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CULTURAL LANDSCAPE REPORT FOR THE HOME OF FRANKLIN D. ROOSEVELT NATIONAL HISTORIC SITE

by

Kristin Theresa Baker

A thesis
submitted in partial fulfillment
of the requirements for the

Master of Science in Landscape Architecture Degree

State University of New York
College of Environmental Science and Forestry
Syracuse, New York

May 1999

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FOREWORD

All that is within me cries out to return to my home on the Hudson River
—Franklin D. Roosevelt

President Franklin Delano Roosevelt had a deep and lasting connection to "Springwood," his lifelong home in the Hudson River Valley. Encouraged by loving parents, young Roosevelt grew to know every rock and trees on the place. It is the only place where an American President was born, grew to maturity, and lies buried. FDR never severed the bonds to his home, using it throughout his life as a refuge, a sanctuary, and a gathering place where political aspirations turned into reality. It was where the sheer force of his will and the support of his family and friends allowed him to overcome his personal tragedy of paralysis from polio.

The lessons the land taught him would later be transformed into public policy, first in New York as Governor, and later nationwide as President. Reforestation, soil conservation, the preservation of National Parks and National Forests, the Civilian Conservation Corps: all can be traced back to his wanderings on the land at Hyde Park.

The staff at the Home of Franklin D. Roosevelt National Historic Site is very pleased to receive this Cultural Landscape Report. The report was prepared through a cooperative agreement between the State University of New York, College of Environmental Science and Forestry and the National Park Service. This project was truly a collaborative effort between site staff and the College. Special thanks are due to Kristin Baker and George W. Curry of the State University of New York, College of Environmental Science and Forestry and Charles Pepper and Gina Bellavia of the Olmsted Center for Landscape Preservation.

This report will form the foundation of a plan to preserve, and restore where necessary, the cultural landscape so critical to interpretation of FDR's life. It will help guide the development of the site now and into the future.

Paul B. Cole III
Superintendent

BAKER, KRISTIN T. "Cultural Landscape Report for the Home of Franklin D. Roosevelt National Historic Site." Typed and bound thesis, 552 pages, 1999.

This Cultural Landscape Report documents the changes in the landscape at the Home of Franklin D. Roosevelt National Historic Site in Hyde Park, New York. The Home of FDR was the home of the Roosevelt family for almost 80 years, starting in 1867 when James Roosevelt purchased the estate, and lasting until 1945 when FDR died and the site was turned over to the National Park Service. In this report, the site history was compiled into three historic periods. Based on a list of character-defining landscape features, the features on the site were identified and researched. The existing conditions of the site were then documented and resulted in an analysis comparing the landscape features in 1998. As a result the overall integrity of the site was evaluated.

This report is a result of research supported by an agreement with the National Park Service and the State University of New York College of Environmental Science and Forestry. The National Park Service's Olmsted Center for Landscape Preservation has identified the need to documents changes in the landscape over time in an effort to preserve the integrity of historic landscape as well as surrounding architectural elements usually associated with them.

Author's name Kristin T. Baker

Candidate for the degree of Master of Science in Landscape Architecture, May 1999

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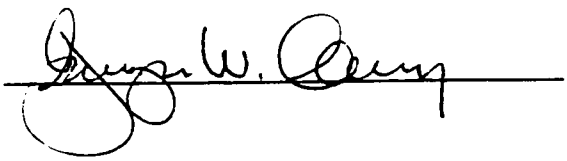
Signature of Major Professor 

PREFACE

Long ago, in the course of my career
I planted a forest, my old age to cheer.
I visioned a tree-shaded refuge and shrine
My hope and ambition -
The work of a lifetime -
My dream of the future -
A forest of pine.

As the first timid seedlings came up through the ground
I reluctantly left them, for Washington bound
Said I, "I'll be back from this brief jamboree --
Four years are but nothing
A mere passing moment,
An interval only
In the life of a tree."

Four years as it happened turned out to be doubled,
The world was in turmoil, our country was troubled,
And I was absorbed keeping watch on the Rhine -
The forest, it flourished,
It spread and it thickened,
It grew and it broadened,
My forest of pine.

Last spring I was happy as little Jack Horner,
My trees and my cottage were just round the corner.
The blow that befell would make anyone squirm -
While my pine trees were waiting,
Were spreading and growing -
Were <u>almost</u> a forest -
I GOT A THIRD TERM!

As my forest was growing from seedling to tree,
World events were uniting the land of the free -
And thus grew our part in democracy's stand -
Like my new little forest -
My flourishing forest -
My towering forest -
It covers the land.

—Franklin D. Roosevelt for his birthday, 1941.

ACKNOWLEDGEMENTS

The Cultural Landscape Report for the Home of Franklin D. Roosevelt National Historic Site was produced through a cooperative agreement between the National Park Service and the State University of New York College of Environmental Science and Forestry. Its development and production were a collaboration between the National Park Service's Olmsted Center for Landscape Preservation, the Roosevelt-Vanderbilt National Historic Site, and the Faculty of Landscape Architecture. Many individuals assisted in the completion of the report which the authors would like to recognize.

The Olmsted Center for Landscape Preservation was instrumental in initiating the project and provided assistance throughout its development. Thanks to Dr. Nora Mitchell, Director, and Charlie Pepper, acting Director. Special recognition goes to Gina Bellavia, Historical Landscape Architect and Project Director, for her support and guidance throughout the project.

The Roosevelt-Vanderbilt National Historic Site's administration and staff were totally committed and completely involved in all aspects of the report development. For this support and contributions to the project the authors are most appreciative. Thanks to Paul B. Cole III, Superintendent; Cindy Nielsen, former Deputy Superintendent; and Henry Van Brookhoven, Chief of Maintenance. Special thanks to David Hayes, Biologist (Natural Resource Specialist), for his endless enthusiasm, effort, and guidance. Thanks also to Anne Jordan, Chief Curator; Diane Lobb-Boyce, Park Ranger; Bill Urbin, Photographer; Jude Pfister, former Museum Register; Craig Jessup, former Museum Curator; Ron Galente, Supervisory Horticulturist; and Paul Laurelli, Gardener, for providing valuable information and reviewing the drafts of the report.

The Faculty of Landscape Architecture provided invaluable assistance during all phases of the study. Thanks to Professor Richard Hawks, Chair, for his enthusiasm and administrative support. Professor George W. Curry, my major professor, for his tireless assistance on this project and vast knowledge and devotion to the field of landscape preservation. Special thanks to Christine Capella-Peters, Visiting Professor and Historic Sites Restoration Coordinator, Central Regional Office, New York State Office of Parks, Recreation and Historic Preservation and Scott Shannon, Assistant Professor for the long hours they devoted to the project and the substantive comments they contributed to the many drafts of the report. Thanks also to Dr. Donald Leopold, Professor, Environmental and Forest Biology, for his role as reader of the report and identification of the site's plant material using historic photographs.

In addition I would like to thank the following people for their contributions. Carol Schmuckler for her work in editing the document and Gustavo Dallmann for his friendship and hard work producing the reports AutoCAD and CorelDraw maps.

Special thanks to my classmates, Paul, Barbara, Willow, and Kristen, for their support, endless humor, and friendship.

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INTRODUCTION

The Home of Franklin D. Roosevelt National Historic Site was the home of Franklin D. Roosevelt (FDR), 32nd President of the United States, and is:

> ...the only place in the United States where a President was born, grew to manhood and lies buries. It bears the stamp of his remarkable personality in boundless ways, both physical and intangible.[1]

The property was first purchased by FDR's father, James Roosevelt, in 1867. James Roosevelt instilled in his son a love for the Hudson River, the estate, and surrounding landscape. The features that captivated FDR— the house, formal garden, orchard, specimen trees, and commanding view of the Hudson River and Shawangunk Mountains— still remain for all to see.

Near the end of his life, FDR donated two parcels of land to the United States Government. The first parcel of 16.31 acres was donated in 1939 to the National Archives and Records Service, General Service Administration as the site of FDR's presidential library. The second parcel included 33.23 acres of FDR's 1614.16-acre estate and was donated in 1943 to the National Park Service (NPS). The NPS officially took over ownership in November of 1945, six months after FDR's death. This acreage included 'Springwood,' the main house, outbuildings, rose and vegetable gardens, orchards, and fields. The NPS has expanded the site to 216.64 acres of FDR's original 1614.16 acres during their ownership. Some 76.20 acres of the Bellefield property directly north of the Home of FDR were also acquired by the NPS.

The Home of Franklin D. Roosevelt National Historic Site (NHS) is in the town of Hyde Park, New York, 6 miles north of Poughkeepsie. It is 80 miles north of New York City and 70 miles south of the New York State Capital city of Albany (figure 0.1). The site is located on a bluff along the east side of the Hudson River and to the west of NYS Route 9 (Albany Post Road) (figure 0.2).

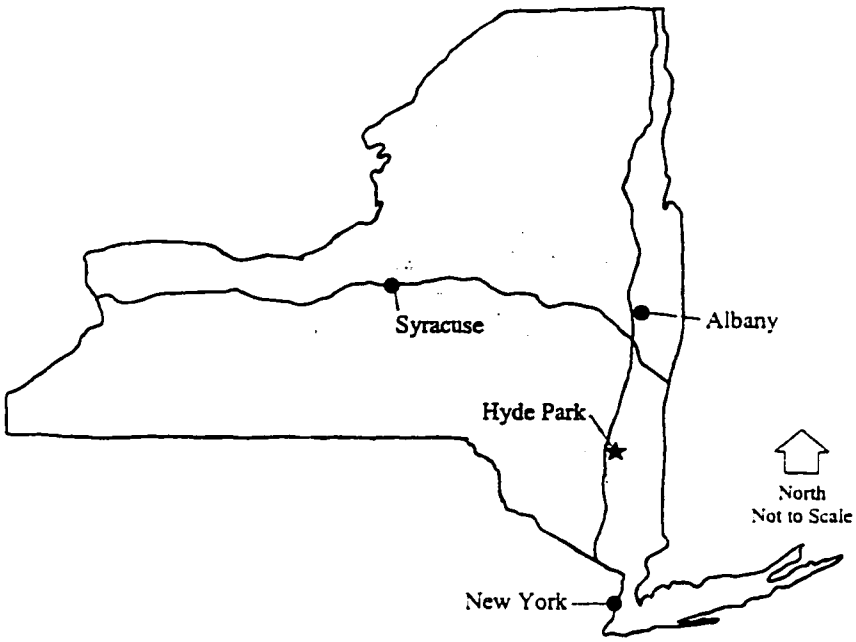


Figure 0.1: Context map: Albany, New York City, and Hyde Park, New York. (K. Baker, SUNY CESF, 1998).

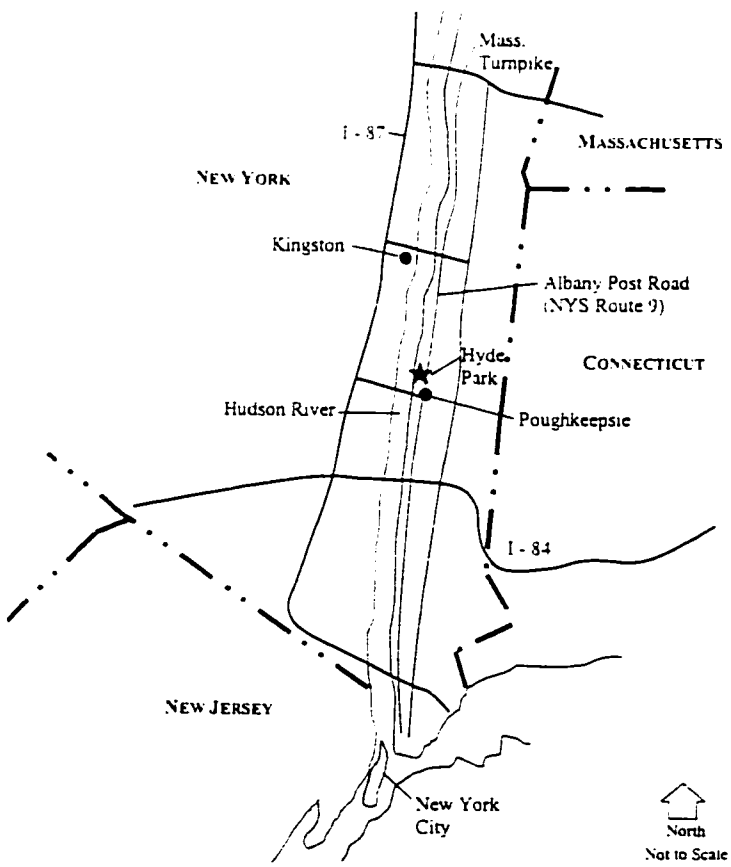


Figure 0.2: Location map: Hyde Park, New York and the Home of Franklin D. Roosevelt National Historic Site. (K. Baker, SUNY CESF, 1998).

Purpose of Cultural Landscape Report

A Cultural Landscape Report (CLR) is a comprehensive document that traces the history of a property and evaluates the existing condition of the property's attributes relative to their historic character. A CLR is a valuable tool in guiding park management decisions about treatment and use of a site; in establishing a preservation philosophy based on research, inventory, documentation, and analysis; and in providing information on the historic development, significance, and existing character of a landscape to enhance interpretation and maintenance of a historic property.[2]

The goal of this CLR is to identify the historic characteristics of the cultural landscape at the Home of Franklin D. Roosevelt NHS and provide the site with a comprehensive document to guide future projects. This CLR consists of three sections. The first section, Site History (Chapter's I-III), documents the evolution of the landscape and its character-defining features through a series of ownership periods that are important to the site. The second section, Existing Conditions (Chapter IV), documents the current conditions of the site and inventories the character-defining features of the landscape. The third section, Site Analysis (Chapter V), summarizes the historic condition and existing condition and evaluates each character-defining feature's contribution to the historic character during the period of significance.

Methodology

A thorough investigation of repositories and archives was conducted to understand and compile all pertinent information related to the site history. Extensive archival research was conducted at the Franklin D. Roosevelt Library and Home of Franklin D. Roosevelt NHS. Primary sources examined included diaries by Rebecca and Sara Roosevelt; correspondences by James, Sara, and Franklin Roosevelt; historic photographs; day books; aerial photographs (see Appendix A); and historic maps. Oral interviews with Curtis Roosevelt, eldest grandson of FDR, and site personnel were conducted to gain more information on the history of the site (see Appendix B). Secondary sources, including published books and articles regarding FDR, were also examined.

Published and unpublished reports completed by the National Park Service were also reviewed for this document. Reports such as historic structure reports, master plans, archeological surveys, and history of the property and Roosevelt family were valuable sources of information (see Appendix C).

The archival research for this report included three levels of investigation: exhaustive, thorough, and limited (see Appendix D). The Late Roosevelt Ownership Period was investigated exhaustively, the Early Roosevelt Ownership Period investigated thoroughly, and the Early Property Ownership investigated on a limited basis.

For the report to be effective, it presents a consistent narrative of the major elements in the evolution of the cultural landscape from one chapter to the next. These elements, referred to as character-defining features, were used to guide the report's organization.[3] Character-defining features discussed in one chapter are not discussed in subsequent chapters unless information regarding that feature was found. The following are the character-defining features to be discussed in this report:

Landscape Context- a description of the most immediate physical and visual context for the historic landscape (property boundaries, adjacent property, land use, etc.).

Natural Systems and Features- the natural aspects of the landscape often, during the process of manipulating the landscape, have a direct effect on the resultant form. Different from the natural context of the "Environment" section, "Natural Systems and Features' pertains to aspects of the historical landscape that are on the site or directly adjacent to it. The following natural aspects may be relevant to the historic landscape:

Physiography- the large scale physical forms and patterns of the landscape (hills, valleys, plateaus, ravines, and drumlins, etc.).
Geology- the history and physical natures of the surficial characteristics of the landscape (soils, rocks, structures, etc.).

Hydrology- the cycles and distribution of surface water and subsurface water of the historic landscape (aquifers, drainage patterns, water bodies, water tables, etc.).

Ecology- the relationship of living organisms and their environment in the landscape (plant associations, wildlife habitat, etc.).

Climate- the prevailing weather conditions of the landscape (precipitation, sun, temperature, wind, etc.).

Spatial Organization- the structure or order of the historic landscape; the three dimensional organization of physical and visual associations. The organization of elements creating the base, vertical, and overhead plane define and create spaces. The functional and visual relationship between these spaces is integral to the character of the historic landscape (open space, enclosed space, corridor space, etc.). Views and vistas are included in this category as an element of the spatial organization of this report.

Views and Vistas- the features that create or allow a view (natural, uncontrolled) or a vista (a controlled, designed feature). The views or vistas may be to or from the historic landscape (panoramic view, borrowed view or vista, etc.).

Topography- the inextractable framework of the landscape; the three dimensional configuration of the earth surface characterized by configuration (ground slope, configuration of contours, visual forms, etc.) and orientation (elevation, solar aspect, etc.) of the landscape.

Buildings and Structures- the elements built primarily for sheltering any form of human activity are buildings (houses, barns, garages, stables, etc.) and the functional elements constructed for purposes other than sheltering human activity are structures (bridges, windmills, gazebos, silos, dams, etc.). Included in this category are mechanical and engineering systems.

Mechanical Systems- the features and material which combine to provide utility service to the historic landscape (power lines, hydrants, culverts, etc.).

Site Engineering Systems- the systems and individual features which provide a physically stabilizing factor to all or a portion of the historic landscape (retaining walls, dikes, foundations, etc.).

Vegetation- the individual and associated deciduous or evergreen trees, shrubs, vines, ground covers, and herbaceous materials, whether indigenous or introduced. A major component of a constantly changing historic landscape (specimen tree, hedge, forest, orchard, bosquet, vegetable garden, agricultural field, perennial bed, etc.).
Circulation- the spaces, features and applied material finishes which constitute the movement systems of the historic landscape (paths, walks, plazas, squares, roads, parking facilities, etc.).

Water Features- the built features and elements which utilize water to create thematic or aesthetic elements within the historic landscape (fountains, pools, ponds, lakes, cascades, canals, streams, etc.).

Furnishings and Objects- the elements which provide detail and diversity while addressing functional needs and aesthetic concerns in the historic landscape (fences, benches, urns, flagpoles, sculptures, markers, monuments, signs, etc.).[4]

The scope of the project was adjusted to limit the amount of research conducted for certain features because of previous documentation or lack of time, therefore, the Early Property Ownership Period contains a limited amount of information. A discussion of the Natural Systems and Features on the site will not be included in any of the ownership periods. Since three thoroughly researched reports on Springwood, the greenhouse, and the outbuildings on the site exist, those features are discussed only briefly in this report. For a detailed discussion of the buildings on the site, refer to the following National Park Service documents: *Historic Structures Report, Home of Franklin D. Roosevelt, Architectural Data Section, Roosevelt-Vanderbilt Sites, Hyde Park, New York*; *Historic Structures Report: Greenhouse (HS 11), Home of Franklin D. Roosevelt National Historic Site, Hyde Park, New York*, DRAFT; and *Outbuildings, Historic Structures Report, Home of Franklin D. Roosevelt National Historic Site, Hyde Park, New York*, DRAFT.[5]

This report focuses on the original 33.23-acre site donated by FDR. Although the 16.31 acres of the Franklin D. Roosevelt Library are not under National Park Service jurisdiction, the character-defining features are an integral part of the Home of Franklin D. Roosevelt NHS and are included in the report at the request of site. Features within the area between the western boundary of the 33 acres and the Hudson River are discussed, but do not include an investigation of the natural resources or plantations. The lands located east of Albany Post Road that contained farming and the majority of the estate's forestry operations are not discussed.

The presentation of changes in the landscape are organized into three main sections based on the spatial organization of the site. Each space was further divided into subspaces. The character-defining features are discussed under the appropriate subspace. While some of the subspace names were used historically, many were created for this report. The spaces and subspaces are:

ENTRY SPACE - This section provides detailed information on the character-defining features within the fields and entrance road located east of the house, and includes: the **North Avenue Lot Subspace, Home Road Subspace**, and **South Avenue Lot Subspace** (figure 0.3).

HOUSE LOT SPACE - This section provides detailed information on the character-defining features surrounding Springwood, and include: the **Main Lawn Subspace, Service Area Subspace, Rose Garden Subspace**, and **Vegetable Garden Subspace** (see figure 0.3).

WOODLAND SPACE - This section provides detailed information on the character-defining features located west of Springwood, and include: the **Paddock Lot/Lower Orchard Subspace, River Wood Lot Subspace, Pond/Dam Subspace, Lower Field Subspace, Duplex Compound Subspace**, and **Plantation Subspaces.**

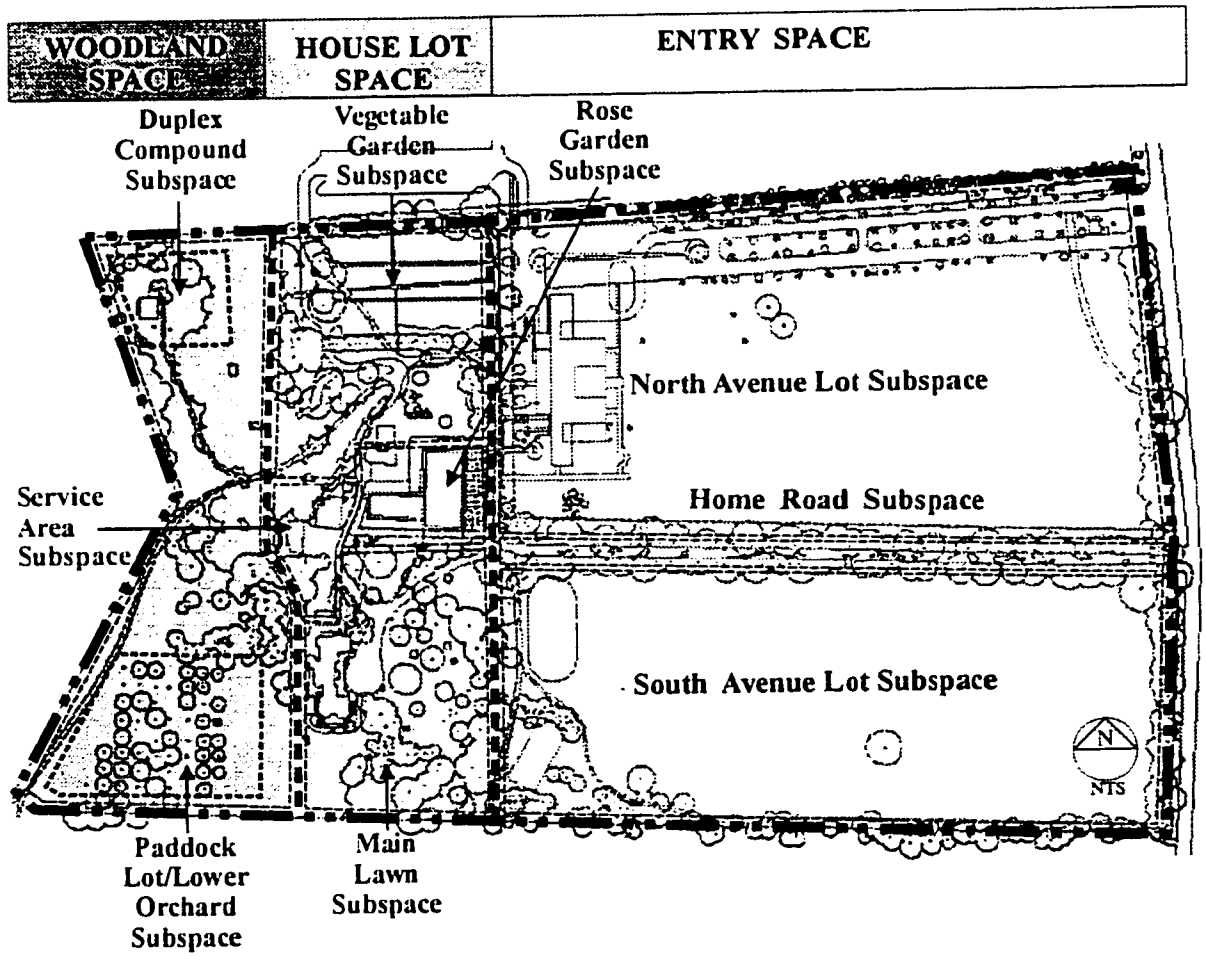


Figure 0.3: Diagram of spaces and subspaces of the Home of Franklin D. Roosevelt NHS. (K. Baker and G. Dallmann, SUNY CESF, 1998, based on the 1946 USGS map).

Organization of Report

Based on the history of the property, four stewardship periods were identified for this Cultural Landscape Report. These were organized into individual chapters:

I. EARLY PROPERTY OWNERSHIP (1697-1867)
II. EARLY ROOSEVELT OWNERSHIP (1867-1900)
III. LATE ROOSEVELT OWNERSHIP (1900-1945)
IV. NATIONAL PARK SERVICE OWNERSHIP (1945-EXISTING CONDITIONS)

Each of the ownership periods begins with a historic overview and narrative about the general history of the property. This narrative includes important events that occurred on the property, as well as the evolution of the surrounding areas that affected or influenced the development of the property. Following the overview is an in-depth description of the changes made to character-defining features of the property. Photographs, diagrams, and maps are included to support the text. A period plan, which graphically documents the central 33 acres of the property, is located at the end of each chapter to illustrate the information presented in the corresponding narrative. The 1867, 1900, and 1945 period plans were created using the 1946 United States Geological Survey map by eliminating or adding features that were present during the appropriate ownership period. The existing conditions map was created from the 1994 Historic Plant Inventory map produced by the Olmsted Center for Landscape Preservation.

The last chapter of the CLR includes a site analysis with three sections: a review of the statement of significance for the Home of Franklin D. Roosevelt National Historic Site, National Register of Historic Places Nomination Form; a comparison of the landscape features during the period of significance and existing conditions; and an evaluation of the site's integrity.

Historical Overview

Well before FDR was born, the land where the home of FDR National Historic Site is located was first claimed and divided up in 1697 by men known as the Great Nine Partners; thus the land was known as the Great Nine Partners Patent Land Grant. A section of this land grant, which fronted the Hudson River, was divided into nine water lots to give the nine partners equal access to the river.

Water Lot Six (the location of the Home of FDR) was first purchased in 1699 by William Creed, a wealthy merchant from New York City. From 1699 until 1845 the land was divided and sold numerous times. For much of that time, the property was owned by businessmen living in New York City who had tenants work the land for their profit, or simply rented the land. Over those years a house and entrance drive, lined with trees, were constructed on the property.

In 1845 Josiah Wheeler purchased the property and for the first time, the land was used by the owner as a seasonal residence. The Wheelers made the estate their home from 1845 to 1867. During those 22 years, they made many lasting contributions to the property, including installing a hedge garden, constructing many outbuildings, and creating a trotting course.

In 1867, Josiah Wheeler sold the property to a man he knew socially, James Roosevelt. The Roosevelt family had a long connection with the Hudson River Valley and Hyde Park area. It was James' great, great, great, great-grandfather, Claes Martenszen van Rosenvelt, who was first associated with the area. His son, Nicholas Roosevelt (1658-1742) had three sons, Johannes, Nicholas Jr., and Jacobus. Johannes (1689-?) made Long Island his home, establishing the Oyster Bay branch of the Roosevelt family (figure 0.4). Theodore Roosevelt Jr., 26th President of the United States, and his niece Eleanor Roosevelt were descendants of this branch of the Roosevelt family. The youngest brother Jacobus (1692-1776) made the Hudson River Valley area his home (see figure 0.4), establishing the Hyde Park branch of the Roosevelt family from which James Roosevelt was descended.

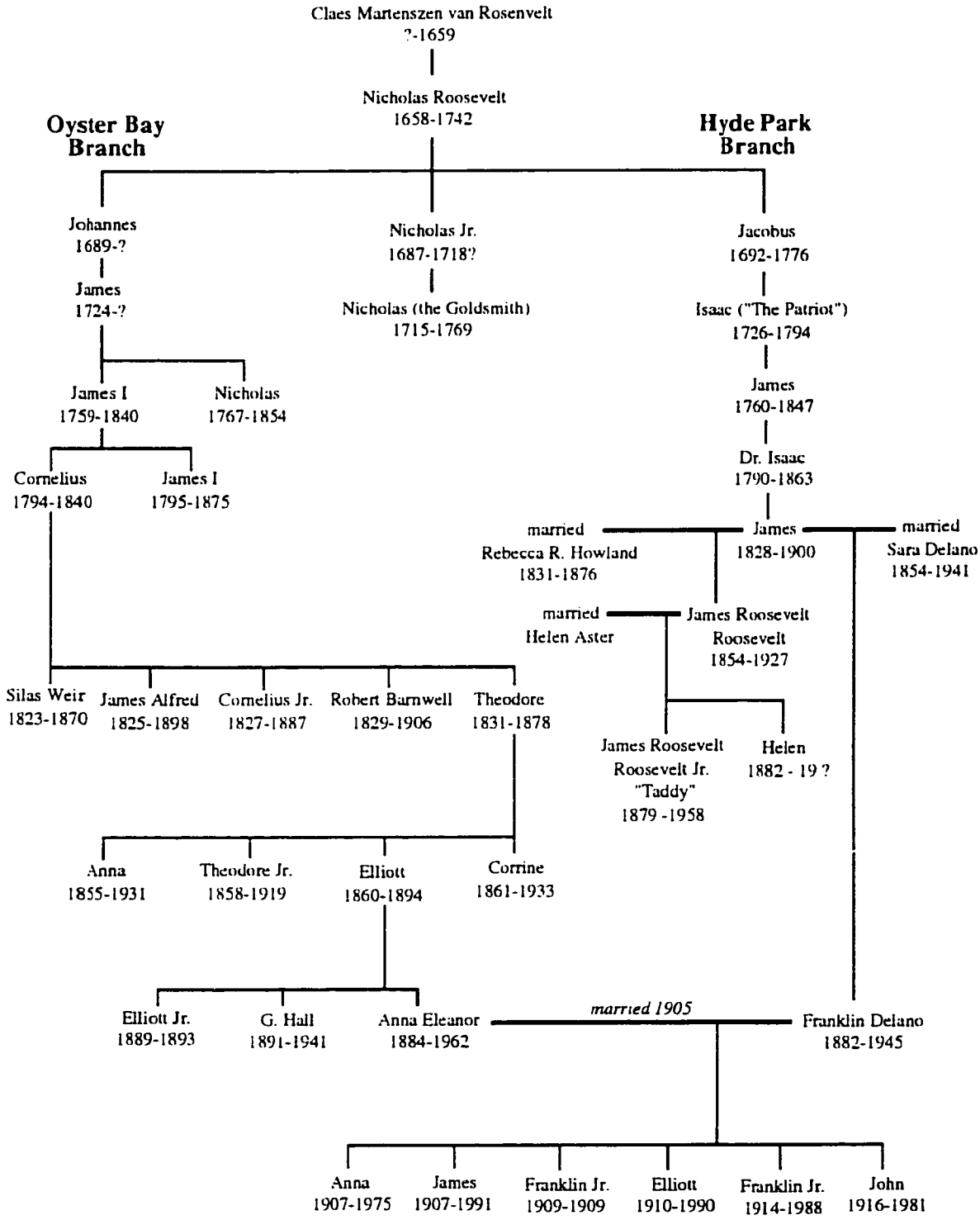


Figure 0.4: Roosevelt family genealogy. (K. Baker, SUNY CESF, 1998, based on Graham and Wander, Home of Franklin D. Roosevelt Library).

