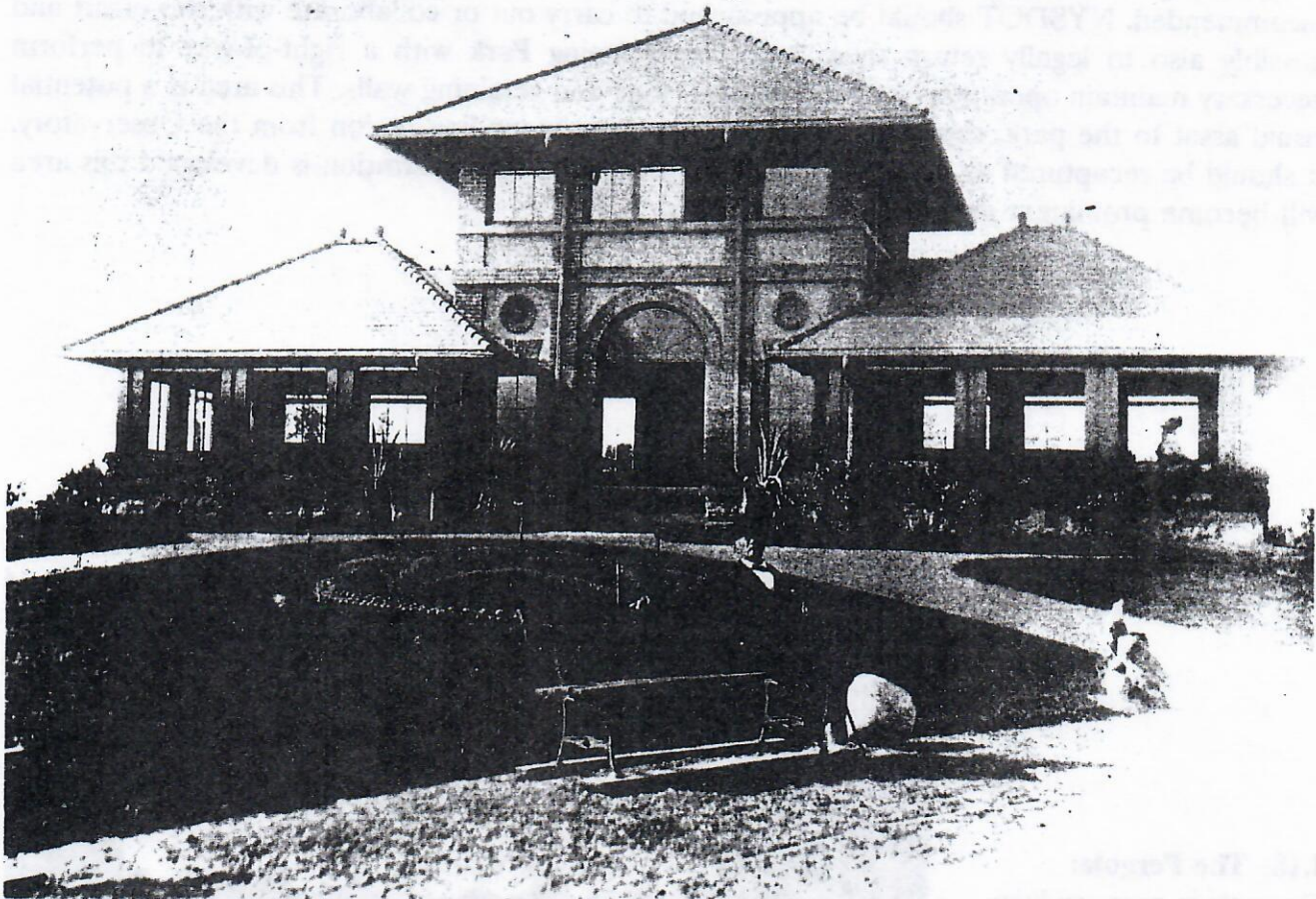
*This postcard view shows blooming hydrangea and decorative urns in the foreground and the expansive view over Newburgh and the Hudson River in the background. HSNH*



