

# Friends of Odell House Rochambeau Headquarters

## REQUESTS FOR PROPOSALS

Cultural Landscape Report  
The Grounds at Odell House Rochambeau Headquarters  
425 Ridge Rd., Hartsdale NY 10530

**Date of Issue:** July 15, 2022

**Pre-proposal Information Session** will take place on August 17, 2022 at 425 Ridge Road, Hartsdale, NY.

**Questions must be received by,** August 22, 2022. Address questions to Susan Seal, President, [odellrochambeau@gmail.com](mailto:odellrochambeau@gmail.com), with subject heading "Cultural Landscape Report"

**Submit Proposals by** September 1, 2022

Submit proposal as a PDF via email to Susan Seal, Friends of Odell House Rochambeau Headquarters, 914-844-1982, [odellrochambeau@gmail.com](mailto:odellrochambeau@gmail.com), [website: odellrochambeau.org](http://odellrochambeau.org)

**Firm selection by** September 9, 2022

**Mid-Project Review on** December 1, 2022

**Completion Date of Cultural Landscape Plan:** by February 1, 2023

### INTRODUCTION

The Friends of Odell House Rochambeau Headquarters (OHRH), a 501c3 non-profit, is seeking proposals from individuals or teams to develop a Cultural Landscape Report (CLR) for the property which is listed on the National Register of Historic Places. The project must be led by a licensed landscape architect with proven experience in the planning and design of cultural landscapes. The CLR must follow the guideline of "The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Treatment of Cultural Landscapes" (1996, <https://irma.nps.gov/DataStore/DownloadFile/514832>). The RFP award is subject to approval by the Board of Directors of OHRH and the Town of Greenburgh, NY which owns the property. OHRH reserves the right to reject any and all bids

### SIGNIFICANCE OF PROJECT SITE

The property is an important site on the Washington Rochambeau Revolutionary Route, a National Park Service trail, which begins in Newport RI and ends in Yorktown, VA. This trail traces the route the French forces led by General Rochambeau, followed in 1781 to join with the Continental forces commanded by George Washington. They combined their forces in Greenburgh NY beginning on July 6, 1781. The French and American armies remained jointly encamped around OHRH until August 18, 1781 when they made the momentous decision to march to VA and confront British General Cornwallis. General Rochambeau lived in OHRH for the six weeks of the encampment. Other than Newport, this is the longest he stayed in any dwelling in America.

The structure remains intact with many original details remaining. After the Revolutionary War, the property was purchased by Colonel John Odell, one of George Washington's guides. The Odell family and their descendants lived on the property until 1990. Many of the artifacts and stories of the 18th and 19th century remain and those stories are expected to be part of a future museum/ visitors center along with the revolutionary-period history. The National Historic Register building is planned to open to the public as a museum no later than 2026.

## DESCRIPTION OF PROJECT SITE

The OHRH is located on a .71-acre property in a residential neighborhood. The current access point for the property is at the corner of Old Farm Lane and Ridge Road. Ridge Road Park, a 236-acre county park which had been part of the Odell Farm, is directly across the street from the project site. There is a path through a woodland area of the Park that provides pedestrian access to an area where visitors and tour buses will be allowed to park.

There are topographic irregularities and a noticeable change in elevation on the property. A topographic survey created in 2022 is available. The grounds are currently minimally maintained with regular mowing. There are no paths on the site. There are large stone walls on two sides of the property, one of which is of historic significance. An archaeological study is in process and will be available to applicants when it is complete. Consultants will have access to the historic research already compiled by the Friends of the OHRH. All work required for completion of the CLR will be included as part of the scope of work.

The house has been vacant and unprotected since 1990 when the last descendant of the Odell family that lived in the house passed away. Since 1990 it was not accessible to the public as an historic site and it was left unprotected. It was vandalized and began to severely deteriorate until March 4, 2020, when the Town of Greenburgh assumed ownership of the property.

In 2020 The Friends of Odell House Rochambeau Headquarters was formed as a charitable non-profit corporation to aid the Town of Greenburgh in restoring the property and creating a museum.

## KNOWN HISTORY

1732: John Tompkins came from Eastchester, the first English colony in New York State, to Greenburgh to create his own farm. He leased 200 acres of land from Frederick Philipps and built a two room Dutch timber frame cottage on the land. He wrote that the house was surrounded by "friendly" Native Americans.

1760: By 1760, Tompkins' farm was so successful that he leased a larger piece of land and built a bigger house nearby. He transferred the original 200-acre lease to Gilbert and Sarah Bates and sold them the house. The Bates added a second identical two-room section attached to the northern end of the house.

1781: Sarah Bates, now known as "the widow Bates", offered the four-room house to Le Comte de Rochambeau to serve as his headquarters during the French American Encampment. The French General met General George Washington there many times as they planned the final battles of the Revolutionary War, culminating in victory at Yorktown on October 19, 1781.