In 1867 James Roosevelt purchased the property from the Wheelers and lived there with his family until his death in 1900. The Hyde Park estate was also home to his first wife, Rebecca Howland, and son James. After Rebecca died in 1876, James remarried Sara Delano in 1880. They had one child, Franklin D. Roosevelt, in 1882. James Roosevelt was responsible for making lasting contributions to the property, including acquiring adjacent lands and expanding the estate, constructing a number of outbuildings, creating a dam and pond for water to the estate and ice in the winter, and installing an extensive vegetable garden. This estate was the only home FDR knew, and it was obviously one of his great loves. As a boy he spent a great deal of time sailing on the river and exploring the woods.

Upon James' death in 1900, the property was passed on to his wife Sara and FDR. Because the estate was so special to FDR, he made sure his children spent as much time as they could with their grandmother on the Hudson River. FDR further expanded the size of the estate and established a forestry program on the property.

The house, Springwood, served as campaign headquarters when FDR entered politics in 1910. He served in public office almost continuously from 1911 until he died in 1945, and was the only person to be elected to four terms as President of the United States. It was to this home that FDR would return as a resting place during his struggle with polio and while in office. Springwood was FDR's 'Summer White House,' and a stopover for a great many guests, including Winston Churchill, and King George VI and his wife, Queen Elizabeth, the Queen Mother, of England.

In 1943 FDR made his wishes about the future of the estate known when he drafted a deed to give a portion of the property to the United States of America as a National Historic Site. The deed to the 33.23-acre historic core stated that the site "...shall be maintained... in a condition as nearly as possible approximating the condition of the residence prevailing at the expiration of the life estate of Franklin D. Roosevelt..."[6] On April 12, 1945, FDR died in Warm Springs, Georgia. He was laid to rest within the rose garden he adored on April 15, 1945. FDR's contributions to the property included constructing a Presidential Library and various outbuildings, and implementing an extensive forestry and conservation program.

In November 1945 the National Park Service took over the site and remains its owner today. The primary goal of the Home of Franklin D. Roosevelt National Historic Site, according to the 1978 Statement of Management is:

> (a) to memorialize President Franklin D. Roosevelt and preserve his memory for future generations;
> (b) to interpret the home life of the President and his family; and
> (c) to illustrate a facet of man's relationship with his environment through the President's forestry and conservation ideas and practices.[7]

The NPS is responsible for changes to the property, the majority established to facilitate visitor use, including parking facilities, ticket booth, and informational signage. The National Park Service continues to replace historic vegetation that was lost over the years, and maintains Springwood, outbuildings, and rose garden as they were in 1945.

I. EARLY PROPERTY OWNERSHIP (1697-1867)

> *Hyde Park has one feature not often to be found in this country, namely good roads and plenty of shade. For a distance of ten miles there is a road... lined with tall maples, now, just turning crimson, which afford ample shade even from the noon-day sun, and makes travel a delight instead of a bore.*
>
> — Visitor to Hyde Park

Before Roosevelt family ownership, the estate had a substantial history and many owners. The property was part of a land grant known as the Great Nine Partners Patent, and specifically was a smaller division within this land grant known as Water Lot Six. Many features from the pre-Roosevelt ownership still exist today. Since extensive documentation already exists, this narrative of the estate's pre-Roosevelt history is brief and does not include a description of the entire acreage of Water Lot Six.

The Hudson River Valley

Well before the Roosevelts or any Europeans came to this region, the area of the Springwood estate was settled by Native Americans. An archeological survey conducted at the Home of Franklin D. Roosevelt National Historic Site in 1973 notes that this area (east of where the FDR Library is located) was traditionally believed to have been an Indian corn field.[1] Franklin D. Roosevelt himself recalled that "...the fields in front of my house and Mrs. James R. Roosevelt's house prove that an Indian encampment existed here...a good many arrowheads have been found in plowing."[2] In addition, "Indian bone needles" were also found on the property.[3] According to a 1977 archeological survey of the grounds at the Roosevelt Home, Native American artifacts were found on the property around and south of an old foundation close to the Hudson River.[4] The story of the Native American influence on the property was one FDR would recount throughout his adult life. In a 1931 article for the book *Gardens of Colony and State*, he wrote "...these broad fields were cultivated by the Wappinger tribe of Indians before the white man came... ."[5]

The recorded history of this property seems to have begun in the late seventeenth century. On May 27, 1697, Benjamin Fletcher, Governor of the Colony of New York (acting in the name of King William III of England), created a colonial patent land grant for a partnership of nine men, headed by Colonel Caleb Heathcote. The other partners included Major Augustine Graham, James Emott, Lt. Col. Henry Filkins, David Jamison, Hendryck TenEyck, John Aaretson, William Creed, and James Marshall.[6] The patent land grant, located just north of present day Poughkeepsie, was bounded on the west by the Hudson River and on the east by the historic New York-Connecticut state line (figure 1.1).[7] It included slightly more than 140,000 acres. The parcel had a river frontage extending six miles north and south along the Hudson River and widening rapidly eastward, so the majority of the patent was

approximately thirteen miles wide between its northern and southern boundaries, and fourteen miles wide between the river and its east boundary.[8]

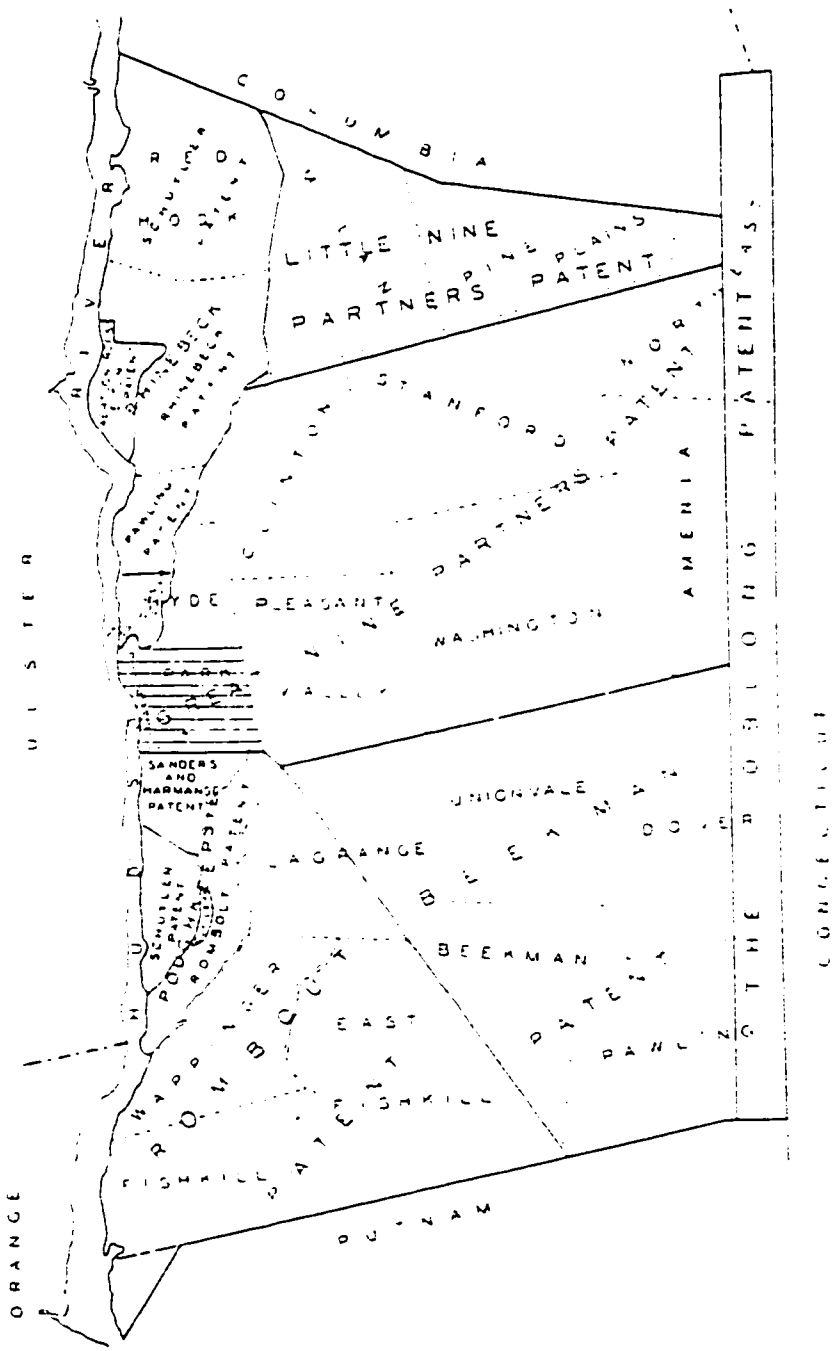


Figure 1.1: Map of the Nine Partner's Patent and other patents of land in Dutchess County, together with present town lines. (Eighteenth-Century Documents of The Nine Partners Patent, Franklin D. Roosevelt Library).

The partnership was originally called Heathcote and Company, as Colonel Heathcote was one of the most influential men in the colony, and this patent land grant was one of several Governor Fletcher had made to him. Public outcry over this excessive distribution of land to one man caused Heathcote to relinquish and sell some of his grants, this being one of those sold in 1697.[9] After Heathcote's withdrawal from the company, the other partners began to refer to themselves, and the grant itself, as the Great Nine Partners. The intent of the Great Nine Partners was speculative land sale, and selling products such as lumber and furs that were shipped to market in New York City via the Hudson River.[10] Income derived from the land was available to all partners equally. The land may have been rented to others who did the hunting/trapping and cutting of timber, but research for this document did not indicate what this arrangement was.

On May 8, 1699, the tract was first divided into 36 principal lots as well as 9 lots along the Hudson River (numbered from south to north) to ensure each partner equal access to the river.[11] This was known as the First Division of the Great Nine Partners Patent.[12] Each of the 9 water lots measured 660 yards wide along the Hudson River, four-and-a-half miles eastward, and consisted of approximately 1,000 acres. Varying topography and 'kills' (Dutch word for a stream or creek) defined the land.

The Nine Water Lots were owned by: Hendryck TenEyck (1), Lt. Col. Henry Filkins (2), Major Augustine Graham (3), James Emmot (4), John Aertson (5), William Creed (6), David Jamison (7), Caleb Heathcote (8), and Jarvis Marshall (9) (figure 1.2).[13] William Creed, a prosperous landowner and speculator from Jamaica, Long Island, drew the straw for Water Lot Six, which would become the location of the Springwood estate, but did not develop the land during his lifetime.[14]

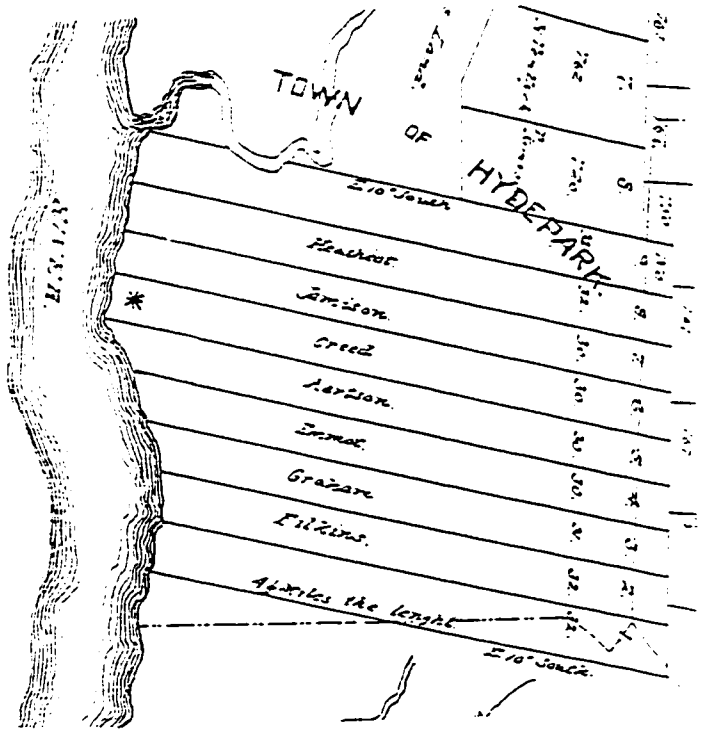


Figure 1.2: Nine Water Lots within the Nine Partners Patent, 1734 (the future site of the Home of Franklin D. Roosevelt NHS is indicated by asterisk). (The Home of Franklin D. Roosevelt NHS).

Around 1700 the earliest Europeans began to settle in this area, including Jacobus Stoughtenburg and his family. Although it is unknown what role he played in its development, the village that would become Hyde Park was known as "Stoughtenburg" for years.[15]

Throughout this period the major transportation route in this region was the Hudson River. However in 1703 an act established a "highway" from New York City to Albany on the east bank of the river, and the act specified that the highway be four rods (66 feet) wide.[16] The highway, known as the New York and Albany Post Road, transversed Water Lot Six (figure 1.3). At one time (date unknown), this road was known as "Highland Turnpike," but the origin of this name is unknown. The Abstract of Title suggests the name may have originated from a road company known as "Highland Turnpike Company" (date unknown), that may have either laid out the road or operated a transportation facility along it, although this is unconfirmed.[17] In spite of the highway, for most of the eighteenth century the river continued to be the major transportation route for people and goods, and the New York and Albany Post Road was not much more than a path.

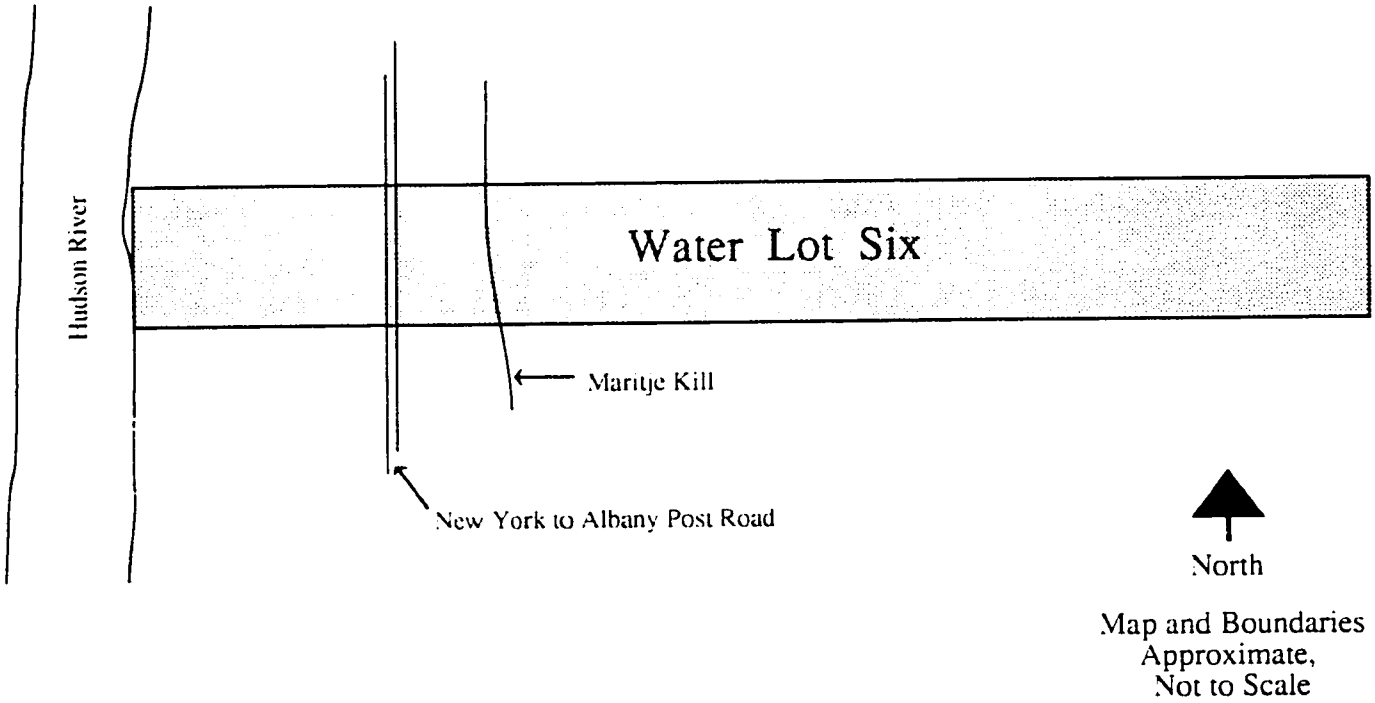


Figure 1.3: Diagram of Water Lot Six. (K. Baker, SUNY CESF, 1998).

The name "Hyde Park" was first used in March 1735 in the *New York Gazette* in reference to an estate located north of the Great Nine Partners land grant.[18] In spite of the land speculation and early ownership of the colonial patent land grant, a permanent residential settlement in this area did not begin until the 1740s. The area of Hyde Park was formerly included in the town of Clinton.

A large portion of the early settlers to the region were of Dutch origin and engaged in mixed farming of grain, livestock, vegetables, and orchard crops.[19] The assessed value of Hyde Park land increased tenfold in the 30 years between 1740 and 1770.[20] Wheat was grown in abundance, and in the late 1700s four grist mills (flour mills) were built along Crum Elbow Creek, which ran through the area to the north of Water Lot Six. By 1795 the village, while still a part of the town of Clinton, became unofficially known as Hyde Park, in recognition of the estate named after the royal governor of New York, Edward Hyde.[21]

Stagecoach travel on the New York and Albany Post Road began to affect the community of Hyde Park at the beginning of the 1800s.[22] Because Hyde Park was halfway between New York City and Albany, stagecoaches would stay the night in Hyde Park, creating a thriving hotel business in town. The Hyde Park Post Office was established in 1812, and the village was described as a "...pleasant, flourishing" community, with "...40 houses, a handsome new church and some other buildings."[23] In 1821 the township of Hyde Park was formally established with a population of 2,300.

Throughout the 1830s Hyde Park was the site of a thriving shipyard, one of the most important along the Hudson River. One ship from this yard, in particular, the *Novelty*, helped to revolutionize steamboating on the Hudson River.[24]

In 1850 a new form of transportation was introduced to the region when the Hudson Valley Railroad was constructed along the river, connecting Hyde Park to the rest of the state of New York and the country. After the Hudson River Railroad was established, Hyde Park and the lower Hudson Valley emerged as a major producer of ice for New York City. With this production came the rise of other industries, such as ice tool and sawdust companies (discussed in Early Roosevelt Ownership Period).[25] In addition, in the mid-1800s wealthy families from New York bought large tracts of river-front land along the Hudson River for new, luxurious estates. This trend not only changed the town's physical appearance, but also provided local people with additional employment opportunities.

Development of Water Lot Six

Throughout the development of Hyde Park, the Great Nine Partners Patent, particularly Water Lot Six, was also undergoing changes.

Water Lot Six was owned by William Creed from 1699 until his death in 1717, when it was divided in two sections for his grandsons, Augustine Creed taking the north half and William Creed taking the southern portion (figure 1.4). William did nothing to his property, and in 1733 sold it to Theodorus and Cornelius Van Wyck (see figure 1.4).[26] The entire patent land changed hands so many times between 1699 and 1730 that in 1734 a meeting was held in New York City of all people claiming title to any land in the Patent. At this meeting, the claims were adjusted and a Deed of Partition was signed by all members in the partnership; it was then that the Van Wycks exchanged their southern portion of Water Lot Six with John Everson for land he owned elsewhere in the patent (see figure 1.4).[27]

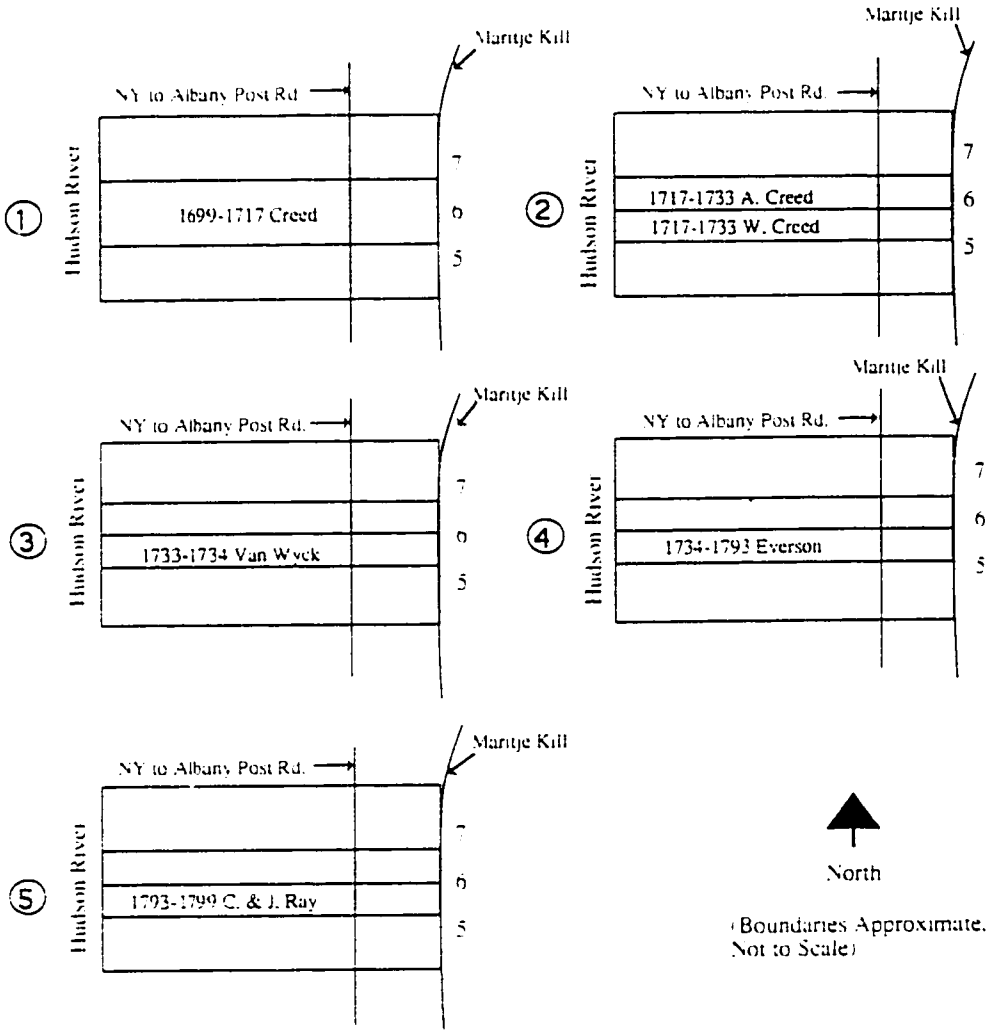


Figure 1.4: Changing ownership of Water Lot Six, 1697-1799. (K. Baker, SUNY CESF, 1998).

In 1772 John Everson died and left the property to his widow, Elza Ray Everson. Twenty-one years later, in 1793, wishing to liquidate her estate, she sold her half of Water Lot Six to her nephews, Cornelius and John Ray (see figure 1.4). The development of the Water Lot Six property was believed to have began in the 1790s during the ownership of the Everson/Rays. The entrance road, which ran from Albany Post Road to the house, was created in c. 1790s and lined with an allee of trees in 1793.[28] Like many homes in the Hudson River Valley, the house was located at the top of a steep bluff overlooking the Hudson River. The exact date the house was constructed is not known, although it may have existed as early as 1793. The original house was thought to have been a Federal-style farmhouse.[29] The building was rectangular, 46 feet long (N/S) by 39 feet wide (E/W), two-and-one-half stories, and may have been sided with clapboard.[30]

Despite evidence of a house and outbuildings from the 1793 deed and maps (figure 1.5 and figure 1.6), it seems neither Mrs. Everson nor the Rays lived on the property, but rented the land and remained absentee landlords from New York City.[31] Cornelius Ray was a leading mercantile and financial figure of New York City from 1790 to 1827, and John Ray was a moderately successful merchant and trader in the city.[32]

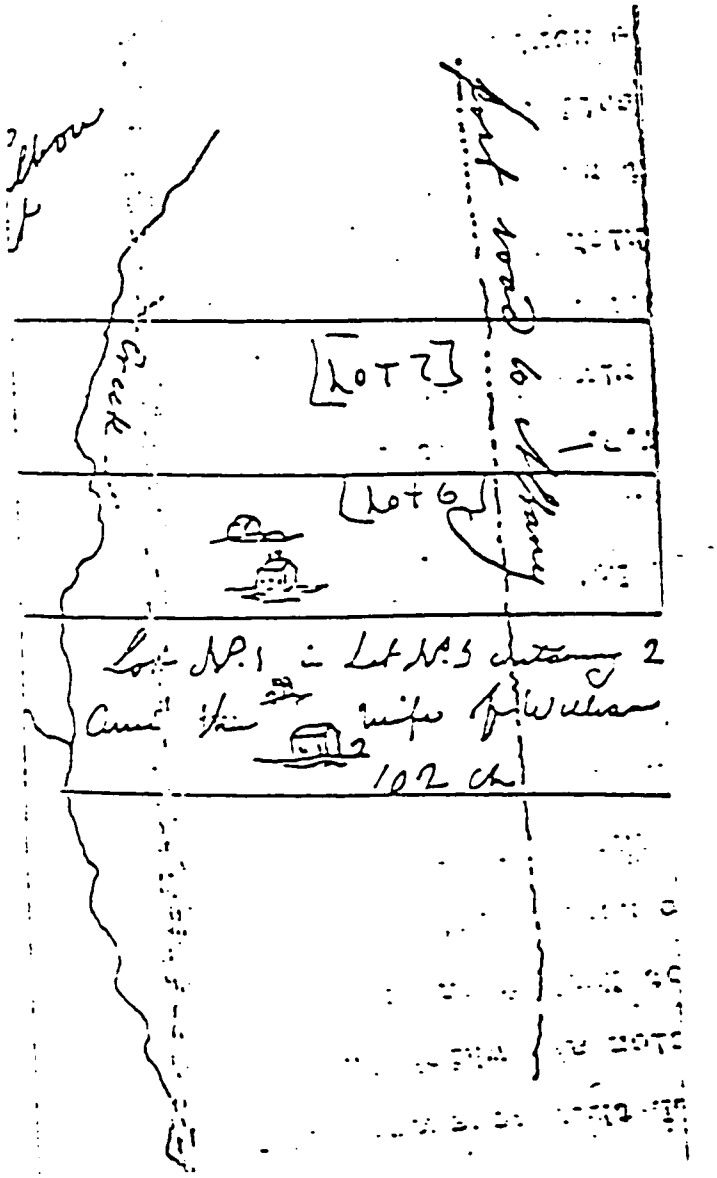


Figure 1.5: Map of Everson/Ray Estate, 1793. (Deed Book No. 12, pp. 134-135, January 17, 1793. The Home of Franklin D. Roosevelt NHS).

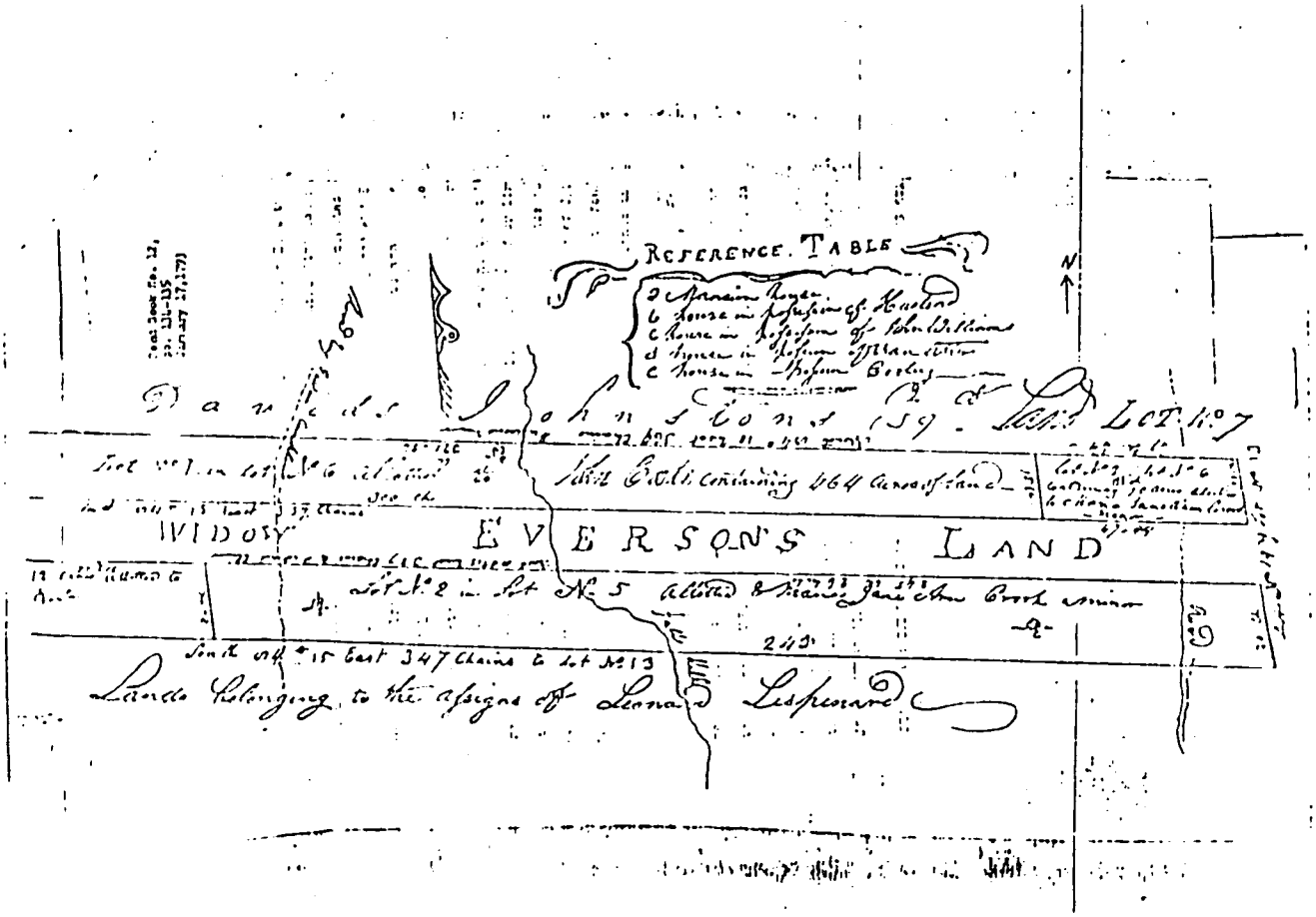


Figure 1.6: Map of Everson/Ray Estate, 1793. (Deed Book No. 12, pp. 134-135, January 17, 1793. The Home of Franklin D. Roosevelt NHS).