*A View in Downing Park, Newburgh, N. Y. at Hydrangea, 9 mts. to the Hudson River. The view is from the terrace with the retaining wall.*

The third recommended structure is located on the Pergola site. The reinforced concrete Pergola is in poor condition and was not designed with the Olmsted philosophy of recessive park structures in mind. It should be eventually removed and replaced with a modest Pergola that is appropriate for the park setting, perhaps in a Rustic style. This Pergola would recall the concrete one which has been in the park for about 75 years and could possibly provide some visitor services.

The investment required to bring this area to full function is substantial. A phased program, over a period of years will be required.

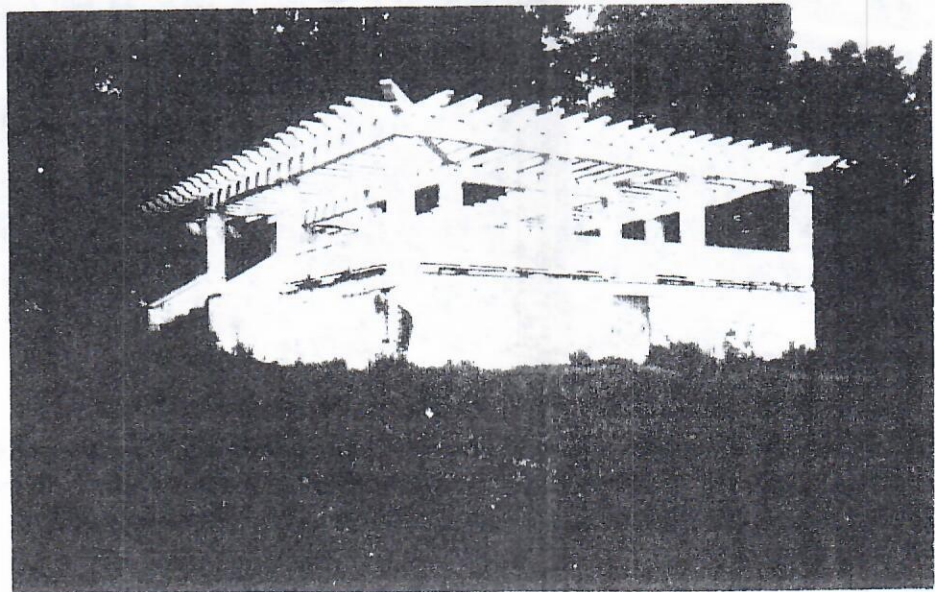


**I.17 The Observatory:** *This handsome structure was designed by Downing Vaux and constructed in 1898. The large windows, some glazed others open, afforded extensive views of the surrounding park, the City of Newburgh and the Hudson River. It was demolished in 1960s when South Street was constructed through the park. HSNH*

## 6. SCENIC WOODLAND

**Objectives:** Regain a portion of the woodlands utilizing high lands above the South Street retaining walls. The steeply sloping areas that are located above the retaining walls have been allowed to revert to a volunteer woodland of predominantly Norway Maples. This area was a predominantly evergreen woodland. An open evergreen woodland should be re-created.

**Recommendations:** As the Observatory/Administration Building and related retaining walls are constructed, clear most of the area on the south side of South Street. Clear the remaining park lands north of South Street. Immediately stabilize soils with ground covers, low shrubs and Evergreen trees. Portions of these areas are in NYSDOT ownership. At the north end of the park the slopes created in the NYSDOT South Street Cut are isolated from the park. The removal of the chain link fence, the thinning and clearing of areas of volunteer vegetation, and the planting of evergreen tree groves and a foreground of meadow grasses and flowers is recommended. NYSDOT should be approached to carry out or collaborate with this effort and possibly also to legally return these lands to Downing Park with a right-of-way to perform necessary maintain operations on the existing bridge and retaining walls. This area is a potential visual asset to the park, especially when viewing the surrounding region from the Observatory. It should be recaptured as park land. As the Observatory/Administration is developed this area will become prominent and should be improved.



