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Part Six: Appendices

Appendix A: Legislation

Home of Franklin D. Roosevelt National Historic Site

CONGRESSIONAL AUTHORIZING RESOLUTION (7/18/39) —

FRANKLIN D. ROOSEVELT LIBRARY &

HOME OF FRANKLIN D. ROOSEVELT NATIONAL HISTORIC SITE

1062

PUBLIC LAWS—CHS. 322-324—JULY 18, 1939

[53 STAT.

[CHAPTER 324]

JOINT RESOLUTION

To provide for the establishment and maintenance of the Franklin D. Roosevelt Library, and for other purposes.

Resolved by the Senate and House of Representatives of the United States of America in Congress assembled,

TITLE I—DEFINITIONS

SECTION 1. As used in this joint resolution—

(a) The term "donor" means Franklin D. Roosevelt.

(b) The term "historical material" includes books, correspondence, papers, pamphlets, works of art, models, pictures, photographs, plats, maps, and other similar material.

(c) The term "Board" means the Trustees of the Franklin D. Roosevelt Library.

July 18, 1939
[S. J. Res. 118]
[Pub. Act, No. 30]

Franklin D. Roosevelt Library.

Terms defined.
"Donor."
"Historical material."

"Board."

TITLE II—FRANKLIN D. ROOSEVELT LIBRARY

SEC. 201. The Archivist of the United States is authorized to accept for and in the name of the United States from the donor, or from such person or persons as shall be empowered to act for the donor, title to a tract of land consisting of an area of twelve acres, more or less, of the Hyde Park estate of the donor and his family, located on the New York-Albany Post Road, in the town of Hyde Park, Dutchess County, State of New York; such area to be selected and carved out of the said estate by the donor and to be utilized as a site for the Franklin D. Roosevelt Library provided for in this title.

Archivist authorized to accept site for library from donor.

SEC. 202. The Archivist is authorized to permit the Franklin D. Roosevelt Library, Incorporated, a New York corporation organized for that purpose, to construct on the area referred to in section 201 of this title a building, or buildings, to be designated as the Franklin D. Roosevelt Library, and to landscape the grounds within the said area. Such project shall be carried out in accordance with plans and specifications approved by the Archivist. The Federal Works Administration is authorized to permit the facilities and personnel of the Public Building Administration to be utilized in the preparation of plans for and in the construction and equipping of the project: *Provided*, That the Franklin D. Roosevelt Library, Incorporated, shall enter into an arrangement satisfactory to the Secretary of the Treasury to reimburse the said Public Building Administration for the costs and expenses incurred for such purposes, as determined by the Federal Works Administration.

Franklin D. Roosevelt Library, Inc., construction of buildings, landscaping, etc., authorized.

Assistance by Public Building Administration.

Proviso.
Reimbursement.

SEC. 203. Upon the completion of the project authorized in section 202 of this title, the Archivist shall accept for the Franklin D. Roosevelt Library, as a gift from the donor, such collection of historical material as shall be donated by the donor. The Archivist may also acquire for the said Library from other sources, by gift, purchase, or loan, historical books related to and other historical material contemporary with and related to the historical material acquired from the donor. The historical material acquired under this section shall be permanently housed in the Franklin D. Roosevelt Library: *Provided*, That the Archivist may temporarily remove any of such material from the said Library when he deems it to be necessary: *And provided further*, That the Archivist may dispose of any duplicate printed material in the said Library by sale or exchange, and, with the approval of the National Archives Council, may dispose of by sale, exchange, or otherwise any material in the said Library which appears to have no permanent value or historical interest. The proceeds of any sale made under this section shall be paid into the special account provided for in subsection (d) of section 205 of this title, to be held, administered, and expended in accordance with the provisions of that subsection.

Acceptance of project, upon completion, as a gift from donor.

Acquisition of similar related material from other sources.

Proviso.
Temporary removal of material.

Disposal of duplicate, etc., printed material.

Proceeds from sales to be paid into special account.

Funds pledged for upkeep, etc.

SEC. 204. The faith of the United States is pledged that, upon the construction of the Franklin D. Roosevelt Library and the acquisition from the donor of the collection of historical material in accordance with the terms of this title, the United States will provide such funds as may be necessary for the upkeep of the said Library and the administrative expenses and costs of operation thereof, including the preservation and care of historical material acquired under this title, so that the said Library shall be at all times properly maintained.

SEC. 205. (a) A Board to be known as the Trustees of the Franklin D. Roosevelt Library is hereby established. The Archivist and the Secretary of the Treasury shall be ex officio members, and the Archivist shall be chairman of the Board. There shall also be five members of the Board appointed by the President for life, but the President may remove any such member for cause. Vacancies on the

Board established; membership; tenure; vacancies; not deemed U. S. officers.

Board shall be filled by the President. Membership on the Board shall not be deemed to be an office within the meaning of the Constitution and statutes of the United States.

Compensation restriction; expense allowance.

(b) No compensation shall be paid to the members of the Board for their services as such members, but they shall be allowed their necessary expenses incurred in the discharge of their duties under this title. The certificate of the chairman of the Board shall be sufficient evidence that the expenses are properly allowable.

Acceptance and administration of gifts as trust funds; investment.

(c) The Board is hereby authorized to accept and receive gifts and bequests of personal property and to hold and administer the same as trust funds for the benefit of the Franklin D. Roosevelt Library. The moneys or securities composing trust funds given or bequeathed to the Board shall be receipted for by the Secretary of the Treasury who shall invest, reinvest, and retain investments as the Board may from time to time determine: *Provided, however,* That the Board is not authorized to engage in any business nor to exercise any voting privilege which may be incidental to securities in such trust funds, nor shall the Secretary of the Treasury make any investments for the account of the Board which could not lawfully be made by a trust company in the District of Columbia, except that he may make any investment directly authorized by the instrument of gift under which the funds to be invested are derived, and may retain any investments accepted by the Board.

Proviso.
Restriction.

Deposit and disbursement of income from trust funds.

(d) The income from any trust funds held by the Board, as and when collected, shall be deposited with the Treasurer of the United States who shall enter it in a special account to the credit of the Franklin D. Roosevelt Library and subject to disbursement by the Archivist, except where otherwise restricted by the instrument of gift, in the purchase of equipment for the Franklin D. Roosevelt Library; in the preparation and publication of guides, inventories, calendars, and textual reproduction of material in the said Library; and in the purchase, under section 203 of this title, of historical material for the said Library. The Archivist may make sales of any publications authorized by this section at a price which will cover their cost and 10 per centum added, and all moneys received from such sales shall be paid into, administered, and expended as a part of the special account herein provided for.

Use of, in publication of guides, textual reproduction of Library material, etc.

Sales of publications; use of receipts.

Use of principal of any gift or bequest for designated purposes.

(e) Unless otherwise restricted by the instrument of gift, the Board, by resolution duly adopted, may authorize the Archivist to use the principal of any gift or bequest made to it for any of the purposes mentioned in subsection (d) hereof.

Powers of Board as trustee.

(f) The Board shall have all the usual powers of a trustee in respect to all funds administered by it, but the members of the Board shall not be personally liable, except for misfeasance. In the administration of such trust funds the actions of the Board, including any payments made or authorized to be made by it from such funds, shall not be subject to review or attack except in an action brought in the United States District Court for the District of Columbia, which is hereby given jurisdiction of such suits, for the purpose of enforcing the provision of any trust accepted by the Board.

Custody and control of buildings and grounds.

Sec. 206. The Commissioner of Public Buildings shall be responsible for the care, maintenance, and protection of the buildings and grounds of the Franklin D. Roosevelt Library in the same manner and to the same extent as he is responsible for the National Archives Building in the District of Columbia. Except as provided in the preceding sentence, the immediate custody and control of the Franklin D. Roosevelt Library, and such other buildings, grounds, and equipment as may from time to time become a part thereof, and their contents shall be vested in the Archivist of the United States, and

he is authorized to appoint and prescribe the duties of such officers and employees, including clerical assistance for the Board, as may be necessary for the execution of the functions vested in him by this title.

SEC. 207. The Archivist shall prescribe regulations governing the arrangement, custody, protection, and use of the historical material acquired under this title; and, subject to such regulations, such material shall be available to the public free of charge: *Provided*, That the Archivist is authorized to charge and collect, under regulations prescribed by him, a fee not in excess of 25 cents per person for the privilege of visiting and viewing the exhibit rooms or museum portion of the said Library; and any funds so derived shall be paid by the Archivist into the special account provided for in subsection (d) of section 205 of this title, to be held, administered, and expended under the provisions of that subsection.

Archivist to prescribe suitable regulations.

Proviso.
Admittance fee.

SEC. 208. The Archivist shall make to the Congress, at the beginning of each regular session, a report for the preceding fiscal year as to the Franklin D. Roosevelt Library. Such report shall include a detailed statement of all accessions, all dispositions of historical material, and all receipts and expenditures on account of the said Library.

Report to Congress.

SEC. 209. The costs incurred by the Archivist in carrying out the duties placed upon him by this title, including the expenses of the members of the Board and the costs of the Board's necessary clerical assistance, shall be paid out of the appropriations for The National Archives Establishment as other costs and expenses of The National Archives Establishment are paid; and such sums as may be necessary for such purposes are hereby authorized to be appropriated.

Appropriation authorized, payable from appropriations for National Archives Establishment.

TITLE III—FRANKLIN D. ROOSEVELT RESIDENCE

SEC. 301. The head of any executive department, pursuant to agreement between him and the donor, may accept for and in the name of the United States from the donor, or from such person or persons as shall be empowered to act for the donor, title to any part or parts of the said Hyde Park estate of the donor and his family which shall be donated to the United States for use in connection with any designated function of the Government administered in such department. The title to any such property may be accepted under this section notwithstanding that it may be subject to the life estate of the donor or of any other person or persons now living: *Provided*, That during the continuance of any life estate reserved therein no expense to the United States in connection with the ordinary maintenance of the property so acquired shall be incurred: *Provided further*, That the acceptance hereunder by the United States of the title to property in which any life estate is reserved shall not during the existence of such life estate exempt the property, except to the extent provided in section 304 of this title, from taxation by the town of Hyde Park, Dutchess County, or the State of New York as other real property in the said town, county, or State is taxed under the applicable laws relating to taxation of real property.

Acceptance of parts of Hyde Park estate of donor for use designated, subject to life estate, etc.

Proviso.
No Federal expense during continuance of life estate reserved therein.

Local and State taxes.

SEC. 302. Upon the expiration of all life estates reserved in any property acquired under this title for use in connection with a designated function of the Government, or, if no life estate is reserved, immediately upon the acceptance of title thereto, the head of the department administering the said function shall assume jurisdiction and control over the property so acquired and administer it for the purpose designated, subject to the applicable provisions of law.

Jurisdiction and control upon expiration of all life estates reserved.

Rights reserved by
Congress.

SEC. 303. The right is reserved in the Congress to take such action and to make such changes, modifications, alterations, and improvements in connection with and upon any property acquired under this title, during or after the expiration of any life estate reserved therein, as the Congress shall deem proper and necessary to protect and preserve the same; but neither the improvements so made nor any increase in the value of the property by reason thereof shall be subject to taxation during the existence of any life estate reserved in the property.

Approved, July 18, 1930.

C: DESIGNATION ORDER
FEDERAL REGISTER, Thursday, January 27, 1944

TITLE 36—PARKS AND FORESTS

Chapter I—National Park Service

**PART I—AREAS ADMINISTERED BY THE
NATIONAL PARK SERVICE¹**

**ORDER DESIGNATING HOME OF FRANKLIN D.
ROOSEVELT NATIONAL HISTORIC SITE**

Whereas the Congress of the United States has declared it to be a national policy to preserve for public use historic sites, buildings, and objects of national significance for the inspiration and benefit of the people of the United States; and

Whereas the Congress of the United States by Joint Resolution of July 18, 1939 (53 Stat. 1062-5); authorized the head of any executive department to accept for and in the name of the United States title to any part or parts of the Franklin D. Roosevelt Hyde Park estate for use in connection with any designated function of the Government administered in such department; and

Whereas subject to certain reservations and conditions title to approximately 33.23 acres of said historic and nationally significant estate has been vested in the United States pursuant to said Joint Resolution, having been donated by the said Franklin D. Roosevelt;

Now, therefore, I, Harold L. Ickes, Secretary of the Interior, by virtue of and pursuant to the authority contained in the Act of August 21, 1935 (49 Stat. 866), do hereby designate the following described lands, together with all historic structures thereon and all appurtenances connected therewith, situated in the Town of Hyde Park, County of Dutchess, and State of New York, to be a national historic site, having the name "Home of Franklin D. Roosevelt National Historic Site":

Beginning at a point in the west line of the New York and Albany Post Road where the said line is intersected by the southerly line of a 1631 acre tract known as the Franklin D. Roosevelt Library site and described in the deed from Franklin D. Roosevelt and Anna Eleanor Roosevelt; his wife, to the United States, dated July 24, 1939, and recorded in the Dutchess County Clerk's Office in Book 876 of Deeds, at page 227, and which point is monumented by an iron pipe set five inches above the ground; thence along the southerly line of said library site the following courses and distances: North 87°27' West 0.03 of a chain (3.3 feet) to a granite monument set in the ground and marked "US FDR 1939", and North 87°27' West 17.87 chains (1179.42 feet) to a similarly marked granite monument; thence along the westerly line of the said library site North 0°10' East 8.43 chains (557.70 feet) to a similarly marked granite monument set in the division line between the lands of the said Franklin D. Roosevelt and land now or formerly of Mary Newbold Morgan; thence along the land now or formerly of said Mary Newbold Morgan the following courses and distances: South 87°08'

West 7.56 chains (498.96 feet) to a point marked by a one-inch iron pipe set in a six-inch square concrete monument six inches above the ground with a brass cap marked "AP1 FDR 1943", and South 89°24' West 4.18 chains (273.90 feet) to a point in the center of a rock fence on said division line and which point is the northwesterly corner of the tract herein described; thence along other land of said Franklin D. Roosevelt the following four courses and distances: South 18°51' East 0.04 of a chain (2.64 feet) to an iron pipe monument constructed as aforesaid and marked "AP2 FDR 1943"; South 18°51' East 7.52 chains (496.32 feet) to an iron pipe monument constructed as aforesaid and marked "AP3 FDR 1943"; South 28°49' West 9.46 chains (624.36 feet) to an iron pipe constructed as aforesaid and marked "AP4 FDR 1943"; and South 43°58' East crossing a road leading to the river 0.88 of a chain (44.88 feet) to an iron pipe monument constructed as aforesaid, marked "AP5 FDR 1943", and set in the original division line between the southerly line of "Wheeler Place" and the northerly line of "Boreel Place"; thence along the said original division line and along other land of Franklin D. Roosevelt the following courses and distances: South 87°40' East 30.88 chains (2038.08 feet) to an iron pipe monument constructed as aforesaid and marked "AP6 FDR 1943"; and South 87°40' East 0.10 of a chain (6.6 feet) to a point where the westerly line of said New York and Albany Post Road intersects the original southerly line of said "Wheeler Place" and the original northerly line of "Boreel Place", and which point is monumented by an iron pipe set six inches above the ground; thence continuing along the westerly line of the said road the following courses and distances: North 2°56' East 7.31 chains (482.46 feet) to an iron pipe set six inches above the ground and North 8°08' West 1.06 chains (69.96 feet) to the point or place of beginning, containing 33.23 acres, more or less.

The administration, protection, and development of this national historic site shall be exercised by the National Park Service in accordance with the provisions of the above-mentioned Joint Resolution of July 18, 1939, and the Act of August 21, 1935, supra, all subject to the reservations and conditions contained in the deed conveying said property to the United States.

Warning is expressly given to all unauthorized persons not to appropriate, injure, destroy, deface, or remove any feature of this historic site.

In witness whereof, I have hereunto set my hand and caused the official seal of the Department of the Interior to be affixed, at the City of Washington, this 15th day of January 1944.

[SEAL] **HAROLD L. ICKES,**
Secretary of the Interior.

[F. R. Doc. 44-1345; Filed, January 26, 1944;
10:06 a. m.]

19. Home of Franklin D. Roosevelt

An Act to amend the joint resolution of July 18, 1939 (53 Stat. 1062), to provide for the acceptance of additional lands for the Home of Franklin D. Roosevelt National Historic Site, and for other purposes. (89 Stat. 81) (P.L. 94-19)

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, That title III of the joint resolution approved July 18, 1939 (53 Stat. 1062), is amended as follows:

(1) Amend section 301 to read as follows:

"SEC. 301. The head of any executive department may accept for and in the name of the United States, title to any part or parts of the said Hyde Park estate and title to any contiguous property or properties located in the town of Hyde Park, Dutchess County, State of New York, which shall be donated to the United States for use in connection with any designated governmental function in the administration of this area. The title to any such property may be accepted under this section notwithstanding that it may be subject to the life estate of the donor or of any other person or persons now living: *Provided*, That during the continuance of any life estate reserved therein no expense to the United States in connection with the ordinary maintenance of the property so acquired shall be incurred: *Provided further*, That the acceptance hereunder by the United States of the title to property in which any life estate is reserved shall not during the existence of such life estate exempt the property from taxation by the town of Hyde Park, Dutchess County, or the State of New York as other real property in the said town, county, or State is taxed under the applicable laws relating to taxation of real property."

(2) A new section 304 is added, to read as follows:

"SEC. 304. In addition to such amounts as have been appropriated prior to the enactment of this section, there are hereby authorized to be appropriated such sums as may be necessary to carry out the provisions of this title, but not to exceed \$104,000 for development purposes."

* * * * *

Approved April 30, 1975.

Legislative History:

House Report No. 94-149 (Comm. on Interior and Insular Affairs).

Senate Report No. 94-98 (Comm. on Interior and Insular Affairs).

Congressional Record, Vol. 121 (1975):

Apr. 21, considered and passed House.

Apr. 29, considered and passed Senate.