In 1799 Cornelius Ray divided the southern portion of Water Lot Six into two parcels (bounded by the Hudson River on the west and Maritje Kill to the east) and sold both portions (figure 1.7). It is unclear if the Rays kept the land from Maritje Kill to the east, or sold that land as well. In any case, the 76 acres of the south half of the southern portion of Lot Six were sold to Mrs. Anne Crooke Barber, who also the owned Water Lot Five to the south (see figure 1.7).[33] The 80-acre north half of the southern portion of Water Lot Six was sold to John Johnston on the same day in 1799. Johnston, a lawyer who later became the presiding judge of the Court of Common Pleas of Dutchess County, already owned and had built his home, Bellefield on the 175-acre northern portion of Water Lot Six, which he purchased in 1795.[34] Mrs. Barber sold the south half of the southern portion of the property to Captain Richard Whiley in 1810 (see figure 1.7).[35] Within a year, Whiley sold the land to John Johnston, which gave Johnston ownership of the entire Water Lot Six from the Hudson River to Maritje Kill (see figure 1.7).[36] Most likely it was then that the property became known as the Bellefield farm.

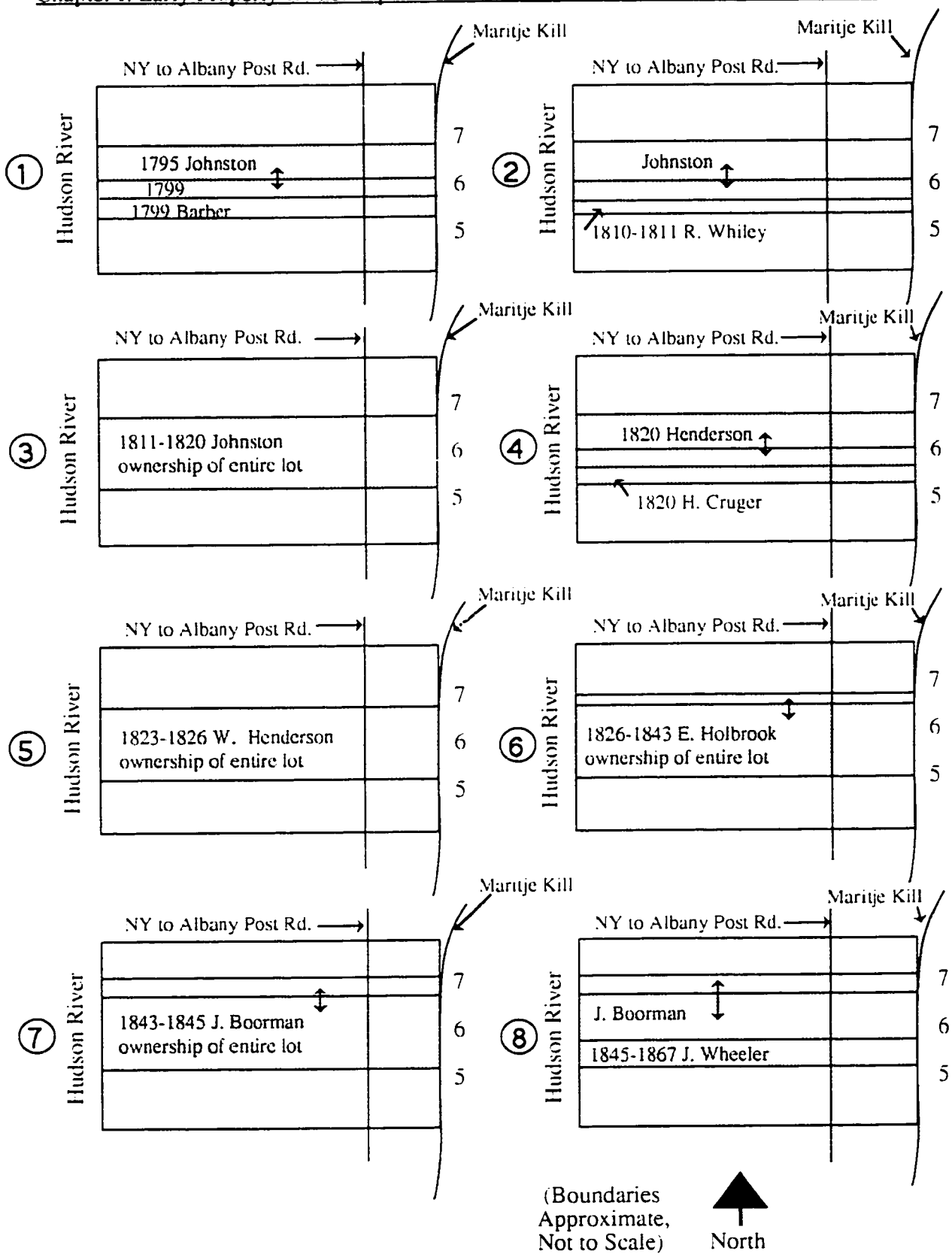


Figure 1.7: Changing ownership of Water Lot Six, 1799-1845. (K. Baker, SUNY CESF, 1998).

In 1820 John Johnston divided and sold off the 76-acre southern portion of Water Lot Six to Henry Cruger. A second sale in 1820, to William Henderson, consisted of the 80-acre north half of the southern portion of Water lot Six, as well as the northern portion of Water Lot Six, including Bellefield, for a total of 252 acres (see figure 1.7).[37] In 1823 Henderson purchased the 76-acre southern portion from Cruger, and Water Lot Six was once again under one ownership (see figure 1.7).

Ephraim Holbrook, a retired New York City merchant, purchased all of Water Lot Six from the Hudson River to Maritje Kill from William Henderson in 1826, and later acquired 153 acres of land to the north on Water Lot Seven to increase his land holdings to 405 acres (see figure 1.7).[38] The Holbrooks were full-time residents on the farm and active in local affairs. Holbrook served as a vestryman for the church, was a member of Hyde Park's town board of tax assessors, and was an overseer for maintaining the New York and Albany Post Road from the Poughkeepsie town line north to the village of Hyde Park.[39]

Seventeen years later, in 1843, James Boorman, a very successful businessman and one of the leaders in the organization of the Hudson River Railroad, purchased the 405 acres from Ephraim Holbrook, including the Bellefield farm (see figure 1.7).[40] In 1845 Boorman sold 94 acres (including the 76-acre southern section plus 18 acres from the northern half) of Water Lot 6 and the house attributed to the Eversons/Rays, to his son-in-law, Josiah Wheeler, for $1 (see figure 1.7).

Changes made to the southern portion of Water Lot Six (1845-1867)

During the Wheeler Ownership Period there were additions to the property that seem to indicate the estate was taking a new form, changing from a tenant farm to a seasonal home. The Wheelers established their mark on the property with changes to the house, the construction of new outbuildings, and additions to the landscape.

Landscape Context

The land directly north and south of Water Lot Six was under changing ownership during the Wheelers' occupancy of Water Lot Six. Boorman owned the northern portion of Water Lot Six, including Bellefield, and additional acreage of Water Lot Seven until his death in 1866. After his death, his daughter, Mary Boorman (Josiah Wheeler's wife), sold 131 acres of the north half of Water Lot Six to Francis U. Johnston (grandson of John Johnston, who had once owned the entire Water Lot Six and built the house Bellefield).[41] It is unclear if Josiah Wheeler increased the size of his estate, acquiring additional acreage from the Boorman property at the time of his father-in-law's death in 1866. At some point the Wheelers must have expanded their estate to 110 acres, the acreage of land later sold to James Roosevelt.[42]

The Wheelers also had neighbors to the south, on Water Lot Five. Water Lot Five was divided early on, date unknown, into a western and eastern portion. In 1840 Dudley and Mary Fuller of New York City purchased the western portion of Water Lot Five, which they owned until 1852, when they sold it to Dorothea A. Langdon of New York City.[43] Two years later, in 1854, Ms. Langdon sold the Water Lot Five estate to her daughter, Sarah Boreel, wife of James Boreel, for $1.[44]

Topography

The acreage of this site consisted of three major topographical zones: a relatively flat plateau extending from the Albany Post Road west for approximately 1500 feet to a north/south running ridge; the ridge slope; and the land extending from the bottom of the ridge to the Hudson River (figure 1.8).[45]

Springwood was located along the western edge of the plateau at the ridge line overlooking the Hudson River to the west. The top of this ridge line was approximately 180 feet above sea level and extended north and south for many miles along the eastern side of the Hudson River. The land sloped downward from this ridge line and the land between river and high plateau consisted of rough terrain with rocky ridges and deep ravines running parallel to the river. The highest elevation of the property was at the entrance to the property at the Albany Post Road, and the lowest elevation was at the Roosevelt Cove area and along the Hudson River shoreline.

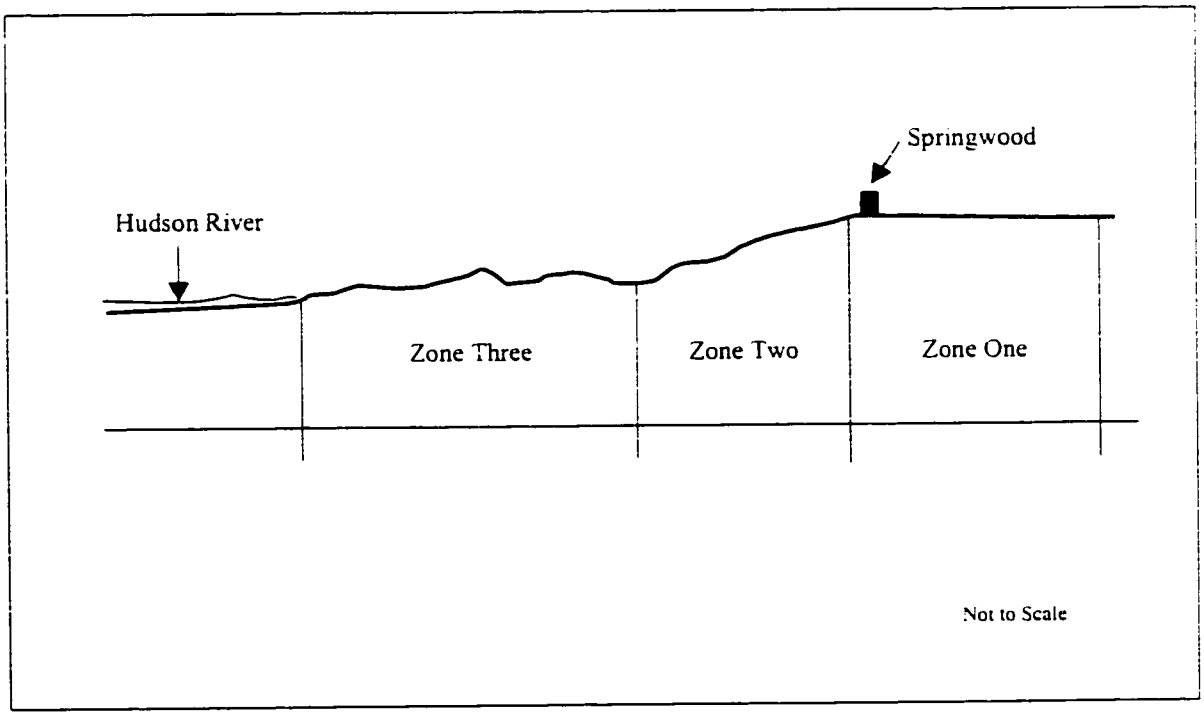


Figure 1.8: Topography of the Wheeler property. (K. Baker, SUNY CESF, 1998).

Spatial Organization

The Wheeler property consisted of three spatial divisions. The **Entry Space** was part of the flat upper plateau and located between the Albany Post Road to the east and the estate road to the west (figure 1.9). It was approximately 30 acres in size and square in shape. This space was defined to the north by vegetation along the property line, but the definer to the south is unknown. Vegetation along the Post Road somewhat limited views to the east. The **House Lot Space** was also located within the upper plateau, between the estate road to the east and the top of the north/south ridge line to the west (see figure 1.9). It was approximately 9.3 acres in size and rectangular in shape. The definer of the space to the north is unknown, but it was defined to the south by vegetation along the ridge. The **Woodland Space** consisted of the land from the ridge line to the east and the Hudson River shoreline to the west (see figure 1.9). The space was approximately 50.5 acres in size and rectangular in shape. The definers of the space to the north and south were not distinguishable because the woodland continued onto both properties. Whether this area was farmland, woodland, or a combination of both is unknown, but within the woodland were areas of thick vegetation that created a dense canopy with no views to the sky or out of the space.

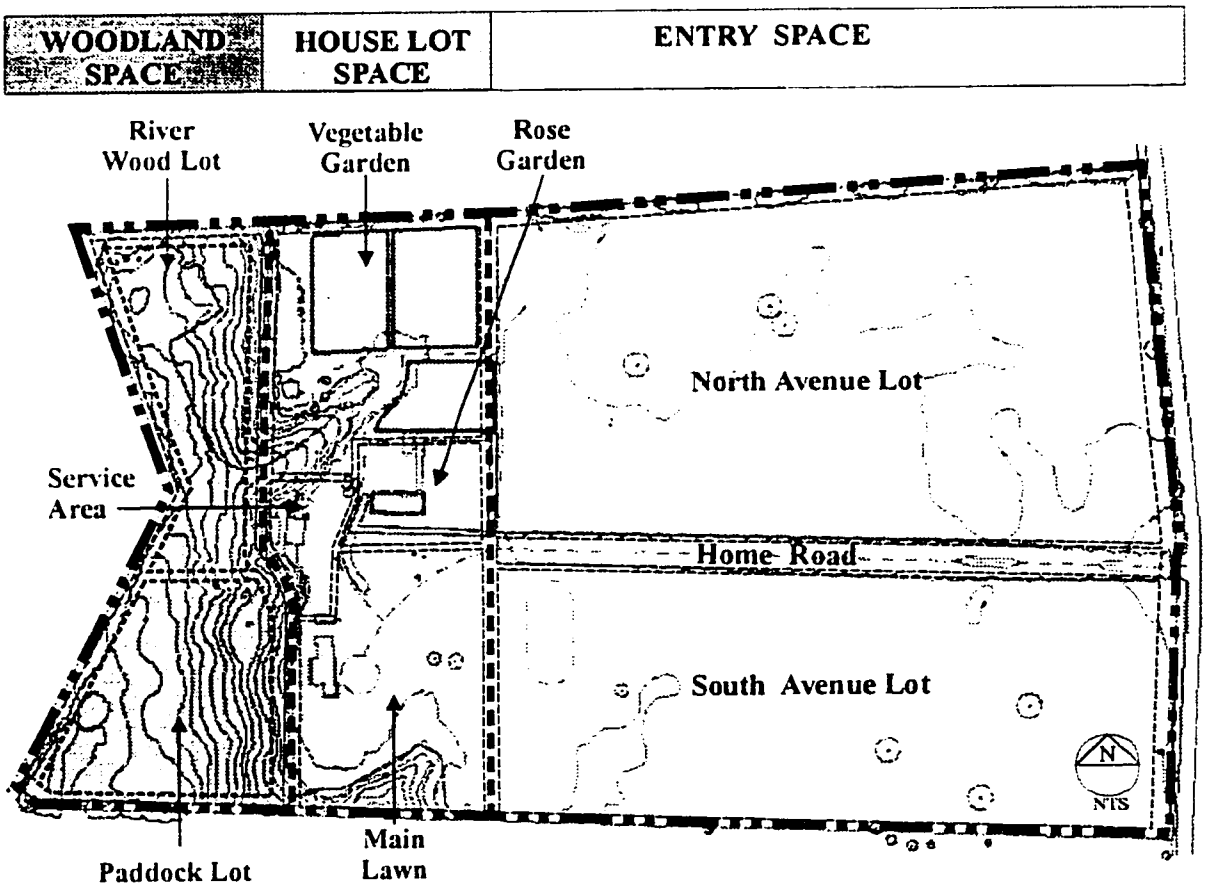


Figure 1.9: Organization of spaces within the Wheeler property. (K. Baker and G. Dallmann, SUNY CESF, 1998, based on the 1946 USGS map).

ENTRY SPACE

Spatial Organization

Within the entry space there were three smaller subspaces: the north avenue lot, the home road, and the south avenue lot (figure 1.10). The ***North Avenue Lot Subspace*** was located in the northern part of the entry space. The rectangular space was 17 acres and approximately 1,200 feet long (E/W) and 640 feet wide (N/S). The space was defined to the north by the vegetation along the Boorman property, to the south by the tree allée along the home road, to the east by trees and a stone wall along the Post Road, and to the west by the estate road and vegetable garden subspace. The ground was flat and consisted of field crops, species unknown, and white oak trees that were objects within rather than definers of the space. Views out of the space were partially screened to the south and the east across Post Road, but open to the sky.

The second space, the ***Home Road Subspace***, was in approximately the center of the entry space (see figure 1.10). The long, narrow rectangular space was 1.5 acres and approximately 1,200 feet long (E/W) and 40-60 feet wide (N/S). It was defined to the north and south by the trees of the allée, to the east by the Post Road, and to the west by the estate road. The ground was flat and consisted of both grass and compacted soil. Views out of the space were open.

The third subspace, the ***South Avenue Lot Subspace***, was located in the southern part of the entry lot (see figure 1.10). The rectangular space was 12.5 acres and approximately 1200 feet long (E/W) by 480 feet wide (N/S). It was defined to the north by the tree allée along the home road, to the south the definer is unknown, to the east by trees along the and a stone wall Post Road, and to the west by the main lawn subspace. A trotting course was located in the northwest section of the space and formed an internal subspace. The ground was flat and consisted of field crops and white oak trees that were objects within rather than definers of the space. The view out of the space was partially screened to the north and the east across Post Road, but open to the sky.

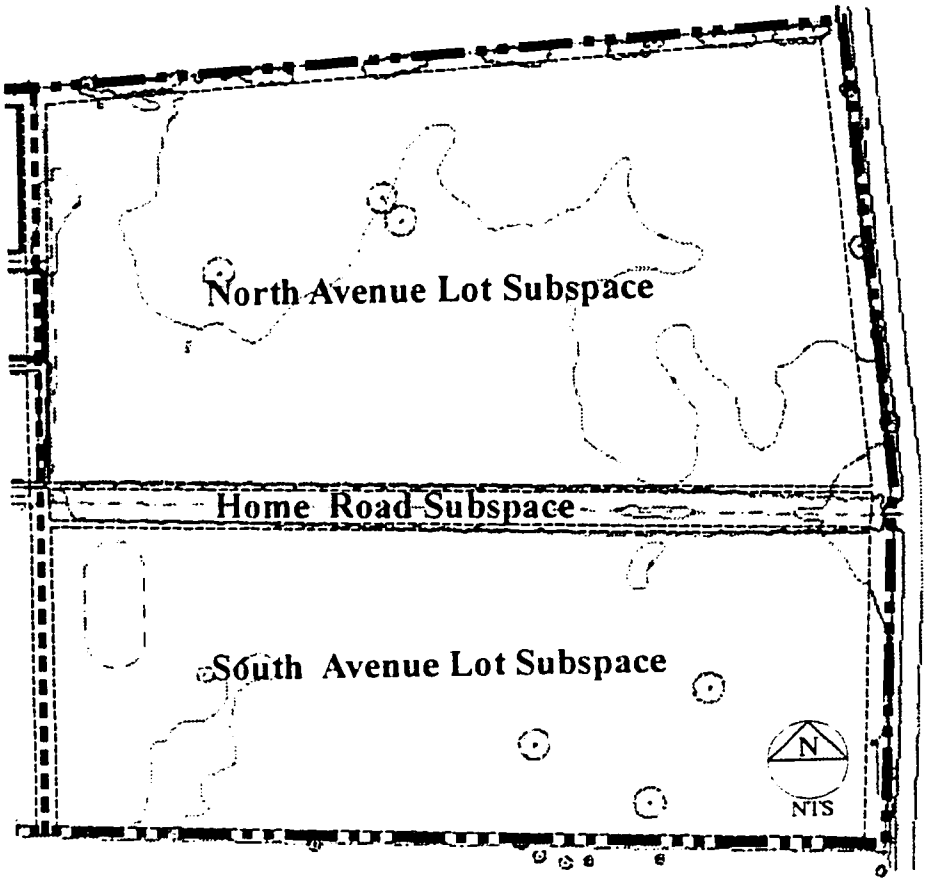


Figure 1.10: Spatial organization of the Entry Space including subspaces: the north avenue lot, home road, and the south avenue lot. (K. Baker and G. Dallmann, SUNY CESF, 1998, based on the 1946 USGS map).

North Avenue Lot Subspace

Topography

The topography of the north avenue lot was relatively flat and any changes that may have altered the grade are unknown.

Vegetation

Trees included at least three white oak trees (*Quercus alba*), date unknown, located in the northeastern section of the north avenue lot.

American sycamores (*Platanus occidentalis*) and maple trees (*Acer* spp.), date unknown, were located in the eastern portion of the north avenue lot along the Post Road (see Early Property Ownership period plan).[46] The exact location and spacing of these trees is unknown.

Although unconfirmed, field crops were likely planted in the north avenue lot during this period. The species of field crops is unknown.

Furnishings and Objects

A stone wall, date of construction unknown, was located along the Post Road and the eastern border of the north avenue lot, and extended south through the home road and south avenue lot subspaces (see Early Property Ownership period plan). The wall was constructed of local brown-colored fieldstone. Its exact location and size is unknown.

A boundary marker was installed by Josiah Wheeler in 1866. It was located at the northeast corner of the north avenue lot and west of the stone wall along Albany Post Road. The boundary marker was 1 foot long, 3 to 4 inches wide, and 1 foot high with a slightly rounded top. It was constructed of brown-colored fieldstone and was inscribed "JW 1866."

Home Road Subspace

Topography

The topography of the home road was relatively flat and any changes that may have altered the grade are unknown.

Vegetation

The home road allée was planted in c. 1793 along both sides of the home road.[47] The trees were planted in two, and in some areas, three rows of randomly planted maple (*Acer* spp.) and white pine (*Pinus strobus*) The understory is unknown.

Circulation

The home road, constructed in c. 1790, ran in an east-west direction from the Post Road to the house. The exact alignment and dimensions of this road are unknown. The surface of the home road was probably compacted soil.

Furnishings and Objects

A stone wall, date of construction unknown, was located along the Post Road and the eastern border of the home road, and extended north and south through the north and south avenue lot subspaces (see Early Property Ownership period plan). The wall was constructed of local brown-colored fieldstone. Its exact location and size are unknown.

South Avenue Lot Subspace

Topography

The topography, in c. 1850, of the south avenue lot was slightly altered with the addition of the trotting course. Because the ground was relatively flat, this feature only slightly altered the grade of the south avenue lot.

Vegetation

Trees within the south avenue lot included at least three white oak trees (*Quercus alba*), date unknown, located in the center section of the south avenue lot.

American sycamores (*Platanus occidentalis*) and maple trees (*Acer* spp.), date unknown, were located in the eastern portion of the south avenue lot along the Post Road. The exact location and spacing of these trees is unknown.

Although unconfirmed, field crops were likely planted in the north avenue lot during this period. The species of field crops is unknown.

Circulation

A trotting course, date unknown, was located in the south avenue lot field, east of the house and south of the entrance road. The exact alignment, dimensions, and material of the trotting course are unknown (see Early Property Ownership period plan).[48]

Furnishings and Objects

A stone wall, date unknown, was located along the Post Road and the eastern border of the south avenue lot, and extended north through the home road and north avenue lot subspaces (see Early Property Ownership period plan). The wall was constructed of local brown-colored fieldstone. Its exact location and size are unknown.

HOUSE LOT SPACE

Spatial Organization

Within the house lot space there were four smaller subspaces including: the main lawn, the service area, the rose garden, and the vegetable garden (figure 1.11). The ***Main Lawn Subspace*** was located directly west of the south avenue lot subspace and included the main house. The rectangular space was 2.9 acres and approximately 460 feet long (N/S) by 400 feet wide (E/W). It was defined to the north by the hemlock hedge, to the south by the vegetation along the ridge, to the east by the field crops of the south avenue lot subspace, and to the west by the plateau ridge line. Within the space were two internal subspaces, the east lawn and south lawn. The ground of the east lawn was relatively flat or slightly undulating and may have consisted of grass and specimen trees that were objects within rather than definers of the space. The location and canopy these trees created are unknown. The ground of the south lawn was flat and may have consisted of grass. Views out of the space were fairly open to the Hudson River to the west and to the sky.

The ***Service Area Subspace*** was located directly north of the main house (see figure 1.11). The roughly rectangular space was .3 acres and approximately 280 feet long (N/S) by 80 feet wide (E/W). It was defined to the north by the small ice house, to the south by the main house, to the east by the service road and hemlock hedge, and to the west by the shed. Within the space were other buildings that formed internal subspaces between them. The ground was flat and consisted of both grass and compacted soil, and later gravel. Views out of the space were heavily screened, but open to the sky.

The ***Rose Garden Subspace*** was located northeast of the main house (see figure 1.11). The rectangular space was .44 acres and approximately 160 feet long (N/S) by 220 feet wide (E/W). It was defined to the north by the hemlock hedge, to the south and east by the hemlock hedge, and to the west by the hemlock hedge and greenhouse. The configuration of the garden during this period is unknown. Views out of the space were heavily screened, but open to the sky.

The ***Vegetable Garden Subspace*** was located northeast of the main house and directly north of the rose garden (see figure 1.11). The square space was 3.4 acres and

approximately 400 feet long (N/S) by 400 feet wide (E/W). It was defined to the north by the a fence along the property boundary line, to the south by the hemlock hedge, to the east by the estate road, and to the west by vegetation along the ridge line. Within the space were three internal subspaces including the small vegetable garden, large vegetable garden, and orchard. The small vegetable garden was located in the southern section of the space. The ground was flat and consisted of fruits and vegetables, exact species unknown. The large vegetable garden was located in the northeastern section of the space. The ground was flat and plantings consisted of fruits and vegetables, exact species unknown. The orchard was located in the northwestern section of the space. The ground was flat and most likely consisted of grass or meadow grass and fruit trees that created a regular, enclosed canopy. The views out of the space were partially screened, but open to the sky.

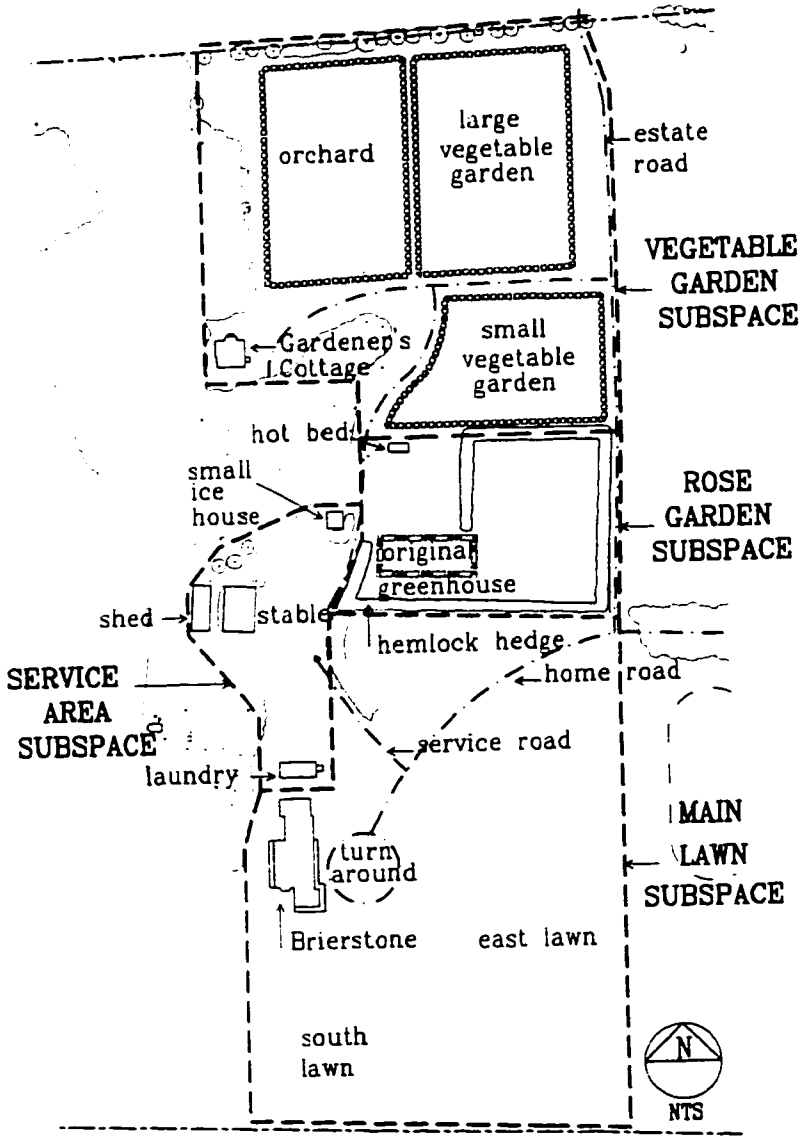


Figure 1.11: Spatial organization of the House Lot Space including the subspaces: main lawn, service area, rose garden, and vegetable garden. (K. Baker and G. Dallmann, SUNY CESF, 1998, based on the 1946 USGS map).