### I.18 The Pergola:

*Currently in poor condition to be removed and replaced.*

*A similar structure, more readily accessible to the handicapped is recommended. LANDSCAPES*



## 7. SERVICE & NURSERY

**Objectives:** Develop complete support services for Downing Park on this adjacent park land. Downing Park should be staffed and administered on site. This area affords the opportunity to develop facilities for this purpose.

**Recommendations:** Develop this area as a greenhouse and nursery that contributes to the renewal of park vegetation and provides plants for the display gardens. Enlarge and improve the available structures as needed to provide for equipment maintenance and storage. Investigate the continued sharing of this service complex with the Department of Public Works or other City or County departments. Construct a small greenhouse of an energy efficient, solar passive design. Nursery, machinery and staff support functions are all recommended for this sector.

## 8. PARK ENTRANCES & CITY EDGES

**Objectives:** Frame the park edge in a continuous row of street trees with a grass verge. The park edge makes the first distinction between the surrounding city and the park interior. The sidewalks and street plantings should be in excellent condition, conveying an image of care.



Entrance to Downing Park, Newburgh, N.Y.

**I.19 Entrance at Third & Dubois Street:** Rich landscape of shrubs and flowering trees frame the entry to the Dogwood Walk. HSNH

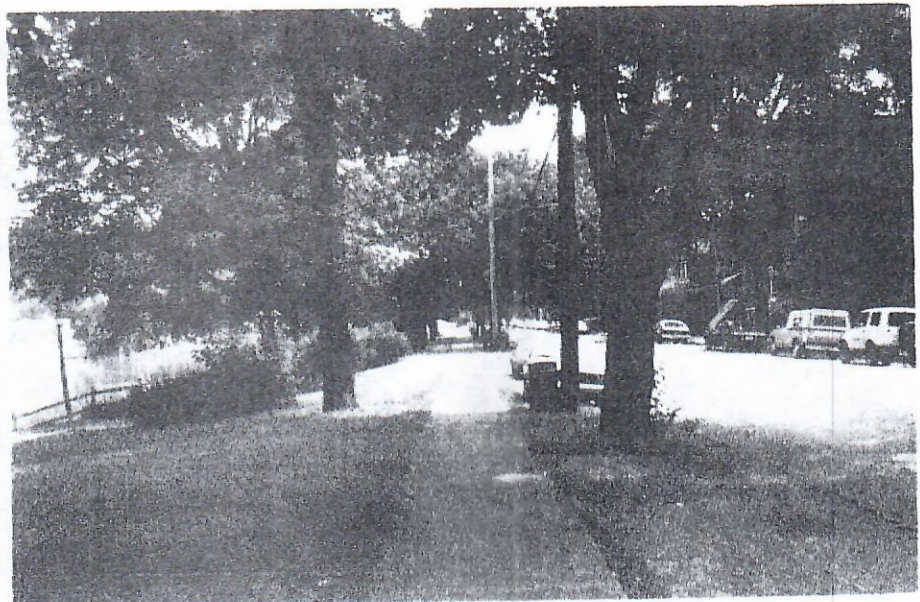
**Recommendations:** Rehabilitate existing street trees and remove those in very poor condition. Plant additional trees where needed. Street tree plantings of appropriate historic trees like Red Oaks, Pin Oaks, Sycamore and disease resistant American Elms are recommended. Utilize 30' to 40' distances between trees to establish a continuous edge. Rehabilitate soils and establish grass cover under trees. Openings in this formal edge of shade trees occur at the three "Y" shaped pedestrian entries that are settings for the park war memorials and monuments. Each of these entries is enhanced by proposed flower beds for seasonal display. Rehabilitate sidewalks where required. Construct stone curbs along Third Street, as on the other sides of the park, to regain the lawn panel that is compacted by parked cars.