Public Law 105-364
105th Congress

An Act

Nov. 10, 1998
[S. 2241]

To provide for the acquisition of lands formerly occupied by the Franklin D. Roosevelt family at Hyde Park, New York, and for other purposes.

16 USC 461 note
[table].

*Be it enacted by the Senate and House of Representatives of
the United States of America in Congress assembled,*

SECTION 1. GENERAL AUTHORITY.

The Secretary of the Interior (hereinafter referred to as the "Secretary") is authorized to acquire, by purchase with donated or appropriated funds, by donation, or otherwise, lands and interests in lands located in Hyde Park, New York, that were owned by Franklin D. Roosevelt or his family at the time of his death as depicted on the map entitled "F.D. Roosevelt Property Entire Park" dated July 26, 1962, and numbered FDR-NHS 3008. Such map shall be on file for inspection in the appropriate offices of the National Park Service.

SEC. 2. ADMINISTRATION.

Lands and interests therein acquired by the Secretary shall be added to, and administered by the Secretary as part of the Home of Franklin D. Roosevelt National Historic Site or the Eleanor Roosevelt National Historic Site, as appropriate.

SEC. 3. AUTHORIZATION OF APPROPRIATIONS.

There are authorized to be appropriated such sums as are necessary to carry out this Act.

Approved November 10, 1998.

LEGISLATIVE HISTORY—S. 2241:

SENATE REPORTS: No. 105-400 (Comm. on Energy and Natural Resources).

CONGRESSIONAL RECORD, Vol. 144 (1998):

Oct. 7, considered and passed Senate.

Oct. 15, considered and passed House.



Public Law 106-147
106th Congress

An Act

To authorize the Secretary of the Interior to transfer administrative jurisdiction over land within the boundaries of the Home of Franklin D. Roosevelt National Historic Site to the Archivist of the United States for the construction of a visitor center.

Dec. 9, 1999
[H.R. 1104]

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,

SECTION 1. VISITOR CENTER FOR HOME OF FRANKLIN D. ROOSEVELT NATIONAL HISTORIC SITE, HYDE PARK, NEW YORK. 16 USC 461 note.

(a) **TRANSFER OF ADMINISTRATIVE JURISDICTION.**—The Secretary of the Interior may transfer to the Archivist of the United States administrative jurisdiction over land located in the Home of Franklin D. Roosevelt National Historic Site, for use by the Archivist for the construction of a visitor center facility to jointly serve the Home of Franklin D. Roosevelt National Historic Site and the Franklin D. Roosevelt Presidential Library, located in Hyde Park, New York.

(b) **CONDITIONS OF TRANSFER.**—

(1) **PROTECTION OF HISTORIC SITE.**—The transfer authorized in subsection (a) shall be subject to an agreement between the Secretary and the Archivist that shall include such provisions for the protection of the Home of Franklin D. Roosevelt National Historic Site and the joint use of the facility to be constructed as the Secretary and the Archivist may consider necessary.

(2) **CONSIDERATION.**—A transfer made pursuant to subsection (a) shall be made without consideration or reimbursement.

(3) **TERMINATION.**—If use by the Archivist of the land referred to in subsection (a) is terminated by the Archivist at any time, administrative jurisdiction over the land shall automatically revert to the Department of the Interior.

(c) **DESCRIPTION OF LAND.**—The land referred to in subsection (a) shall consist of not more than 1 acre of land as may be mutually

agreed to by the Secretary and the Archivist and more particularly described in the agreement required under subsection (b)(1).

Approved December 9, 1999.

LEGISLATIVE HISTORY—H.R. 1104 (S. 946):

HOUSE REPORTS: No. 106-141 (Comm. on Resources).

SENATE REPORTS: No. 106-94 accompanying S. 946 (Comm. on Energy and Natural Resources).

CONGRESSIONAL RECORD, Vol. 145 (1999):

Aug. 2, considered and passed House.

Nov. 19, considered and passed Senate.



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THIS INDENTURE, made the 10th day of June, nineteen hundred and forty-eight, between JAMES ROOSEVELT, residing at 623 North Bedford Drive, Beverly Hills, California, BASIL O'CONNOR, residing at 49 East 96th Street, New York, N. Y., and HENRY T. HACKETT, residing at Hyde Park, Dutchess County, New York, AS TRUSTEES under the Last Will and Testament of FRANKLIN D. ROOSEVELT, late of the Town of Hyde Park, County of Dutchess, State of New York, Deceased, parties of the first part, and VAL-KILL CO., INC., a New York corporation having an office at 295 Madison Avenue, New York, N. Y., party of the second part,

WITNESSETH, that the parties of the first part, by virtue of the power and authority to them given in and by said Last Will and Testament, and in consideration of ONE HUNDRED FIFTEEN THOUSAND (\$115,000.00) DOLLARS, lawful money of the United States, paid by the party of the second part, do hereby grant and release unto the party of the second part, its successors and assigns forever,

ALL that certain piece or parcel of land situate in the Town of Hyde Park, County of Dutchess and State of New York, lying west of the center of Mariches Creek, bounded and described as follows:

BEGINNING at a corner of walls in the easterly line of the Albany Post Road, known as Route 9, and in the northerly line of lands of St. Andrew-on-Hudson, and running thence along said road line N 15° 54' 50" E 718.19 feet; N 15° 27' 20" E 21.47 feet; N 15° 30' 20" E 568.93 feet; N 14° 50' 40" E 42.27 feet; N 14° 38' 20" E 404.87 feet; N 13° 45' 20" E 104.86 feet; N 7° 43' 20" E 98.63 feet; and N 7° 04' 00" E 626.04 feet to the center of the present driveway running easterly through the herein-described premises from Route 9 to Violet Avenue known as Route 90; thence still along the line of said Post Road N 5° 44' 41" E 13.39 feet; N 7° 56' 00" E 454.75 feet; N 7° 23' 10" E 147.18 feet; N 8° 08' 30" E 326.99 feet and N 7° 11' 20" E 509.58 feet to a corner of walls in the southerly line of lands of the Crumwold Acres Development Corporation, formerly Rogers; thence along the wall the line of said lands S 75° 41' 40" E 735.06 feet; S 75° 41' 10" E 192.55 feet; S 75° 02' 00" E 185.48 feet; S 76° 16' 50" E 291.49 feet; S 75° 49' 50" E 244.38 feet and S 75° 36' 40" E 676.44 feet to a corner of walls in the westerly line of lands of Gilbert; thence along the wall, the line of said lands,

S 5° 14' 02" W 392.12 feet and S 4° 57' 48" W 381.99 feet to a corner; thence still along said wall S 75° 20' 00" E 149.90 feet; S 74° 50' 00" E 406.29 feet; S 77° 01' 50" E 68.39 feet; S 75° 39' 00" E 110.03 feet; S 78° 26' 50" E 119.54 feet and S 78° 24' 20" E 304.3 feet more or less to a point in the center of Mariches Creek; thence down and along the center line of said creek, the line of lands of Elliott Roosevelt to the center of the bridge on the above mentioned driveway connecting Route 9 with Route 9G, the course connecting the last two above mentioned points being S 32° 44' 50" W 2099.13 feet; thence continuing down and along the center line of said creek and along said Elliott Roosevelt lands to a point in the northerly line of the above mentioned lands of St. Andrew-on-Hudson, the course connecting the last two above mentioned points being S 16° 44' 50" W 1296.64 feet; thence along the wall, the line of said lands of St. Andrew-on-Hudson N 76° 26' 40" W 234.0 feet more or less; N 75° 16' 30" W 261.06 feet; N 75° 03' 50" W 212.30 feet; N 77° 59' 50" W 72.13 feet; N 75° 11' 30" W 217.50 feet; N 74° 01' 40" W 129.17 feet; N 75° 07' 10" W 133.72 feet; N 76° 13' 50" W 81.00 feet; N 75° 24' 30" W 112.41 feet; N 74° 34' 30" W 65.80 feet; N 77° 04' 30" W 75.26 feet; N 76° 48' 00" W 74.31 feet; N 73° 53' 50" W 122.43 feet; N 76° 31' 10" W 351.21 feet and N 75° 22' 20" W 219.21 feet to the point or place of beginning. Containing 258.54 acres.

TOGETHER with the right in common with the public to a perpetual and unobstructed right-of-way or easement to the width of fifty (50) feet in, over and upon the portion of the existing private road, the south line of said road being 25 feet southerly from the center line of said road and the north line of said road being 25 feet northerly from the center line of said road, extending from the center of Mariches Creek on the west to Violet Avenue (New York State Highway 9G) on the east beginning at a point in the center of Mariches Creek and thence running in an easterly and northeasterly direction across the easterly portion of the "Boreel Farm" and the westerly portion of the "Dusphy Farm" and terminating at the intersection of said private road with New York State Highway 9G commonly known as Violet Avenue.

Said premises are sold SUBJECT TO:

(1) The right in common with the public to a perpetual and unobstructed right-of-way or easement to the width of fifty (50) feet in, over and upon the portion of the existing private road, the south line of said road being 25 feet southerly from the center line of said road and the north line of said road being 25 feet northerly from the center line of said road, extending from the Albany Post Road on the west to the center of Mariches Creek on the east beginning at the intersection of said private road with the Albany Post Road and thence running in an easterly and a southeast-

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erly direction across the Bracken and a part of the Boreel Farms to a point in the center of Marichee Creek.

(2) The rights of the Central Hudson Gas & Electric Corporation and the New York Telephone Company in and upon said premises.

(3) All covenants, instruments, agreements, restrictions and easements of record affecting said premises.

TOGETHER with the appurtenances, and also the estate therein which the parties of the first part have power to convey or dispose of, whether individually, or by virtue of said Will or otherwise.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, its successors and assigns forever.

The grantor, in compliance with Section 13 of the Lien Law, covenants that the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and that the grantor will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The party of the second part covenants that it will not at any time erect, maintain or suffer to be erected or maintained upon the premises hereby granted any factory, manufacturing establishment of any kind, machine shop, slaughter house, public garage for the storage or repair of vehicles, and will not erect, maintain or suffer to be erected or maintained on said premises any building, commercial sign or sign-board or structure of any kind within a distance of one hundred (100) feet of the east line of the New York and Albany Post Road. This covenant on the part of the party of the second part shall be binding upon its successors and assigns and shall and does attach to and run with the land hereby conveyed and it shall be lawful not only for the

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said parties of the first part, their successors or assigns, but also for the owner or owners of any tracts, parcels or plots of land adjacent to or in the vicinity of said premises who may have derived title directly or indirectly from or through Franklin D. Roosevelt, Deceased, to institute and prosecute any proceedings at law or in equity in connection with any violation or threatened violation of said covenant.

AND the parties of the first part covenant that they have not done or suffered anything whereby the said premises have been encumbered in any way whatever.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

In the presence of:

Charles R. Korne

James Roosevelt
James Roosevelt

Basil O'Connor
Basil O'Connor

Henry T. Hackett
Henry T. Hackett
as Trustee under the Last Will
and Testament of FRANKLIN D.
ROOSEVELT, Deceased.

ACCEPTED

this 1st day of ^{July} June, 1948.

VAL-KILL CO., INC.

By *Elliot H. Roosevelt*
Pres.

ATTEST:

David C. Stearns
Secretary

LIBER 694 PAGE 220

STATE OF NEW YORK)
 : ss.
 COUNTY OF NEW YORK)

On this 10th day of June, nineteen hundred and forty-eight, before me came JAMES ROOSEVELT, who resides at 673 North Bedford Drive, Beverly Hills, California, BASIL O'CONNOR, who resides at 49 East 96th Street, New York, N. Y., and HENRY T. HACKETT, who resides at Hyde Park, Dutchess County, New York, to me known and known to me to be the individuals described in and who executed the foregoing instrument and acknowledged to me that they executed the same as Trustees under the Last Will and Testament of Franklin D. Roosevelt, Deceased.

William J. Donovan
 Notary Public

WILLIAM J. DONOVAN
 Notary Public, State of New York
 Qualified in Kings County
 Kings Co. C. C. No. 25, Exp. No. 216 D-4
 N. Y. Co. C. C. No. 13, Exp. No. 220 D-4
 Commission Expires March 31, 1950

STATE OF NEW YORK)
 : ss.
 COUNTY OF NEW YORK)

On this 1st day of July nineteen hundred and forty-eight, before me came Elliot Roosevelt, to me known, who, being by me duly sworn, did depose and say that he resides at Hyde Park New York no street name or number that he is the President of VAL-KILL CO., INC., the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation and that he signed his name thereto by like order.

Eugenia Whalen
 Notary Public

EUGENIA WHALEN
 Notary Public in the State of New York
 Residing in Kings County
 Kings Co. C. C. No. 1, Exp. No. 144 W-4
 For Assn. 1 and 2
 N. Y. Co. C. C. No. 13, Exp. No. 220 W-4
 Kings Co. C. C. No. 1, Exp. No. 144 W-4
 Bronx Co. C. C. No. 1, Exp. No. 144 W-4
 Commission Expires March 31, 1950

DEED	NUMBER
1-11-19	2432
1-11-19	1-11-19

Paid by Cashier Clerk's Office
 Recd. of the 9 day of July 1908
 at \$11.33 A. M. Received by
 B. W. L. 694 ... of ~~Boston~~
 6-7 - 216 ... and returned
 Forwarded A. Smith, Clerk
A. H. [Signature]

מס' תעודת זהות: 9876543
תאריך לידה: 01/01/1980
שם פרטי: יוסף
שם משפחה: כהן

6023614

JAMES ROOSEVELT, BASIL O'CONNOR and HENRY T. HACKETT, as Trustees under the Last Will and Testament of FRANKLIN D. ROOSEVELT, Deceased,

63

VAL-KILL CO., INC.

DEED

Hyde Park
Dutchess County

Dated: June 10, 1948.

~~Redeemed by Faith~~

Wasserdampf

2003

29 February 1968

Siemens

[illegible]

6

~~O'CONNOR & FARRER
120 BROADWAY
NEW YORK~~

Date of New York } ss.:
County of New York, }
I, ARCHIBALD R. WATSON, County Clerk and Clerk of the Supreme Court, New York County, a Court
of Record having by law a seal, DO HEREBY CERTIFY that

whose name is subscribed to the annexed affidavit, depositions, certificate of acknowledgment or proof, was at the time of taking the same a NOTARY PUBLIC for and for the State of New York, duly commissioned and sworn and qualified as such throughout the State of New York; that pursuant to the laws of the State of New York, the Notary Public has been duly authorized by the laws of the State of New York to administer oaths and affirmations, to receive and certify the acknowledgment or proof of deeds, mortgages, powers of attorney and other written instruments for lands, tenements and hereditaments to be read in evidence or recorded in this State, to receive notes and to take and certify affidavits and depositions; and that I am well acquainted with the handwriting of such Notary Public, or have compared the signature on the annexed instrument with his autograph signature deposited in my office, and believe that the signature is genuine.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal

FILE PAID 24

County Clerk and Clerk of the Supreme Court, New York County

State of New York } ss:
County of New York,
I, ARCHIBALD R. WATSON, County Clerk and Clerk of the Supreme Court, New York County, a Court
of Record having by law a seal DO HEREBY CERTIFY that
William H. Hall

I, Bryant H. Jones, Notary Public in and for the State of New York, do hereby certify that the foregoing is a true and correct copy of the original instrument or documents upon which the same are based, as shown to me by the person presenting the same for recording.

In testimony whereof, I have hereunto set my hand and official seal at my office, in the City of New York, this 10th day of June, A.D. 1962.

[Signature]

Notary Public in and for the State of New York

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

FILED 1940 250

County Clerk and Clerk of the Supreme Court, New York County

11. Eleanor Roosevelt

An Act to authorize the establishment of the Eleanor Roosevelt National Historic Site in the State of New York, and for other purposes. (91 Stat. 171) (P.L. 95-32)

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, That in order to commemorate for the education, inspiration, and benefit of present and future generations the life and work of an outstanding woman in American history, Eleanor Roosevelt, to provide, in a manner compatible with preservation, interpretation, and use thereof by and for the general public, a site for continuing studies, lectures, seminars, and other endeavors relating to the issues to which she devoted her considerable intellect and humanitarian concerns, and to conserve for public use and enjoyment in a manner compatible with the foregoing purposes an area of natural open space in an expanding urbanized environment, the Secretary of the Interior (hereinafter referred to as the "Secretary") is authorized to establish the Eleanor Roosevelt National Historic Site, including the former home of Eleanor Roosevelt, Val-Kill, as depicted on the map entitled "Boundary Map, Eleanor Roosevelt National Historic Site", numbered ELRO-90,000-NHS and dated May 1977. Said map shall be on file and available for public inspection in the offices of the Secretary of the Interior, Washington, District of Columbia. The Secretary is authorized to acquire such land and improvements thereon by donation, purchase with donated or appropriated funds, or exchange.

SEC. 2. (a) Except as otherwise provided in this Act, the site shall be renovated, maintained, and administered by the Secretary in accordance with the provisions of this Act, the Act of August 25, 1916 (39 Stat. 535), as amended and supplemented, and the Act of August 21, 1935 (49 Stat. 666), as amended.

(b) The acquisition, renovation, administration, and management of the site and its conservation for public use and enjoyment shall be carried out by the Secretary and the studies, lectures, seminars, and other endeavors relating to the issues to which Eleanor Roosevelt devoted her intellect and concern may be carried out under cooperative agreements between the Secretary and qualified public or private entities. Such agreements shall contain provisions authorizing the Secretary or his designated representatives to enter upon the site at all reasonable times for purposes of renovation, maintenance, administration, interpretation, and visitor conduct, assuring that no changes or alterations are made to the site inconsistent with its historic significance, and may include such other provisions assuring the conduct of studies, lectures, seminars, and other endeavors as are mutually agreeable to the Secretary and the public or

private entities responsible for conducting the same under such agreements.