Main Lawn Subspace

Topography

The topography of the main lawn was relatively flat and any changes that may have altered the grade are unknown.

Buildings

The main house known as Brierstone (attributed to the Eversons/Rays) (HS 01) was enlarged, exact dates unknown. A three-story Italianate tower was constructed on the southeast corner of the house (see Early Property Ownership period plan).[49] The tower addition was sided with clapboards, color unknown. It had a pyramidal hipped roof, materials unknown. A covered porch or "piazza" was constructed on the east elevation of the house and also surrounded the tower to the south. An uncovered veranda was also added on the west elevation.[50] A two-story service wing on the north end may have been built by the Wheelers, but this cannot be verified by existing physical or documentary evidence.[51] Brierstone was sided with clapboard, the color of the building is unknown. It may have been a light color with dark trim, as shown in the earliest photograph of the house taken in 1881.

Vegetation

Although unconfirmed, grass areas surrounded the house and randomly planted specimen trees were located within the east lawn.[52]

A section of the Eastern hemlock hedge (*Tsuga canadensis*) associated with the rose garden hedge was planted in c. 1850 by the Wheelers. It extended south into the main lawn subspace and was located east of the service road. The extension was rectangular and approximately 60 feet long (N/S), width and height unknown. This hedge may have been planted to screen the service area.

Circulation

The home road continued through this space and curved in a southwest direction toward the front of the house (see Early Property Ownership period plan). The road terminated in a turn-around located directly east of the house.[53] The exact alignment, dimensions, and materials of the home road and turn-around are unknown.

A service road may have been established during this period, exact date unknown. This road branched off from the home road and extended northwest towards the service area (see Early Property Ownership period plan). The exact alignment, dimensions, and materials of this road are unknown.

Service Area Subspace

Topography

The topography of the service area was altered during this ownership period with the construction of various outbuildings, but the extent of these changes to the grade is unknown. The ground was relatively flat.

Buildings

A laundry (HS 12) was constructed in c. 1850. It was located 15 feet north of Brierstone (see Early Property Ownership period plan). The building was rectangular, 30 feet

long (E/W) by 14 feet wide (N/S), and one story high.[54] The laundry was sided with clapboards, color unknown. It had a side-gabled roof, materials and color unknown. Doors were probably located on the north and south elevations, exact number and location unknown.

A stable (HS 04) was constructed in c. 1850, located 150 feet north of Brierstone and along the ridge line (see Early Property Ownership period plan). The building was rectangular, 44 feet long (N/S) by 30 feet wide (E/W), and two stories high.[55] The basement or ground floor was located at grade on the west elevation. The stable was sided with clapboards and painted red, gray, or both.[56] It had a center-gabled roof with slate shingles, color unknown.[57] Double doors were located at the center of the east elevation and in the center of the west elevation.

A small ice house (HS 06) was constructed c. 1850, located 260 feet north of Brierstone (see Early Property Ownership period plan). The building was rectangular, 16 feet long (N/S) by 14 feet wide (E/W), and 8 feet high. The small ice house was sided with "drop siding," and painted gray.[58] It had a front-gabled roof with wood shingles, color unknown. The small ice house had two roofs separated by 2-inch by 3-inch sleepers that gave the building more efficient insulation. A small double door was located in the center of the north elevation.

A shed (HS 05) was constructed in c. 1850, located west of the stable and 180 feet northwest of Brierstone (see Early Property Ownership period plan).[59] The shape, size, materials, and color of this building are unknown.

Circulation

A service road was probably established c. 1850 and ran between the house, stable, and coach house. The exact alignment, dimensions, and surface material are unknown, but was probably a compacted soil surface.

Rose Garden Subspace

Topography

The topography of the rose garden was relatively flat and any changes that may have altered the grade are unknown.

Buildings

A greenhouse was constructed in the 1850s. It was located in the southwestern corner of the rose garden (see Early Property Ownership period plan). The exact size of this greenhouse is unknown, but it was composed of two sections, a rose house and grapery, with an underground rose pit located on its north side.[60]

Vegetation

An Eastern hemlock hedge (*Tsuga canadensis*) was planted in c. 1850 by the Wheelers, located northeast of Brierstone (see Early Property Ownership period plan). The exact height and width of the hedge is unknown, as are the number or location of the entrances to the garden.

A fruit, vegetable, and flower garden is thought to have been created in the early 1800s, although this is unconfirmed.[61] It was referred to as the 'old garden,' and located within the hemlock hedge. The garden was rectangular and approximately one-half-acre in size. The exact location, and species of the vegetation in the garden is unknown.

Vegetable Garden Subspace

Topography

The topography of the vegetable garden was relatively flat or slightly undulating, with only moderate changes in grade. The topography of the southwest section of the vegetable garden subspace contained a steep slope facing west. Any changes that may have altered the grade are unknown.

Buildings

A gardener's cottage (HS 15), also known as the "Gingerbread House," was constructed in c. 1850.[62] It was located 420 feet north of Brierstone and northeast of the rose garden. The building was rectangular, 28 feet long (E/W) by 26 feet wide (N/S), and two stories high (see Early Property Ownership period plan). The Carpenter Gothic-style building was sided with vertical board and batten, color unknown. It had a cross-gabled roof with wood shingles, color unknown. A door was located in the center of the north elevation; the number and location of additional doors is unknown.

Vegetation

A vegetable garden and apple orchard, was established during the Wheeler Ownership Period, exact date unknown. The exact configuration of the vegetation within the orchard and garden and the types of crops planted is unknown (see Early Property Ownership period plan).[63]

Circulation

An estate road connecting the Wheeler property to the Boorman property to the north may have been established during this period, exact date unknown.[64] The estate road began at the home road, directly east of the hemlock hedge, and extended northward, past the vegetable garden, to the northern boundary line (see Early Property Ownership period plan). The dimensions and materials of the road are unknown.

A garden road may have been established during this period, although this is unconfirmed.[65] This road ran from the estate road to the east and extended west to the top of the ridge, where it split into two roads. One road continued west to the gardener's cottage and the other ran in a southwesterly direction and joined the service road (see Early Property Ownership period plan). The exact alignment, dimensions, and materials of this road are unknown.

Furnishings and Objects

A post and wire fence was located within the large garden, although it is unknown when it was constructed or its size and shape. The 1866 deed describing the boundaries of the 131-acre Bellefield estate made reference to this fence, as the boundary was "in a direct line with a post and wire fence that runs along the north side of the garden... ."[66]

WOODLAND SPACE

Spatial Organization

Within the woodland space there were two smaller subspaces including the paddock lot and the river wood lot (figure 1.12). The ***Paddock Lot Subspace*** was located directly west of Brierstone. The space was rectangular, approximately 1.5 acres, and 360 feet long (N/S) by 240 feet wide (E/W). The definer of the paddock lot to north is unknown, but it was defined to the south by the trees along the property boundary, to the east by the ridge, and to the west by the vegetation of the wood lot. From the ridge line eastward, the ground was downward sloping and undulating. Views out of the space were partially screened by the vegetation to the south and west and the steep hill to the top of the ridge to the east, but open to the sky.

The second space, the ***River Wood Lot Subspace***, was located to the west of the paddock lot subspace (see figure 1.12). The rectangular space was 49 acres, approximately 2,600 feet long (E/W) by 1,000 feet wide (N/S). The definers of the space to the north and south were not distinguishable, but defined to the east by the paddock lot and ridge line and to the west by the Hudson River. The ground varied from flat to undulating to deep ravines, and consisted of rock outcrops, understory vegetation and trees. The exact composition of the vegetation and the type of canopy it created is unknown. Views out of the space were heavily screened.

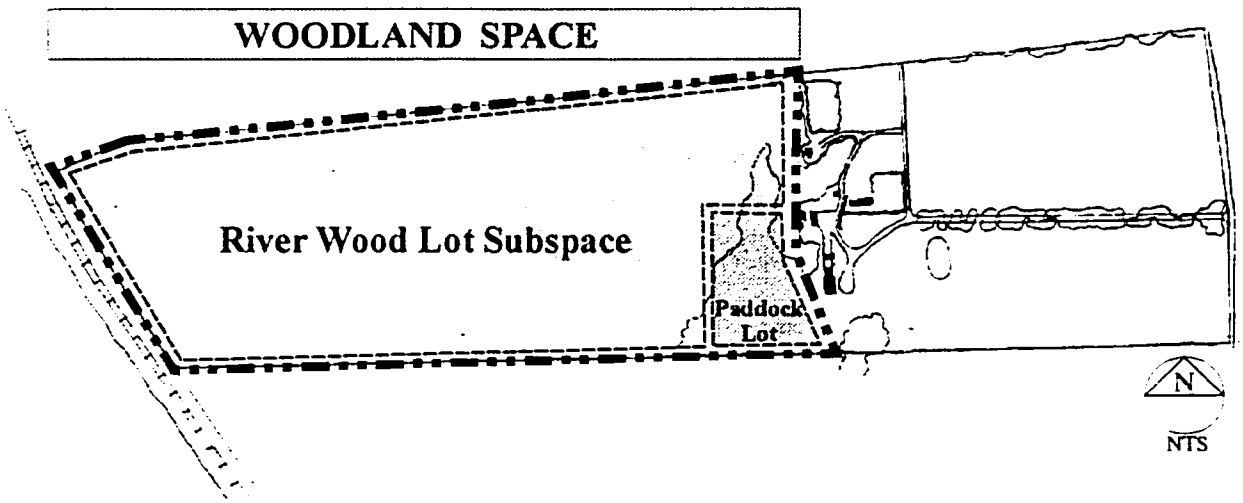


Figure 1.12: Spatial organization of the Woodland Space including subspaces: the paddock lot and river wood lot. (K. Baker and G. Dallmann, SUNY CESF, 1998, based on the 1946 USGS map).

Paddock Lot Subspace

Topography

The topography of the paddock lot was a moderate, west-facing slope. The topography may have been altered when the wood lot was cleared for farming, but the extent of the change to the grade is unknown.

Vegetation

Field crops may have been planted during the Wheeler Ownership Period, exact date unknown, on the steep hillside southwest of Brierstone. It is unclear what kinds of crops were grown there.[67]

A row of trees existed during the Wheeler Ownership Period, exact date unknown, along the property line between Water Lot Six and Water Lot Five (see Early Property Ownership period plan). The exact species and spacing of these trees is unknown.

River Wood Lot Subspace

Topography

The topography of the river wood lot was a combination of relatively flat and moderately to steeply sloping grades with numerous rock outcroppings throughout. The Hudson Valley Railroad was constructed in 1850 parallel to the Hudson River at the shoreline of Water Lot Six.[68] The addition of a causeway constructed for the railroad extended the western edge of the Water Lot Five property boundary outward (westward) approximately 500 feet, resulting in the creation of the marshy area now known as Roosevelt Cove.

Vegetation

A combination of agricultural fields and dense tree stands may have existed during Wheeler Ownership Period, although it is unconfirmed. The species of agricultural crops, trees, and understory plants are unknown.

A comprehensive survey of the documentation regarding the vegetation within the wood lot area was not conducted for this report.

Circulation

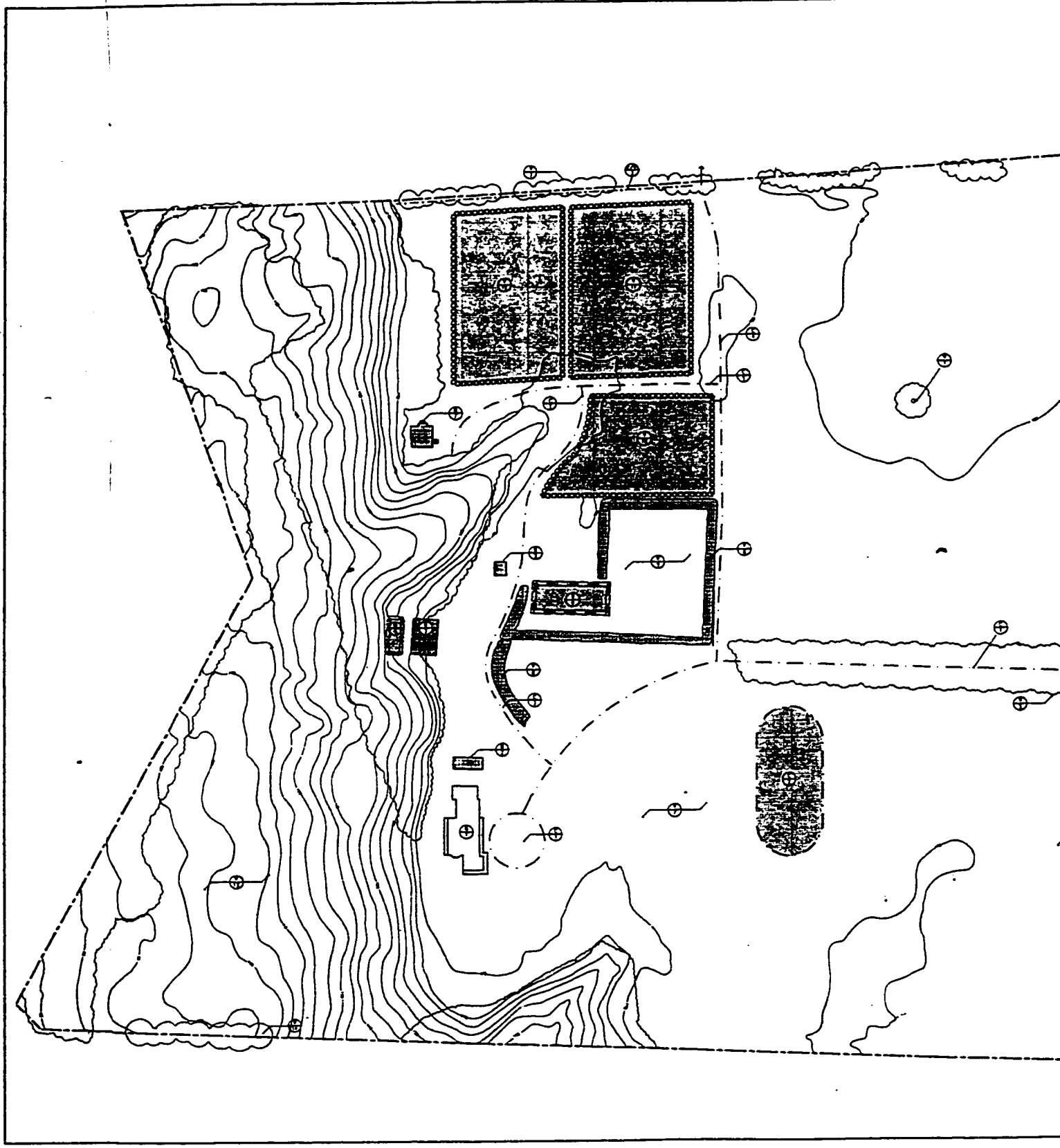
The Hudson Valley Railroad was constructed in 1850 and extended through the river wood lot, parallel to the Hudson River. The shape, size, and materials of the railroad and causeway were not evaluated for this report.

Water Features

Roosevelt Cove was created in 1850 with the construction of a causeway for the Hudson Valley Railroad. It was located southwest of Brierstone, roughly oval in shape, 1,600 feet long (NW/SE), and 200 to 400 feet wide (NE/SW). The water level of the cove rises and falls with the Hudson River's tidal changes. Its eastern edge was a natural, vegetation-covered sloping bank.

Summary

The research available indicates that the Water Lot Six property was left undeveloped for approximately 100 years after the land grant patent was initially established. By the late 1700s this began to change with the Everson/Ray construction of a house and entry drive. Between 1845-1867 the Wheelers transformed the property from a tenant farm to a seasonal home and farm. The original farmhouse was transformed into an Italianate-style mansion, and a number of service roads and a trotting course were added to the property in addition to changes to the outbuildings, and vegetable and flower gardens. The property was characterized by open fields between the house and Post Road, and open views from the house to the Hudson River.



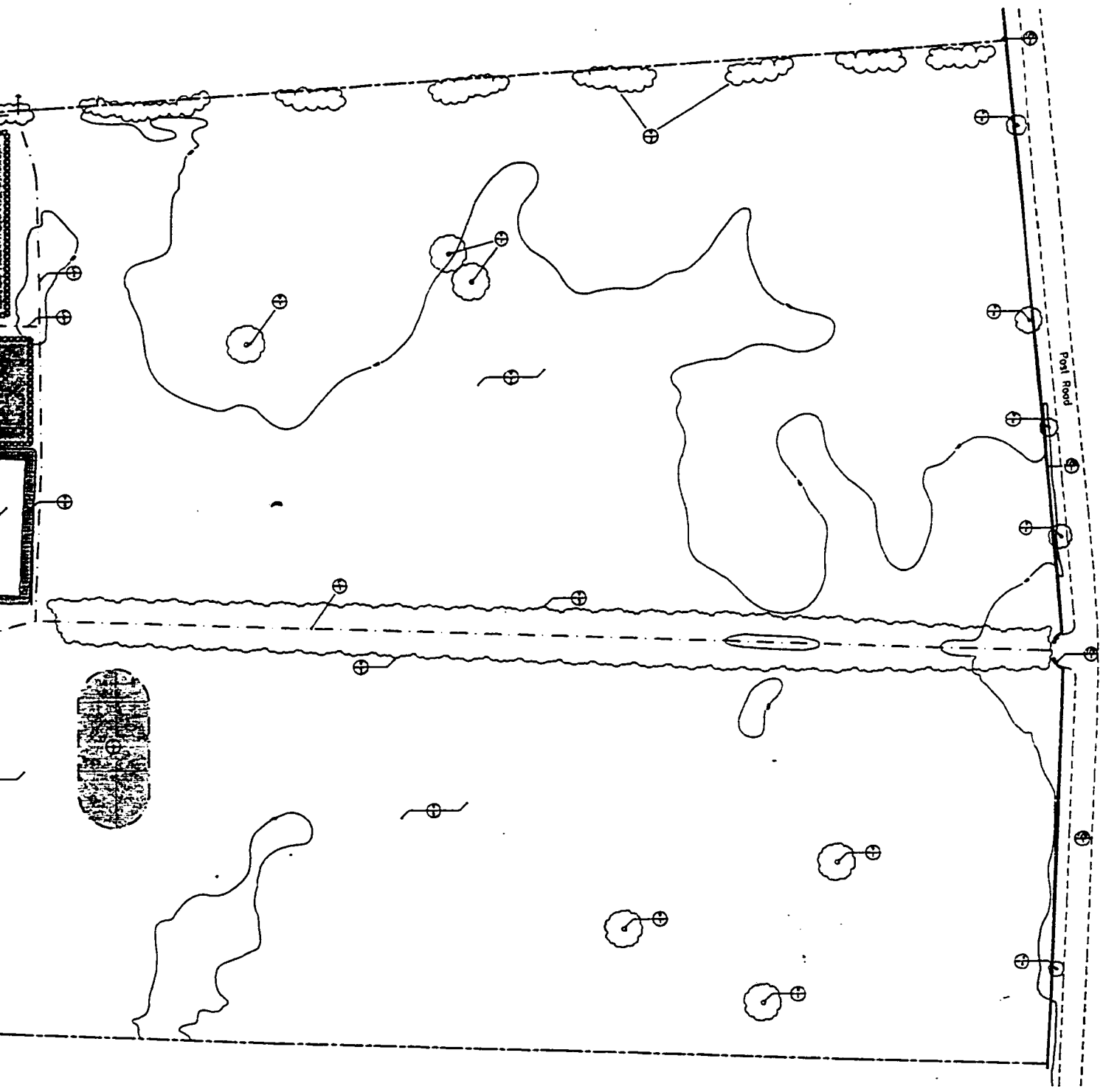
CULTURAL LANDSCAPE REPORT: THE HOME OF FRANKLIN D. ROOSEVELT NATIONAL HISTORIC SITE

Prepared for:
UNITED STATES DEPARTMENT OF INTERIOR
NATIONAL PARK SERVICE
Northeast Region
Cooperative Agreement: CA1600-1-9013, 1998-1998

Prepared by:
STATE UNIVERSITY OF NEW YORK
COLLEGE OF ENVIRONMENTAL SCIENCE AND FORESTRY
Faculty of Landscape Architecture, Syracuse, New York
Research Assistant Kristin T. Baker & Project Director George W. Curry

EARLY PROPERTY/WHEELER OW

ALBANY POST ROA
HYDE PARK
DUTCHESS COUNTY, NE



SITE

. Curry

EARLY PROPERTY/WHEELER OWNERSHIP 1845–1867

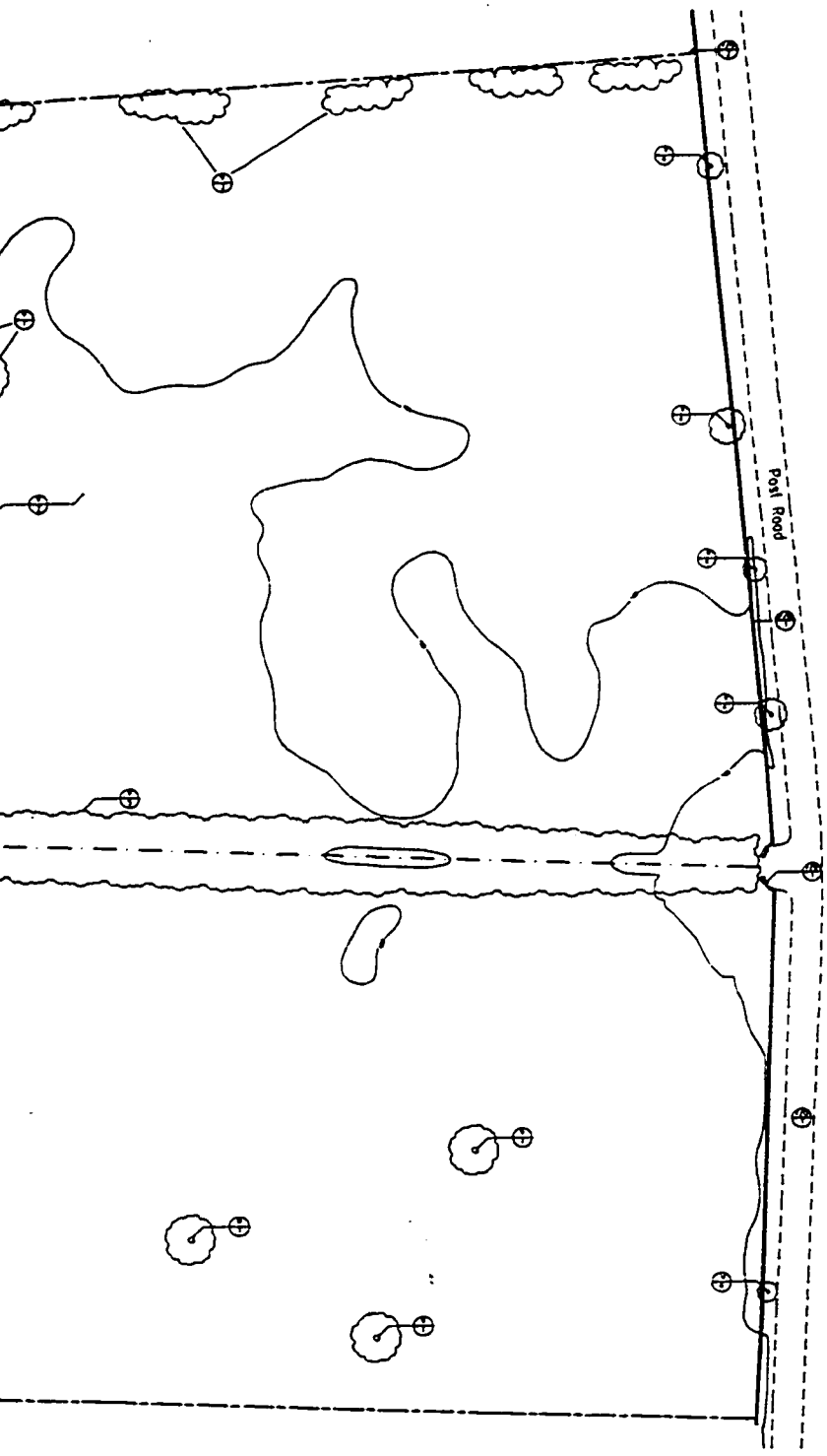
ALBANY POST ROAD
HYDE PARK
DUTCHESS COUNTY, NEW YORK

DRAWING # 1795-232-0022
DRAWN BY: GUSTAVO GALLMANN
SHEET # 1 of 4
DATE: February 1999

MAP SOURCE: Location of buildings, roads, topography, and plant material from the United States Department of the Interior Geological Survey for the Home of Franklin D. Roosevelt National Historic Site, 1948.

NOTES:
The addition or subtraction of character-defining features is based on archival research conducted for this Cultural Landscape Report

SCALE: 1"=60'



Character-Defining Features

Date notification: C= constructed, A= altered, R= removed, U/A= date unknown

Early Property Ownership			
FEATURE	CLR #	FEATURE NAME (DPS #)	DATE
Spatial Organization		North Avenue Lot	
Vegetation	V-1	cedar oak trees	C-U/A
	V-2	north avenue pasture/fruit, fruits	C-U/A
	V-3	north hedgerow	C-U/A
	V-4	Post Road vegetation	C-c. 1795
Furnishings & Objects	F/O-1	stone wall	C-U/A
	F/O-2	Jacob Wheeler boundary marker	C-1835
Spatial Organization		Home Road	
Vegetation	V-5	honey road allee	C-c.1795
Circulation	C-1	home road	C-c.1795
Furnishings & Objects	F/O-1	stone wall	C-U/A
Spatial Organization		South Avenue Lot	
Vegetation	V-1	cedar oak trees	C-U/A
	V-4	post road vegetation	C-U/A
	V-6	south avenue pasture/fruit, fruits	C-U/A
Circulation	C-2	bathing course	C-c.1835
Furnishings & Objects	F/O-1	stone wall	C-U/A
Spatial Organization		Glebe Farm	
Buildings	B-1	Gatehouse (HS-01)	C-c.1795
Vegetation	V-7	fruit/farm turf	C-U/A
	V-8	farmland hedge	C-c.1835
Circulation	C-1	home road/farmward	C-c.1795
	C-3	avenue road	C-c.1835
Spatial Organization		Service Area	
Buildings	B-2	laundry (HS-12)	C-c.1835
	B-3	stable (HS-09)	C-c.1835
	B-4	shed	C-c.1835
	B-5	small ice house (HS-08)	C-c.1835
Circulation	C-13	service road	C-c.1835
Spatial Organization		Rose Garden	
Buildings	B-6	old greenhouse	C-c.1835
Vegetation	V-8	farmland hedge	C-c.1835
	V-9	flower/vegetable garden	C-c.1835
Spatial Organization		Vegetable Garden	
Buildings	B-7	gardener's cottage (HS-11)	C-c.1835
Vegetation	V-3	north hedgerow	C-U/A
	V-10	small vegetable garden	C-c.1835
	V-11	large vegetable garden	C-c.1835
	V-12	orchard	C-c.1835
Circulation	C-3	service road	C-c.1835
	C-4	stable road	C-c.1835
	C-5	garden road	C-c.1835
Furnishing & Object	F/O-3	post & wire fence	C-c.1835-1857
Spatial Organization		Paddock Lot	
Vegetation	V-13	pasture/fruit, fruits	C-U/A
	V-14	trees	C-U/A
Spatial Organization		River Road Lot	

1845–1867

DRAWING # 1795-232-0022

DRAWN BY: GUSTAVO DALLMANN

SHEET # 1 of 4

DATE: February 1999

MAP SOURCE: Location of buildings, roads, topography, and plant material from the United States Department of the Interior Geological Survey for the Home of Franklin D. Roosevelt National Historic Site, 1948.

NOTES:
The addition or subtraction of character-defining features is based on archival research conducted for this Cultural Landscape Report

SCALE: 1"=60'

LEGEND

Existing Contour
Assumed Historic Contour
Trees
Shrubs
Fence line
Buildings
Feature Symbol
Individual Tree
Stone wall
Paved path/road
Unpaved path/road
Assumed historic path/road
Approximate building location
Approximate feature location
Property line
Removed during period
Added during period

II. EARLY ROOSEVELT OWNERSHIP (1867-1900)

I often wonder why men are satisfied to live all their lives between brick walls and thinking of nothing but money and the so-called recreations of so-called society when there is so much enjoyment in the country.

—James Roosevelt

In 1867 James Roosevelt purchased the 110-acre Brierstone estate in Hyde Park, New York, from Josiah Wheeler. Historically this estate was part of the patent land grant known as Water Lot Six. Throughout his lifetime James Roosevelt increased his land holdings, and by the time of his death in 1900, his 'Springwood' estate totaled 750 acres. Upon James' death, ownership of the property passed to his wife, Sara Roosevelt, and son, Franklin Delano Roosevelt.

Hyde Park

Between 1821 and 1880 the population of Hyde Park increased from 500 to 2,800 residents. The Hudson River helped facilitate this growth and the distribution of goods in the region. During the 1870s one of the first caviar industries in the United States began in Hyde Park. The caviar came from sturgeon roe, which was extremely plentiful in the Hudson River until 1879.[1] Another successful business that sprang up during this time was the harvesting and storing of Hudson River ice that was shipped to Albany or New York City. The ice industry created two other important businesses: the creation of tools used for ice harvesting, and the use of saw dust, generated by timber companies, to keep ice cold during storage and transportation.

The railroad was also used for the shipment of goods to and from Hyde Park, as well as providing passenger rail service. The train made for easy travel back and forth from New York City. Traveling between the Hyde Park area, New York City, Canada, New England, and Europe was a routine typical of well-to-do families. By this time the Albany Post Road was a well maintained 'hard drive' road that facilitated travel within this region.[2]

The James Roosevelt Estate

The Roosevelts were not new to the area, as James' family had made the central Hudson River Valley their home as early as the 1680s. Over the generations the family continually moved between this area of the Hudson River Valley and New York City. The Roosevelt family money accumulated over the years through marriage into wealthy families, and such successful business as a sugar refinery in New York City, the Roosevelt Sugar House, established by Isaac (1726-1794).[3]

The Roosevelt family had a tradition of naming the males from every other generation either Isaac or James. Isaac's son, James (1760-1847), made a site near Poughkeepsie his home in 1818, and constructed a house named Mount Hope. Later James' son, Isaac (1790-

1863), also lived at Mount Hope with his wife until he purchased his own land nearby in 1828 and built an estate named Rosedale. Because of wealth acquired over the generations, Isaac's son, James (FDR's father, 1828-1900), grew up in a privileged environment. When the older James died in 1847, he left the Mount Hope property to his grandson James.