## E. MANAGEMENT CONCEPTS

Since the disbanding of the Department of Parks several decades ago, the park has received modest maintenance attention from the Department of Public Works and some recreation programming from the Department of Recreation. Deferred maintenance on the parks infrastructure, built elements and vegetation are readily apparent in the condition of the park today. The park needs an administrative function. Models of historic park administrators are in place in other cities, notably New York City. This type of structure with a park based administration would be most suitable for Downing Park. Under this administrator all management of the park would be structured for optimal park conditions and park user enjoyment.

### I.20 Third Street Park

**Edge:** Note the lack of curbs and cars parked on turf edge. Also note the open lawn between the sidewalk and Polly Pond. This landscape will be more heavily planted.  
LANDSCAPES



The management structure for Downing Park should include consideration of:

- o fiscal responsibility for both annual and capital project budgets;
- o maintenance operations staffing and equipment;
- o visitor services including programming of events, public education, historic landscape interpretation, and provision of public facilities;
- o security and policing in coordination with city police including the use of park rangers;
- o public/private partnership, the collaboration of groups and individuals with the City of Newburgh in any aspect desired, but especially in visitor services and preservation plan implementation;
- o long range planning and preservation plan implementation.

The Park Administrator structure could function as a part of either City or County government, as a collaboration of both, and/or as a private/public partnership. Creative discussion of how to achieve this type of park management is needed. A further planning grant to explore the approaches and options for each park management area is under review. Park management is the link between this planning project and the reality of a restored Downing Park. The varied aspects of management, utilizing the model outlined here, would address all aspects in the daily life of the park and the implementation of the vision for Downing Park's future.

## **F. IMPLEMENTATION AND FIRST PROJECTS**

Initial consensus has been developed for a first project, the renovation of the Polly Pond and associated landscape. This is a large project, but when taken in a series of steps, and approached in a creative way it is achievable. This project is presently under development by the consultant and the Downing Park Planning Committee. First steps are planned for the spring of 1990.

In addition to this first project, the overall recommendations presented herein chart a series of initiatives for the future. Guidelines for the renewal of built elements and plantings are under development by the consultant and will supplement this plan, serving as touchstones for all future projects. Community review and discussion of all aspects of this Comprehensive Master Plan is desirable. Additional work on the development of a management structure for Downing Park will be necessary. The implementation of the plan will depend on regular and cyclic maintenance as well as capital improvements. These initial steps begin the rebuilding process and bring the community together to achieve their desires for this public landscape.

## ACKNOWLEDGEMENTS

First is a tribute to Patricia M. O'Donnell, historical landscape architect, urban planner and consultant to the Downing Park Planning Committee as author of this Comprehensive Master Plan. Ms. O'Donnell, ASLA, APA, brought to us good working models from other cities with historic parks, strong experience and enthusiasm for the historic landscape. With the combination of her many talents and an abundance of patience, she gave us an astute evaluation of neglected elements, present conditions and alternatives for the future. Most importantly however, she highlighted the illuminating aspects of Downing Park's many values...and its great potentials. Thanks to Ms. O'Donnell, we now have sound aspirations and feasible goals for the park's complete restoration over time. We hope that by saying Ms. O'Donnell's company, LANDSCAPES, delivered to us a quality product, true value for our investment, we can convey our deep appreciation for a job very well done.

We also thank David Schuyler, Landscape Historian and editor of the Frederick Law Olmsted Papers, for his collaboration with Ms. O'Donnell. Dr. Schuyler's extensive research on the importance of Andrew Jackson Downing, the design of Downing Park by Olmsted and Vaux and the life of the park over time contributed greatly to the planning process. The historic importance of the park is clarified and the intent of the original design revealed through this research. Ms. O'Donnell has integrated this historic record and the result is a plan that reflects the Olmsted and Vaux design. Specific design features and functions intended by these eminent landscape architects were keenly respected thereby safeguarding the beauties of the pastoral landscape, espoused by their mentor, Andrew Jackson Downing.