1785: Revolutionary War hero Col. John Odell bought the Bates farmland for 740 pounds from the Commissioners of Forfeiture and the house from Sarah Bates. She lent Odell 600 pounds, holding two mortgages co-signed by Odell's father and father-in-law. John and his wife, Hannah McChain Odell, raised the roof to build a second floor and an attic. It was now six rooms.

1855: Dyckman Odell, grandson of Col. John Odell, added a stone section onto the house, making it 10 rooms. Dyckman and his wife, Laretta, raised seven children there, five daughters and two sons. None married. Only one, Edna, had children—Simone and Roland—who were both adopted in France where Edna worked during WWI as a nurse for The American Red Cross.

1965: Elizabeth Odell, the last surviving child of Dyckman, sold the house to the NY Chapter of Sons of the American Revolution for \$1 with the covenant that the organization maintain the house as an historic site. This goal was not achieved.

1973: The Odell House was listed on the National Register of Historic Places. Roland Odell, the adopted son of Edna, Elizabeth's sister, moved into the house and functioned as its caretaker.

1990 to present: Roland Odell died at the age of 75 in 1990. He was the last of the Odell family—a family who lived in the house on Ridge Road continuously for 205 years.

## PROJECT GOALS/ OBJECTIVES

The CLR will be the primary report that documents the history, significance, and treatment for the cultural landscape at the Odell House. The report will evaluate the history and integrity of the landscape including any changes to its geographical context, features, materials, and use.

It will also define a treatment plan in the form of recommendations, guidelines or a "blueprint" vision for the future of the landscape.

## SCOPE OF WORK

The scope of work for the CLR project will include, but is not limited to the following:

1. Historical research; inventory and documentation of existing conditions.
  - Including participation in one (1) community workshop session which will be organized by the Friends of Odell House Rochambeau Headquarters
2. Site analysis and evaluation of integrity and significance.
3. Development of a cultural landscape preservation approach.
4. Development of a comprehensive treatment and management plan. The plan will clearly illustrate the recommended management philosophy in a brief narrative along with a series of illustrative plans (11" x 17" format). The plan will include, but is not limited to the following:
  - Materials and Layout Plan showing:
    - ADA compliant site circulation.
    - Locations of and recommendations for treatment of fencing, pathways, site access points, ADA compliant parking spaces, bus drop-off location, etc.
    - Location and design of activity or programming spaces including a "talking circle"/outdoor classroom area with seating for 20 and for outdoor gatherings for events with temporary seating for 75 people.

- Identification of a location for a monument to the four French soldiers who died while encamped in 1781 and a small native/kitchen garden
  - Location and character recommendations for directional signage and interpretive signage. Cost estimates for budgeting purposes.
  - Grading and utilities plan including planning for requirements such as a septic field to accommodate a bathroom either inside the house or in a future accessory building and possible location of accessory building.
5. All project work will be compiled and documented in the format of a Cultural Landscape Report which follows the guidelines of “The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Treatment of Cultural Landscapes”.

## PROPOSAL REQUIREMENTS

Responses to the RFP must include the following items:

1. General Information: On cover sheet provide name of individual, partnership or team applying for the contract award, address, phone and e-mail and the date submitted. If the applicant is a partnership or joint venture, the proposal should specify who will act as lead consultant for contract responsibility.
2. Approach: Provide a brief description of project understanding and proposed approach to project work.
3. Work Plan: Provide a work plan outlining the tasks and phases required to complete the scope of work. Identify deliverables and anticipated project meetings. Include a project timeline that indicates expected completion dates for each task or phase.
4. Team Structure: Describe the structure of the proposed project team. Identify the principal-in-charge (PIC) for the project who will be the person(s) with ultimate responsibility for the project. Identify the project manager who will be the day-to-day contact person. The PIC must be a licensed landscape architect in New York State and experienced in conducting historic landscape assessments and creating conceptual plans and working drawings.
5. Experience: Provide work samples of up to five (5) projects of similar scope and/or historic content (landscape, preservation, interpretation, and rehabilitation). At least one work sample should be of completed a Cultural Landscape Report. Include resume(s) of the principal-in-charge and all key staff who will be working on the project.
6. References: Submit three professional references from projects with similar scopes or historic content.
7. Additional Information: The applicant may include additional information, such as narrative summaries, business brochures, letters of recommendation, etc. that may be relevant to the OHRH project, and which the applicant believes will further the competitiveness of the proposal.
8. Statement agreeing to provide a certificate of professional liability insurance which the applicant will be contractually required to maintain throughout this project.
9. Fee Proposal: OHRH has established a budget not to exceed \$25,000 for the Scope of Work described inclusive of travel and other expenses.