After finishing at Harvard University Law School and traveling to Europe, James Roosevelt returned to his home at Mount Hope. In 1853, at the age of 25, James married his second cousin Rebecca R. Howland (1831-1876). James Roosevelt, his wife Rebecca, and son James Roosevelt Roosevelt, more commonly referred to as "Rosy" (1854-1927), lived at Mount Hope, located two-and-one-half miles to the south of the Water Lot Six Wheeler estate. Josiah Wheeler and James Roosevelt knew each other socially as both bred racing trotters. In 1865 the Roosevelts' Mount Hope home was destroyed by fire while the family was abroad. Upon their return, it appears James' decision to purchase the Wheeler estate was influenced by the presence of a training track in the 10-acre meadow between the house and Albany Post Road, as well as an ample stable. Another reason the Wheeler property was ideal was because Mount Hope "...did not have enough pasture...."[4]

In 1867 James Roosevelt purchased the 110-acre Wheeler estate for the sum of $40,000 (figure 2.1). That fall he brought his wife Rebecca and son Rosy to the estate, renaming it 'Springwood' (figure 2.2 and figure 2.3).

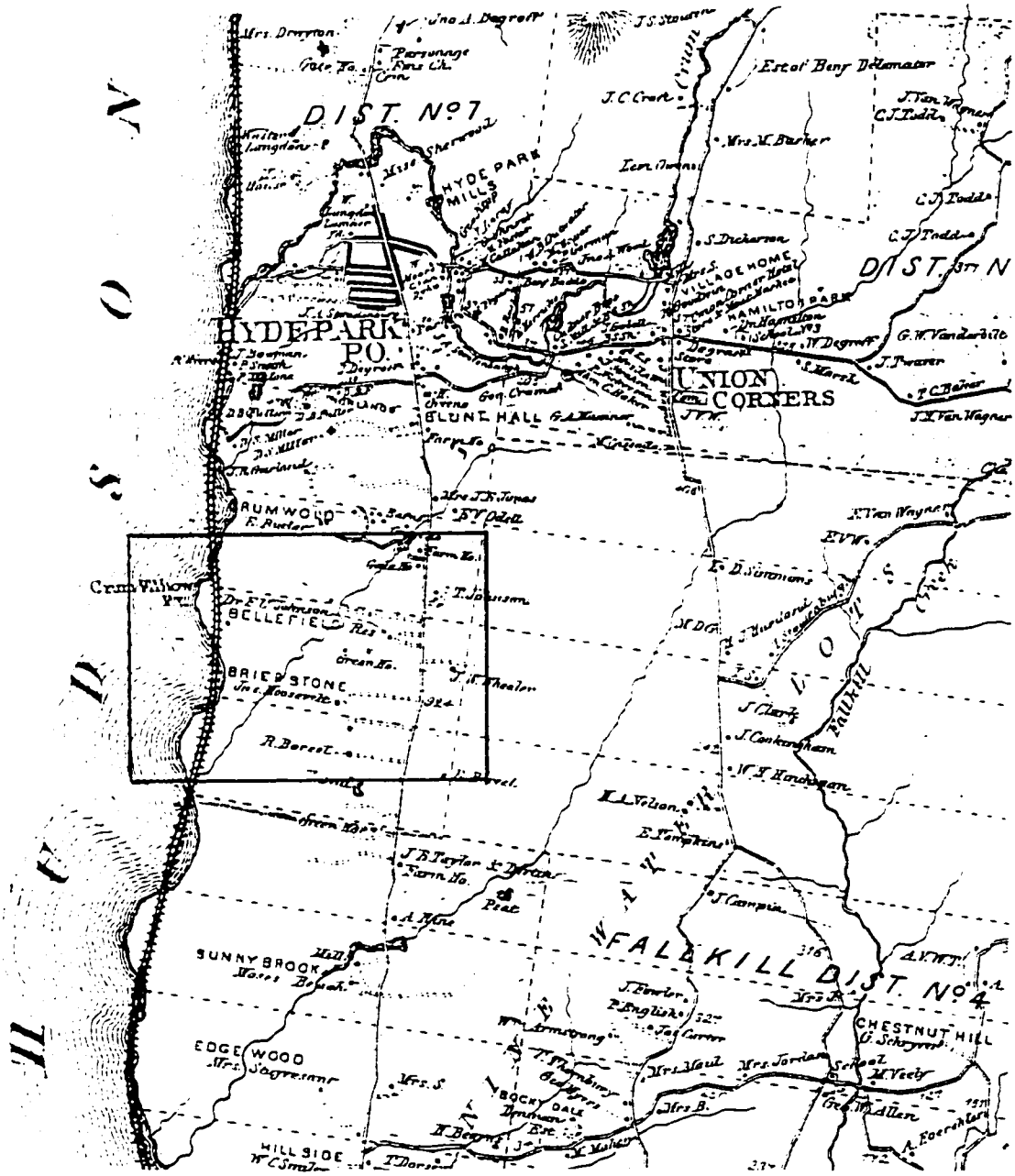


Figure 2.1: The estate of James Roosevelt, 1867. (Frederick W. Beers, Atlas of New York and vicinity from actual survey (New York, 1867), Plate 45, The Home of Franklin D. Roosevelt NHS).

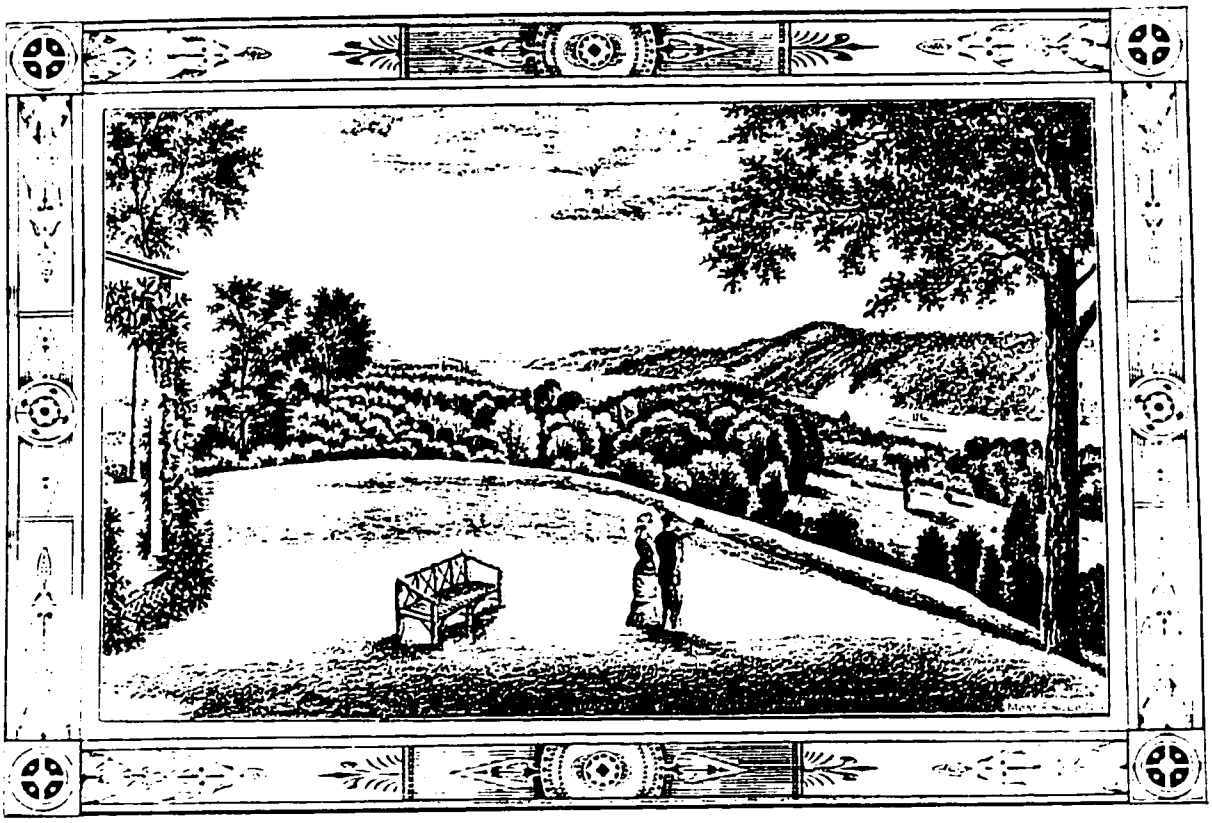


Figure 2.2: Residence of James Roosevelt and the view to the Hudson River, no date. (Franklin D. Roosevelt Library, Px 58-386).

Figure 2.3: The east elevation of Springwood, 1881. (Franklin D. Roosevelt Library, Px 47-96:3562).

At Hyde Park, the Roosevelts had an active social life and James, commonly referred to as 'Mr. James,' also took an active role in civic affairs. He became a vestryman and warden of Hyde Park's St. James Church, was elected Town Supervisor (1871-72), and was a member of the board of managers of the Hudson River State Hospital.[5] The Roosevelts also lived and spent much of their time in New York City, where they rented housekeeping hotel suites and were just as active. It was at this New York City home that Rebecca died of a heart attack in 1876.

After Rebecca's death, James continued to live at Springwood and maintained a close relationship with his son Rosy. He bred trotting horses at Springwood until approximately 1877, when he gave it up because he felt the sport had become too corrupt. In 1878 James gave the "Red House" or "Boreel House," on the adjoining property to the south (Water Lot Five), to his son Rosy and daughter-in-law Helen Astor (18?-1893) as a wedding present.

James remained a bachelor for four years. At a dinner party in 1880, hosted by a relative, Mrs. Theodore Roosevelt (mother of the future President, Theodore Roosevelt), James was introduced to 26-year-old Sara Delano (1854-1941).[6] Sara was born and raised at her family's estate Algonac, located south of Hyde Park on the west side of the Hudson River in Newburgh, New York. Like James, Sara also grew up in a privileged home with private tutors, trips to the Orient, social outings in Manhattan, and lazy days riding and sledding at her parents' home. James' and Sara's courtship lasted a very short time, and although she was half his age, they were wed on October 7, 1880. At the age of 52 (and by then a grandfather), James had a new bride who was six months younger than his son Rosy.

On January 30, 1882, Franklin Delano Roosevelt was born to James and Sara.[7] The birth was very difficult and Sara was advised not to have any more children. From the day he was born, FDR became the sole focus of her life.

James continued to be active in civic affairs in the small community of Hyde Park. He served as a member of the School Board and an Overseer of Highway Maintenance for a section of Albany Post Road.[8] While active in a variety of businesses, at his Hyde Park estate he turned his attention to farming. He had acted as a gentlemen farmer at Mount Hope and successfully ran the estate at a profit by raising grain and hay crops for sale.[9] This success continued at Springwood, where he expanded his property holdings throughout his lifetime and increased his herd of Channel Island dairy cows. The sales from the milk, produce from the gardens, and hay and grain paid for the upkeep of the Springwood estate and the family home in New York City.[10]

Springwood was always used as more than just a seasonal home by the Roosevelts. Although they traveled extensively between their New York City home, their summer home in Canada, and Europe, over the years Hyde Park became their permanent residence. Their year typically included winter months in Hyde Park, Europe in April, and Hyde Park again in mid-May for approximately six weeks. Summer months were spent at Campobello Island, New Brunswick, Canada. In early September they returned once again to Hyde Park. In the fall the family either traveled to Europe, returning for Thanksgiving, or remained at Hyde Park until after Christmas.

After 1890, when James had a heart attack, travel to Europe was not only for pleasure but to receive 'treatments' in Bad Nauheim, Germany. There he and thousands of others with heart conditions put their faith in the healing powers of the area's natural saline waters.[11] While James underwent treatment, FDR was enrolled in a German school for several semesters.

When at Hyde Park, James, in semi-retirement, kept close to his family and despite James' advancing age and declining health, he and FDR spent a great deal of time together. It was very unusual for fathers of that era to give their children as much attention as James gave Franklin.[12] He often took his son for long rides to observe the estates' production. FDR's interest in conservation and forestry and his appreciation for the land unquestionably sprang from these rides and his father's love for the outdoors. James knew much about the trees on

the estate, and taught FDR that they should not be cut unless they were diseased or dead.[13] When he was a child, FDR:

> ...knew every tree, every rock and stream on the place, and never forgot the people who worked there when he was small... He had a garden and was always building things- houses in the old pine trees which served every purpose.[14]

FDR's fondness for the site was also because: "All his childhood was spent in the nursery on the third floor, so that from the windows he overlooked the fields and the woods between the house and the river."[15]

Sara Roosevelt also appreciated the plants on the estate, and she spent a considerable amount of time in the rose garden and greenhouse. Her favorite flower was the rose. The name Roosevelt was of Dutch origin, meaning "field of roses." Many of Sara's diary entries described her time spent in the garden, and she could often be found gathering flowers for the house or the hospital in Poughkeepsie. During the winter months, roses and carnations grown in the greenhouse provided cut flowers for Springwood and the Roosevelts home in New York City. It was Sara who assumed the role of running the greenhouse and overseeing the garden.[16]

The Roosevelt family led a happy existence at Hyde Park. FDR's parents intended to send him to boarding school when he was 12 years old, but kept him home an additional two years because they could not bear to be parted from him.[17] At the age of 14, FDR enrolled at Groton. Vacations and breaks from school provided him with the opportunity to return to his beloved home where he "...would trek around the woods."[18]

On November 3, 1897, while FDR was away at school, William Plog was hired as the Roosevelt's new gardener. He replaced Sebastian Bauman, who had been employed by the family for approximately 30 years.[19] In a letter to Franklin dated 1897, Sara wrote about finding a new man [for the grounds]:

> ...we heard of and saw a man in town who lived with people we know for 12 years and who is a better type of man, so he came today. His name is William and he is middleaged and has grown up sons, but I think we shall like him.[20]

Upon his graduation from Groton in 1900, Franklin followed in his father's footsteps by attending Harvard University. James' health had continuously deteriorated and on December 6, 1900, James Roosevelt died at 72, during FDR's first year at Harvard.

James Roosevelt's contribution to the estate was the accumulation of a great deal of land for his family and the expansion of the property. He was also responsible for teaching FDR to respect and love the river, land, and the trees on the estate. Additional acreage increased his James' land holdings from 110 to 750 acres. He extended the veranda on the house and built new outbuildings, including a coach house and a duplex for staff quarters. Few changes occurred in the area surrounding the main house. The rose garden and vegetable garden continued to be used by the family. James left the land and the estate were left to Sara Roosevelt with the provision that ownership of the property would be passed on to FDR if he outlived his mother (see Appendix E). A detailed discussion of changes to the property follows.

Changes made to the property (1867-1900)

Over the years the Roosevelts gradually spent more time at Springwood, and for the first time in the property's history, it was used as a permanent residence rather than just a summer home.[21] To accommodate this permanent residency, alterations to the house were made and new buildings were added to the property.

Landscape Context

James Roosevelt expanded his Hyde Park land holdings from a 110-acre estate to a 750-acre tract of land. In 1867 he purchased a portion of Water Lot Five to the south, also known as the Boreel property. This tract of land included 234 acres of Lot 5 and the building known as the "Red House," which James gave to his son Rosy in 1878. In 1868 James acquired 134 acres of land located east of the Red House, across Albany Post Road. In 1871 he once again increased his land holdings with the purchase of 182.65 acres east of Springwood and the Newbold/Morgan Estate (north of Springwood) and directly across Albany Post Road. Finally, in 1886, James purchased 100 acres of river frontage to the south to give him a total of 750 acres (figure 2.4).

The Bellefield estate north of the Roosevelt property changed ownership throughout this period. Francis U. Johnston was the Roosevelt's neighbor until he sold Bellefield and the 131-acre estate to Henry G. Coggershall in 1871.[22] The Coggershalls owned the estate until 1879 when, due to financial problems, the property was sold at public auction to Anne Livingston.[23] In 1883 Ms. Livingston sold the estate to Archibald Rogers, her neighbor to the north, who owned the 163-acre Crumwold estate on Water Lot Seven. Rogers sold 15.57 of the 131 acres, including the Bellefield Mansion and outbuildings, to Thomas Newbold on April of 1885. The Roosevelt family quickly formed political and personal friendships with both their neighbors to the north, the Rogers family and the Newbolds.

The Roosevelts had neighbors to the south for only a very short time, as James purchased 234 acres from Sarah Boreel in 1867.[24]

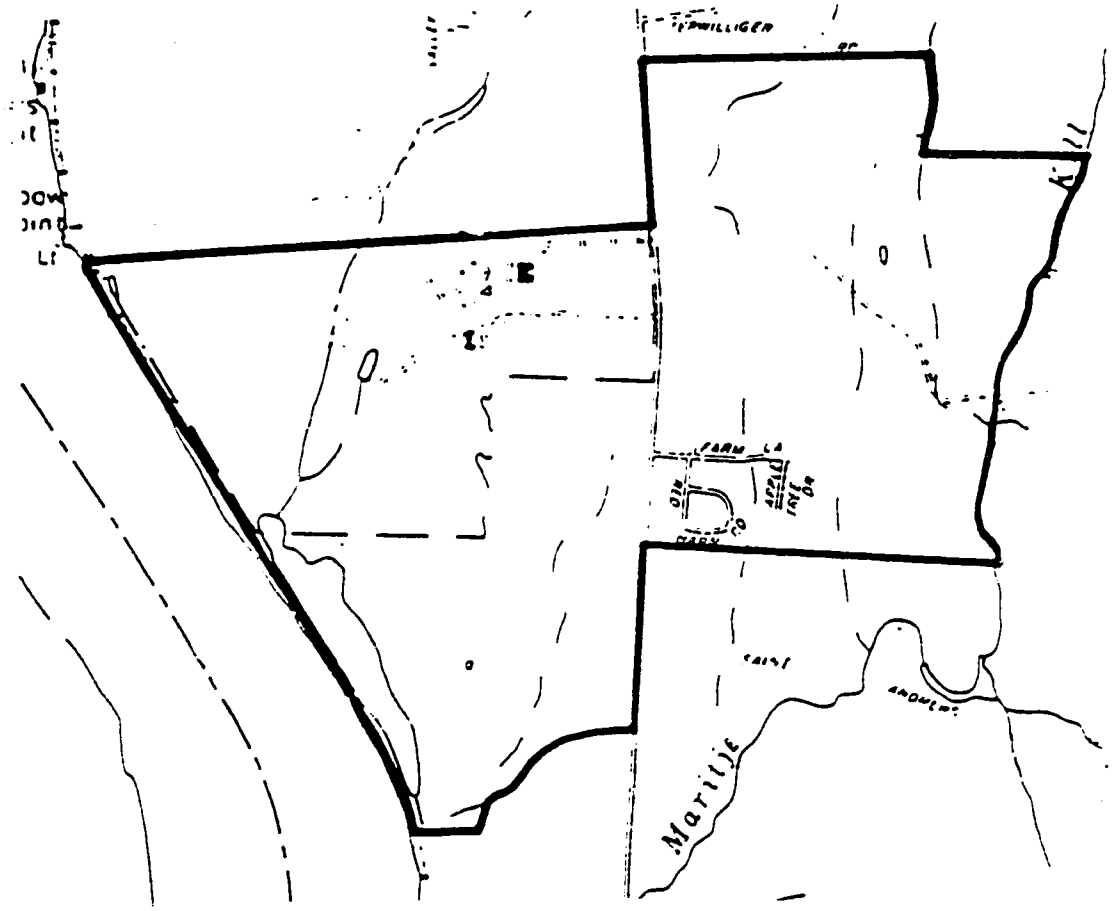


Figure 2.4: James Roosevelt's land holdings at the time of his death in 1900. (R. Kennen Moody, "FDR and His Neighbors," 1981, from Lacy, "Cultural Landscape Inventory").

Spatial Organization

During this period, despite the addition of land to the estate, the basic spatial configuration of the property remained the same as during the Wheeler ownership, and included the entry space, the house lot space, and the woodland space. Within these major spaces, additional subspaces were created and alterations made to some of the existing subspaces, which will be discussed in this chapter.

ENTRY SPACE

Although some development occurred within the entry space during this period, the basic spatial configuration and subspaces of the site remained relatively unchanged.

North Avenue Lot Subspace

Spatial Organization

The space was altered during this period, although the exact date is unknown. An orchard was planted along the entire northern edge of the north avenue lot, creating an internal space within the lot. This orchard was rectangular in shape and contained approximately 3 acres (figure 2.5). It was defined to the north by vegetation along the property line, to the south by the north avenue lot space, to the east by the stone wall and trees along the Albany Post Road, and to the west by the estate road. The orchard screened views to the north. The ground within the north avenue lot was flat and planted with field crops.

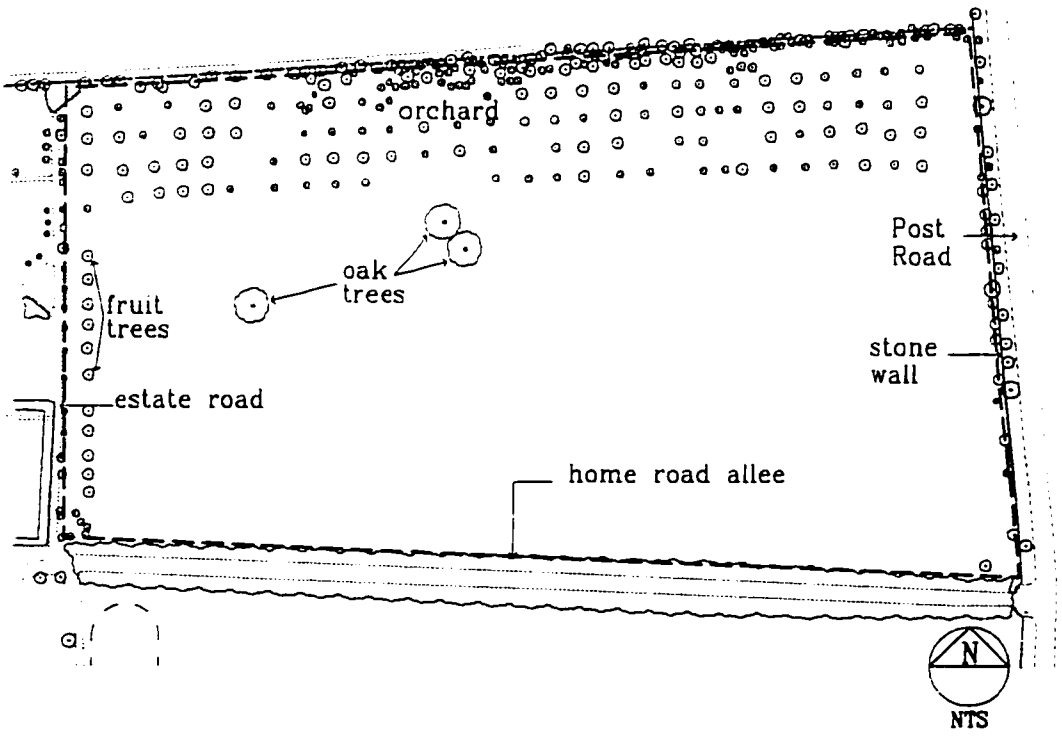


Figure 2.5: Spatial organization of the north avenue lot and home road subspaces. (K. Baker and G. Dallmann, SUNY CESF, 1998, based on the 1946 USGS map).

Vegetation

Trees were located along the eastern section of the north avenue lot, adjacent to the Albany Post Road, although the exact species and arrangement of vegetation is unknown.

At least three white oak trees (*Quercus alba*) were located within the north avenue lot, exact number unknown.[25]

The fields were primarily used for growing crops for revenue for the estate. The type of crops grown in the north avenue lot is unknown.

An orchard may have been planted during the Early Roosevelt Ownership Period, exact date unknown, although this is unconfirmed.[26] It was located along the northern border of the north avenue lot. Four rows of trees extended from the Albany Post Road west to the estate road, and the total size of the orchard was approximately 1,040 feet long (N/S) by 120 feet wide (E/W) (see figure 2.5). The exact species of fruit trees are unknown.

Fruit trees were located adjacent to the estate road in the western section of the north avenue lot (see figure 2.5). The exact species is unknown.

Home Road Subspace

Vegetation

During this period the home road allée consisted of two, and in some cases three, irregular rows of trees located on either side of the road (figure 2.6). The trees were spaced in a random fashion instead of regular rows. The allée was a mix of deciduous and evergreen trees including white pines (*Pinus strobus*) and maples (*Acer* sp.) (figure 2.7). The understory was maintained as lawn.

Figure 2.6: View east of the home road and allée, 1898. (Franklin D. Roosevelt Library, NPx 72-199:4).

Figure 2.7: View northeast of the home road allée, 1897-98. (Franklin D. Roosevelt Library, Px 49-48:25).

Circulation

The home road was approximately 15 feet wide with a compacted soil or crushed gravel surface (see figure 2.6). The grass adjacent to the road was neatly edged.

Furnishings and Objects

Gate posts, which were constructed at the Roosevelt's former home Mount Hope (date unknown), were reassembled at Springwood in c. 1867. They were possibly one of the earliest objects James Roosevelt added to the site.[27] They were located at the west end of the home road where it intersected the Albany Post Road (figure 2.8 and see Early Roosevelt Ownership period plan). The gate posts were composed of four different sections. The square gate posts varied from 2 1/2 feet to 14 inches wide and were 10 feet 8 inches high. The top section of the gate posts ended in an octagonally-sided point. The gate posts were constructed of brownstone and roughly grooved.

Connected to the gate posts was a cast iron gate. The gate was hinged to the southern gate post and closed or latched to the northern gate post and swung inward towards Springwood. The gate was 12 feet 3 inches wide, and 6 feet 10 inches high at either end of the gate, and increased to 7 feet 4 inches in height at the center. The vertical members were approximately 5 feet 6 inches high, 7/8 inches in diameter, spaced 8 inches on center, and each

ended in an ornamental point. Spaced between these vertical members were shorter vertical members, which were 3 feet 4 inches high, 3/4 inches in diameter, spaced 8 inches on center, and each also ended in an ornamental point.

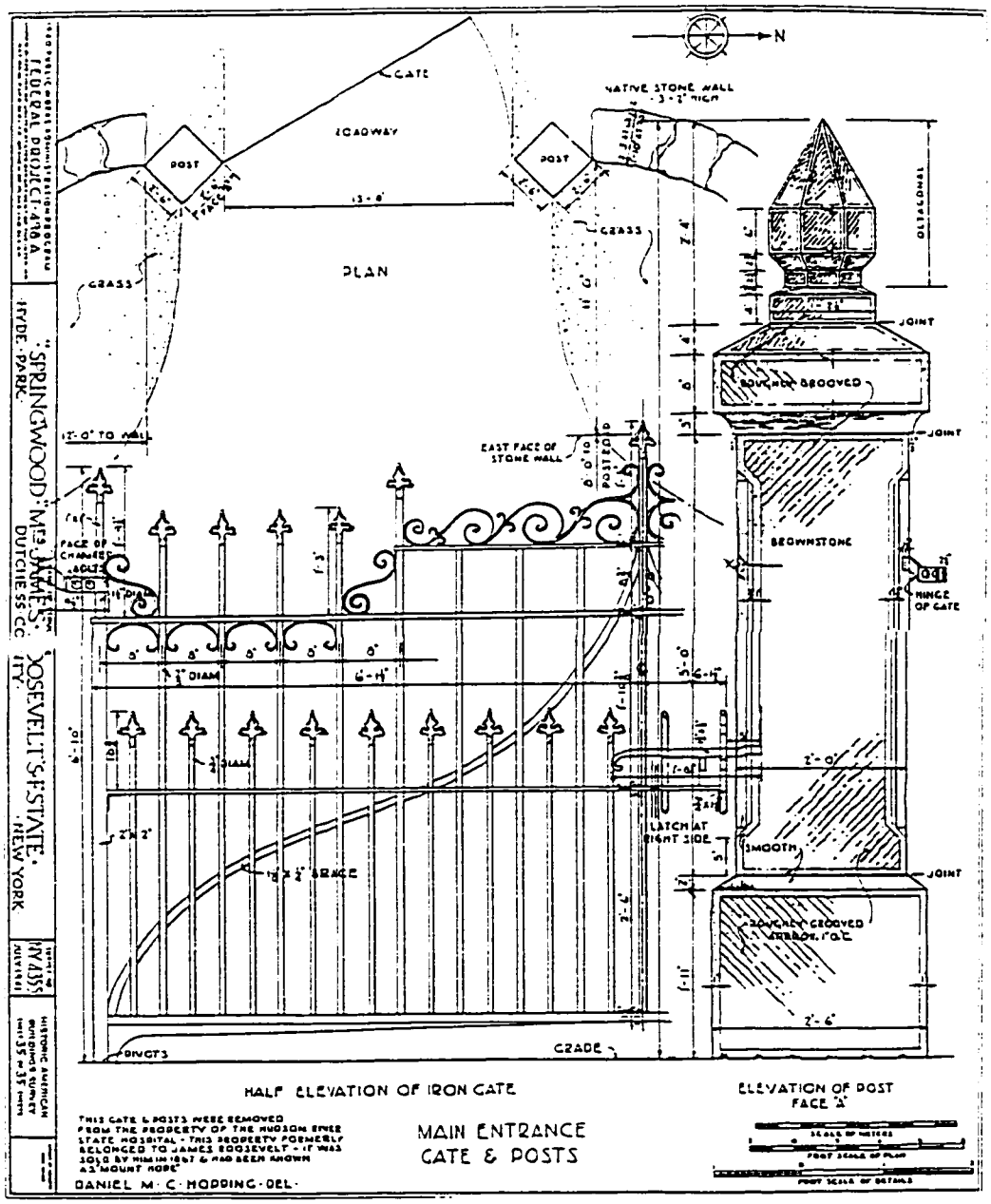


Figure 2.8: Location and diagram of the gate post and gate located at the entrance of home road. (Historic American Buildings Survey, 1941).

South Avenue Lot Subspace

Topography

The topography of the south avenue lot was altered with the addition of the estate road, but because the ground was relatively flat, this feature only slightly altered the grade of the south avenue lot (figure 2.9).

Vegetation

Trees were located adjacent to the Albany Post Road in the eastern portion of the south avenue lot, although the exact species and arrangement of the vegetation is unknown.