The funding for this project came from two years of grants given by the New York State Council on the Arts. We would like to extend our thanks to the staff at NYSCA and the grant application reviewers for awarding this funding and recognizing the importance of this comprehensive planning effort.

We are grateful for the numerous contributions of information, historic maps and reference materials made available for the project from several sources. Those contributing are remembered here, we are sure you are many, and trust that this plan fulfills some of your desires for Downing Park.

Our appreciation extends to our former administrator, the "Friends" of Downing Park, the Mayor, City Manager, City Council and our fellow community organizations and agencies for their outstanding faith in our objectives. We hail the business community for their unfailing enthusiasm for our programs and projects. We salute our Centennial Trust Donors for recognizing these efforts as progress for our community.

The members of the Downing Park Planning Committee Board and the Master Planning Steering Committee participated throughout the planning process and we thank them for their direct contributions to this effort. Many people participated in this project. Each of those who contributed deserves our heartfelt thanks.

## LIST OF ILLUSTRATIONS

### PLANS

1. Planting Plan, #18, Olmsted, Olmsted & Eliot, February 22, 1895, FLONHS.
2. Planting Plan, #23, Olmsted, Olmsted & Eliot, October, 1895, FLONHS.
3. Comprehensive Master Plan for Andrew Jackson Downing Memorial Park, 1989, LANDSCAPES.