SEC. 3. The Secretary shall erect or cause to be erected and maintained an appropriate monument or memorial to Eleanor Roosevelt within the boundaries of the site.

SEC. 4 (a) There is authorized to be appropriated to carry out the provisions of this Act, not to exceed \$575,000 for acquisition of land and interests in lands, and not to exceed \$420,000 for development, not more than \$50,000 of which may be made available for the purposes of section 3 of this Act.

(b) Within three years from the effective date of this Act the Secretary shall develop and transmit to the Committee on Interior and Insular Affairs of the House of Representatives and to the Committee on Energy and Natural Resources of the Senate a general management plan for the use and development of the site consistent with the purposes of this Act, indicating—

(1) the lands and interests in lands adjacent or related to the site which are deemed necessary or desirable for the purposes of resource protection, scenic integrity, or management and administration of the area in furtherance of the purposes of this Act and the estimated cost thereof;

(2) the number of visitors and types of public use within the site which can be accommodated in accordance with the protection of its resources; and

(3) the location and estimated cost of facilities deemed necessary to accommodate such visitors and uses.

* * * * *

Approved May 26, 1977.

Legislative History:

House Report No. 95-264 (Comm. on Interior and Insular Affairs).
Senate Report No. 95-148 accompanying S. 1125 (Comm. on Energy and Natural Resources).
Congressional Record, Vol. 123 (1977):

May 9, considered and passed House.
May 17, considered and passed Senate.
Weekly Compilation of Presidential Documents, Vol. 13, No. 22:
May 26, Presidential statement.

Public Law 105-364
105th Congress

An Act

Nov. 10, 1998
[S. 2241]

To provide for the acquisition of lands formerly occupied by the Franklin D. Roosevelt family at Hyde Park, New York, and for other purposes.

16 USC 461 note
[table].

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,

SECTION 1. GENERAL AUTHORITY.

The Secretary of the Interior (hereinafter referred to as the "Secretary") is authorized to acquire, by purchase with donated or appropriated funds, by donation, or otherwise, lands and interests in lands located in Hyde Park, New York, that were owned by Franklin D. Roosevelt or his family at the time of his death as depicted on the map entitled "F.D. Roosevelt Property Entire Park" dated July 26, 1962, and numbered FDR-NHS 3008. Such map shall be on file for inspection in the appropriate offices of the National Park Service.

SEC. 2. ADMINISTRATION.

Lands and interests therein acquired by the Secretary shall be added to, and administered by the Secretary as part of the Home of Franklin D. Roosevelt National Historic Site or the Eleanor Roosevelt National Historic Site, as appropriate.

SEC. 3. AUTHORIZATION OF APPROPRIATIONS.

There are authorized to be appropriated such sums as are necessary to carry out this Act.

Approved November 10, 1998.

LEGISLATIVE HISTORY—S. 2241:

SENATE REPORTS: No. 105-400 (Comm. on Energy and Natural Resources).

CONGRESSIONAL RECORD, Vol. 144 (1998):

Oct. 7, considered and passed Senate.

Oct. 15, considered and passed House.

○

B: DESIGNATION ORDER

14. Vanderbilt Mansion National Historic Site

Designation of certain lands to comprise the site: Order of December 18, 1940

ORDER DESIGNATING THE VANDERBILT MANSION NATIONAL HISTORIC SITE,
HYDE PARK, N. Y.

[Dec. 18, 1940—5 F. R. 5282]

WHEREAS the Congress of the United States has declared it to be a national policy to preserve for the public use historic sites, buildings, and objects of national significance for the inspiration and benefit of the people of the United States, and

WHEREAS certain lands and structures in the town of Hyde Park, New York, part of the estate of the late Frederick W. Vanderbilt, have been declared by the Advisory Board on National Parks, Historic Sites, Buildings, and Monuments to be representative and illustrative of their period and hence of national significance in the economic, sociological, and cultural history of the United States, and

WHEREAS title to the above-mentioned lands and structures is vested in the United States, having been donated by Margaret Louise Van Alen for preservation as a memorial to her uncle, the late Frederick W. Vanderbilt, from whom she inherited the property by will:

NOW, THEREFORE, I, Harold L. Ickes, Secretary of the Interior, under and by virtue of the authority conferred upon the Secretary of the Interior by Section 2 of the act of Congress approved August 21, 1935 (49 Stat. 666), do hereby designate the following-described lands, with the structures thereon, to be a national historic site, having the name "Vanderbilt Mansion National Historic Site":

All those pieces or parcels of land, together with the structures thereon, situated in the Town of Hyde Park, County of Dutchess, State of New York, conveyed to the United States of America by Margaret Louise Van Alen by deed dated May 21, 1940, and recorded in the County Clerk's Office, Dutchess County, in book number 583 of deeds at page 323, and more particularly bounded and described as follows:

PARCEL 1

Beginning at the northeasterly corner of a stone post in a corner of wall in the westerly line of the Albany Post Road, and in the southerly line of lands of the Huyler Estate, and running thence along the easterly face of the wall, the westerly line of said Post Road, south 21°00'30" west 83.65 feet; south 22°51'10" west 140.32 feet; south 21°30'50" west 396.97 feet; south 15°07'20" west 42.81 feet; south 9°51'40" west 206.21 feet; south 9°45'00" west 231.40 feet; south 8°38'50" west 873.49 feet; south 7°15'30" west 193.15 feet; south 1°45'40" west 37.14 feet; south 1°00'50" east 68.41 feet; south 2°30'40" east 170.55 feet; south 4°20'10" east 100.16 feet; south 5°57'20" east 142.63 feet; south 12°55'11" east 68.20 feet; south 19°26'40" east 34.40 feet; south 22°03'40" east 39.58 feet; south 25°33'50" east 32.47 feet; south 27°35'20" east 206.71 feet; south 25°23'50" east 143.02 feet; south 25°57'40" east 77.08 feet; south 24°39'30" east 305.01 feet; south 25°04'50" east 122.08 feet; south 22°00'00" east 115.89 feet; south 20°24'20" east 226.52 feet to a crow'sfoot cut in the easterly wall;

VI. NATIONAL HISTORIC SITES—VANDERBILT MANSION

thence leaving the Albany Post Road south $75^{\circ}53'20''$ west 213.84 feet to the southeastern corner of the Old Stoutenburgh Cemetery; thence following the boundary wall of said Cemetery north $19^{\circ}08'30''$ west 130.72 feet; south $77^{\circ}56'05''$ west 108.95 feet; south $11^{\circ}37'28''$ east 134.28 feet; thence leaving said wall and following along a board fence at the end of Doty Avenue south $77^{\circ}05'01''$ west 11.97 feet to a corner; thence leaving said fence south $75^{\circ}45'23''$ west 267.06 feet to a post; thence south $13^{\circ}40'33''$ west 820.27 feet to a crowfoot cut in the top of the stone wall along the northerly line of West Market Street; thence following along said stone wall south $44^{\circ}40'02''$ west 10.95 feet; south $40^{\circ}33'30''$ west 43.20 feet; south $35^{\circ}08'40''$ west 203.25 feet; south $34^{\circ}28'20''$ west 32.94 feet; south $50^{\circ}37'10''$ west 23.63 feet; south $57^{\circ}39'40''$ west 25.53 feet; south $62^{\circ}40'00''$ west 38.32 feet; south $68^{\circ}36'10''$ west 305.06 feet; south $68^{\circ}13'40''$ west 16.44 feet; south $62^{\circ}55'30''$ west 19.28 feet; south $58^{\circ}24'40''$ west 420.71 feet; south $62^{\circ}53'20''$ west 27.41 feet; south $68^{\circ}09'40''$ west 110.01 feet; south $78^{\circ}03'45''$ west 31.73 feet; south $85^{\circ}08'00''$ west 132.14 feet to an angle in said wall where it leaves said street; thence south $57^{\circ}30'10''$ west 10.54 feet to a point, being a corner of lands of the New York Central Railroad Company; thence along the same north $60^{\circ}40'40''$ west 160.90 feet; north $59^{\circ}22'40''$ west 28.95 feet; south $43^{\circ}23'20''$ west 5.67 feet; and north $59^{\circ}36'40''$ west about 8.10 feet to a point in the westerly bank of Crum Elbow Creek; thence down and along the same to a point distant south $44^{\circ}14'10''$ west about 215.95 feet from the last above-described point; thence leaving said creek and still along the lands of said railroad company north $51^{\circ}35'50''$ west about 48 feet to a rail monument; thence on the same course 39.86 feet to another rail monument; north $83^{\circ}02'40''$ west 48.38 feet; north $1^{\circ}30'20''$ east 138.45 feet; and north $36^{\circ}30'50''$ west 69.81 feet to the southerly end of the fence; thence along the easterly face of said fence north $1^{\circ}08'50''$ east 65.66 feet; north $6^{\circ}44'50''$ east 406.07 feet; north $9^{\circ}09'40''$ east 276.67 feet; north $7^{\circ}43'50''$ east 334.57 feet; north $3^{\circ}55'00''$ east 199.67 feet; north $13^{\circ}02'30''$ east 2722.14 feet; north $12^{\circ}42'20''$ east 240.24 feet; north $11^{\circ}16'00''$ east 61.08 feet; north $9^{\circ}03'40''$ east 172.43 feet; north $6^{\circ}51'00''$ east 94.61 feet; north $5^{\circ}45'00''$ east 50.94 feet; north $3^{\circ}07'30''$ east 238.42 feet; and north $2^{\circ}33'30''$ east 1095.27 feet to a concrete post at the end of the fence in the southerly line of lands of the Huyler Estate; thence along the same, a wire fence south $44^{\circ}27'50''$ east 93.57 feet; south $67^{\circ}20'20''$ east 69.38 feet; north $69^{\circ}44'20''$ east 132.07 feet; north $23^{\circ}26'50''$ east 24.90 feet to the westerly end of a wall; thence along said wall south $74^{\circ}46'00''$ east 234.67 feet; south $82^{\circ}22'40''$ east 234.06 feet; south $60^{\circ}17'00''$ east 578.04 feet; south $60^{\circ}35'50''$ east 176.17 feet; and south $61^{\circ}01'40''$ east 85.38 feet to the point or place of beginning. Containing 201.086 acres.

PARCEL 2

Beginning at a concrete fence post in the westerly line of lands of the New York Central Railroad Company, and on the high water line of the Hudson River, said point being distant north $24^{\circ}46'00''$ west 275.62 feet from the northwesterly corner of the above-described Parcel 1, and running thence along the westerly face of the fence, the line of said railroad lands, south $3^{\circ}00'00''$ west 1639.27 feet and south $3^{\circ}04'40''$ east 102.20 feet to another point on the high water line of said river; thence up and along said high water line to the point or place of beginning. Containing 10.56 acres.

Together with all rights of the United States in and to the roadway and

VI. NATIONAL HISTORIC SITES—VANDERBILT MANSION

bridge connecting the above-described parcels over the lands of the New York Central Railroad Company.

The administration, protection, and development of this national historic site shall be exercised by the National Park Service in accordance with the provisions of the Act of August 21, 1935, *supra*.

Warning is expressly given to all unauthorized persons not to appropriate, injure, destroy, deface, or remove any feature of this historic site.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of the Department of the Interior to be affixed, in the city of Washington, this 18th day of December, 1940.

[SEAL]

HAROLD L. ICKES,
Secretary of the Interior.

Appendix B: Historical Overview

By Larry Lowenthal

Introduction

As the 20th Century recedes, we gradually gain perspective on that dynamic but tormented period. Historians will endlessly revisit and reevaluate the departed century, and public perceptions will swing through cyclic oscillations. Over time, details will blur until only the most prominent events and individuals will stand out, like islands in a hazy sea. Yet, although we are still a long way from achieving detachment, it is certain that Franklin and Eleanor Roosevelt will endure as landmarks of the past century.

One of the many paradoxes of Franklin D. Roosevelt's life is that, although his influence reached into the remotest corners of the world, he was deeply grounded in a particular locality. We often associate prominent historical figures with their favored places—Washington with Mount Vernon, Jefferson with Monticello—but even they do not match Roosevelt's lifelong, intimate connection with Hyde Park. Since the central story of Franklin and Eleanor Roosevelt describes their development as individuals, their growth into managing the responsibilities that they accepted, it becomes especially important to understand the setting in which this development took place. As their administrator, the National Park Service bears a weighty obligation to preserve these sites so that the lives of Franklin and Eleanor Roosevelt can be understood and interpreted indefinitely into the future.

Although the Roosevelt-Vanderbilt National Historic Sites today form distinct units, their landscapes share many similarities, beginning with their common setting on the east bank of the Hudson River. Vanderbilt Mansion and the Home of Franklin D. Roosevelt are centered on river terraces, while Eleanor Roosevelt National Historic Site (Val-Kill) is located on an upper terrace. Between the terraces is rough land, marked by conspicuous stone outcroppings. Top Cottage, the easternmost park component, is situated on Dutchess Hill, a Taconic foothill that overlooks the valley.

Prior to European settlement, the region surrounding the park formed part of the homeland of the Algonquian-speaking Wappinger Indians. The Wappingers were agriculturalists who also hunted and gathered. While their primary villages were to the south, there is evidence that they cultivated the river terraces within the parks and hunted and gathered in the oak-chestnut forests. Aware of the former native presence, FDR believed (probably incorrectly) that the wide-spreading form of the oaks in front of the Library showed that they had grown up in agricultural fields cleared by the Wappingers.

Although future Dutchess County formed part of the New Netherlands colony claimed by the Dutch after Henry Hudson's voyage of discovery in 1609, no Dutch settlers are known to have occupied the area when it was conquered by Great Britain in 1664. Settlement proceeded slowly as the royal governors divided the territory into large grants. It was only in the last decade of the 17th Century that Poughkeepsie was settled and land comprising the future Roosevelt estate was granted to private owners.

During the early stages of European land acquisition and settlement, the histories of the Vanderbilt and Roosevelt lands followed a broadly similar pattern, though they began to diverge in detail. The Roosevelt lands were part of the Great Nine Partners Patent, granted in 1697, while the Vanderbilt lands lay within the next tract to the north, the Fauconnier Patent, split off from Henry Pawling's purchase in 1705. The subdivision of the Great Nine Partners Patent into long, rectangular riverfront parcels called Water Lots had a significant influence on the development of the Roosevelt property. In contrast, most of the Vanderbilt lands were originally held as a single estate that comprised the entire patent. Despite these differences, the Roosevelt and Vanderbilt lands later evolved as country estates, sharing a common setting along the Albany Post Road. While Val-Kill and Top Cottage display some of the characteristics of country-place development, their landscapes originated as early 20th Century retreats formed from small yeoman farms that had been settled on uplands above the river estates.

Roosevelt Estate

EARLY HISTORY AND DEVELOPMENT

After its hesitant beginning, Euro-American settlement of Dutchess County expanded rapidly in the 1730s and '40s and reached the Nine Partners Patent, where the first permanent settler arrived in 1742. The Roosevelt estate and neighboring Bellefield trace their occupancy to the Crooke and Everson families, who established farms on subdivisions of the Water Lots. Each rectangular Water Lot extended from the Hudson River nearly two miles east to the Taconic foothills, an arrangement dictated by the fact that the river offered the most practical means of transport. On their south subdivision, the Crooke family built a stone house in the early 1750s on the west side of the Post Road, near the present Red House (J. R. Roosevelt house); and on the north subdivision (now Bellefield) they set off a family burial ground. The subdivision between the two Crooke properties was purchased by John Everson in 1734, and by 1793 his widow or nephews built a tenant house that may have become the core of the Roosevelts' "big house."

During the late 18th and early 19th Centuries, the Crooke and Everson families subdivided their lands into riverfront and upland parcels. The uplands, with poorer soils and less picturesque settings, were settled by yeoman farmers, while the riverfront parcels were developed into country places by wealthy residents of New York City. The Everson land and the northerly Crooke subdivision became the country place of the Boorman-Wheeler family (Josiah Wheeler was the son-in-law of James Boorman, who resided at a house built in 1795 by the Johnston family, now Bellefield). The Wheelers resided at an estate they called Brierstone, the predecessor of Roosevelt's Springwood. The southerly Crooke subdivision became the country place of the Boreel family, centered at a house built or remodeled c.1830 and later known as the Red House.

In 1867, FDR's father, James Roosevelt, purchased the 111-acre Wheeler Place and named his estate "Springwood." The next year, he purchased the neighboring 234-acre Boreel Place, comprising the "Red House" on the west side of the Post Road and a complex of farm buildings opposite it on the east side of

the road. James Roosevelt was the seventh generation of his family in America, beginning with a Dutch immigrant in the 1640s, and was the third generation to reside in Dutchess County. Although the Dutch name persisted down the male line, the ancestry was gradually diluted by other ethnic strains. James Roosevelt had been born in and resided at Mount Hope, a home built by his grandfather in 1818 farther south along the Post Road but still in the town of Hyde Park. It was after Mount Hope burned in 1866 that James purchased the Wheeler property. He made the Wheeler house his family's country home and leased out the "Red House." In 1871 he expanded his holdings by purchasing the 183-acre farm component of the Boorman Place across from Springwood on the east side of the Post Road. Together with the Boreel farm to the south, the Roosevelts called their lands east of the Post Road the "Home Farm." In 1886, the elder Roosevelt purchased a 98-acre parcel to the south of the Red House property known as the Kirchner Place, a parcel without any major structures. Bellefield, the Boorman land west of the Post Road adjacent to Springwood, was purchased in 1885 by Senator Thomas Newbold and remained in his family throughout FDR's lifetime.

FRANKLIN D. ROOSEVELT: EARLY YEARS AT HYDE PARK

James Roosevelt's wife died in 1876, and four years later he married Sara Delano, a woman 26 years younger. She was also a member of the Hudson Valley gentry, having grown up on an estate at Newburgh, and was proud to trace her ancestry to Plymouth Colony. James had a son by his first marriage, James Roosevelt Roosevelt (1854–1927), known as Rosy. He was FDR's half-brother, but old enough to have been his father. The "Red House" became Rosy's country home. At nearby Springwood, on January 30, 1882, Franklin Delano Roosevelt, the only child of the elder James and Sara Delano, was born.