Possibly seven large white oaks (*Quercus alba*) were located within the south avenue lot during this period.

The type of crops grown in the south avenue lot is unknown.

Circulation

The trotting course, located in the northwest section of the south avenue lot, was used during this period, although its alignment and material are unknown (see figure 2.9).

The estate road may have been expanded during the Early Roosevelt Ownership period, exact date unknown. It was located along the eastern border of the south avenue lot subspace and ran in a north-south direction between the entry and house lot spaces to connected the Roosevelt, Rosy Roosevelt, and Newbold properties (see figure 2.9). The alignment, dimensions, and materials of the estate road are unknown.

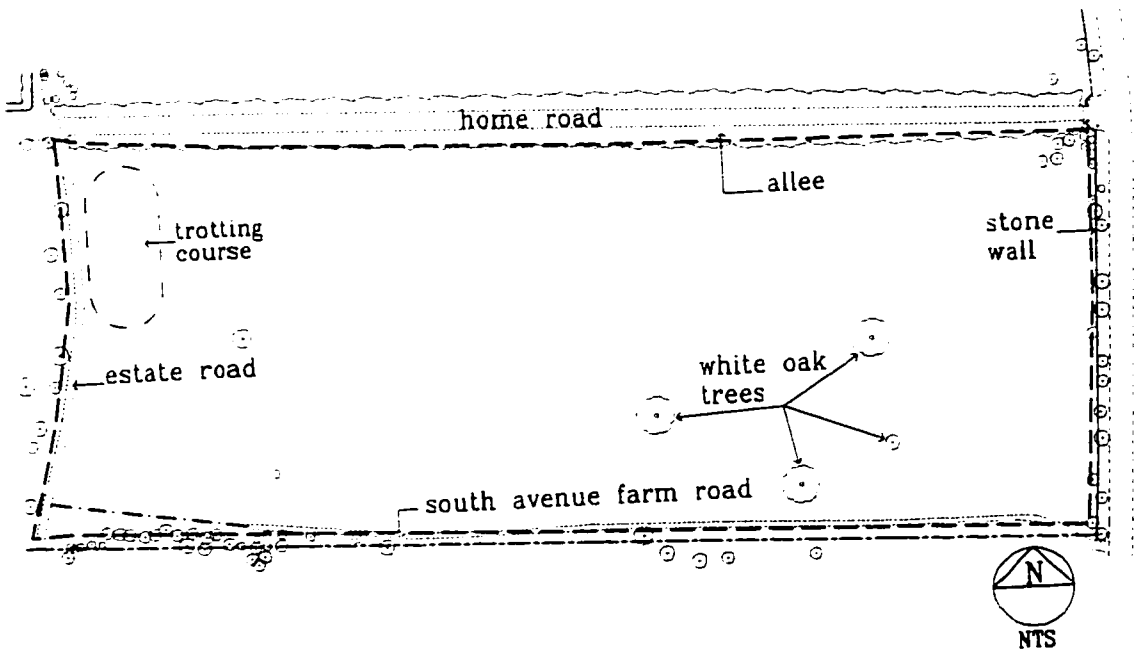


Figure 2.9: South avenue lot subspace. (K. Baker and G. Dallmann, SUNY CESF, 1998, based on the 1946 USGS map).

HOUSE LOT SPACE

The house lot space underwent a variety of changes during this time period. The majority of them were associated with Springwood and the addition of new service buildings. There were nine confirmed buildings located within the house lot space.

Main Lawn Subspace

Spatial Organization

The main lawn subspace was altered slightly during the Early Roosevelt Ownership Period. The planting of specimen trees on the east lawn formed an irregular canopy (figure 2.10). Views were partially open to the sky.

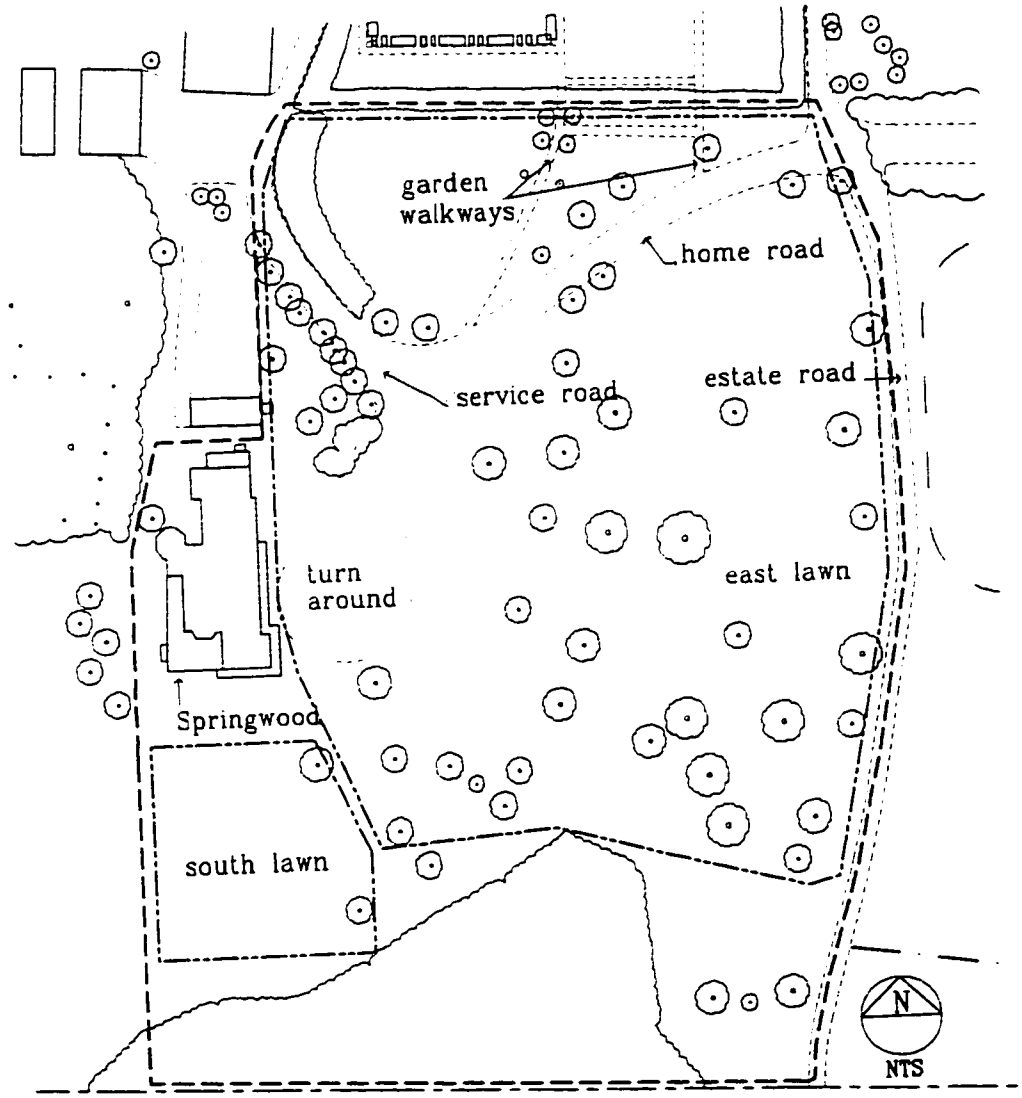


Figure 2.10: Spatial organization of the main lawn subspace. (K. Baker and G. Dallmann, SUNY CESF, 1998, based on the 1946 USGS map).

Vistas

Vistas were located from Springwood and the south lawn to the Hudson River (figures 2.11 and 2.12 and see figure 2.2). The vista was controlled by managing the vegetation of the woodland as mentioned in Rebecca Howland Roosevelt's diary entry on August 25, 1870, "We were busy watching the man cut the clump of trees all morning... ."[28] On August 27 she noted the trees were "...cut in the group giving up a great deal more river view."[29] In his will, James Roosevelt made a provision to protect this view, stating:

> Also hereby giving unto my said wife full right and authority at any and all times during her occupancy of said real estate, as aforesaid, to enter upon said "Boreel Place" and the "Kirchner Farm" on the south thereof, both of which farms are now owned by me, to cut down and remove from each of said last named Farms all trees and timber of any and all kinds that may be necessary to secure and preserve to the said "Wheeler Place" and to the occupants and owners thereof, the River and Mountain Views as they now are from the said "Wheeler Place.[30]

Figure 2.11: View of north of Springwood and vista west towards paddock lot (foreground), lower field, river wood lot, and the Hudson River, c. 1887. (Franklin D. Roosevelt Library, NPx 62-151).

Figure 2.12: Vista from Springwood to the south lawn and Hudson River, 1894. (Franklin D. Roosevelt Library, NPx 47-96:2792).

Topography

The topography of the main lawn was altered during this period, exact date unknown, with the establishment of the Boulevard path and walkways to the rose garden. Because the ground was relatively flat, the introduction of these features slightly altered the grade of the main lawn.

Buildings

Springwood (HS 01) underwent various changes during this ownership period. It was enlarged in 1887 by an addition on the west elevation. The addition was a single-story deep bay that extended to the rear of the house. A smoking room was also constructed in 1887 on the west elevation. The addition was octagonal and one-story high. Sometime between 1881 and 1887, Springwood's color was changed to a darker color, exact date and color unknown (figure 2.13 and see figure 2.3). The veranda was enlarged in 1893 to surround the southwest section of the house. It then formed a continuous piazza from the dining room door on the west elevation, around the south elevation, to the front, or east elevation (figure 2.14 and figure 2.15 and see Early Roosevelt Ownership period plan).

Figure 2.13: The west elevation of Springwood, pre-1887. (The Home of Franklin D. Roosevelt NHS, R-1950).

Figure 2.14: The south elevation of Springwood (right rear of photograph), before the enlargement of the porch, Franklin, James, and Sara Roosevelt pictured. Dec. 1891. (Franklin D. Roosevelt Library, NPx 58-233 (18)).

Figure 2.15: Springwood's south elevation, after enlargement of the porch, Oct. 1900. (Franklin D. Roosevelt Library, NPx 48-22:3790 (373)).

Vegetation

Photographs and diary entries dating from the Early Roosevelt Ownership Period provide a source of information on the types of vegetation existing on the property, especially those located in the main lawn space. Rebecca Howland's diaries made references to a variety of plants, although their exact locations and species were not indicated.[31]

Deciduous and evergreen specimen trees, date of planting and species unknown, were located in the grassy area south of the rose garden (figure 2.16). The hemlock hedge (*Tsuga canadensis)* extending into the main lawn was approximately 6 to 7 feet high and flat across the top. A group of hemlock trees (*Tsuga canadensis*), date of planting unknown, were located at the northeast corner of the house and extended northward past the laundry.

Specimen trees within the east lawn in 1900, date of planting unknown, included 7 American elms (*Ulmus americana*), 4 maples (*Acer* spp.), 1 honeylocust (*Gleditsia triacanthos*), and 1 Camperdown elm (*Ulmus glabra* 'Camperdownii') (see figure 2.3 and see Early Roosevelt Ownership period plan).[32] Additional deciduous and evergreen plants were located within the east lawn, but their species could not be verified for this report.

Trees west of the house in 1900, date of planting unknown, along the top of the ridge line included black locust trees (*Robinia pseudoacacia*) (see figure 2.13). An oak tree or horsechestnut (*Aesculus hippocastanum*) was located at the southwest elevation of Springwood (see figure 2.15).[11]

Shrubs in 1900, date of planting unknown, existed in the area around the westernmost walkway, from the house to the garden. The exact number and species are unknown.

Vines in 1900, date of planting unknown, grew thick on Springwood's eastern and southern piazza in 1900, but the species of these vines is unknown (figure 2.17 and see figure 2.15).

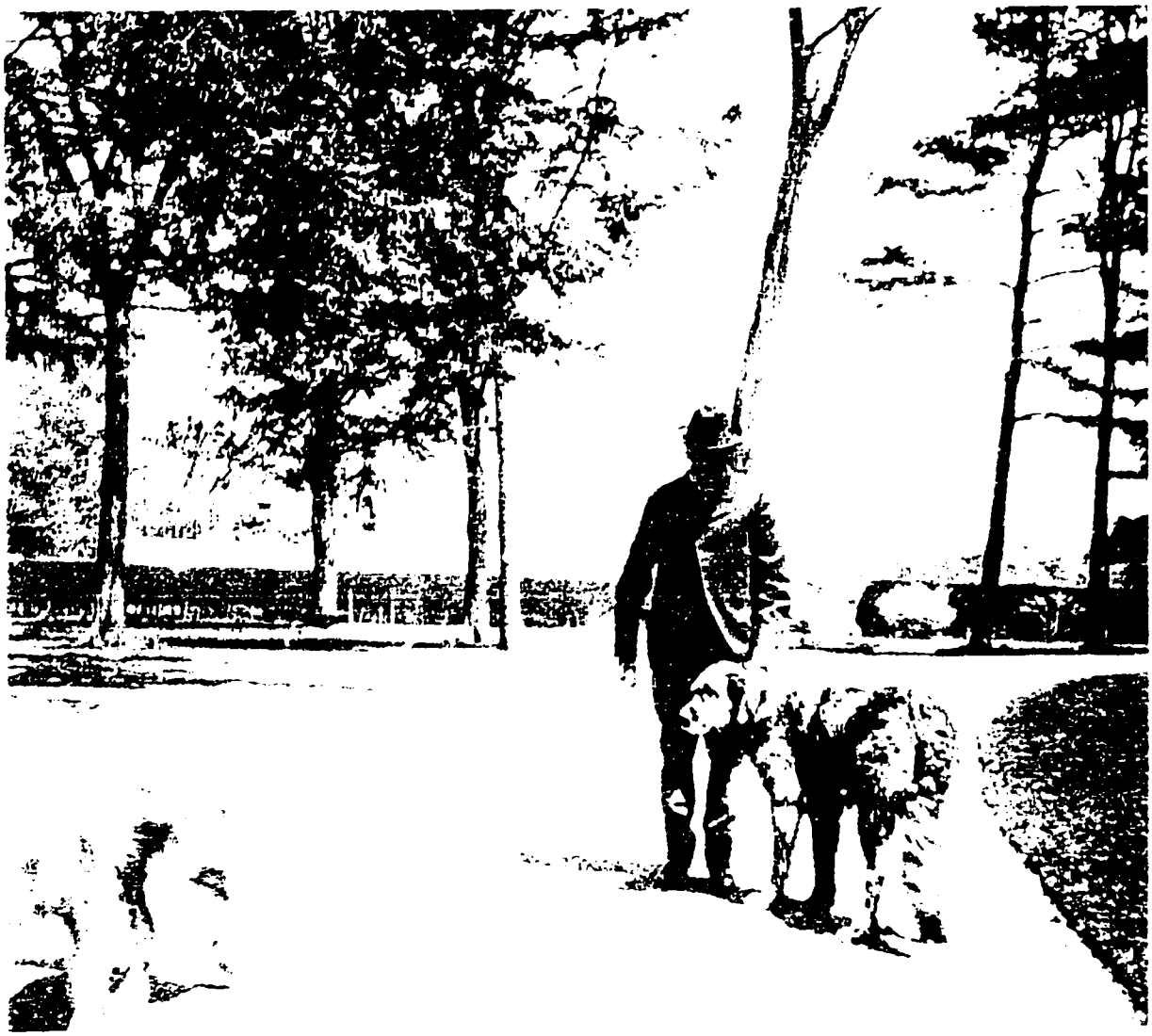


Figure 2.16: Specimen trees and shrubs located south of the hemlock hedge in main lawn, James Roosevelt pictured, 1900. (Franklin D. Roosevelt Library, NPx 48-22:3618 (58)).

Figure 2.17: Vines located on Springwood's east elevation, October 1900. (Franklin D. Roosevelt Library, NPx 47-96:3224).

Circulation

The turn-around, constructed during the Wheeler Ownership Period, extended south almost to the end of the house. During the Early Roosevelt Ownership Period it was located at the bottom of the front stairs and extended eastward for approximately 30 feet. It had a surface of crushed stone or gravel (see Early Roosevelt Ownership period plan).

A service road, constructed during the Wheeler Ownership Period, extended from the home road in a northwest direction. The dimensions of this road are unknown, but during the Early Roosevelt Ownership Period it had a crushed stone or gravel surface.

Walkways to the garden, date of construction unknown, ran from the home road north to the rose garden. These paths were approximately 4 feet wide, but their surface material is unknown.

The 'Boulevard' path may have been established as early as 1878, exact date unknown.[34] It ran from Springwood's turn-around southeast along the ridge, connecting with the estate road that ended at the "Red House." This path was probably created over time by foot travel that wore a compacted soil path into the lawn (see Early Roosevelt Ownership period plan). Its exact alignment, dimensions, and materials are unknown.

Furnishings and Objects

A tree bench, exact date unknown, was located around the trunk of a tree south of the hemlock hedge. The size and shape of this bench are unknown. The bench was constructed of wood.

A lawn bench in 1900, exact date unknown, was located on the south lawn, under the oak/chestnut tree (see figure 2.15). The dimensions and materials are unknown, but it may have been made of wrought iron.

Service Area Subspace

Spatial Organization

The addition of a coach house south of the small ice house created internal subspaces within the service area (figure 2.18). The ground was either compacted soil or gravel, and although the overhead plane was open, buildings and surrounding vegetation limited the views from this space.

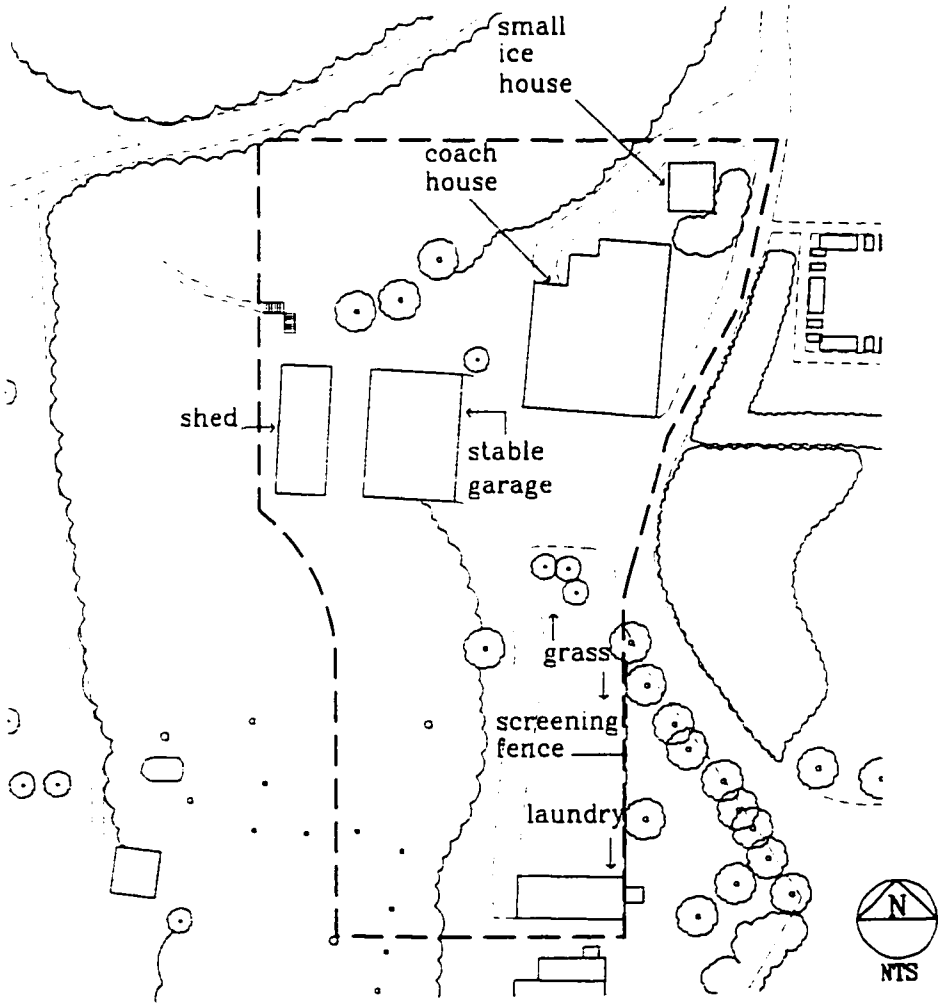


Figure 2.18: Spatial organization of the service area subspace. (K. Baker and G. Dallmann, SUNY CESF, 1998, based on the 1946 USGS map).

Topography

The topography of the service area may have been altered during this period by the construction of the coach house, but the extent of the change to the grade is unknown.

Buildings

The small ice house (HS 06) was used a great deal during this period according to Rebecca and later Sara Roosevelt's diary entries. On January 5, 1871, Rebecca writes, "The ice house is full of the most beautiful clear ice; 9 inches thick."[35]

A coach house (HS 03) was constructed in 1886, located 190 feet north of Springwood and west of the original stable (see Early Roosevelt Ownership period plan). The building was L-shaped, with the eastern elevation 61 feet long (N/S) by 23 feet 4 inches wide (E/W), and two stories high. The western elevation was 42 feet 10 inches long (N/S) by 21 feet 6 inches wide (E/W), and two stories high. The overall width of the coach house was 44 feet 10 wide. This adaptation of the Queen Anne-style building was sided with weatherboard and shingles and painted red and gray (figure 2.19 and 2.20).[36] Whimsical details on the coach house included a turreted cupola, rounded oriel with a dormer gable that represented the roof gable, and half-timbering in the upper-story doorways.[37] It had a cross-gabled roof with wood shingles, color unknown. Two entry doors were located on the west elevation, and two double doors on the north and south elevations. It was used to house saddle horses, racers, and additional carriage horses, and included a storage and tack room on the ground floor, and six box stalls on the second floor. The southwest corner of the coach house also contained an additional underground ice house, possibly because the small ice house was no longer large enough to hold the ice needed. The coach house was designed by F.C. Withers, a Newburgh, New York, architect.

The stable (HS 04) continued to be used for horses after the new coach house was completed. FDR wrote, "The present carriage house was used for the driving horses and the barn [stable]... directly below the hill was used for brood mares."[38]

Figure 2.19: The south elevation of the coach house, carriage driver not identified, 1890. (Franklin D. Roosevelt Library, NPx 47-96: 3566).

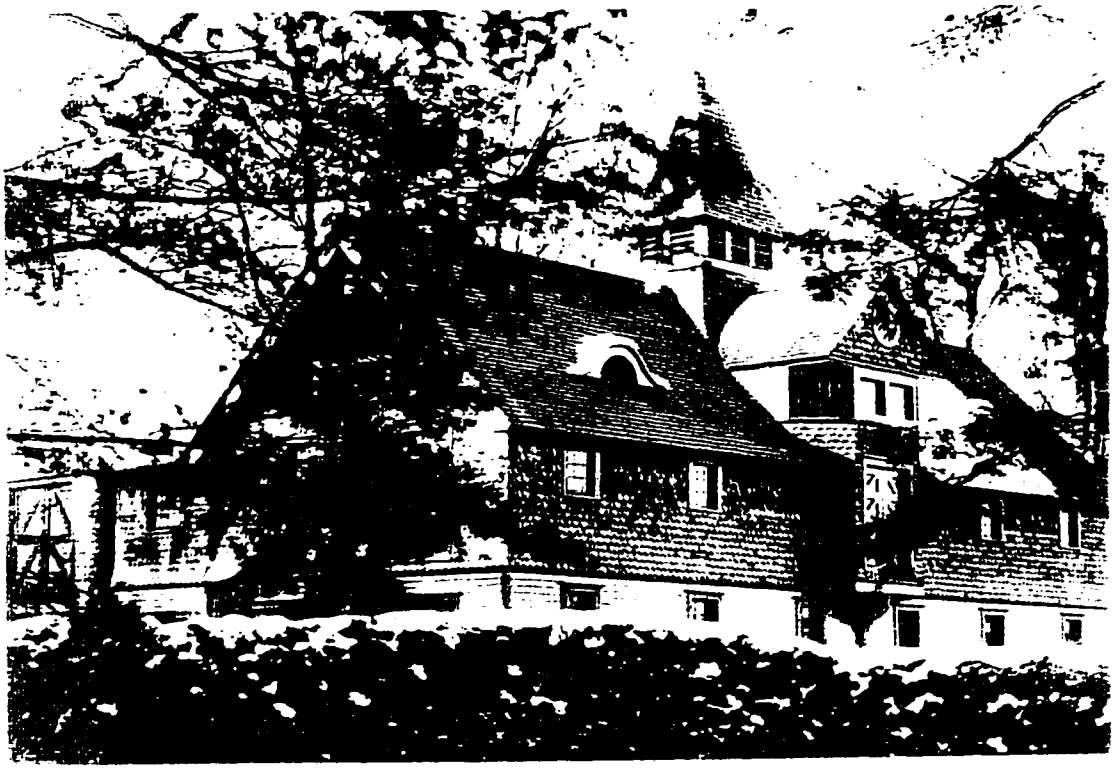


Figure 2.20: The east elevation of the coach house, 1890. (Franklin D. Roosevelt Library, NPx 47-96: 2793).

Circulation

The service road connected the coach house and stable, and extended south along the ridge line to the laundry (see Early Roosevelt Ownership period plan). The exact alignment and dimensions are unknown. The road's surface was compacted soil or crushed gravel.

Vegetation

Grass covered a portion of the service area's ground. The grass area was located north of the laundry and extended northward to just past the screening fence (described below). The exact configuration and dimensions are unknown.

Furnishings and Objects

A screening fence, construction date unknown, was located at the northeast corner of Springwood and extended to the southeast corner of the laundry. It continued from the northeast corner of the laundry, northward for approximately 80 feet (figure 2.21 and see Early Roosevelt Ownership period plan). It screened the service area from the main drive and front lawn. Both sections of this fence were constructed in a diagonal, lattice-like fashion. The fence was approximately 80 feet long and 7 feet high. It was constructed of wood, color unknown.

Figure 2.21: Screening fence, James Roosevelt pictured, 1889. (Franklin D. Roosevelt Library, NPx 47-96:150).

Rose Garden Subspace

Spatial Organization

During the Early Roosevelt Ownership Period the rose garden contained two internal subspaces. The first (from east to west) was rectangular in shape and the ground was flat and covered with roses (figure 2.22). The second subspace was located in the center of the garden. It was rectangular in shape and the ground was flat and contained of vegetables and fruit trees that were objects in rather than definers of the space and formed an irregular canopy. Views out of the rose garden were screened.

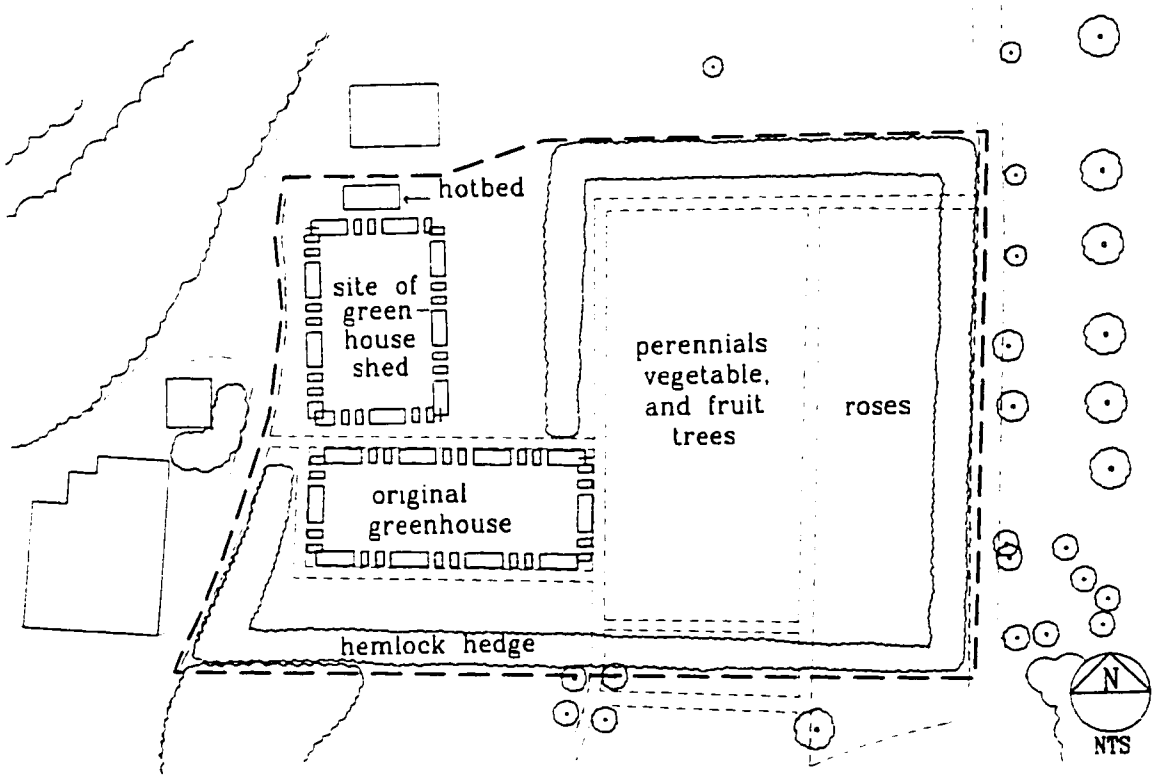


Figure 2.22: Spatial organization of the rose garden subspace. (K. Baker and G. Dallmann, SUNY CESF, 1998, based on the 1946 USGS map).

Buildings

As mentioned in the previous chapter, the greenhouse consisted of two sections, one larger than the other (figure 2.23 and figure 2.24). Grape vines grew up the inside to the top of the structure, and in back were shelves for strawberries grown in the fall and winter.[39] William Plog referred to this part of the greenhouse as the grapery, although it is unclear if it was the smaller or larger of the two sections. The other section was "...a regular rose pit...(that) was dug out and the rose house built over it."[40] There were also climbing roses in this greenhouse.[41] In September 1867 a heating machine was added to the greenhouse, and in 1872 the greenhouse was rebuilt after it was destroyed by fire.

Figure 2.23: Garden and east elevation of the original greenhouse (left rear of photograph), children not identified, no date. (The Home of Franklin D. Roosevelt NHS, no #).

Figure 2.24: Top of the greenhouse (right rear of photograph) and the hedge cut flat, woman not identified, no date. (The Home of Franklin D. Roosevelt NHS, #R-D).