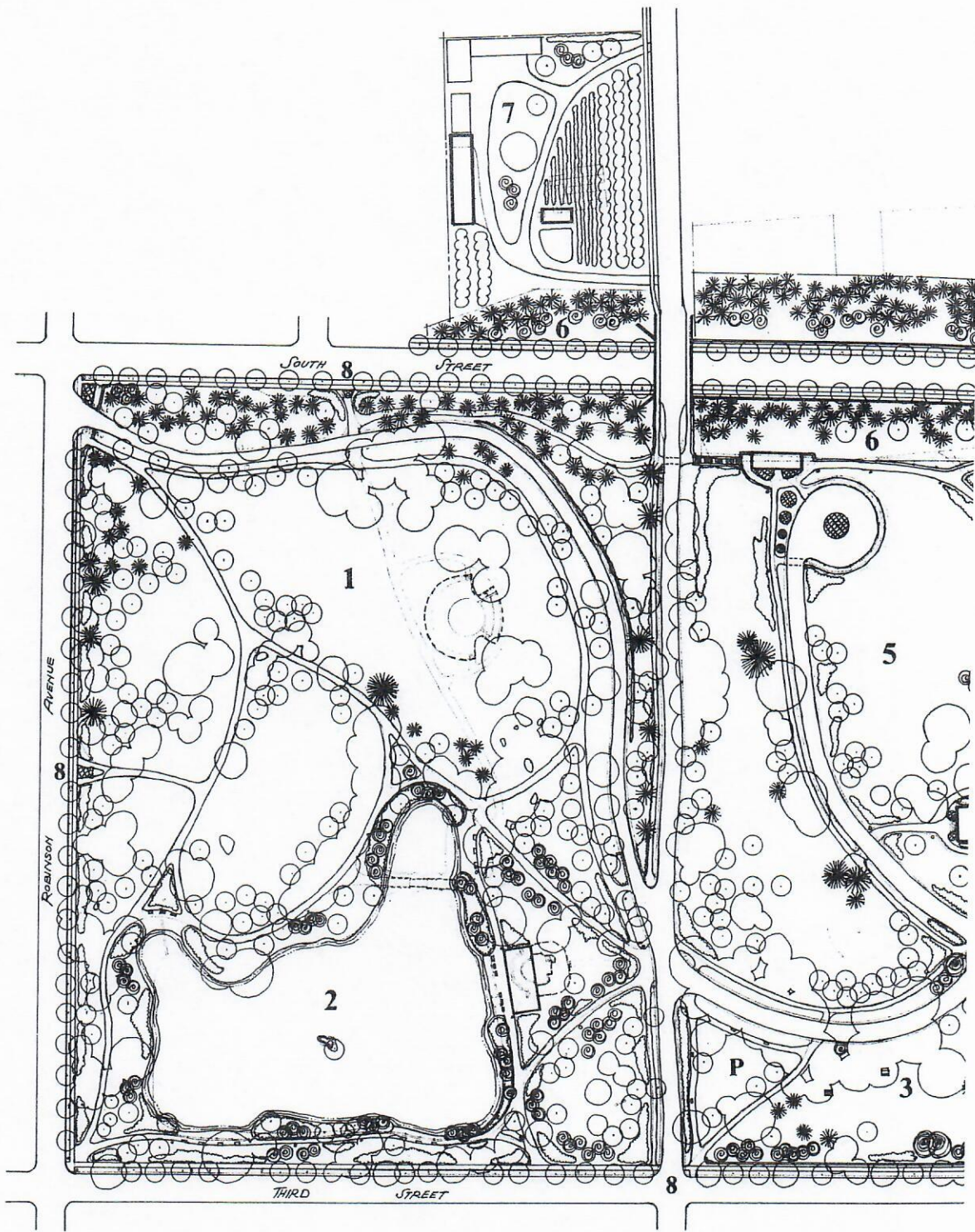
### ILLUSTRATIONS

- |          |   |
|----------|---|
| I.1      | Historic Uses, HSNH                         |
| I.2      | Historic Uses, HSNH                         |
| I.3,4    | Contemporary Uses, LANDSCAPES               |
| I.5      | The Great Lawn, LANDSCAPES                  |
| I.6      | Amphitheater in the Great Lawn, SHIPP       |
| I.7,8,9  | Polly Pond Landscape, LANDSCAPES, SHIPP     |
| I.10,11  | Polly Pond Bridge, SHIPP, LANDSCAPES        |
| I.12, 13 | Shelter House, SHIPP, LANDSCAPES            |
| I.14     | Stone Wall, LANDSCAPES                      |
| I.15     | Current Condition of Hilltop, LANDSCAPES    |
| I.16     | Terrace View and Foreground Landscape, HSNH |
| I.17     | The Observatory, HSNH                       |
| I.18     | The Pergola, LANDSCAPES                     |
| I.19     | Entrance at Third and Dubois Street, HSNH   |
| I.20     | Third Street Park Edge, LANDSCAPES          |

### ABBREVIATIONS

- |            |  |
|------------|--|
| FLONHS     | Frederick Law Olmsted National Historic Site, National Park Service, Olmsted Plans |
| HSNH       | Historic Society of Newburgh and the Highlands, Historic Views                     |
| LANDSCAPES | Patricia O'Donnell/David Schuyler, 1988-89   |
| SHIPP      | Oliver Shipp, Downing Park Brochure, circa 1950                                    |