As a favored only child of an older father and a devoted mother, Franklin enjoyed an idyllic childhood within the shelter of the Hudson River aristocracy. His earliest impressions were suffused with comfortable household images, set amid the varied natural beauty of the estate, enhanced by generations of previous owners. Outside his window, the majestic Hudson seemed to represent changeless stability. Meanwhile, the spectacle of bustling river traffic, the busy main line of the Hudson River Railroad on its shore, perhaps the lofty Poughkeepsie railroad bridge, completed when he was six, accompanied by his father's references to business dealings, thrilled the boy's imagination with the prospects of an expanding national economy.

Despite the 54-year age difference, James Roosevelt was an informative companion for his son. As they explored and monitored the estate, the boy unconsciously absorbed an intimate knowledge of the endlessly fascinating landscape. Most of the future president's education was supervised by his mother. Except for necessary dealings with servants and deferential local trades people, the family's social contacts were confined to members of their elite class. Every aspect of Franklin's early years combined to give him a sense of confident security, untouched by the risks and uncertainties that beset the overwhelming majority of his countrymen. Until he left for Groton school at the age of 14, Franklin had never been separated from his immensely supportive family. He departed

sustained by an upbringing that had given him every reason to believe that he was special.

After preparing at Groton under the formidable direction of Endicott Peabody, Franklin Roosevelt entered Harvard in 1900, and during his first semester there his father died. James Roosevelt's will left the "Red House" and adjoining Kirchner Place to Rosy, and the Wheeler Place and the Home Farm to FDR, subject to a life estate for Sara. Lonely and fearful of losing control, Sara took an apartment in Boston to be near her son. At Harvard, Franklin generally enjoyed himself and was content with a "gentleman's C." His main distinction, which proved useful in his later career, was as editor of the school newspaper, the *Crimson*.

Growing up in Hyde Park and on his visits afterwards, Franklin Roosevelt socialized actively with neighboring families and engaged in a wide variety of outdoor pursuits. Even after his father's death, no sharp distinction was made between the two segments of the estate, and Franklin regularly visited his half-brother and his children, who were closer to Franklin's age. Following a series of interior trails or by small boat on the Hudson, Franklin often traveled to his uncle's home at Rosedale, where he engaged in the once-popular and fast sport of ice yachting, as well as other riverfront activities.

FRANKLIN AND ELEANOR: BEGINNINGS OF A POLITICAL CAREER

Perhaps the most surprising and ultimately far-sighted act of Franklin's youth was the courtship of his distant cousin, Anna Eleanor Roosevelt. Franklin's mother opposed the match, ostensibly because both parties were too young, but the relationship survived, and the couple was married March 17, 1905. Until then the young man had revealed little evidence of personal or intellectual depth. Handsome and affable, he skimmed along the gilded surface of life, enjoying the benefits of his privileged status. Although her family background was similar, Eleanor's childhood had been different and unsettling. Her mother had died when she was eight, and her father, a younger brother of President Theodore Roosevelt, though irresistibly charming, was an alcoholic and died when Eleanor was ten. Cared for by often unsympathetic relatives, Eleanor experienced little of the serenity that defined Franklin's childhood. Considering herself awkward and unattractive, she emerged with feelings of insecurity that took years to surmount. The stresses of her early life also gave her the sensitivity to understand the anxieties and hardships of others.

As president from 1901 to 1909, Theodore Roosevelt was an overpowering presence in the lives of his niece Eleanor and her husband. At their wedding, he gave away the bride, after which he took over as the center of attention. The Roosevelt lines had split after Nicholas Roosevelt, the first generation born in America, who was the common ancestor of both Roosevelt presidents. In the 19th Century, the "Oyster Bay" Roosevelts became Republican, while the "Hyde Park" branch were Democrats; although in reality their views were not far apart; and, prior to Theodore, the Roosevelt and Delano families were primarily concerned with business, not politics. The two branches remained in frequent contact; Eleanor's father Elliott had been Franklin's godfather, and the future

married couple had occasionally played together as children at Hyde Park. From spending many summers at a Hudson River estate near Tivoli, north of Hyde Park, Eleanor was familiar with the lifestyle of the valley aristocracy.

President in his own right after the 1904 election, Theodore Roosevelt came forth as the dynamic leader of the reformist movements gathered under the heading of progressivism. Roughly 25 years older than Franklin and Eleanor, he was the right age to inspire emulation. Franklin had been sufficiently moved to break with his family's Democratic tradition and support him in 1904. Eleanor, whose innate human sympathy had been deepened by the experience of volunteering at a Lower East Side settlement house and education at a liberal school in England, greatly admired her energetic uncle.

Sara Roosevelt kept close to the young couple by building adjoining connected houses for herself and them in Manhattan. Franklin attended Columbia Law School, passed the bar exam, and practiced law halfheartedly with a prestigious law firm. Meanwhile, Eleanor devoted herself to domesticity, bearing six children (one of whom died in infancy) in ten years. Franklin's political career began in 1910, when he accepted the Democratic nomination for state senator in his home district. Campaigning in a Republican stronghold, he learned political skills and narrowly won election in a year when Democrats made substantial statewide gains. Running for office caused him to spend more time at Hyde Park, and he began to take an active role in the management of the estate. With his mother, he planned a program of improvements to the big house, gardens, and Home Farm, and began a scientific forestry program. As a youthful senator in Albany, he generally promoted progressive measures, occasionally clashed with the Tammany Hall political machine, and was conspicuous in upholding the interests of farmers and fruit growers. In the 1912 election he established a productive relationship with Louis Howe, a keen political advisor.

In the pivotal election of 1912, Franklin Roosevelt actively supported the progressive Democrat, Woodrow Wilson. When Wilson won against a divided Republican Party, Roosevelt was rewarded by being named assistant secretary of the Navy—a position Theodore Roosevelt had earlier held. In this demanding post in the years before and during World War I, Franklin gained vital administrative experience and learned his way around Washington. Looking ahead to further political advancement and needing a larger home for his family, Franklin and his mother substantially rebuilt the Hyde Park house in neoclassical style in 1915–16. This alteration, which gave the home its present appearance, imposed dignified unity on the previous piecemeal construction.

Without actively seeking the honor, Roosevelt was nominated for vice-president on the Democratic ticket in 1920. He waged a valiant struggle in what proved to be a hopeless cause, but his wide-ranging travels and innumerable speeches made his name familiar and impressed the public with his vigor. He and the presidential candidate James M. Cox of Ohio battled to support Wilson's League of Nations, but the mood of the country had swung away from the excitement of progressivism and internationalism, and the Democrats were crushingly defeated.

Despite occasional political setbacks and the early loss of one of their children, Franklin and Eleanor Roosevelt seemed to be fortune's favorites. Handsome, successful, born into an aristocracy that smoothed their path, they were easy to envy. Then, in a relatively short span of time, the façade of bliss was shattered by two catastrophes. First was Eleanor's discovery in late 1918 that her husband was having a love affair with a woman she knew well. She was devastated by this revelation. Then, in August 1921, while vacationing at Campobello, Maine, Franklin became seriously ill. For a person who cultivated a vigorous image, he had experienced several bouts of illness; but this one proved far more serious, and after a couple of weeks of medical indecision he was diagnosed with polio. A man not yet 40, who had relished physical activity in the style of Theodore Roosevelt, now lay paralyzed. Together, these disasters reshaped the couple's relationship and had far-reaching effects on American political life.

In fighting back from his affliction, Franklin Roosevelt displayed strength of character that few would have expected. He determined to recover to the fullest extent possible and to resume his political career. This placed him in opposition to his mother, who used the crippling illness to strengthen her feeling, based on a patrician distaste for politics, that Franklin should remain a Hyde Park squire. Undoubtedly, his personal anguish gave him sensitivity to other people's troubles that had not previously been evident. As Eleanor confirmed, "It is only when someone has gone through the kind of suffering my husband had that they can relate to the problems of mankind."

For Eleanor the two crises also reshaped her character. She never recovered the trust she had formerly felt, so the nature of the marriage changed to become more a partnership of equals. New circumstances forced her to become more independent and self-reliant. Coached by Louis Howe, whom she grudgingly came to respect, she overcame at least the outward signs of insecurity and took an ever-widening and more effective role in politics. She served as her infirm husband's representative and agent, keeping his name alive in the party and informing him of developments. At the same time, although she had not supported the women's suffrage amendment, she began to pursue a feminist agenda, working to give women a stronger voice in politics. In the process, she formed close friendships with several strong-willed, competent women.

These friendships strengthened Eleanor Roosevelt's growing independence and self-assurance and led to the creation of her personal retreat, Val-Kill. In 1924 Franklin helped Eleanor and two close friends, Marion Dickerman and Nancy Cook, create a retreat along the banks of the Fall Kill on one of the upland farms he had acquired. After building a stone cottage, which became Nancy and Marion's home, the women established a business, named Val-Kill Industries, producing furniture, metal ware, and fabrics with the aim of reviving traditional crafts as a means to train unemployed rural residents so that they could remain on the land. Franklin was wholly sympathetic to this effort; as an essentially rural person he was concerned that lack of opportunity was forcing rural youth to migrate to the cities, exposing them to less wholesome influences and creating an imbalance in national life. For Eleanor, who said that "For over forty years I

was only a visitor” at the big house, Val-Kill allowed her to develop her personality and interests away from the presence of her mother-in-law. Her dedication to youth remained strong, and she became a part owner and teacher at a private school in New York City.

Beginning in 1911, Franklin had embarked on a program to expand his estate eastward beyond the “Home Farm” his father had assembled by purchasing upland farms. Usually he referred to these farms by the name of their occupants when he was growing up. Over the course of nearly three decades, he more than doubled the size of the estate to 1,521 acres. His primary motivation was to enhance his forestry program, which he conceived to showcase progressive practices aimed at returning marginal farmlands to productivity in order to conserve natural resources and revive the rural economy. In 1912, he set out his first forest plantation in old fields below the Big House, and began reforesting marginal lands on the Home Farm and his newly acquired upland farms. These accessions of scruffy land were of little interest to Sara and enabled Franklin to pursue his concerns away from the main house, much as Eleanor did at Val-Kill.

Sara and Franklin shared the management of the “Home Farm,” but Sara wanted it to continue as a gentleman’s farm, as it had been when her husband was alive. Buying the outlying farms allowed Franklin to attempt to make them profitable, in accord with his principles. Franklin was perfectly happy as a village squire; he differed from his mother in wanting to build on this solid local foundation to operate in a larger and more challenging realm. Within the sphere of Hyde Park, he was a familiar figure, with a wide circle of friends and thoroughly integrated into the ordinary life of the town. His deep-rooted fascination with the history of Dutchess County never wavered, and he held the post of Hyde Park town historian while serving as governor of the state.

Roosevelt’s memorable “happy warrior” speech nominating New York Governor Al Smith for president at the 1924 Democratic national convention marked his return to national politics. The business-dominated “normalcy” of the 1920s was an unpropitious time for the Democrats; nevertheless Franklin felt that duty to the party compelled him to make the race for governor in 1928, when Smith was accepted as the national standard-bearer. Roosevelt had hoped to delay his candidacy for four more years in order to make further progress in his recovery from polio but concluded that refusal would alienate his party. In taking up the campaign for governor, he recognized the likelihood that he would never regain full use of his legs. Although Smith, carrying several political burdens, was trounced, Roosevelt fought to a narrow victory. As governor of the nation’s most populous state during a low ebb in his party’s fortunes, he automatically emerged as a leading prospect for national office.

Roosevelt compiled a respectable record in two terms as governor, despite Republican control of the legislature, and proved that his disability did not impede him from carrying out the duties of high office. As governor he was in a position to seek professional assistance with his forestry program. Between 1930 and 1933, he worked with the New York State College of Forestry at Syracuse University to establish demonstration and experimental plantations on the estate and

to draw up management plans for the native oak forest. From then on, the forestry program was managed in large part by Nelson C. Brown, a professor in the College of Forestry. By the time of his death, FDR had planted over a half-million trees on the estate, primarily on the upland farms.

In addition to forestry, FDR rented out the upland farms to tenants, who used the land for crops, dairy cattle, and poultry. This land and its residents retained their restorative effect, and he often drove his specially equipped auto to the farms, forest plantations, and oak woods along a network of earthen roads. He felt that the mansion grounds had a similar beneficial effect, and he followed a regimen of swimming and walking to help his physical recovery. The house, after its modernization, facilitated his political career as a setting for meetings, a personal retreat, and housing for important guests. He followed a ritual of greeting the public from the terrace on his election nights.

Despite powerful advantages, Roosevelt's campaign failed to capture the 1932 Democratic presidential nomination on the first ballot. He was nominated only on the fourth ballot and only after accepting John N. Garner of Texas as his vice-presidential candidate. The party that Roosevelt now headed, though it considered itself to be the successor of the Jeffersonians, was not so much an organized political party as an assemblage of factions and interests. Most conspicuously, it was an uneasy alliance of big-city political bosses, often grounded in ethnic neighborhoods, and segregationist southerners. The urban machines in the North, though providing a power base for their bosses, were seldom able to carry entire states, so the party's geographical and congressional base was the South. In that region the party leadership, though sometimes tinged with racist populism, represented extremely conservative political and social ideas and saw as its primary objective the preservation of second-class status for African Americans. As candidate and president, Roosevelt was never lastingly successful at reshaping this cumbersome entity into an effective instrument of his policies.

Roosevelt's acceptance speech rather casually promised a "new deal," and this term caught on to become the defining label of his campaign and administration. With the country struggling through the Great Depression, Roosevelt would have seemed to have an easy path to the White House against the incumbent Republican Herbert Hoover; nevertheless he waged an active campaign and emerged with a solid victory.

THE ROOSEVELT PRESIDENCY

When Franklin D. Roosevelt was inaugurated on March 4, 1933, the country was sunk in the most desperate crisis it had known since the Civil War. A quarter of the workforce was unemployed; banks throughout the nation were on the brink of collapse; bankruptcies proliferated; and mortgage foreclosures threatened millions who had considered themselves homeowners. The defining image of the time showed former white-collar workers in newly shabby suits selling apples on dreary street corners. Roosevelt's campaign had provided mixed clues about his future course: he had promised to lower taxes, balance the budget and reduce the federal bureaucracy, commitments that later proved troublesome. By nature he was not an ideologue, and he probably did not have a consistent

philosophy, but he was able to inspire a dispirited citizenry. His memorable phrase “The only thing we have to fear is fear itself,” his big grin, and his radio “fireside chats” began to restore confidence.

In contrast to the perceived inactivity of the Hoover administration, the New Deal generated a sense of vigor and purpose, bringing to Washington a flood of idealistic people, many of them young and imbued with the progressive belief that society could be remolded to provide greater security, opportunity and equality. Seizing on the country’s desperate hunger for leadership, the Roosevelt administration, in its famed “Hundred Days” brought forth a bewildering but electrifying proliferation of programs and agencies. These extraordinary “alphabet agencies”—AAA, CCC, TVA, NIRA—and measures such as the “bank holiday” and regulation of the securities business, though sometimes unclear and even contradictory in their scope, instilled new hope. Many of these acts showed signs of being improvised and experimental, but the sheer sense of dynamism they conveyed was welcome. Despite the wide gulf in personal experience, the President was able to convince ordinary people that he understood and felt their concerns.

With her resolute energy, Eleanor Roosevelt became her husband’s emissary and “eyes,” traveling widely to observe conditions and meet people throughout the nation. In contrast to Hoover, who had used force to disperse a “bonus army” of veterans, FDR sent Eleanor to visit their camp and express sympathy with their plight. She also wrote books and launched a regular editorial column, “My Day,” which showed increasing independence of thought and attracted a devoted following. She became by far the most visible presidential spouse in American history, but her prominence had a cost, as she gave up teaching, and her interest in Val-kill Industries diminished. Her dedication to social improvement had found a more compelling outlet in the Arthurdale community in Appalachian West Virginia. Primarily a victim of economic conditions, the Val-kill business closed in the mid-1930s, and Eleanor converted the factory building into her seasonal home and retreat.

After a relative lull, the “Second Hundred Days” in the Spring of 1935 brought further legislative success with the passage of the Social Security and Wagner Labor Relations Acts. Roosevelt and his labor secretary Frances Perkins had long advocated some form of social security, and although the act as passed contained various political compromises, it could be seen as a beachhead for further advances.

The 1936 election served as a referendum on the New Deal. For the first part of Roosevelt’s administration his conservative foes, stunned by the magnitude of the economic catastrophe, were in disarray; but by 1936, encouraged by the business revival, they had regrouped. To an unprecedented degree, the President became the focus of vehement personal hostility. His opponents, many of them powerful in the media and corporate board rooms, described him as a traitor to his class, referred to him as “that man” or refused to utter his name. The intensity of this hatred is difficult to explain in rational terms. His enemies ignored the fundamentally conservative nature of the country squire, with his profound respect for tradition and continuity. Rather than betraying his class,

he had probably saved American capitalism when it seemed to have collapsed. Always pragmatic, he never pursued a doctrinaire program, not even Keynesian economics. Vituperation spilled over onto Eleanor Roosevelt, who to many seemed more dangerously radical than her husband and represented a new and threatening type of woman. As the campaign progressed the President, whose natural inclination was to build consensus, responded in kind. Declaring that the forces of privilege were unanimous in their hatred of him, he defiantly welcomed their hostility: "I should like to have it said of my first administration that in it the forces of selfishness and of lust for power met their match. I should like to have it said of my second administration that in it these forces met their master."