A greenhouse shed was constructed during this period, exact date unknown, north of the greenhouse in the northwest corner of the rose garden (figure 2.25 and figure 2.26).[42] It was oriented in an approximate north-south direction, was rectangular and one story high. It had a gabled roof covered corrugate with metal, color unknown. The exact shape, size, materials, and color of the building are unknown.

Structures

The hot bed was constructed during this period before 1868, in the northwest section of the rose garden, date unknown.[43] The structure was rectangular, 20 feet long (N/S) by 7 feet 9 inches wide (E/W), and was 8 inches high on the north side, sloping to ground level on the south side. The hot bed was constructed of concrete and unpainted.

Figure 2.25: Greenhouse shed (left rear of photograph), children not identified, date unknown. (The Home of Franklin D. Roosevelt NHS, no #).

Figure 2.26: Greenhouse shed (right rear of photograph), Sara and James Roosevelt, pictured, December 1898. (Franklin D. Roosevelt Library, NPx 58-233 (18)).

Vegetation

The location, size, and configuration of the hemlock hedge (*Tsuga canadensis*) did not change during this period (see Early Roosevelt Ownership Period Plan). During this period the hemlock hedge was approximately 7 to 9 feet high and trimmed flat on top, width unknown (see figure 2.24). Heavy snow caused damage to the plants, so gradually the hedge was trimmed into a point so snow would roll off.[44] Three entrances into the rose garden existed during this period, two along the south section of the hedge, and one at the northeast corner on the east side.[45] In 1900 these entrances were wide with no overhead plane (figure 2.27 and see figure 2.16).

Located within the hedge garden were rose bushes that had been gathered by both Rebecca Howland and Sara Roosevelt.[46] The exact configuration and species of the roses is unknown.

The garden also served as a fruit and vegetable garden:

> The center grassed area was devoted to vegetables, principally beans and peas. The inner side of the gravel walk was lined with plum and pear trees. Between these trees were borders for flowers.[47]

The exact number and spacing of these fruit trees is unknown, but there were at least two trees during this period (figure 2.28 and see figure 2.23).

Circulation

Walkways were located within the rose garden, and were probably compacted soil or gravel. The exact location, alignment, and dimensions are unknown.

Figure 2.27: Fruit trees and vegetation in rose garden before 1912, large ice house in right rear of photograph, children not identified, no date. (Home Franklin D. Roosevelt NHS, no #).

Figure 2.28: Entrances to the rose garden (left rear of photograph), FDR pictured on the east lawn, c. 1899-1901. (NPx 48-22:3618 (86)).

Vegetable Garden Subspace

Spatial Organization

The vegetable garden subspace was defined to the north by vegetation along the Morgan Property line, and to the east by trees planted along the estate road (figure 2.29). The ground consisted of grass, vegetable beds, and compacted soil or gravel roads that crossed the garden.

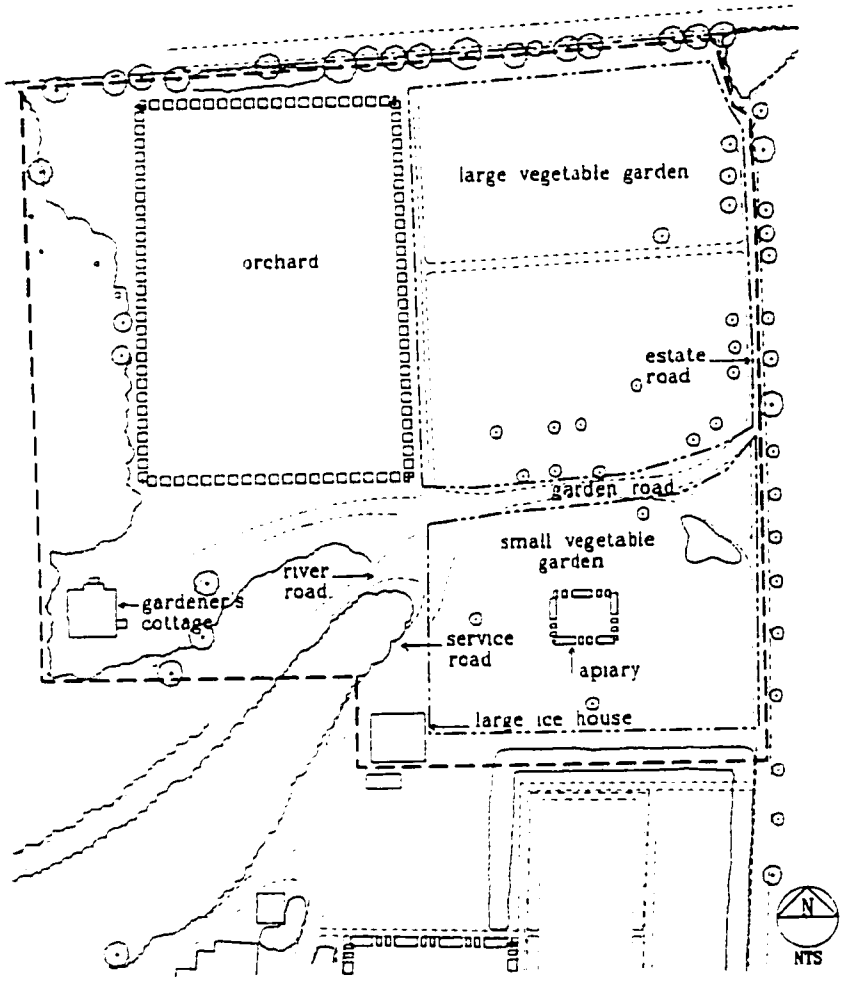


Figure 2.29: Spatial organization of the vegetable garden subspace. (K. Baker and G. Dallmann, SUNY CESF, 1998, based on the 1946 USGS map).

Topography

The topography of the vegetable garden subspace was altered in 1898 with the construction of the large ice house and various garden and service roads, but the extent of these changes is unknown.

Buildings

The gardener's cottage (HS 15) may have been enlarged by William Plog in c. 1897.[48] The addition was located on the south elevation. The addition, containing the kitchen and the bathroom, was rectangular, 25 feet long (E/W) by 10 feet wide (N/S). The addition was sided with vertical board and batten, color unknown.[49] It had a southern sloping shed roof, materials and color unknown. A bulkhead door may have been added at this time and was located on the addition's east elevation.

A large ice house (HS 09) was constructed in 1898, 360 feet northeast of Springwood, near the northwest corner of the rose garden (see figures 2.27 and 2.29). The building was rectangular, 30 feet long (E/W) by 18 feet wide (N/S), and 19 feet high. The salt-box-style large ice house was sided with clapboard and painted gray, with a red cupola and shingled gable. It had a front-gabled roof with wood shingles, color unknown.[50] Three stacked doors were located in the center of the east elevation, and an entry door was in the center of the west elevation.

Structures

An apiary (a structure to hold beehouses) was constructed during the Early Roosevelt Ownership Period, exact date unknown. It was located in the center of the small vegetable garden, approximately 60 feet north of the hemlock hedge. The structure was rectangular, approximately 10 feet long by 4 to 5 feet wide and 6 to 7 feet high (figure 2.30) The apiary was constructed of wood and stabilized with round, rough-cut posts 4 to 5 inch diameter. The color of the structure is unknown, but it was probably unpainted. It had a hipped roof with a ridge constructed of small branches lashed together, color unknown. Both of its longer sides were open and a shelf was located at an approximate 2 to 2 1/2 foot height. The apiary contained approximately 16 hives.

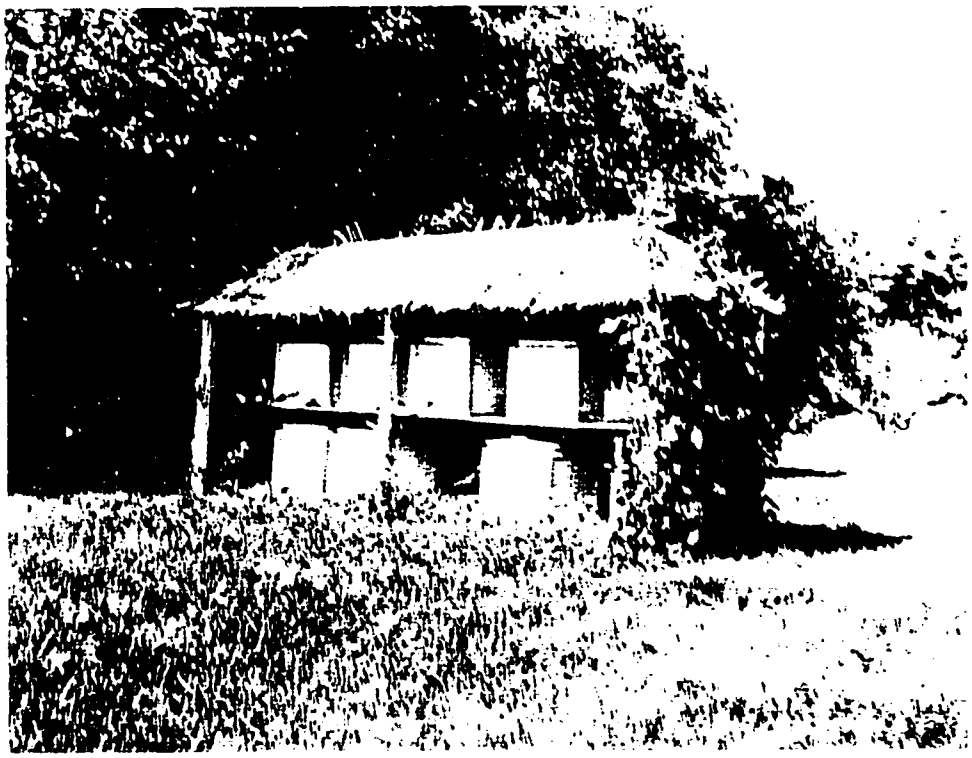


Figure 2.30: The apiary, no date. (The Home of Franklin D. Roosevelt NHS).

Vegetation

The small vegetable garden established by the Wheelers (1845-1867) continued to be used to grow fruit and vegetables for the Roosevelt family. When William Plog was hired in 1897, this small garden included mixed vegetables such as corn and potatoes, and a number of fruit trees, including pears, plums, and about four apple trees (*Malus* spp.).[51] A triangular shaped grassy area was created at the eastern portion of the garden road where it split to the north and south and joined the estate road.

The large vegetable garden was located north of the small vegetable garden and extended to the northern property line. The garden contained the usual garden vegetables and an unidentifiable mix of hardwood trees, and small, shrub-like vegetation (figure 2.31). Many of these trees probably bore fruit such as apples and pears.[52] On April 22, 1900, a letter from Sara Roosevelt to FDR makes reference to "...one tiny new peach tree full of blossoms."[53] It is unknown where this tree was located, although it may have been among of the fruit trees within the hemlock hedge garden or the vegetable garden.

In 1897 the eastern half of this garden was an apple orchard. The location, arrangement, and species within the orchard is unknown.

Figure 2.31: The estate road, the large vegetable garden (rear), and the picket fence (far rear). James Roosevelt pictured, April 1900. (Home of Franklin D. Roosevelt NHS, no #).

Circulation

During this period the estate road was approximately 10 feet wide with a crushed stone or gravel surface.

A garden road separated the two gardens and ran from the estate road to the east to join the river road to the west and extend southward to the service area. At its eastern junction with the estate road, this road split to the north and south (see Early Roosevelt Ownership period plan). It is unknown if this road was created during this period or if it was a remnant from the Wheeler Ownership.

Furnishings and Objects

The post and wire fence, constructed by the Wheelers and located along the northern property line, was reconstructed during the Early Roosevelt Ownership Period, exact date unknown. The new fence was a picket-style fence, but its dimensions are unknown (see figure 2.31).

WOODLAND SPACE

Spatial Organization

This space underwent changes throughout this period with the addition of three subspaces including the lower field, pond/dam, and duplex subspaces (figure 2.32). Two of the new subspaces, the pond/dam and duplex, were created from land that was once included in the river wood lot subspace. The ***Pond/Dam Subspace*** was developed in 1881 southwest of Springwood within the river wood lot subspace. The rectangular space was 2.3 acres and approximately 450 feet long (N/S) by 200 feet wide (E/W). It was defined to the north, south, east, and west by vegetation in the river wood lot. The ground was a combination of steep slopes and deep ravines created by the Mericles Kill that flowed through the space and consisted of understory vegetation and trees. Views out of the space were heavily screened and only partially open to the sky.

The ***Lower Field Subspace*** was developed in 1886 by the addition of land purchased to the south (see figure 2.32). It was located southwest of Springwood. The rectangular space was 10 acres and approximately 850 feet long (E/W) by 600 feet wide (N/S). It was defined to the north by the paddock lot subspace, to the south by the property boundary line, to the east by the ridge, and to the west by the vegetation of the river wood lot subspace. The ground was undulating and consisted of field crops and trees that acted as objects within rather than definers of the space. Views were heavily screened to the south and west but open to the sky.

The ***Duplex Compound Subspace***, was developed during the Early Roosevelt Ownership Period between 1886 and 1895, exact date unknown (see figure 2.32). It was located northwest of Springwood within the river wood lot subspace. The square space was 1.3 acres and approximately 180 feet long (N/S) by 120 feet wide (E/W). It was defined to the north, south, east, and west by the river wood lot vegetation. Within the space were buildings that formed internal subspaces between them. The ground was flat and slightly undulating, vegetation unknown. Views out of the space were heavily screened but open to the sky.

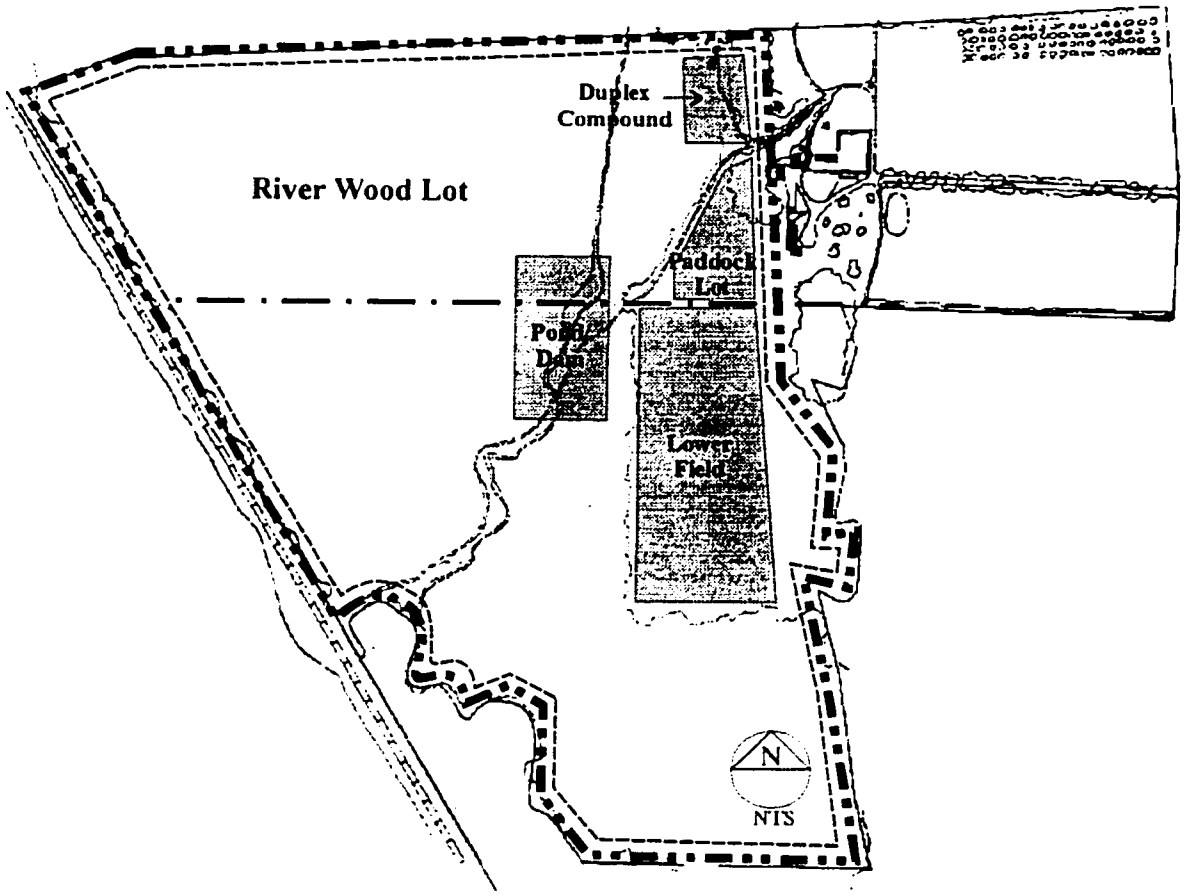


Figure 2.32: Spatial organization of the Woodland Space, including the paddock lot, river wood lot, pond/dam, lower field, and duplex compound subspaces. (K. Baker and G. Dallmann, SUNY CESF, 1998, based on the 1946 USGS map).

Paddock Lot Subspace

Spatial Organization

The spatial configuration of the paddock lot was redefined in c. 1868 when the river road was constructed. The roughly triangular space was approximately 360 long (N/S) and at its widest, 240 feet wide (E/W). It was defined to the north and west by the river road, to the south by vegetation along the property line, and to the east by vegetation of the river wood lot. The ground and views remain unchanged.

Vegetation

The existing row of trees from the Early Property Ownership were located within the paddock lot (figure 2.33 and see Early Roosevelt Ownership period plan).

Furnishings and Objects

A post and wire fence was constructed during the Early Roosevelt Ownership Period, exact date unknown, within the paddock lot (figures 2.33 and 2.34 and see figure 2.13). This post and wire fence was located to the west of the house, running south from the river road to a row of trees within the paddock lot, and west through the trees. It is unknown how the fence enclosed the area.

Figure 2.33: View from the south lawn towards the fence and row of trees in the paddock lot, the lower field, and the Hudson River. (Franklin D. Roosevelt Library, NPx 47-96:2815).

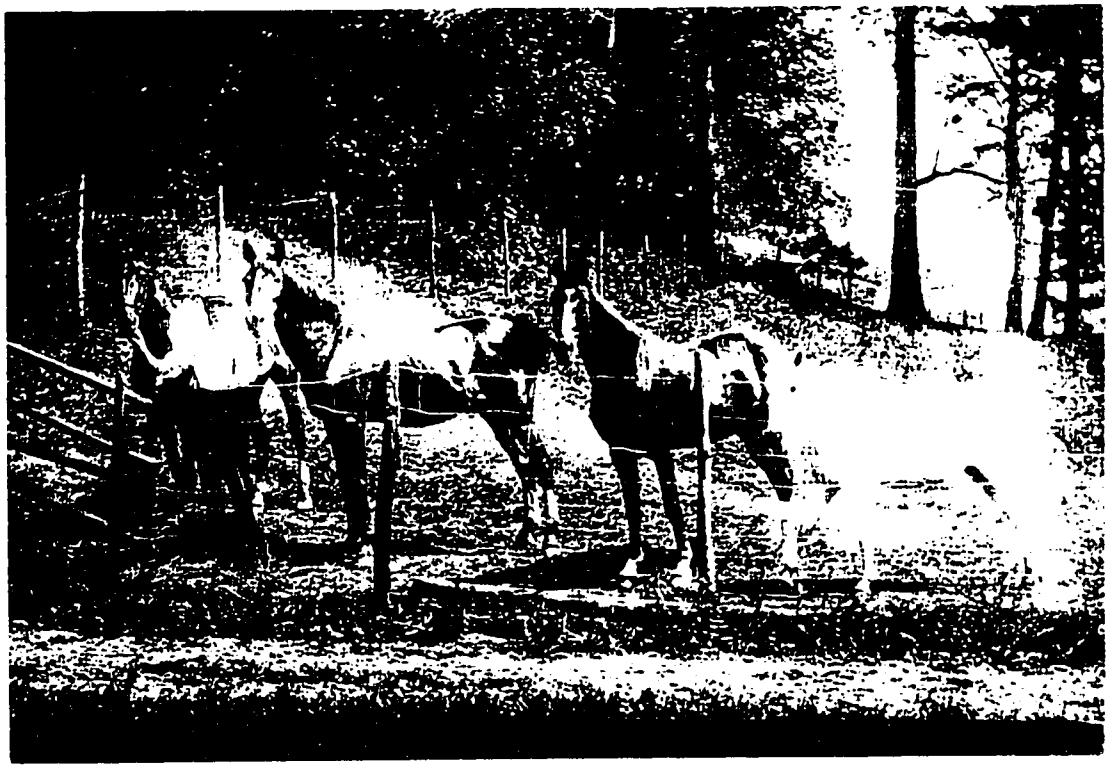


Figure 2.34: Fence and horses below the house, man not identified, no date. (Franklin D. Roosevelt Library, NPx 47-96:3223).

River Wood Lot Space

Topography

The topography of the river wood lot subspace was altered during this period with the establishment of a boathouse and the river road, but the extent of these changes to the grade is unknown.

Buildings

There were many references to a boathouse, boating, and ice boating in Sara's and Rebecca's diaries, and a 1891 map indicates there was a boathouse located north of Roosevelt Cove, but no documentation was found to verify what it looked like (figure 2.35).[54] The boathouse may have been moved from the Mount Hope property to the south: "Our boathouse came up the river on a canal boat and we all went down to see it arrive."[55] There is some confusion as to the exact location of this boathouse because according to FDR's memoirs about the property, "About 1,000 feet north of the present railroad siding was a piece of land outside of the track and my father...built a boat house here..."[56] Indeed, a 1906 map of James Roosevelt's property, which may have been associated with his will, shows two boathouses, one within the northern section of Roosevelt Cove, the other located on the Hudson River, west of the railroad track (figure 2.36). Evidently a dock was built somewhere along the Hudson River, its location is unknown.[57]

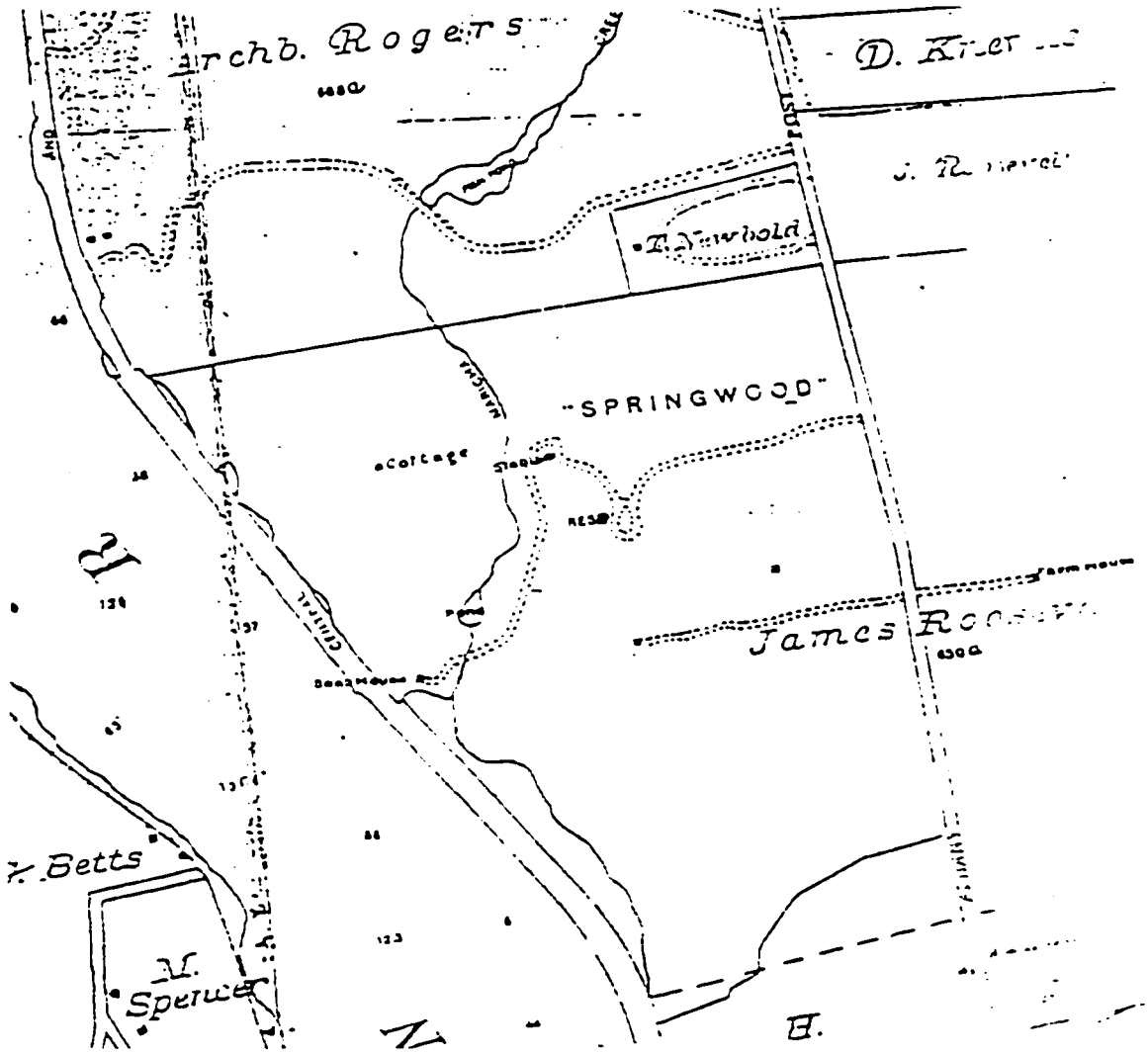


Figure 2.35: The estate of James Roosevelt, including outbuildings and circulation patterns, 1891. (Frederick W. Beers, *Atlas of the Hudson River Valley From New York City to Troy* (New York, 1891), Plate 19, The Home of Franklin D. Roosevelt NHS).

Figure 2.36: Map of the estate of James Roosevelt, 1906. (The Home of Franklin D. Roosevelt NHS).

Vegetation

FDR often wrote about a portion of virgin forest along the river road, in the wood lot portion of the property between the house and river, but verification of this forest has never been confirmed.[58]

Circulation

A river road was constructed in c. 1868. The road was located from the upper ridge north of the service area and ran in a southwest direction toward the dam and continued south where it terminated at the railroad siding. Rebecca Roosevelt described the construction of the road in a diary entry dated June 8, 1868: "...we took one of the men and walked to the river and back, cutting down trees and marking a path to the boat house..." (see figure 2.35).[59] FDR confirmed the establishment of the road at this time in his anecdotes about the property: "The present river road from back of the stable was built by my father about 1870."[60] The road was approximately 7 to 9 feet wide with a surface that was either compacted soil or crushed gravel. It was lined on both sides by a retaining wall. The retaining walls began at the start of the road near the large ice house and continued for 280 feet. The retaining walls were 1 to 2 feet high and constructed of local brown-colored fieldstone.

Furnishings and Objects

A rustic wood bridge was constructed by 1887-89 and located in "the forest below the house," but the exact location of this bridge and its date of construction are unknown (figure 2.37).

> Here is the entrance gateway to this primeval forest. At one time, the rustic fence was more elaborate, and there was a fine gate, entrance to this large stand of untimbered land...[61]

This bridge was approximately 10 feet wide with rustic wood railings approximately 3 feet wide, made out of pieces of wood 2 to 3 inches diameter used as top and bottom fence rails. Vertical wood posts were placed approximately every 5 feet. The ends of this bridge tapered from 3 feet high to the ground. Smaller pieces of wood, 1 to 2 inches in diameter, were placed diagonally between the horizontal rails. Stone was used to support the underside of the bridge and wooden planking was used as decking (figure 2.38 and figure 2.39).

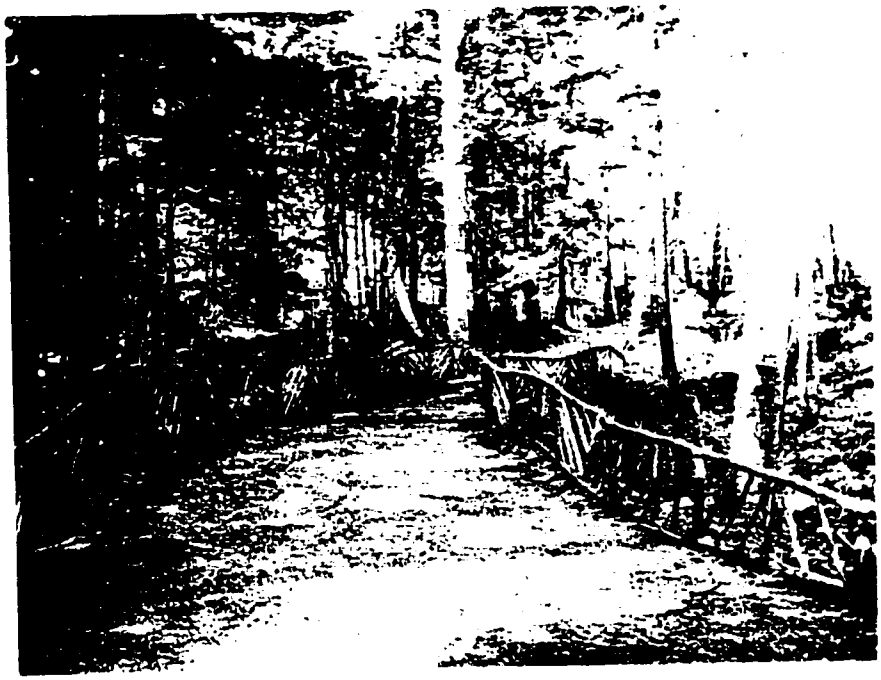


Figure 2.37: Rustic bridge located in the river wood lot, 1897-98. (Franklin D. Roosevelt Library, NPx 49-48:23).

Figure 2.38: Rustic bridge located in the river wood lot, no date. (Franklin D. Roosevelt Library, NPx 47-96:2797).

Figure 2.39: Rustic bridge located in the river wood lot, no date. (Franklin D. Roosevelt Library, NPx 47-96:2795).

Pond/Dam Subspace

Topography

The topography of the pond/dam subspace was altered in 1881 with the construction of the dam and pond along Meriches Creek. Although the specific effects of the grading are unknown, it is assumed the topography was altered dramatically. The ground within this space consisted of a combination of moderate and steep slopes and ravines.