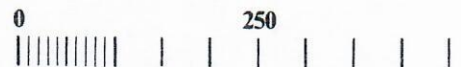
**HISTORIC LANDSCAPE REPORT AND PRESERVATION PLAN**

1988-1989

prepared by LANDSCAPES, Landscape Architecture, Planning, Historic Preservation

Patricia M. O'Donnell, ASLA, APA and David Schuyler, Landscape Historian

funded by New York State Council on the Arts

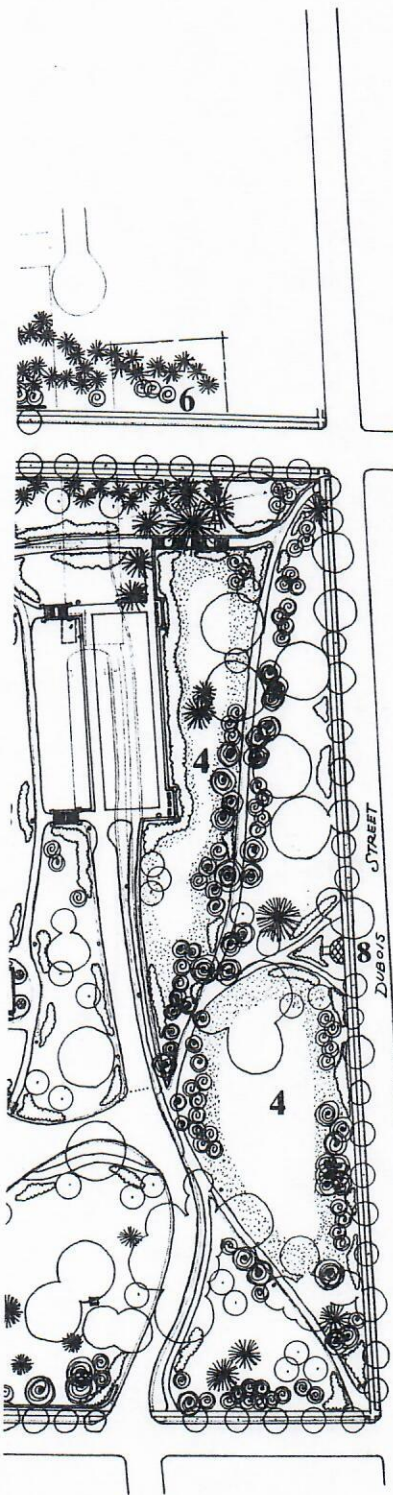
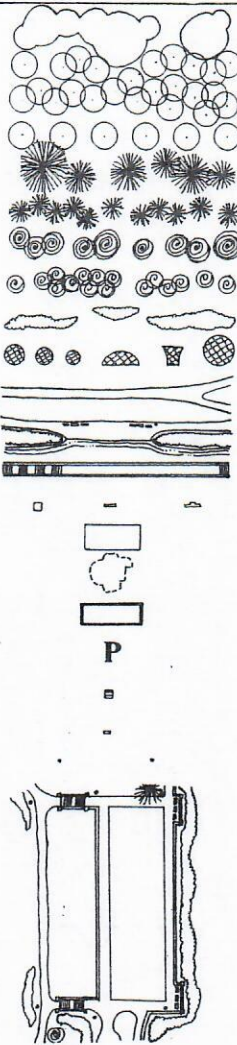






## SYMBOL KEY

EXISTING CANOPY TREES  
 PROPOSED TREES IN LAWN  
 PROPOSED TREE GROVE  
 PROPOSED FORMAL TREES  
 EXISTING EVERGREEN TREES  
 PROPOSED EVERGREEN TREES  
 EXISTING FLOWERING TREES  
 PROPOSED FLOWERING TREES  
 FLOWERING SHRUBS  
 DISPLAY GARDEN  
 PEDESTRIAN PATH (Minimum 10' Width)  
 POND EDGE PATH, BEACH  
 STONE STEPS & RETAINING WALL  
 MONUMENT  
 EXISTING STRUCTURE  
 INTERIM STRUCTURE  
 PROPOSED STRUCTURE  
 PLAY SPACE  
 PICNIC TABLE  
 BENCH  
 PEDESTRIAN LIGHT  
 TERRACE & PERFORMANCE SPACE  
 (With Handicapped & Emergency Access)



## PARK SECTORS

1. GREAT LAWN
2. POLLY POND & SHELTER HOUSE
3. PICNIC LAWN & PLAY SPACE
4. DOGWOOD WALK & MEADOWS
5. SCENIC HILLTOP: Observatory & Administration, Pergola, Terrace & Performance Space
6. SCENIC WOODLAND
7. SERVICE & NURSERY
8. PARK ENTRANCES & CITY EDGES



ANDREW JACKSON DOWNING MEMORIAL PARK, NEWBURGH, NEW YORK

originally designed by Olmsted & Vaux, 1887-1894

prepared for DOWNING PARK PLANNING COMMITTEE and CITY OF NEWBURGH

Comprehensive Master Plan

8