If, indeed, the election had been a referendum on the New Deal, the voters gave it overwhelming approval, as Roosevelt swept all but two states and his party increased its already great preponderance in Congress. In his second inaugural his declaration that "I see one-third of a nation ill-housed, ill-clad, ill-nourished," proclaimed that the work of reform was far from complete. Perhaps overconfident after his smashing victory, FDR made an uncharacteristic political miscalculation when he attempted to enlarge, or pack, the Supreme Court, where a narrow reactionary majority had blocked many New Deal initiatives. Although the effort may have led to shifts in the court that swung the balance away from the obstructionists, the overall failure of the maneuver dissipated the aura of infallibility and invincibility that had surrounded the President since 1932. Soon after, a surprising economic slump, with renewed unemployment, added to Roosevelt's troubles. After some indecision, he responded with more federal initiatives, but although the WPA expanded to a peak employment of 3.3 million, Congress was in no mood to accept bold new spending programs. By the end of 1938, after the Republicans had regained some of their losses in Congress and strengthened their alliance with conservative Democrats, it was clear that the momentum of the New Deal had spent itself.

While the domestic situation drifted into stalemate, the international outlook worsened and increasingly absorbed the attention of American political leaders. As the tumultuous, tormented decade of the 1930s unfolded, unchecked aggression by fascist Italy, Nazi Germany, and militaristic Japan threatened a new global war. The Western democracies, supposed winners of the World War, seemed befuddled and indecisive. Roosevelt followed developments closely and was keenly aware of the dangers. On several occasions he tried to alert the American public to the threat posed by the aggressive dictatorships, but provoked more resistance than support. The Spanish Civil War (1936–39) was bitterly divisive in the United States, as it was in Europe. Overlooking their part in producing that outcome, many Americans came by various routes to believe that the World War had been a futile waste. From her humanitarian and pacifist perspective, Eleanor Roosevelt leaned toward this point of view. Powerful Congressmen and influential spokesmen like Charles A. Lindbergh rallied a vocal isolationist movement. Roosevelt still towered over the scene during this troubled period when the survival of western civilization seemed to be threatened by economic disaster and the upsurge of dark, irrational

ideologies, and he personified the era both as a target and an inspiration; but he seemed incapable of directing the course of events.

These currents flowed together in the crucial year of 1940. After Germany launched the Second World War by invading Poland in September 1939, a majority of Americans seemed to favor aiding the Western democracies, though remaining adamantly opposed to active participation. The great mystery was whether Roosevelt would defy tradition and seek a third term. Probably he was equally uncertain. There were potent attractions toward retiring to Hyde Park and pursuing his interests in history and managing his estate. He had begun attending to his legacy in 1939, when he transferred a field fronting the Post Road to the federal government for construction of his presidential library, which was dedicated June 30, 1941. In 1938 he designed and largely completed construction of the hilltop retreat east of Val-Kill later known as Top Cottage, where he hoped to escape the crowds that disturbed him at the main house. More than any other building associated with him, this cottage expressed the President's values and needs. Clearly the facilities were in place if he truly wished to devote himself to writing history and other domestic pursuits. If that was indeed his intention, it was shattered by the fall of France to the Nazis in the Spring of 1940. As Britain fought for its life against German aerial and undersea onslaught during the following months, Roosevelt found it difficult to leave his post; moreover, he had failed to anoint a successor. Roosevelt insisted on the appearance of a genuine draft before accepting his party's nomination and also demanded acceptance of Henry Wallace as his running-mate. To help achieve this, he dispatched Eleanor to mollify the restive convention delegates. In a hard-fought campaign FDR won a third term against Wendell Willkie, a charismatic political amateur. Willkie was not an isolationist, which spared the country even more bitter polarization.

During the campaign, Roosevelt courageously pushed a conscription bill through Congress, though it might not have passed without Willkie's approval. Later, the President found creative means of aiding the British, who fought alone until Germany launched a massive unprovoked attack on the Soviet Union on June 22, 1941. Meanwhile, the U.S. seemed powerless to halt Japan's brutal invasion of China. It was only the Japanese attack on Pearl Harbor and the Philippines on December 7, 1941, that brought the United States into the war. The surprise attack instantly unified the nation, and Roosevelt, who was at his best in moments of crisis and high drama, expressed the nation's anger and resolve in his "day of infamy" speech. Germany then solved what might have been a tricky problem by gratuitously declaring war on the U.S., just days before its forces suffered their first serious setbacks at the outskirts of Moscow.

Even before Pearl Harbor, Roosevelt had been pushing to make the United States the "Arsenal of Democracy." Now awakened, the vast industrial capacity the country then possessed was harnessed to the war effort. Roosevelt prodded boards and industries to achieve unimagined feats of production. Since small companies were unable to handle immense wartime contracts, the big corporations regained their former position and constructed what was later termed the "military-industrial complex." Unemployment finally disappeared; if anything,

the problem was finding enough skilled workers. With unemployment no longer a concern, Roosevelt, to the distress of his wife and other confirmed New Dealers, seemed to lose interest in social experimentation and modification. Anxious to avoid repeating the disillusion that set in after the previous war, he enunciated lofty principles for which the nation was striving: the Four Freedoms and an international organization, the United Nations, that would be more effective than the League and from which the United States would not shirk its responsibilities.

During these years Eleanor appeared to be her husband's conscience, striving to keep New Deal principles and humanitarian concerns in the foreground, often provoking his annoyance. Many of his wartime decisions have become the subject of intense scrutiny and criticism. He bowed to West Coast hysteria and acquiesced in the relocation of Japanese Americans to concentration camps, although they had displayed no evidence of disloyalty. Intent on prosecuting the war, he seemed largely indifferent to the Jewish victims of Nazi persecution, even to the extent of removing or restraining the anti-Jewish, nativist head of the State Department visa office. Unless prodded by Eleanor or by African American leaders, he showed little initiative toward improving the status of blacks. His sympathy toward organized labor had always been limited, and as labor demands sometimes seemed to obstruct the war effort, he seemed even more reserved. Confident that he had the bulk of the black, Jewish, and labor vote in his pocket, he was reluctant to offend southern segregationist congressmen and other powerful interests.

One of the paradoxes of the period is that FDR, profoundly identified with a particular locale, presided over a vast movement of population, as unprecedented numbers of Americans took advantage of wartime opportunities and fluidity to relocate. For Franklin Roosevelt, Hyde Park retained its familiar associations and provided a welcome refuge, although his visits there became increasingly pressured. Until her death in 1941, Sara Delano Roosevelt maintained the estate as a traditional country place, including the gardens around the big house and the Home Farm with its dairy and poultry operations. The war produced jarring contrasts, as harried world leaders discussed strategy amid the bucolic surroundings of Hyde Park, and the need for security brought many physical and operational changes to the estate. In a telling illustration of the tragedy of his last years, Franklin Roosevelt's retreat at Top Cottage, where he hoped to retire to contemplate and write history while overlooking the peaceful hills of Dutchess, was drawn into service as a setting for important meetings. Even after her mother-in-law's death, Eleanor, who said the Big House "never was my home in the sense that I had anything to do with the furnishing or running of it," preferred to spend time at Val-Kill.

While trying to the limits of her influence to shape the postwar world, Eleanor Roosevelt contributed to the war effort in a multitude of ways, making arduous journeys to Britain and to visit soldiers in the South Pacific. Wherever she went, her visible human sympathy made an unforgettable impression. Franklin wore himself out filling the extraordinary demands of his office. By 1944, when he won a fourth term, he was desperately ill. People close to the President, as well as the general public and probably the President himself, did

not recognize, or sought to deny, the visual evidence of his decline. On occasion, such as his memorable “Fala” speech during the 1944 campaign, he was able to draw on reserves of energy and show flashes of his old vigor.

Franklin D. Roosevelt died at Warm Springs, Georgia, April 12, 1945, less than three months into his fourth term and in the last month of the war in Europe. The somber train journey, the tearful crowds unashamedly mourning a man they regarded as a friend and protector, inevitably recalled scenes of Lincoln’s death 80 years before, at the close of another terrible war. Horses from the Roosevelt stable drew the hearse up from a railroad siding to FDR’s chosen burial site in the rose garden. Roosevelt had never been able to reshape the American party structure by translating his personal coalition into a permanent political realignment, or to designate a political heir. In 1944 he had replaced Wallace with Senator Harry Truman, a man he hardly knew. Truman came into office unaware of the atomic bomb project Roosevelt had supported, and which would soon be used to bring the war against Japan to a cataclysmic end.

AFTER 1945

Franklin Roosevelt’s death left many of his plans for his estate incomplete, as he did not live to use the library or Top Cottage as he envisioned, or continue his forestry experiments. Expanding on his earlier gift of land for a presidential library, in 1943 FDR gave the adjoining thirty-three acres of Springwood, including the Big House and gardens, to the federal government as a National Historic Site, reserving his family’s right to life estate there. His wish that the home and grounds would be preserved as it was in his lifetime has largely been observed. After the family members waived their life rights, the site was transferred to the federal government November 21, 1945. When President Roosevelt’s home was opened to the public in 1946, on the first anniversary of his death, the few park staff was hard-pressed to accommodate the long lines of visitors who wanted to touch the life of a man who had been such an important part of their lives.

Presumably preoccupied with larger matters, FDR made no provision for preserving the outlying portions of the estate, which had meant a great deal to him. Perhaps he believed that the income the land might provide could be important to his family. He and Eleanor may have understood that the era of Hudson River estates was drawing to a close, and in 1940 he intervened to ensure that the nearby Vanderbilt Mansion was protected by being included in the National Park System. By 1938 Eleanor recognized that the serene, self-contained way of life in which FDR had grown up, where the stately Hudson seemed to mirror their secure existence, was not as changeless as they had believed. For Eleanor this outcome may not have been entirely a source of regret, as she later observed that “I have never felt in any way interested in a country place just as a country place. I feel that land should produce. . . .”

Upon FDR’s death, the lands remaining in his ownership were turned over to trustees (his son John and two lawyers) for disposition. Interpreting their duty as maximization of financial return, the trustees began selling land. While some of the eastern tracts had been in Roosevelt ownership less than ten years, the

Home Farm that had been assembled in the previous century also went on the market. In 1947, however, Eleanor Roosevelt employed the bulk of her own resources to purchase the east half of the estate, 842 acres including the upland farms, Top Cottage, and Val-Kill; and then sold the property to her son Elliott for his planned farm business, in which she became a partner. Raising dairy cows, pigs, chickens and Christmas trees on "Val-Kill Farms," Elliott seemed to be carrying out his mother's dictum that "land should produce." However, in attempting to launch a general farm in Dutchess County at that time, the Roosevelts were battling powerful currents of change, and poor management increased the odds against success.

Eleanor retained a life estate to Val-Kill and continued to reside there after buying out Cook and Dickerman's interests in 1947. As ever, she enjoyed the natural and cultivated charms of that retreat, although she did not maintain the grounds and gardens as meticulously as her former associates had done. Any thoughts she entertained of a quiet retirement there ended when President Truman named her a delegate to the United Nations General Assembly. As chairman of the UN Human Rights Commission, she was instrumental in winning acceptance of the Universal Declaration of Human Rights, always a subject close to her heart, in December 1948. Although she resigned her position after Eisenhower was elected in 1952, she continued to promote the UN and regarded her work with the world organization as her greatest source of satisfaction.

In copious writings and public appearances and later teaching at Brandeis University, she continued to be a strong advocate for humanitarian concerns. Recalling her own difficult childhood, she enjoyed working with young people, especially the disadvantaged. While she refused calls to be a candidate, she used her considerable influence to steer the Democratic Party in a progressive direction. "The only chance the Democratic Party has for election," she declared in 1948, is "to be the liberal party. We cannot be more conservative than the Republicans, so we cannot succeed as conservatives." Her experience in the UN had increased her wariness of Soviet Communism. She was instrumental in founding the Americans for Democratic Action in 1947 as a non-communist liberal alternative, and represented American principles as a roving ambassador. Sensitive to the plight of the remnant of European Jews who survived the Holocaust, she assisted their emigration to Palestine and supported the new state of Israel. To some degree her increasing involvement in international affairs, rather than the domestic concerns that had initially engaged her, replicated Franklin's experience in the presidency. Val-Kill, the one home that was truly her own, came increasingly to reflect Eleanor Roosevelt's personality and principles. People ranging from world leaders such as Soviet Premier Nikita Khrushchev to disadvantaged urban schoolchildren traveled to Val-Kill to spend time with a woman who by the time of her death in 1962 had become recognized as "the First Lady of the World."

Elliott Roosevelt had purchased the Home Farm in 1948 and began extensive commercial and residential development along the Post Road. By the early 1950s, Val-Kill Farms had failed, and Elliott began to sell off land, including Top Cottage where he had lived, to developers, except for the 174-acre parcel

containing Val-Kill. This land was purchased by Elliot's brother, John Roosevelt, and his wife Anne. John resided in the Stone Cottage and divided the former factory into four apartments. Elliot also sold the large tract west of Val-Kill and to the rear of the commercial development along the Post Road, but that land was never developed. Following Eleanor Roosevelt's death, John Roosevelt retained the Val-Kill property until he sold it to developers in 1970. Aside from a small parcel he owned until 1980 in the adjoining housing development, this sale marked the end of Roosevelt family ownership at Hyde Park. Anxious to ensure that the stamp she had placed on Val-Kill remained truly indelible, admirers of Eleanor Roosevelt, both nationally and in the local community, defeated development proposals and won the designation of the property as a National Historic Site in 1977. The organization that emerged from this campaign continued its efforts as Eleanor Roosevelt's Val-Kill (ERVK).

The portion of the Wheeler Place below the main house was purchased by the Franklin D. Roosevelt Foundation and added to the National Historic Site in 1952. At the time efforts were underway to preserve Val-Kill in the early 1970s, additional acreage was added to the Home of FDR National Historic Site, mostly historic Roosevelt estate lands. Mary Newbold Morgan, owner of Bellefield, had purchased the former Rogers land in 1949. Between 1973 and 1975, her son Gerald Morgan gave this land, which FDR had purchased in 1935, along with an adjoining small lot at Crum Elbow Point and Bellefield (two parcels not historically owned by the Roosevelt family), to the National Park Service, altogether amounting to 76 acres. In 1984, the NPS acquired 26 acres of the former Boreel and Kirchner Places west and south of the "Red House" through purchase by the Trust for Public Land. Through the Beaverkill Land Conservancy, the NPS acquired a 35-acre parcel at the southern end of the Kirchner Place, fronting on the Hudson River, in 2002. In the same year, the NPS acquired a restored Top Cottage and surrounding 40 acres through the efforts of the Franklin and Eleanor Roosevelt Institute and the Beaverkill Conservancy. Finally, through the efforts of Scenic Hudson, Inc., the NPS added in 2007 a 334-acre tract between Routes 9 and 9G, which contained a long section of the farm lane that linked Val-Kill and the Home of FDR and thus recovered much of the unity of the estate as it had existed in the Roosevelt era.

Vanderbilt Lands

EARLY HISTORY AND DEVELOPMENT

The Vanderbilt estate traces its origins to John Bard, who purchased the 3,600-acre Fauconnier Grant in 1764 and established "Hyde Park," which became one of the most renowned of the Hudson Valley estates. In 1772 Bard built a house along the east side of the Albany Post Road also known as the "Red House," and a secondary residence across the road known as Bard Cottage. He also maintained a farm, mills, a store, and three boat landings along the Hudson, the southerly one known as Hyde Park Landing and the northerly called Bard's Rock. The estate bordered Crum Elbow Creek to the south, adjoining a small hamlet that later took the name of the estate. In 1799 Bard left the 1,500-acre core of the estate to his son, Samuel. The younger Bard was responsible for establishing the

formal residential grounds, known as the park, on the river side of the Post Road, leaving the land to the east including the “Red House” as the estate farm. He built a mansion on the terrace overlooking the Hudson Valley.

In 1828 David Hosack, a prominent New York physician and botanist, purchased the 700-acre estate. Almost immediately, he brought in Andre Parmentier, a pioneering American landscape gardener of Belgian birth, to lay out the park landscape in the romantic English manner. John Jacob Astor, the wealthiest New Yorker of the time, purchased the south portion of the park, consisting of 108 acres including the mansion, in 1840 as a country place for his daughter and son-in-law, Dorothea and Walter Langdon. In 1845 fire destroyed the Bard-Hosack house, and Langdon soon reconstructed it on the original site. The farm component east of the Post Road was sold separately but was reunited with the park in 1872 through its purchase by the Langdons’ son, Walter, Jr. The north portion of the park, comprising 64 acres including Bard Cottage and Bard’s Rock, was retained by the Hosack family, who sold it to James Curtis. Curtis developed the property into a country place known as “Torham” and built a large Italian Villa-style mansion on the river terrace. He laid out gardens and a farm complex along the lower flats adjoining the Hudson River Railroad, which had been built in 1851. Torham was sold to Samuel Sexton in 1890 and was subsequently known as the Sexton Tract.

VANDERBILT PERIOD

In 1895, Frederick W. Vanderbilt purchased the Langdon place, comprising the ‘park’ or “pleasure ground” of 153 acres, and the farm, with 459 acres on the east side of the Post Road. When the existing house proved structurally unsound, he built a new house on the site, designed by Charles F. McKim of the noted McKim, Mead, and White firm. While it emulated the palaces of European nobility, the house contained many modern structural innovations. Similar care was given to the interior, much of which was designed by Stanford White, the leading designer of the age.

Though built rather late in the period, the Hyde Park mansion came to represent the palatial country homes erected by a group of extraordinarily wealthy families. Economic conditions after the Civil War had allowed some individuals to amass wealth on a scale that had not been seen or imagined previously in America, but the origins of the Vanderbilt fortune were established before the war. The founder of the family’s wealth and fame was Frederick’s grandfather, Cornelius Vanderbilt (1794–1877). An aggressive entrepreneur in a time of boisterous national expansion, Cornelius Vanderbilt won a fortune in steamboating, earning the honorific title Commodore. Rather late in life, especially during and after the financial panic of 1857, he began to invest in railroads and in 1867 formed the New York Central & Hudson River Railroad, which became one of America’s mightiest corporations. At his death ten years later, he left a fortune of \$100 million, at a time when even skilled workers seldom earned \$1000 a year.

The Commodore was a flamboyant character, and subsequent generations of Vanderbilts provided regular fodder for journalists, making them an early

example of celebrity culture. Frederick W. was not at all in that mold; by nature quiet and reserved, he sought to avoid publicity. He also differed from his siblings in having the investment skill to increase greatly the inheritance he received when his father William Henry Vanderbilt died in 1885. Frederick's major act of defiance was to marry Louise Anthony Torrance, a divorced woman 12 years older than him, against his family's wishes.

Unlike the rough-edged Commodore, his descendants placed great value on social acceptance and the attributes of refinement. Their vast wealth was not in itself entirely satisfactory, and America's financial aristocracy tried to assume the tastes and behavior of the hereditary landed families of Western Europe. A cluster of historical factors enabled the wealthiest American families to carry out their lavish plans with few impediments. They benefited from a vast economic disparity between themselves and most of the people who worked for them, and were able to take advantage of the 19th Century's sweeping technological advances. Furthermore, the European nobility they sought to emulate were in many cases having difficulty maintaining their lifestyle, so they were amenable to allowing Americans to marry titles or buy outstanding art objects. These circumstances created an ideal environment for gifted designers like Stanford White, with results that are visible at the Hyde Park.

In the first five years of their ownership, Frederick and Louise oversaw the replacement of nearly every structure on the property. In addition to the mansion, described as a Beaux-Arts interpretation of the Italian Renaissance, they added perimeter walls, gate houses, a coach house, and tree plantations, and erected several secondary residences. Whereas the Commodore had become a boatman to escape the drudgery of farm work, his grandson Frederick rebuilt the farm complex, strove to operate it efficiently, and took pride in the awards his farm received. Despite the massive reconstruction, the Vanderbilts retained the overall organization of the landscape dating back to Parmentier, including the farm/park division, the location of the formal gardens, specimen trees, drives, lawns, and views. In 1905, Frederick Vanderbilt acquired the 64-acre Sexton Tract, including Bard Rock, thus reestablishing the extent of the park as it existed under Bard and Hosack ownership. All of the remaining Sexton buildings were removed except for the boathouse (the mansion had burned down in 1899), and the main drive was restored to the alignment Parmentier had designed.

Hyde Park was one of a number of lavish country places constructed by Vanderbilt heirs, and there was undoubtedly an element of competition among them. Moreover, each family usually owned more than one residence, so that an estate like Hyde Park was occupied only a few months out of the year. Despite his reticence, Frederick undoubtedly relished the prestige gained by owning one of the renowned Hudson River estates and having a private station along the railroad line that was the wellspring of his family's fortune.

For about three decades Frederick and Louise lived the existence of country squires, employing and patronizing many people in the community while maintaining the vast socioeconomic divide. Including the farm, the Vanderbilt estate had more than 60 employees. More studious than his siblings, Frederick had earned a degree in horticulture from the Sheffield Scientific School at Yale and

enjoyed applying his training on the sprawling estate. Louise died in 1926, and Frederick twelve years later. Frederick left the estate to Louise's niece, Mrs. Margaret Van Alen, who decided to dispose of the property. President Franklin D. Roosevelt became interested in preserving the estate, citing its collection of trees, and his influence was a major factor in having the park portion of the estate, including the mansion, transferred to the NPS. The acquisition was approved in 1939, and in July 1940, the property was opened to the public under its current name. In its early years, President Roosevelt found time to intervene repeatedly in details of managing the site. Congress had agreed to the acquisition only on condition that the site could pay for itself, and from 1941 into the mid-1950s a food and souvenir concession operated in the Pavilion. Early in the history of the site, NPS officials decided against acquiring the estate farm, so Mrs. Van Alen sold it. In the years after World War II it was partially developed with suburban housing tracts.

Appendix C: Glossary of Terms

The following glossary includes descriptions of primary historic structures whose names have changed over the years and may cause confusion. It does not include descriptions of all historic buildings.

accessibility—The provision of park programs, facilities, and services in ways that include individuals with disabilities, or makes available to those individuals the same benefits available to persons without disabilities. See also, *universal design*. Accessibility also includes affordability and convenience for diverse populations.

adaptive reuse—The process of adapting an historic structure for a new purpose, while retaining the character-defining features that contribute to the historic significance of the structure.

American Renaissance—Made possible in part by rising industrial fortunes, the American Renaissance (ca. 1880–1914) was an era of renewed national self-confidence marked by an outpouring of artistic patronage and creativity. Historians use the term to identify the most enduring cultural achievements of the Gilded Age. The period witnessed the birth of grand civic architecture, the foundation of many of America’s cultural institutions, a flowering of artistic activity, the unprecedented development of palatial mansions, and the arrival of international art treasures through the efforts of millionaire collectors whose fortunes were based on the exploitation of working-class labor. The term reflects the contention by many Americans (particularly artists, craftsmen, architects, and scholars) that the United States had captured the spirit of the European Renaissance.

archeological resource—Any material remains or physical evidence of past human life or activities that are of archeological interest, including the record of the effects of human activities on the environment. An archeological resource can yield scientific or humanistic information through research.

archeological site—Any place where there is physical evidence of past human occupation or activity. Physical evidence may consist of artifacts, agricultural terraces and hearths, structures, trash deposits, or alterations of the natural environment by human activity.

Beaux Arts—Denotes the academic neoclassical architectural style that was taught at the École des Beaux Arts in Paris. The style was the cumulative product of two and a half centuries of instruction under the authority, first of the Académie royale d’architecture, then, following the Revolution, of the Architecture section of the Académie des Beaux-Arts. The Beaux-Arts style heavily influenced US architecture in the period 1885–1920.

Bellefield—The 24-acre property north of the FDR Home that comprises the former Newbold-Morgan Estate. The main house, built in 1795–96, was expanded in 1909–11 according to the design of McKim, Mead, and White. This property was acquired by the NPS in 1974 and 1975 specifically for use as park headquarters.

best management practices (BMPs)—Practices that apply the most current means and technologies available, not only to comply with mandatory environmental regulations, but also to maintain a superior level of environmental performance. See also *sustainable practices or principles*.

carrying capacity (visitor)—The type and level of visitor use that can be accommodated while sustaining the desired resource and visitor experience conditions in a park.

Coach House (Vanderbilt Mansion NHS)—A brick structure in Queen Anne style that was built on the Vanderbilt estate in 1897 to the design of architect Robert H. Robertson. The architect adapted the structure as a garage for automobiles in 1910.

Colonial Revival—The Colonial Revival was an enduring nationalistic movement that established a stronghold during the 1876 United States Centennial celebration and reached a peak from roughly the 1890s through the 1920s. The Colonial Revival style, characterized by both precise replication and free interpretation of colonial precedents, is represented in Hyde Park by furniture made at Val-Kill Industries, FDR's redesign of his family home into a Georgian-revival mansion, and his interest in the Dutch vernacular architectural tradition.

consultation—A discussion, conference, or forum in which advice or information is sought or given, or information or ideas are exchanged. Consultation generally takes place on an informal basis. Formal consultation is conducted for compliance with Section 106 of the National Historic Preservation Act, the National Environmental Policy Act, and with Native Americans.

critical habitat—Specific areas within a geographical area occupied by a threatened or endangered species that contain physical or biological features essential to the conservation of the species, and which may require special management considerations or protection; and specific areas outside the geographical area occupied by the species at the time of its listing, upon a determination by the Secretary of the Interior that such areas are essential for the conservation of the species.

cultural landscape—A geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person, or exhibiting other cultural or aesthetic values.

There are four non–mutually-exclusive types of cultural landscapes: historic sites, historic designed landscapes, historic vernacular landscapes, and ethnographic landscapes.

cultural resource—An aspect of a cultural system that is valued by or significantly representative of a culture, or that contains significant information about a culture. A cultural resource may be a tangible entity or a cultural practice. For the National Register of Historic Places, tangible cultural resources are categorized as districts, sites, buildings, structures, and objects; for National Park Service management purposes, they may include archeological resources, cultural landscapes, structures, museum objects, and ethnographic resources.

ecosystem—A system formed by the interaction of a community of organisms with their physical environment, considered as a unit.

ecosystem management—Management related to the interdependence of natural and cultural systems that integrates scientific knowledge of ecological relationships with resource stewardship practices.

Eleanor Roosevelt National Historic Site—A unit of the National Park Service comprising 181 acres established by Congress in 1977 to preserve Mrs. Roosevelt’s cherished home at Val-Kill on a portion of the Roosevelt Family Estate.

enabling legislation—Laws authorizing units of the national park system.

environmental assessment (EA)—A concise public document prepared by a federal agency to satisfy the requirements of the National Environmental Policy Act of 1969, as amended. The document contains sufficient analysis to determine whether the proposed action (1) constitutes a major action significantly affecting the quality of the human environment, thereby requiring the preparation of an environmental impact statement, or (2) does not constitute such an action, resulting in a finding of no significant impact being issued by the agency.

environmental impact statement (EIS)—A detailed public statement required by the National Environmental Policy Act when an agency proposes a major action significantly affecting the quality of the human environment. The statement includes a detailed description of the proposed action and alternatives, as well as the identification and evaluation of potential impacts of implementing the proposed action or alternatives.

ethnographic landscape—An area containing a variety of natural and cultural resources that traditionally associated people define as being related to their heritage. The area may include plant and animal communities, structures, and geographic features, each with their own special local names.

ethnographic resources—Objects and places, including sites, structures, landscapes, and natural resources, with traditional cultural meaning and value to associated peoples, assessed through research and consultation with such people. Ethnographic resources eligible for the National Register of Historic Places are called traditional cultural properties.

exotic species—Plants or animals that are not indigenous to the area in which they are now living. See *nonnative species*.

the Factory (Val-Kill)—See **Val-Kill Shop** and **Val-Kill Cottage**

Farm Group—The cluster of buildings located to the east of Route 9 that were historically part of the agricultural operation of the Vanderbilt Estate.

The FDR Home (Home of FDR NHS)—The house where FDR was born in 1882, which was built in c. 1793 and enlarged to its present appearance in 1915–16. It is also known as the “Home” and the “Big House,” and was formerly referred to as “Springwood” by the NPS. The NPS no longer uses the name “Springwood” in reference to the FDR Home, as this reference was not used by FDR.

formal gardens (Vanderbilt Mansion NHS)—The 4-acre gardens at the Vanderbilt Mansion National Historic Site. The Vanderbilts redesigned and enlarged existing gardens between 1901 and 1934 to form the formal gardens.

general management plan—A National Park Service term for a document that provides clearly defined direction for a park for resource preservation and visitor use over 20 years. It gives a foundation for decision-making and is developed in consultation with program managers, interested parties, and the general public. Such a plan is based on analysis of resource conditions and visitor experiences, environmental impacts, and costs of alternative courses of action.

geologic resources—Landscape features that reflect the physical history of the Earth, or processes such as exfoliation, erosion and sedimentation, glaciation, karst or shoreline processes, seismic, and volcanic activities.

Gilded Age—Term coined by Mark Twain and Charles Dudley Warren’s utopian satire by the same title that lends its name to the period stretching from the end of the Civil War (1865) to roughly the end of the 19th Century. The label invokes the wasteful indulgences of the late century’s captains of industry, and was not immediately or consistently used by historians. However, by the mid-1950s, historians employed the term in the standardization of American history surveys to designate a period characterized by the larger-than-life personalities of an emerging industrial state. The term does not address the dramatic changes generated by an industrializing society and the complexity of diverse responses to them.

goals—The ideal conditions to be attained or maintained; expressions of desired future conditions.

Historic Roosevelt Family Estate—The estate on the east bank of the Hudson River in Hyde Park purchased by Franklin D. Roosevelt’s father James in 1867 and greatly enlarged by FDR. The estate was the President’s lifelong home and the nucleus of his life and career. At the time of FDR’s death in 1945, the property included a total of 1,522 acres and included the main house and supporting structures, **Top Cottage**, **Val-Kill**, pleasure grounds, the estate farm known as the **Home Farm**, the rose garden, agricultural fields and orchards, forestry plantations, and natural woodlands with riverfront access. FDR’s name for the entire estate was “Krum Elbow,” a name that referred to early Dutch settlement of the area.

Also located within the historic estate boundary, but not part of the NHS, are the **Franklin D. Roosevelt Presidential Library and Museum** and the Henry A. Wallace Visitor and Education Center, both operated by the National Archives and Records Administration.

Home Farm (Home of FDR NHS)—The agricultural lands purchased by James Roosevelt located on the east side of the Albany Post Road that included the 183-acre farm component of the old Boorman Place and the agricultural portion of the Boreel Place.

Home of Franklin D. Roosevelt National Historic Site—A unit of the National Park Service comprising 719 acres. The park includes the family home and its grounds, the memorial gravesite of Franklin and Eleanor Roosevelt, and **Top Cottage**, the President’s retreat. In addition, the site includes a wetland parcel north of **Eleanor Roosevelt National Historic Site** and a portion of the former Newbold-Morgan family property called **Bellefield** that includes the mansion redesigned in 1909–11 by McKim, Mead, and White for the Newbold family.

Hyde Park—Town located in Dutchess County on the east bank of the Hudson River, halfway between New York City and the state capital of Albany. The town takes its name from the Hyde Park estate established during the 18th Century and named after the colony’s last Royal Governor, Sir Edward Hyde, Lord Cornbury. During the early 20th Century, the reputation of the town of Hyde Park overshadowed that of the estate Hyde Park because the town was home to its most famous resident, Franklin Delano Roosevelt. Although the Roosevelt family estate was **Springwood**, FDR referred to his home almost exclusively as Hyde Park. Thus, many visitors associate the name Hyde Park with the **Home of Franklin D. Roosevelt National Historic Site**. The preserved portion of the estate Hyde Park is today known by the name of its last private owners, Frederick and Louise Vanderbilt, and is managed by the National Park Service as **Vanderbilt Mansion National Historic Site**. At the time of Frederick Vanderbilt’s death in 1938, the estate Hyde Park included approximately 600 acres with manicured pleasure grounds, a working farm, a mansion and 20

supporting structures, two additional residences, formal gardens and greenhouses, a fine collection of specimen trees, riverfront access, and a network of woodland carriage trails and farm roads.

impairment of resources—An impact so severe that, in the professional judgment of a responsible park manager, it would harm the integrity of park resources or values and violate the 1916 National Park Service Organic Act.

implementation—Actions taken to achieve a long-term goal.

implementation plan—A plan to carry out an activity or project to achieve a long-term goal. An implementation plan may direct a specific project or an ongoing activity.

infrastructure—The basic facilities, services, and installations needed for the functioning of the park, such as transportation and communications systems and water and power lines.

interpretation—As used in the National Park Service, the explanation to the public of the importance and meaning of NPS resources. Early National Park Service interpretation was referred to as education or nature study; today it includes historical and recreational resources. The term “interpretation” is still not well-understood by the public.

interpretive story or interpretive theme—A narrative to help people understand the importance of a national park unit. Interpretive stories or themes express the central meaning of a park’s resources.

lightscapes, natural ambient—The state of natural resources and values as they exist in the absence of human-caused light.

management areas—The designation of geographic areas of the park depending on the resource conditions and visitor experiences desired.

management prescriptions—A planning term referring to statements about desired resource conditions and visitor experiences, along with appropriate kinds and levels of management, use, and development for each park area.

the Mansion (Vanderbilt Mansion NHS)—The centerpiece of Vanderbilt Mansion National Historic Site is the Beaux Arts–style mansion created for the Vanderbilts by McKim, Mead, and White, a prominent architectural firm at the turn of the 20th Century. Modern for its day, the Mansion was framed in steel, with concrete beneath the limestone facing.

mesic—Of, characterized by, or adapted to a moderately moist habitat.

mitigating measures—Modification of a proposal to lessen the intensity of its impact on a particular resource.

museum services facility—An approximately 9,600 square-foot structure located within the Home of FDR National Historic Site on the former James “Rosy” Roosevelt property. The facility provides a secure and controlled environment for the parks’ stored collections, as well as research space and offices.

native species—Plants and animals present as a result of natural processes in parks.

natural resources—Collectively, physical resources, such as water, air, soils, topographic features, geologic features, and natural soundscapes; biological resources such as native plants, animals, and communities; and physical and biological processes such as weather and shoreline migration, and photosynthesis, succession, and evolution.

NEPA process—The objective analysis of a proposed action to determine the degree of its environmental impact on the natural and physical environment; alternatives and mitigation that reduce that impact; and the full and candid presentation of the analysis to, and involvement of, the interested and affected public. Required of federal agencies by the National Environmental Policy Act of 1969.

nightscape—See *lightscares*.

nonnative species—Species that occupy or could occupy parklands directly or indirectly as the result of deliberate or accidental human activities. Also called exotic species.

Organic Act (National Park Service)—The 1916 law (and subsequent amendments) that created the National Park Service and assigned it responsibility to manage the national parks.

palustrine—Relating to a system of inland, nontidal wetlands characterized by the presence of trees, shrubs, and emergent vegetation (vegetation that is rooted below water but grows above the surface). Palustrine wetlands range from permanently saturated or flooded land (as in marshes, swamps, and lake shores) to land that is wet only seasonally (as in vernal pools).

partners—Individuals, agencies, and organizations that work with the park on the park’s goals.

period of Interpretation—The span of time during which events took place that are described in the park’s interpretive themes.

period of Treatment—The span of time during the period of significance when the property reached its height of development and when it best reflected the characteristics for which it is significant.

period of Significance—The span of time during which a property attained the significance that makes it eligible for the National Register of Historic Places.

preservation—The application of measures to sustain the existing form, integrity, and material of a historic structure, landscape, or object. May include preliminary measures to protect and stabilize the property, but generally refers to the ongoing preservation, maintenance, and repair of historic materials and features rather than extensive replacement and new work. For historic structures, exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

prime and unique farmland—Soil that produces general crops such as common foods, forage, fiber, and oil seed.

Progressive Era—In the United States, the Progressive Era was a period of reform that began in America’s urban regions lasting from approximately the 1890s through the 1920s, although some experts say it lasted from 1900 to 1920. Reformers sought change in labor and fiscal policies at various levels of government. Many reforms marked the movement, including women’s suffrage, the 19th amendment, and the establishment of an income tax. Notable laws established during the progressive era include the Antiquities Act, the Federal Reserve Act, the Federal Trade Commission Act, the Clayton Anti-trust Act, the New York State Tenement House Act, and the Pure Food and Drug Act. Eleanor Roosevelt’s activities during this era typified Progressivism—she was a member of the National Consumers League, the Women’s Trade Union League, the League of Women Voters, and the City Club of New York. An active leader in these groups, Eleanor Roosevelt championed maximum hour, minimum wage, and child labor laws; worker safety standards; and protective legislation for women workers.

rehabilitation—Making possible an efficient, compatible use for a historic structure or landscape through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, and architectural values.

restoration—Accurate depiction of the form, features, and character of a historic structure, landscape, or object as it appeared in a particular historic period by removing features from other periods and reconstructing missing features.

riparian zone—The interface between land and a stream or river. Plant communities along the river margins are called riparian vegetation and are characterized

by water-loving plants. Riparian zones are significant in ecology, environmental management, and civil engineering because of their role in soil conservation, their biodiversity, and the influence they have on aquatic ecosystems.

Rose Garden (Home of FDR NHS)—Garden located to the north of the FDR Home. Redesigned in 1912, it includes a perimeter lined with hemlock hedge, two garden rooms, rose and annual beds, and the graves of Franklin and Eleanor Roosevelt, marked by a plain white monument designed by FDR.

soundscape—Ambient sounds not caused by humans.

Springwood (Home of FDR NHS)—The NPS uses “Springwood” to refer to the 111-acre portion of the Roosevelt estate (the Wheeler Place) acquired by FDR’s father, which includes the big house and surrounds. FDR’s parents used the name for their entire estate, corresponding with the lands they owned between the Hudson River and the Maritje Kill, a stream halfway between Routes 9 and 9G.

stabilization—Rendering an unsafe, damaged, or deteriorated property stable while retaining its present form.

stakeholder—An individual, group, or other entity that has a strong interest in decisions concerning park resources and values. Stakeholders may include, for example, recreational user groups, permittees, and concessioners. In the broadest sense, all Americans are stakeholders in the national parks.

stewardship—The cultural and natural resource protection ethic of employing the most effective concepts, techniques, equipment, and technology to avoid or mitigate impacts that would compromise the integrity of park resources.

Stone Cottage (Val-Kill)—The first structure erected on the Val-Kill site as a home shared by Eleanor Roosevelt and her friends Nancy Cook and Marion Dickerman and originally called Val-Kill Cottage. A fieldstone-faced house in the Dutch vernacular style, it was a permanent home for Nancy and Marion from the time it was completed in 1927 to 1947, when they sold their interest in the property to Eleanor Roosevelt and moved to Connecticut. Following the dissolution of the Val-Kill Industries partnership in 1937 and Eleanor Roosevelt’s conversion of the adjacent **Val-Kill Shop** into a cottage for her own personal use, the two structures were jointly referred to as the Val-Kill Cottages. The National Park Service began referring to the original Val-Kill Cottage as Stone Cottage to avoid confusion with the converted shop building.

strategic plan—A National Park Service five-year plan that lays out goals and management actions needed in the near term to implement the general management plan.

sustainability—The quality of integrating economic, environmental, and equity (health and well-being of society) considerations in decisions so that the Earth’s resources are passed on to future generations in a healthy and abundant manner

sustainable design—Design that applies the principles of ecology, economics, and ethics to the business of creating necessary and appropriate places for people to visit, live, and work. Development that has been sustainably designed sits lightly upon the land, demonstrates resource efficiency, and promotes ecological restoration and integrity, thus improving the environment, the economy, and society.

sustainable practices/principles—Choices, decisions, actions, and ethics that will best achieve ecological/biological integrity; protect qualities and functions of air, water, soil, and other aspects of the natural environment; and preserve human cultures. Sustainable practices allow for use and enjoyment by the current generation, while ensuring that future generations will have the same opportunities.

Top Cottage (Home of FDR NHS)—A fieldstone-faced one-story building designed and built by FDR in association with architect Henry Toombs in the Dutch vernacular tradition. FDR built Top Cottage as a place to escape the pressures of the presidency and to serve as a future office for writing history and his memoirs during retirement. He incorporated several features in the design of Top Cottage to accommodate his wheelchair. The structure is located within the easternmost parcels of acreage that FDR added to the family estate lands. Situated at one of the county’s highest elevations, the porch at Top Cottage provides stunning views across the Hudson River. FDR never spent any time alone at Top Cottage, primarily because its isolated location made it difficult for the U.S. Secret Service to secure. FDR typically referred to this structure as Hilltop Cottage. Top Cottage and 40 acres of land were added to HOFR in 2002. Top Cottage is the only structure in the park with individual National Historic Landmark status.

traditional—Pertains to recognizable, but not necessarily identical, cultural patterns transmitted by a group across at least two generations. Also applies to sites, structures, objects, landscapes, and natural resources associated with those patterns. Popular synonyms include “ancestral” and “customary.”

traditionally associated peoples—May include park neighbors, traditional residents, and former residents who remain attached to a park area despite having relocated. Social or cultural entities such as tribes, communities, and kinship units are “traditionally associated” with a particular park when (1) the entity regards park resources as essential to its development and continued identity as a culturally distinct people; (2) the association has endured for at least two generations (40 years); and (3) the association began prior to establishment of the park.

universal design—The design of products and environments to be usable by all people to the greatest extent possible, without the need for adaptation or specialized design.

use fees—Charges for an activity or an opportunity provided in addition to basic free park services.

Val-Kill—An area situated within the historic boundary of the **historic Roosevelt Family Estate** on the banks of the Fall Kill. The site includes a number of historic buildings, including the **Stone Cottage**, **Val-Kill Cottage**, and the **Playhouse**.

Val-Kill Cottage (Val-Kill)—The term typically used to refer to the converted **Val-Kill Shop** building renovated into a private residence for Eleanor Roosevelt's use after 1937. Although the heading on her printed stationery was "Val-Kill Cottage," on at least one occasion Eleanor Roosevelt referred to this home as "the factory." The National Park Service sometimes refers to this building as **The Factory** to avoid confusion with **Stone Cottage**. (See also **Stone Cottage**.)

Vanderbilt Mansion National Historic Site—A 211.65-acre parcel of the 683.9-acre country estate known as **Hyde Park**, purchased by Frederick and Louise Vanderbilt in 1895. The NHS comprises the Mansion with original furnishings, Pavilion, two Gate Houses, Coach House, Powerhouse, manicured landscape, formal gardens and support structures (Gardener's Cottage and Tool Shed), woodlands, and the Bard Rock river landing. It does not include the Wales House or the Howard House, woodlands, farm or related structures situated on the east side of Route 9.

victory garden—Victory gardens, also called war gardens or food gardens for defense, were vegetable, fruit, and herb gardens planted at private residences in the United States, Canada, and United Kingdom during World War I and World War II to reduce the pressure on the public food supply brought on by the war effort. In addition to indirectly aiding the war effort, these gardens were also considered a civil "morale booster," in that gardeners could feel empowered by their contribution of labor and rewarded by the produce grown. Making victory gardens became a part of daily life on the home front.

viewshed—The area that can be seen from a particular location, including near and distant views.

visitor—Anyone who uses a park's interpretive, educational, or recreational services.

Visitor Experience and Resource Protection (VERP) framework—A visitor carrying capacity planning process applied to determine the desired resource and visitor experience conditions, and used as an aid to decision-making.

wayfinding—The ways in which people and animals orient themselves in physical space and navigate from place to place. Wayfinding is typically used in the context of the built environment to refer to the user experience of orientation and choosing a path, but it also refers to the set of architectural and/or design elements that aid orientation.

Appendix D: Visitor Experience Vision Statement

In considering what the sum of the visitor experience should be at Roosevelt-Vanderbilt National Historic Sites, the planning team reviewed the purpose and significance of the sites, gathered input from our partners and the public, analyzed current conditions, and arrived at the following vision statement. This vision for the visitor experience would be addressed in different ways and to varying degrees under each alternative.

People visiting the Roosevelt-Vanderbilt National Historic Sites, both virtually and through tours and diverse media on site, are introduced to places that reflect the historical, cultural, and personal significance of the historic residences and the larger landscapes that make up the parks.

Visitors are meant to understand that the Roosevelt birthplace was the President's home, haven, and political headquarters, as well as a laboratory and showcase for forestry and agriculture. They should come to view Val-Kill as the place where Eleanor Roosevelt expressed herself most fully and where she fashioned and carried out her social and political beliefs. They will learn that the Vanderbilt Mansion is a premier example of an "American country place" and representative of a period in the nation's history—the decades following the Civil War—marked by extreme economic, social, technological, and cultural change. Visitors should appreciate the importance of the sites' location along the Hudson River and the river viewsheds. All the while, they will be made aware that all three sites are units of the National Park Service.

Through well-developed orientation media, visitors are offered the information they need and the means to explore the sites, whether via park vehicles, other permitted conveyances, or on foot. In all programming (on-site, outreach, Web-based), the sites invite audiences to discover many personal and public dimensions of the historical figures being commemorated. Facilities are maintained to ensure that visits are safe and visually appealing.

Using a variety of techniques, the Roosevelt-Vanderbilt National Historic Sites reach a wide range of audiences. The park encourages people to think critically as they learn about the Roosevelt and Vanderbilt families and apply this to the context of their own lives. Ideally, both actual and virtual visitors will pursue additional information—either at the FDR Presidential Library and Museum or independently—and will engage actively in civic life.

At the end of their experience, people are provided with the opportunity to reflect on their visit and share their thoughts.

Appendix E: Visitor Experience & Resource Protection (Carrying Capacity)

The Process

One of the requirements of a general management plan is the identification and implementation of commitments for carrying capacity. To comply with this mandate, a process known as visitor experience and resource protection has been developed within the National Park Service. This process interprets carrying capacity not as a prescription of numbers of people, but as a prescription of desired ecological and social conditions. Measures of appropriate conditions replace measures of maximum sustainable use. Based on these conditions, the process identifies and documents the kinds and levels of use that are appropriate as well as where and when such uses should occur. The prescriptions, coupled with a monitoring program, are intended to give park managers the information and rationale needed to make sound decisions about visitor use and to gain the public and agency support needed to implement those decisions. A major premise of the visitor experience and resource protection process is that the characteristics of a management area, which are qualitative in nature, must be translated into something measurable to provide a basis for making wise decisions about appropriate visitor use. Since management actions are normally more defensible when based on scientific data, the process incorporates the concept of “limits of acceptable change” as part of the decision-making process. Desired resource or social conditions are expressed as explicit, measurable indicators; and standards (i.e., minimum acceptable conditions) are selected to determine whether the conditions are met or exceeded.

Resource indicators are used to measure impacts on the biological or physical resources, while social indicators are used to measure impacts on park users and park employees. The first critical steps of applying the visitor-experience- and resource-protection process to Roosevelt-Vanderbilt National Historic Sites will be accomplished as part of the general management plan.

These steps are:

- Develop a statement articulating the parks’ purpose and significance.
- Analyze park resources and existing visitor use.
- Describe the range of resource conditions and visitor experiences for the park as distinct management areas.
- Apply the management areas to specific locations of the park.

Subsequent to the preparation of the general management plan, the following steps will be taken to complete the process:

- Select quality indicators and specify associated standards for each management area. The purpose of this step is to identify measurable physical, social, or ecological variables that will indicate whether a desired condition is being met. Monitoring techniques for each management area are also selected and evaluated in this step.

- Compare desired conditions to existing conditions. Each management area will be monitored to identify any discrepancies with the desired resource and social conditions.
- Identify the probable causes of discrepancies in each management area.
- Identify management strategies to address discrepancies. Visitor use management prescriptions will start with the least restrictive measures that will accomplish the objective and move toward more restrictive measures, if needed.
- Carry out long-term monitoring. Monitoring provides periodic, systematic feedback to park managers to ensure that desired resource and visitor experience conditions continue to be achieved over the long term.

Once the indicators and standards are established, park managers can develop a monitoring plan to determine priorities and identify methods, staffing, and analysis requirements. The results of the monitoring analysis will enable park managers to determine whether a park's resources are being adequately protected and desired visitor experiences are being provided, and to take management actions necessary to achieve the goals of the Roosevelt-Vanderbilt National Historic Sites.

Examples of Indicators and Standards

The planning team developed the following examples of resource indicators and standards. These examples are preliminary and will be reviewed and revised by resource managers, based on the relative tolerance for resource impacts and judgment about the minimum conditions needed to maintain the desired experience.

Historic Core Zone

Example Resource Condition Standard: No historic structures, no designed landscapes, and no displayed collections are lost or damaged due to excessive or unauthorized use.

Example Resource Condition Indicator: Degradation of historic buildings, displayed collections, and/or cultural landscapes caused by excessive or unauthorized visitor use.

Example Social Condition Standard: No more than 10% of visitors will experience crowding that prevents satisfying participation in interpretive activities or programs.

Example Social Condition Indicator: The number of times per year that visitors experience excessive crowding during tours, programs, or participatory activities.

Cultural Landscape Preservation Zone

Example Resource Condition Standard: No additional natural areas or cultural landscapes are significantly trampled or eroded, with no new personal or unauthorized trails opened.

Example Resource Condition Indicator: Degradation of cultural and/or natural resources caused by excessive or unauthorized visitor use, such as off-trail hiking or use of all-terrain-vehicles.

Example Social Condition Standard: No more than 10% of visitors will experience crowding to a degree that prevents them from enjoying their landscape experience or will encounter visitors engaged in unauthorized uses.

Example Social Condition Indicator: The percentage of visitors per year who experience excessive crowding on trails or encounter visitors engaged in unauthorized uses.

Park Support Zone

Example Resource Condition Standard: No new cultural landscape areas are eroded or substantially damaged.

Example Resource Condition Indicator: Substantial degradation of natural resources and/or cultural resources caused by unauthorized or excessive visitor use, such as frequent overflow parking on park lawns.

Example Social Condition Standard: Visitors will experience overflow conditions no more than 20 days per year.

Example Social Condition Indicator: The number of days per year that visitors encounter overflow parking sufficient to impair their enjoyment of the parks.

Appendix F: Treatment, Use and Condition of Primary Historic Buildings

Building		Dates	Proposed Treatment
NAME; STRUCTURE #		CONSTRUCT; ALTER	NO ACTION
Home of FDR National Historic Site			
1.	FDR Home 101	c.1793, 1867, 1915–16	Preserve
2.	Laundry 102	c.1850	Preserve
3.	Stable (LCS: Coach House) 103	1886	Preserve
4.	Small Ice House 104	c.1850	Preserve
5.	Garage (LCS: Garage & Stables)105	c.1850, 1910, 1974 (reconst.)	Rehabilitate
6.	Greenhouse 106	1906	Preserve
7.	Greenhouse Tool House 114	1911; 1997 (stabilized)	Preserve
8.	Large Ice House 107	1898	Preserve
9.	Gardeners Cottage Garage 108	1906, 1916	Preserve
10.	Gardeners Cottage 109	c.1850	Preserve
11.	Duplex House 110	c.1886	Preserve
12.	Lower Shed 116	1911	Preserve

Proposed / Potential Use					Comment
ACTION ALTERNATIVE ONE	ACTION ALTERNATIVE TWO	NO ACTION	ACTION ALTERNATIVE ONE	ACTION ALTERNATIVE TWO	FMSS: ASSET #;FCI; RANK; API
Preserve	Preserve	Historic house museum	Historic house museum	Historic house museum	60451; 0.196 POOR; 100
Preserve	Preserve	Part of historic scene	Interpretive exhibits	Part of historic scene	60452; 0.344 POOR; 100
Preserve	Preserve	Part of historic scene	Interpretive exhibits	Interpretive exhibits	60455; 0.122 FAIR; 100
Preserve	Preserve	Part of historic scene	Part of historic scene	Part of historic scene	60458; 2.011 SERIOUS; 93
Rehabilitate	Rehabilitate	Educational use; Interpretive exhibits	Educational use; Interpretive exhibits	Educational use; Interpretive exhibits	60453; 0.155 POOR; 100
Preserve	Preserve	Park operations; Part of historic scene	Park operations; Part of historic scene	Park operations; Part of historic scene	60457; 0.417 POOR; 100
Preserve	Preserve	Park operations; Part of historic scene	Park operations; Part of historic scene	Park operations; Part of historic scene	60457; 0.417 POOR; 100
Preserve	Preserve	Part of historic scene	Part of historic scene	Part of historic scene	60459;0.122 FAIR;100
Preserve	Preserve	Storage	Storage	Storage	60462; 0.513 SERIOUS; 100
Preserve	Preserve	Admin space	Admin space	Admin space	60461; 0.205 POOR; 100
Preserve	Preserve	Residence	Residence	Residence	60463; 1.151 SERIOUS; 92
Preserve	Preserve	Part of historic scene	Part of historic scene	Part of historic scene	60456; 0.246 POOR;93

Building		Dates	Proposed Treatment
NAME; STRUCTURE #		CONSTRUCT; ALTER	NO ACTION
13.	Pump House 118	1916	Preserve
14.	Cold Frame 124	No Record	Preserve
15.	Lower Ram House 117B	1881	Preserve
16.	Ash Pit 121	No Record	Preserve
17.	Hot Bed 120	1933	Preserve
18.	Top Cottage Tbd	1938–39, 1999–2000 (restored)	Preserve
Newbold–Morgan Estate (part of Home of FDR)			
19.	Bellefield Mansion 401	c.1795, 1909–11	Rehabilitate
20.	Stone (LCS: New) Garage 402	1916–17	Rehabilitate
21.	Block (LCS: Old) Garage 404	1905	Preserve
22.	Yellow (LCS: Old) Barn 407	1800, 1860–1870	Rehabilitate
Eleanor Roosevelt National Historic Site			
1.	Val–Kill Cottage (LCS: The Factory) 501	1926, 1936–37, 1981	Preserve
2.	Stone Cottage 502	1925–26	Rehabilitate
3.	Dollhouse 504	1935, 1945 (moved)	Preserve

Proposed / Potential Use					Comment
ACTION ALTERNATIVE ONE	ACTION ALTERNATIVE TWO	NO ACTION	ACTION ALTERNATIVE ONE	ACTION ALTERNATIVE TWO	FMSS: ASSET #;FCI; RANK; API
Preserve	Preserve	Part of historic scene	Part of historic scene	Part of historic scene	73656; 0.240 POOR;100
Preserve	Preserve	Part of historic scene	Part of historic scene	Part of historic scene	80761; 0.494 POOR;100
Preserve	Preserve	Part of historic scene	Part of historic scene	Part of historic scene	60468; 10.484 SERIOUS;83
Preserve	Preserve	Part of historic scene	Part of historic scene	Part of historic scene	73658; 1.154 SERIOUS;100
Preserve	Preserve	Part of historic scene	Part of historic scene	Part of historic scene	80764 2.926 SERIOUS;100
Preserve	Preserve	Guided tours	Guided tours, some conference + meetings	Guided tours, some conference + meetings; partner events	60482; 0.000 GOOD;100
Rehabilitate	Rehabilitate	Park admin Hdq.	Park admin Hdq.	Park admin Hdq.	60436; 0.405 POOR; 92
Rehabilitate	Rehabilitate	Admin	Admin	Admin	60437; 0.166 POOR; 80
Preserve	Rehabilitate	Admin or storage	Admin or storage	Educational use	60439; 0.201 POOR; 80
Rehabilitate	Rehabilitate	Admin or storage	Admin or storage	Educational use	60438; 0.329 POOR; 80
Preserve	Preserve	Historic house museum; visitor contact; museum shop	Historic house museum; visitor contact; museum shop	Historic house museum; visitor contact; museum shop	60643; 0.023 GOOD; 100
Rehabilitate	Rehabilitate	Tours + exhibits	Tours + exhibits	Tours + exhibits	60644; 0.461 POOR; 100
Preserve	Preserve	Part of historic scene	Interpretive exhibits	Exterior interpreted	60647; 0.820 SERIOUS; 93

	Building	Dates	Proposed Treatment
	NAME; STRUCTURE #	CONSTRUCT; ALTER	NO ACTION
4.	Playhouse 505	1928–1941	Preserve
5.	Stable–Garage 506	1937	Preserve
6.	East Garden Shed 507	1937; 1963 (altered)	Preserve
7.	West Garden Shed 508	1940	Preserve
Vanderbilt Mansion National Historic Site			
1.	Vanderbolt Mansion 001	1896–1899	Preserve
2.	The Pavilion 002	1895	Preserve
3.	Gardeners Cottage 003	1875	Preserve
4.	Tool House 004		Preserve
5.	Coach House 005	1897, 1910	Preserve
6.	Main (LCS: Upper) Gate House 006	1898	Preserve
7.	Lower Gate House 007	1898	Preserve

Proposed / Potential Use					Comment
ACTION ALTERNATIVE ONE	ACTION ALTERNATIVE TWO	NO ACTION	ACTION ALTERNATIVE ONE	ACTION ALTERNATIVE TWO	FMSS: ASSET #; FCI; RANK; API
Preserve	Preserve	Interpretive exhibits; theater	Interpretive exhibits; theater	Interpretive exhibits; theater	60646; 0.131 FAIR; 100
Rehabilitate	Rehabilitate	Storage	Educational use	Interpretive exhibits; maintenance	60650; 0.559 SERIOUS; 93
Restore	Rehabilitate	Storage	Part of historic scene	Part of historic scene and to support Memorial	60648; 0.245 POOR; 87
Restore	Rehabilitate	Storage	Part of historic scene	Part of historic scene and to support Memorial	60649; 0.52 SERIOUS; 93
Preserve	Preserve	Historic house museum	Historic house museum	Historic house museum fee-generating	60492; 0.136 FAIR; 100
Preserve	Preserve	Visitor contact; museum shop; interpretive exhibits	Visitor contact; museum shop; interpretive exhibits	Visitor contact; museum shop; interpretive exhibit	60505; 0.159 POOR; 100
Preserve	Preserve	Residence	Residence	Residence	60507; 0.136 FAIR; 100
Preserve	Preserve	Part of historic scene; partner use	Part of historic scene; partner use	Part of historic scene; partner use	60524; 0.409 POOR; 100
Preserve	Rehabilitate	Exterior interpretation	Selectively furnished; interpreted	Exhibits; Adaptive reuse	60531; 0.091 GOOD; 100
Preserve	Preserve	Residence	Residence	Residence	60536; 0.187 POOR; 93
Preserve	Preserve	Residence	Residence	Residence	60538; 0.674 SERIOUS; 83

Building		Dates	Proposed Treatment
NAME; STRUCTURE #		CONSTRUCT; ALTER	NO ACTION
8.	Power House 008	1897	Preserve
9.	Loggia (LCS: Garden House) 011	1910	Preserve
10.	Large Pergola (LCS: Pool House) 012	1903; 1982 (restored)	Preserve
11.	Small Pergolas 1791014	1903; 1922 (altered); 1982 (restored)	Preserve
12.	Cold Frames 013	1900	Preserve
13.	Potting Shed 010	1874; 1982 (restored)	Preserve

Note: Buildings that rank below Asset Priority Index of 80 are not considered primary historic buildings and are not listed here. Cold Frames (API 47); Boiler House (API 55); and Stone House (API 73).

Proposed / Potential Use					Comment
ACTION ALTERNATIVE ONE	ACTION ALTERNATIVE TWO	NO ACTION	ACTION ALTERNATIVE ONE	ACTION ALTERNATIVE TWO	FMSS: ASSET #; FCI; RANK; API
Preserve	Preserve	Part of historic scene	Interpretive exhibits	Exterior interpreted	60541; 0.481 POOR; 93
Preserve	Preserve	Part of historic scene	Part of historic scene	Part of historic scene	60547; 0.109 FAIR; 93
Preserve	Preserve	Part of historic scene	Part of historic scene	Part of historic scene	60546; 0.058 GOOD; 93
Preserve	Preserve	Part of historic scene	Part of historic scene	Part of historic scene	60546; 0.603 SERIOUS; 93
Preserve	Preserve	Part of historic scene	Part of historic scene	Part of historic scene	60544; 0.261 POOR; 92
Preserve	Preserve	Part of historic scene; partner use	Part of historic scene; partner use	Part of historic scene; partner use	60543; 2.130 SERIOUS; 93

ere. All are within HOFR: Cinder Block Dairy Barn (non-historic, no API rating); Pump House Storage (API 56); Water Tower (API 67); Chauffeur's Building (API 19); Bellefield Cold

Appendix G: List of Classified Structures

	Park	Structure Name	LCS ID	Significance Level
1	HOFR	Duplex House	000666	Contributing
2	HOFR	Franklin D. Roosevelt Home	000667	Contributing
3	HOFR	Coach House	000668	Contributing
4	HOFR	(Reconstructed) Garage & Stables	000669	Contributing
5	HOFR	Laundry Building	000670	Contributing
6	HOFR	Large Ice House	000672	Contributing
7	HOFR	Greenhouse	000673	Contributing
8	HOFR	Small Ice House	000675	Contributing
9	HOFR	Greenhouse – Tool Shed	006556	Contributing
10	HOFR	Hot Bed	006557	Contributing
11	HOFR	Roosevelts' Grave	006558	Contributing
12	HOFR	Ash Pit	006559	Contributing
13	HOFR	Pump House	006560	Contributing
14	HOFR	Ram House	006561	Contributing
15	HOFR	Gardener's Cottage	006562	Contributing
16	HOFR	Gardener's Cottage – Garage	006563	Contributing
17	HOFR	Cold Frame	006564	Contributing
18	HOFR	Tennis Court Ruins	006566	Contributing
19	HOFR	Newbold–Morgan Estate – “Bellefield”	040000	State
20	HOFR	Newbold–Morgan Estate – Old Barn	040001	State
21	HOFR	Newbold–Morgan Estate – Stone House	040002	State
22	HOFR	Newbold–Morgan Estate – Old Garage	040003	State
23	HOFR	Newbold–Morgan Estate – New Garage	040004	State
24	HOFR	Newbold–Morgan Estate – Pump House	040005	State
25	HOFR	Newbold–Morgan Estate – Water Tower	040006	State
26	HOFR	Newbold–Morgan Estate – Cold Frames	040007	State

	Park	Structure Name	LCS ID	Significance Level
27	HOFR	Estates Road	040770	Contributing
28	HOFR	Flagstone Walk Around Springwood	040771	Contributing
29	HOFR	Gravel Walks at Rose Garden & Gravesite	040772	Contributing
30	HOFR	Lower Woods Road	040773	Contributing
31	HOFR	Newbold-Morgan Estate - Estates Road	040774	Contributing
32	HOFR	Newbold-Morgan Estate - Farm Road	040775	Contributing
33	HOFR	Newbold-Morgan Estate - Main Entrance Drive	040776	Contributing
34	HOFR	Newbold-Morgan Estate - South Boundary Service Rd.	040777	Contributing
35	HOFR	Newbold-Morgan Estate - Walks at Formal Garden	040778	Contributing
36	HOFR	River Wood Road	040779	Contributing
37	HOFR	Service Road (Kessler Property)	040780	Not Significant
38	HOFR	Service Road	040781	Contributing
39	HOFR	Trail Network	040782	Contributing
40	HOFR	Cast-Iron Hose Bibb at Vegetable Garden Site	040783	Contributing
41	HOFR	Newbold-Morgan Estate - Iron Pump at Windmill Site	040785	Contributing
42	HOFR	Newbold-Morgan Estate - Cistern At West Lawn	040786	Contributing
43	HOFR	Newbold-Morgan Estate - Well at West Lawn	040787	Contributing
44	HOFR	Sundial Base at Rose Garden	040788	Contributing
45	HOFR	Wood Trellis at Laundry	040789	Contributing
46	HOFR	Shed	040790	Contributing
47	HOFR	Concrete Bridge	040791	Contributing
48	HOFR	Ice Pond Dam	040792	Contributing
49	HOFR	Lilac Garden Wall	040793	Contributing
50	HOFR	Newbold-Morgan Estate - Albany Post Road Fence	040794	Contributing
51	HOFR	Newbold-Morgan Estate - Cemetery Fieldstone Wall	040795	Not Significant
52	HOFR	Newbold-Morgan Estate - Entrance Gates	040796	Contributing

	Park	Structure Name	LCS ID	Significance Level
53	HOFR	Newbold-Morgan Estate – Formal Garden Stone Walls	040797	Contributing
54	HOFR	Old Main Entrance Gate	040798	Contributing
55	HOFR	Ram House Foundations	040799	Contributing
56	HOFR	Old Standpipe Foundations	040800	Contributing
57	HOFR	Stone Boundary Wall at Route 9	040801	Contributing
58	HOFR	Stone Boundary Walls	040802	Contributing
59	HOFR	Stone Culverts At Lower Woods Road	040803	Contributing
60	HOFR	Stone Wall Along Trail Into Woods	040804	Contributing
61	HOFR	“Fala” & “Chief” Grave Markers	040805	Contributing
62	HOFR	Newbold-Morgan Estate – Ann Broom Headstone	040806	Not Significant
63	HOFR	Newbold-Morgan Estate – Gabriel Broom Headstone	040807	Not Significant
64	HOFR	Newbold-Morgan Estate – Sarah Broom Headstone	040808	Not Significant
65	HOFR	Newbold-Morgan Estate – Crook Family Headstone	040809	Not Significant
66	HOFR	“Worship” Statue	040810	Contributing
67	HOFR	Pump Control Mechanism	040811	Contributing
68	HOFR	Main Entrance Driveway	040812	Contributing
69	HOFR	Top Cottage	292452	National

	Park	Structure Name	LCS ID	Significance Level
1	ELRO	Stone Cottage	022294	Contributing
2	ELRO	Playhouse	022295	Contributing
3	ELRO	Dollhouse	022297	Contributing
4	ELRO	Stable-Garage	022315	Contributing
5	ELRO	West Garden Shed	022316	Contributing
6	ELRO	Swimming Pool & Pool Shed	022600	Contributing
7	ELRO	Stone Barbecue	022601	Contributing
8	ELRO	Tennis Court	022653	Contributing

	Park	Structure Name	LCS ID	Significance Level
9	ELRO	East Garden Shed	022697	Contributing
10	ELRO	Swing and Teeter Totter [Remnants]	022698	Contributing
11	ELRO	Bridge and Dam	022699	Contributing
12	ELRO	The Factory	022701	Contributing
13	ELRO	Flagpole	040820	Contributing
14	ELRO	Roadways	040821	Contributing
15	ELRO	Apple Orchard Gateposts	040822	Contributing
16	ELRO	Walkways	040823	Contributing
17	ELRO	Stone Walls	040824	Contributing
18	ELRO	Low Retaining Wall	040825	Contributing
19	ELRO	Stone Cottage Patio	040826	Contributing
20	ELRO	Trails	040827	Contributing

	Park	Structure Name	LCS ID	Significance Level
1	VAMA	Vanderbilt Mansion	001350	Contributing
2	VAMA	Tool House	001351	Contributing
3	VAMA	Main Gate House	001353	Contributing
4	VAMA	Power House	001354	Contributing
5	VAMA	The Pavilion	001355	Contributing
6	VAMA	Lower Gate House	001356	Contributing
7	VAMA	Gardener's Cottage	007503	Contributing
8	VAMA	Coach House	007504	Contributing
9	VAMA	Pool House	007505	Contributing
10	VAMA	Loggia	007506	Contributing
11	VAMA	Italian Gardens – Pergola (Large)	007507	Contributing
12	VAMA	White Bridge	007508	Contributing
13	VAMA	Rustic Bridge	007509	Contributing

	Park	Structure Name	LCS ID	Significance Level
14	VAMA	Lower Dam	007510	Contributing
15	VAMA	Power House Dam	007511	Contributing
16	VAMA	Railroad Bridge	007512	Contributing
17	VAMA	Albany Post Road Bridge (West Half)	007513	Contributing
18	VAMA	White Bridge Dam	007514	Contributing
19	VAMA	Historic Trails	040831	Contributing
20	VAMA	Bard Rock Road	040832	Contributing
21	VAMA	Main Entrance Road	040833	Contributing
22	VAMA	Coach House Road	040834	Contributing
23	VAMA	Lower Gate Road	040835	Contributing
24	VAMA	Service Road Along Hudson River	040836	Contributing
25	VAMA	Garden Ornament Fragments	040838	Contributing
26	VAMA	Potting Shed	040839	Contributing
27	VAMA	Boat Hook	040840	Contributing
28	VAMA	Cold Frames	040841	Contributing
29	VAMA	Dock Street Bridge	040842	Contributing
30	VAMA	Concrete Fence Posts	040843	Contributing
31	VAMA	Italian Gardens – Piers and Walls	040844	Contributing
32	VAMA	Cutting Garden Retaining Wall	040845	Contributing
33	VAMA	Cherry Walk Wall	040846	Contributing
34	VAMA	Italian Gardens – Pool	040847	Contributing
35	VAMA	Rose Garden Fountain	040848	Contributing
36	VAMA	Italian Gardens – Steps	040849	Contributing
37	VAMA	North Exit Gate	040850	Contributing
38	VAMA	North Property Line Wall	040851	Contributing

	Park	Structure Name	LCS ID	Significance Level
39	VAMA	Italian Gardens – Pergolas (Small)	040852	Contributing
40	VAMA	Bard Lane Retaining Walls	040853	Contributing
41	VAMA	Market Street Wall	040854	Contributing
42	VAMA	Route 9 Stone Wall	040855	Contributing
43	VAMA	Lower Gate	040856	Contributing
44	VAMA	West Entrance to Subway	040857	Contributing
45	VAMA	West Property Line Fence	040858	Contributing
46	VAMA	Italian Gardens – Paths	040859	Contributing
47	VAMA	White Bridge Riverside Curbing	040860	Contributing
48	VAMA	Main Entrance Gate	040861	Contributing

Appendix H: Selected Resources Consulted

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Corbis: Title page image of FDR; 15, top; 18, top.

Courtesy of Franklin D. Roosevelt Presidential Library: xiii; 16; 17, top; 18, bottom; divider pages for Part Six (Margaret Suckley).

Daphne Geismar: 56, top.

Matthew Garrett: Cover; title page images (except historic photos and Top Cottage); vi; vii; ix; xi; xiv; divider pages for Part One, Part Two, Part Three, Part Four, and Part Five; 8, top; 10, top; 11, top.

National Park Service:

Dave Hayes: 53, bottom.

Frank Futral: 12, top.

Hugh Duffy: 56, bottom.

Marjorie Smith: 12, bottom.

W.D. Urbin: Title page image of Top Cottage; viii; x; xv; 8, bottom; 9; 10, middle; 11, bottom; 28; 57; 58.

National Park Service Historic Photograph Collection, Harpers Ferry Center, photographer, Abbie Rowe: v.

National Park Service Historic Photograph Collection, Harpers Ferry Center, photographer unknown: 15, bottom; 17, bottom; 20.

Richard Cheek: 10, bottom; 11, middle; 53, top.

Roosevelt-Vanderbilt National Historic Sites Collection: 18, middle; 19 middle and bottom.