Structures

A ram house (HS 30) may have been constructed during this period as part of the 1897-1945 water distribution system, although the exact date is unknown.[62] It was located approximately 60 feet south of the dam on the east bank of the Meriches Kill (figure 2.40). The structure was almost square, 9 feet long (N/S), 8 feet 8 inches wide (E/W), and 4 feet 10 inches high.[63] The ram house was constructed of local brown-colored fieldstone. It had a flat roof constructed of stone and covered with soil. A stone door was located on the south elevation. The ram located inside the house pumped water up to the coach house where it was stored in a tank and supplied water to the coach house, stable, garage, greenhouse, and garden.

Mechanical Systems

A dam and its associated pond (HS 31) was constructed in 1881 to provide the Roosevelts with water, and the resource to make ice in the winter for year-round use. It was located within the woodland approximately 850 feet west of Springwood. On October 23, 1881, Sara wrote that James had been buying cement for the dam he was building in the woods, and when it was finished, there would be a big pond for ice.[64] The dam was 3 feet wide, 15 feet long, and approximately 13 feet high. It was constructed of local brown-colored fieldstone with a flat concrete top and a sluice gate. It spanned the creek from east to west and formed a pond on its north side, with the water outlet to the south (figure 2.41).[65]

Water Features

The pond was formed in 1881 by the construction of the dam on Meriches Creek. It was oval and approximately 150 feet long (N/S) by 50 feet wide (E/W) (see figure 2.41). The pond's depth is unknown. Its edge was a natural, vegetation-covered sloping bank.

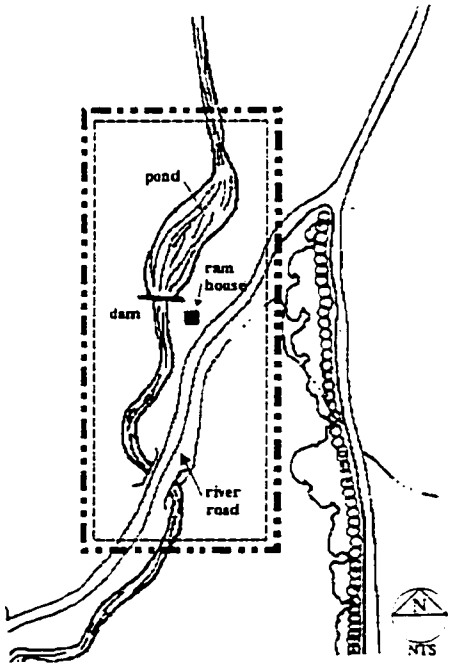


Figure 2.40: Spatial organization of the pond/dam subspace. (K. Baker and G. Dallmann, SUNY CESF, 1998, based on the 1946 USGS map).

Figure 2.41: Harvesting ice on the pond, 1890. (Franklin D. Roosevelt Library, NPx 47 96:2798).

Lower Field Subspace

Topography

The topography of the lower field was moderately to gradually sloping to the south and west.

Vegetation

It is unclear what the field was used for during this period, but in 1897-1898 it was used to grow hay (figure 2.42).[66]

Furnishings and Objects

A stone wall was constructed by c. 1894 and located along the western edge of the lower field (see figure 2.12). This wall extended from the river road to the south end of the field. The height and width of this wall are unknown. It was constructed of local brown-colored fieldstone.

Figure 2.42: View of Springwood from the lower field, 1897-98. (Franklin D. Roosevelt Library, NPx 49-48:13).

Duplex Compound Subspace

Topography

The topography of the duplex compound subspace was altered during this period with the construction of buildings and a road. The extent of the change to the grade is unknown. The ground within this space consisted of a moderately sloping grade.

Buildings

A duplex (HS 20) was built sometime between 1886 and 1895, exact date unknown, to serve as employee quarters. It was located approximately 660 feet northwest of Springwood (figure 2.43 and see Early Roosevelt Ownership period plan).[67] The building was rectangular, 40 feet long (N/S) by 30 feet wide (E/W), and two stories high. The duplex was sided with clapboard and painted red with green shutters. It had a side-gabled roof, materials and color unknown. Two doors were located on the east elevation and two on the west. It had a screen-enclosed sun porch with a shed roof.[68] The duplex was built by the Titus Construction Company of Poughkeepsie.[69]

A duplex garage was constructed between 1886 and 1895, exact date unknown. It was located approximately 50 feet northeast of the duplex (see figure 2.43). The two bay garage was "F" shaped, approximately 30 feet long (E/W) by 12 feet wide (N/S).[70] No other information on the duplex garage was located for this report.

A chicken coop was constructed sometime between 1886 and 1895, exact date unknown. It was located approximately 20 feet northwest of the garage (see figure 2.43). The structure was square, 8 feet long (N/S) by 8 feet wide (E/W), height unknown, and constructed of wood and wire.[71] No other information on the chicken coop was located for this report.

A privy was constructed sometime between 1886 and 1895, exact date unknown. It was located approximately 4 feet northeast of the garage (see figure 2.43). The structure was rectangular, 8 feet long (N/S) by 5 feet wide (E/W), with two sections.[72] No other information on the privy was located for this report.

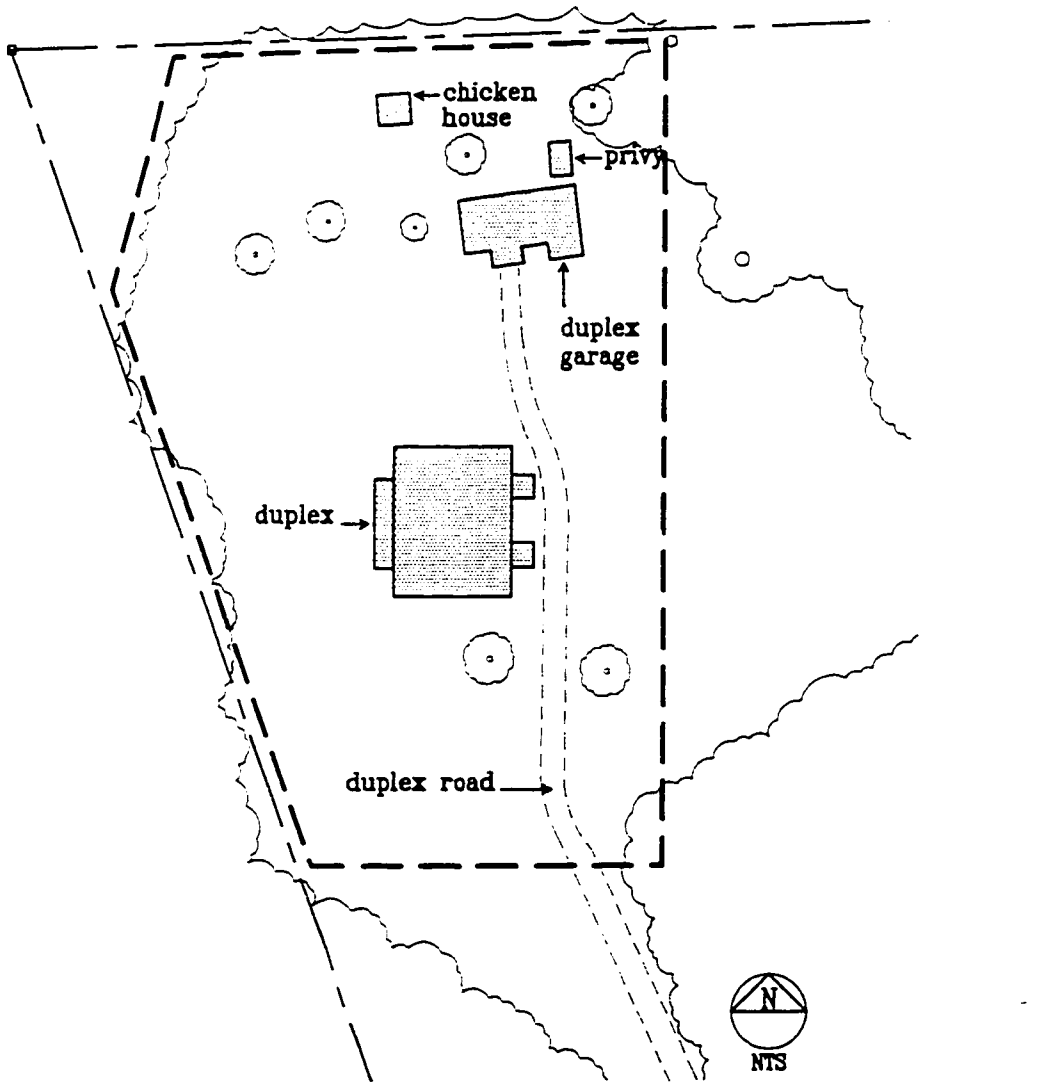
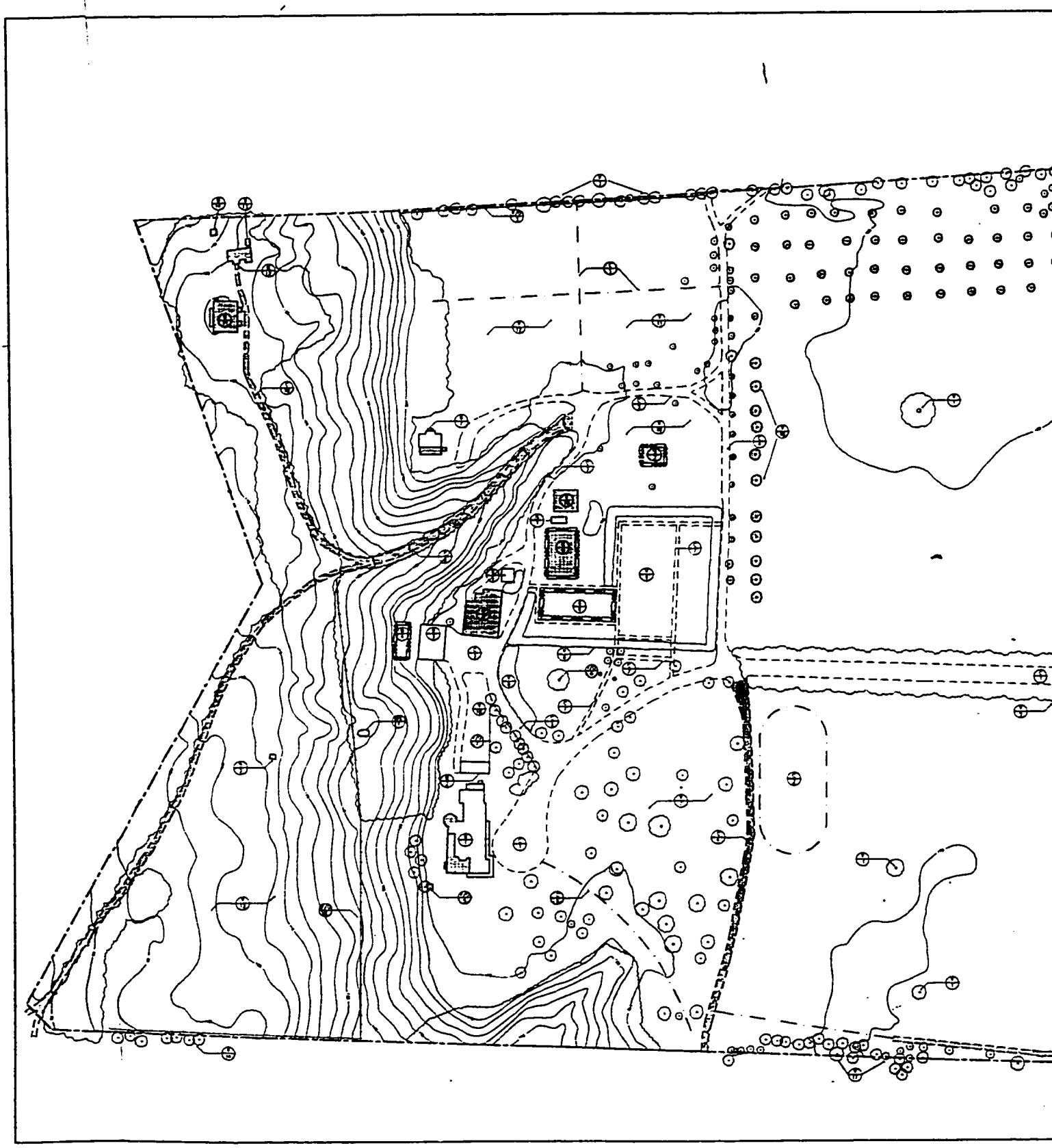


Figure 2.43: Spatial organization of the duplex compound subspace. (K. Baker and G. Dallmann, SUNY CESF, 1998, based on the 1946 USGS map).

Summary

During James Roosevelt's ownership of the estate, changes were made to the landscape, including the addition of 640 acres to the estate, modifications to the main house, construction of new buildings, structures, and circulation features, thus changing the character of the property from the time it was purchased in 1867. The home road that began at the Albany Post Road continued to be the main circulation route to and from Springwood. Views were open from the house to the river. The fields on the property, the vegetable garden within the hedge, and the garden along the north boundary remained relatively unchanged from the Wheeler ownership.



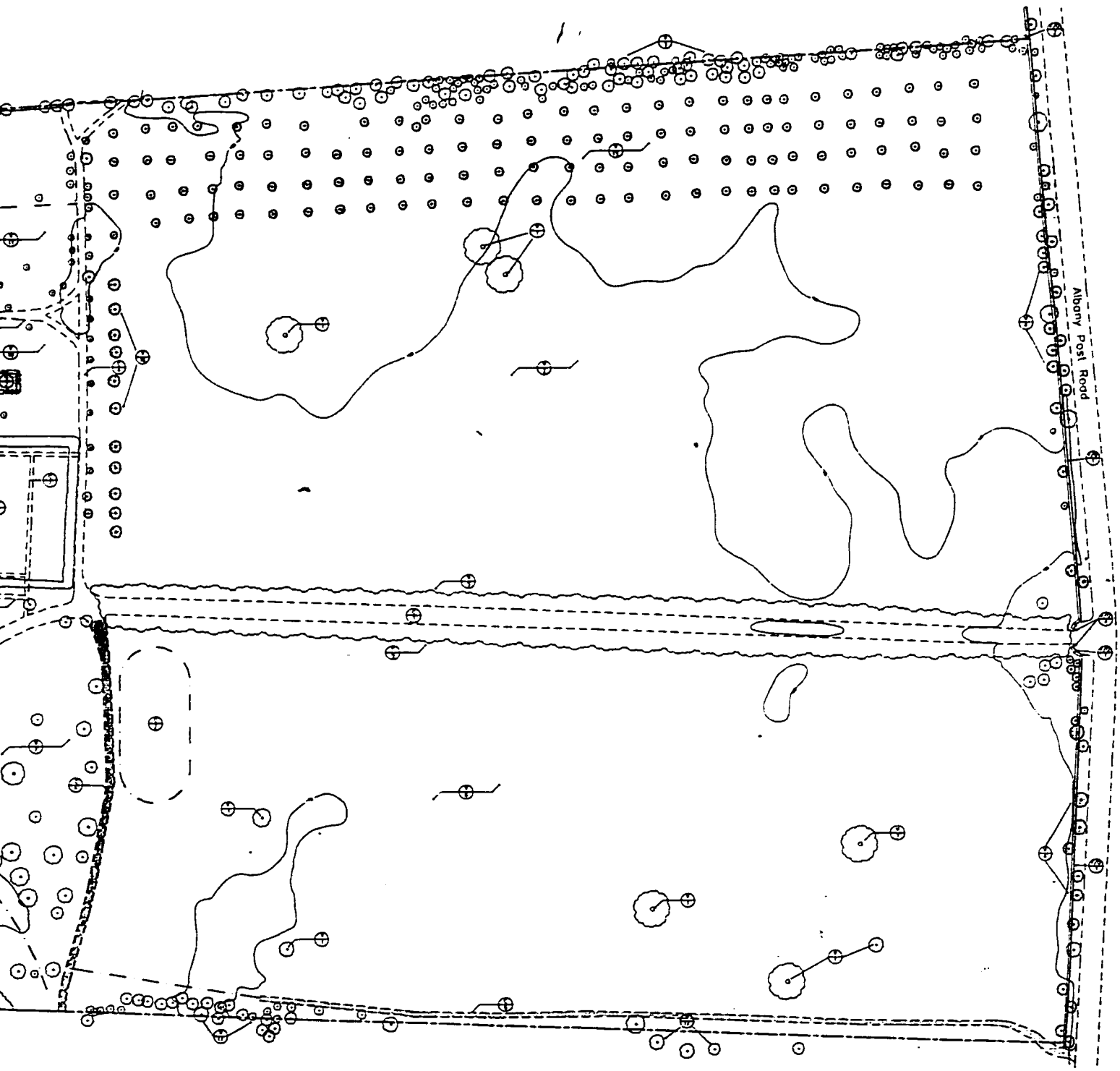
CULTURAL LANDSCAPE REPORT: THE HOME OF FRANKLIN D. ROOSEVELT NATIONAL HISTORIC SITE

Prepared for:
UNITED STATES DEPARTMENT OF INTERIOR
NATIONAL PARK SERVICE
Northeast Region
Cooperative Agreement: CA1600-1-9013, 1996-1998

Prepared by:
STATE UNIVERSITY OF NEW YORK
COLLEGE OF ENVIRONMENTAL SCIENCE AND FORESTRY
Faculty of Landscape Architecture, Syracuse, New York
Research Assistant Kristin T. Baker & Project Director George W. Curry

EARLY ROOSEVELT OWNERS

ALBANY POST RO
HYDE PARK
DUTCHESS COUNTY, N



TORIC SITE

ORESTRY
w York
George W. Curry

EARLY ROOSEVELT OWNERSHIP: 1867-1900

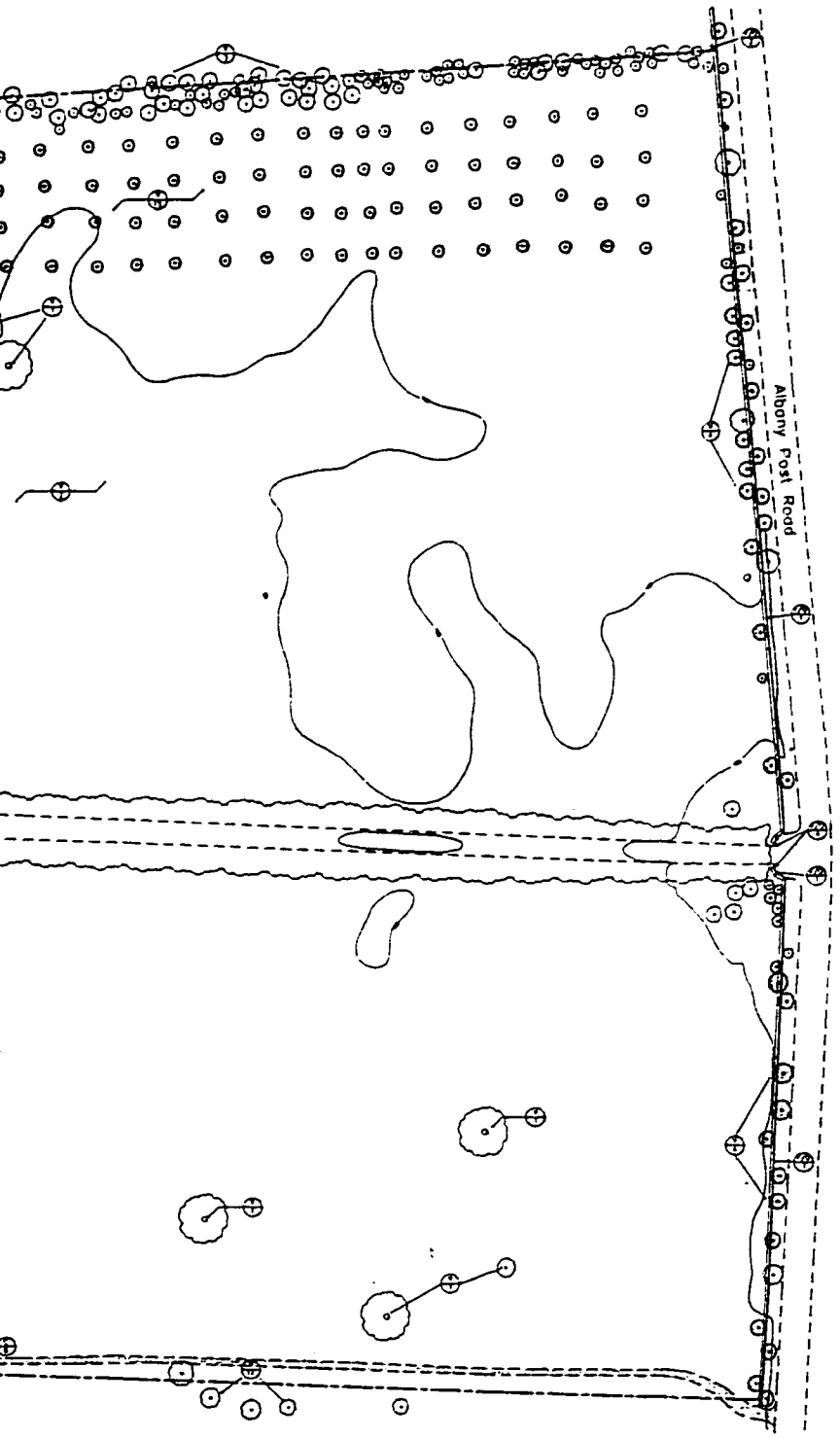
ALBANY POST ROAD
HYDE PARK
DUTCHESS COUNTY, NEW YORK

DRAWING # 1795-232-0023
DRAWN BY: GUSTAVO DALLMANN
SHEET # 2 of 4
DATE: February 1999

MAP SOURCE: Location of buildings, roads, topography, and plant material from the United States Department of the Interior Geological Survey for the Home of Franklin D. Roosevelt National Historic Site. 1948.

NOTES:
The addition or subtraction of character-defining features is based on archival research conducted for the Cultural Landscape Report

SCALE: 1"=80



Character-Defining Features

Date notification: C= constructed, A= altered, R= removed, n/a= date unknown

Early Roosevelt Ownership			
FEATURE	CLR#	FEATURE NAME (HPS #)	DATE
Spatial Organization		North Avenue Lot	
Vegetation	V-1	cedar tree lines	C-n/a
	V-2	north avenue planting/individual trees	C-n/a
	V-3	north hedgerow	C-n/a
	V-4	Albany Post Road vegetation	C-c.1793
	V-15	orchard	C-1867-1900
	V-16	oak trees	C-n/a
Furnishings & Objects	F/O-1	stone wall	C-n/a
	F/O-2	Joseph Morrison boundary marker	C-1888
Spatial Organization		Stable Road	
Vegetation	V-5	stone road allee	C-c.1793
Circulation	C-1	stone road	C-c.1793
Furnishings & Objects	F/O-1	Post Road stone wall	C-n/a
	F/O-4	gate posts/gate	C-1867
Spatial Organization		South Avenue Lot	
Vegetation	V-1	cedar oak trees	C-n/a
	V-6	Albany Post Road vegetation	C-n/a
	V-8	south avenue planting/individual trees	C-n/a
	V-17	trees along south boundary	C-n/a
Circulation	C-4	stable road	C-c.1867-1920
	C-6	south avenue farm road	C-c.1867-1920
Circulation	C-2	walking allee	C-c.1830
Furnishings & Objects	F/O-1	stone wall	C-n/a
Spatial Organization		Walk Lane	
Buildings	B-1	Springhouse (HS-01)	C-c.1793
Vegetation	V-7	treed/open turf	C-c.1830
	V-8	hemlock hedge trees/open turf	C-c.1830
Circulation	C-1	stone road/farmground	C-c.1830
	C-3	service road	C-c.1830
	C-7	garden walkways	C-c.1867-1920
	C-8	path- the Glasshouse	C-c.1870-1920
Furnishings & Objects	F/O-5	wrought-iron bench	C-c.1867-1920
	F/O-6	tree bench	C-c.1867-1920
Spatial Organization		Service Area	
Buildings	B-2	laundry (HS-12)	C-c.1830
	B-3	stable (HS-04)	C-c.1830
	B-4	shed	C-c.1830
	B-5	small ice house (HS-05)	C-c.1830
	B-6	coach house (HS-03)	C-1888
Vegetation	V-18	open turf	
Circulation	C-2	service area road	C-c.1830
Furnishings & Objects	F/O-7	screening fence	C-n/a
Spatial Organization		Glass Garden	
Buildings	B-6	original greenhouse	C-c.1830
	B-9	greenhouse shed	C-n/a
Structures	S-1	hot bed (HS-10)	
Vegetation	V-8	hemlock hedge	C-c.1830
	V-9	flower/vegetable garden	C-c.1830
Circulation	C-7	garden walkways	C-c.1830
Spatial Organization	SP-7	Vegetable Garden	
Buildings	B-7	gardener's cottage (HS-11)	C-c.1830
	B-10	large ice house (HS-06)	C-1888
Structures	S-2	quarry	C-c.1867-1920
Vegetation	V-3	north hedgerow	C-c.1830
	V-10	small vegetable garden	C-c.1830
	V-11	large vegetable garden	C-c.1830
	V-12	orchard	C-c.1830
Circulation	C-3	service road	C-c.1830
	C-4	cabbie road	C-c.1830
	C-5	garden road(s)	C-c.1830s-1867-1920
Furnishings & Objects	F/O-3	picket fence	C-c.1867s-1867-1920
Spatial Organization		Pleasant Lot	
Vegetation	V-13	pasture/cultivated fields	C-n/a
	V-14	trees	C-c.1830
	F/O-8	fence	C-c.1867-1894
Spatial Organization	SP-9	Blue Wood Lot	
Structures	S-3	ice house	C-c.1915
Mechanical Systems	MS-1	reservoir (HS-14)	C-c.1867-1920
Circulation	C-9	river road	C-1888
Spatial Organization		Depew Compound	
Buildings	B-11	depew (HS-20)	C-c.1888-1925
	B-12	carriage	C-c.1888-1925
	B-13	privy	C-c.1888-1925
	B-14	chicken coop	C-c.1888-1925
Circulation	C-10	depew road	C-c.1888-1925

...7-1900

DRAWING # 1795-232-0023
DRAWN BY: GUETANO DALLMANN
SHEET # 2 of 4
DATE: February 1999

MAP SOURCE: Location of buildings, roads, topography, and plant material from the United States Department of the Interior Geological Survey for the Home of Franklin D. Roosevelt National Historic Site, 1946.

NOTES:
The addition or subtraction of character-defining features is based on archival research conducted for the Cultural Landscape Report

SCALE: 1"=60'

LEGEND

Existing Contour
Assumed Historic Contour
Trees
Shrubs
Fence line
Buildings
Feature Symbol
Individual Tree
Stone wall
Paved path/road
Unpaved path/road
Assumed historic path/road
Approximate building location
Approximate feature location
Property line
Removed during period
Added during period

III. LATE ROOSEVELT OWNERSHIP (1900-1945)

"I don't suppose there is anything in Nature that I am as fond of as trees."
—Franklin D. Roosevelt

Upon James Roosevelt's death in 1900, he left his 750-acre estate to his wife Sara, who was to have life use of the property and then pass the estate on to their son Franklin when she died. Mrs. Roosevelt continued to live at and run the estate as her husband wished, while FDR obtained his degree at Harvard University. She also continued to maintain her hold on her son and moved to Boston to be closer to him while he finished his education.

Hyde Park was never far from FDR's thoughts. Before his graduation from Harvard in 1904, FDR expressed his longing for home and the trees on the property in a letter to his mother: "...I shall probably be home for Sunday next. There are several reasons for this...also I want to get home again before all the trees are bare..."[1]

On March 17, 1905, FDR married his fifth cousin once removed, Anna Eleanor Roosevelt, President Theodore Roosevelt's niece. During their honeymoon Franklin took Eleanor to Nauheim, Germany, were his father received 'treatments' for his heart condition. It was then, during their honeymoon, that:

> ...he first became so interested in the care of trees. These forests were so beautifully kept. When trees matured they were cut in certain areas and, as they were cut, new trees planted.[2]

In 1908 FDR and Eleanor lived in a New York City duplex townhouse, a wedding gift from Sara, who lived next door in the duplex with a connecting door. Although they lived in New York City, Eleanor and FDR took advantage of every opportunity to bring their growing family to Hyde Park for extended visits. FDR had always wanted a large family as he himself was an only child, and they had six children including Anna (1906-1975); James (1907-1991); Franklin Jr. (1909-1909), who only lived for 8 months; Elliott (1910-1990); Franklin Jr. (1914-1988); and John (1916-1981) (figure 3.1).

Figure 3.1: The Franklin D. Roosevelt family, Anna, Franklin Jr., FDR, James, Eleanor, John, and Elliott pictured, no date. (Franklin D. Roosevelt Library).

In 1910 FDR's attention turned to the Hyde Park estate when he decided the land was no longer viable for farming. With the help of the New York State College of Forestry, he implemented a forestry program to produce revenue to run the property. Eleanor recalled, "Franklin's Mother never allowed him to interfere with the running of the place at Hyde Park, or the farm, but the woodland was his and he ran that as his own."[3]

FDR's political career began in 1910 when he was elected a New York State Senator. He was re-elected in 1912. On March 17, 1913, President Woodrow Wilson appointed FDR Assistant Secretary of the Navy, an office he held throughout World War I. In 1920 Franklin ran, but was defeated, in the race for the Vice Presidency of the United States.[4]

Franklin D. Roosevelt's political career came to an abrupt halt in August of 1921, when he contracted infantile paralysis, better known as polio, at the family's summer home at Campobello. He was transferred to a hospital in New York City until the spring of 1922, when he was finally able to return to Hyde Park to recuperate from his illness. FDR was determined to walk again without the use of crutches, and exercised his legs as he "walked" from Springwood down the home road to Albany Post Road and back (figure 3.2). As the weather became warmer, FDR swam in the pond in an attempt to regain the use of his legs.

Figure 3.2: FDR 'walking' down the entrance road after contracting polio. (drawing by Olin Dows, *Franklin Roosevelt at Hyde Park*, Franklin D. Roosevelt Library).

FDR maintained a positive attitude, although his legs became weaker and weaker. He had heard of a resort in Georgia with warm, mineral-rich waters that might be able to 'cure' his polio. He became enamored with the place and wanted to share it with others who were also battling the effects of polio by turning the defunct resort into the Polio Institute. Eleanor felt that FDR's battle with polio taught him "...the greatest of all lessons: infinite patience and a never ending persistence."[5]

Throughout this time, FDR's mother continued to oversee the running of the Hyde Park estate. Sara Roosevelt believed that she should oversee every aspect of the lives of her son, daughter-in-law, and grandchildren, having long ago established herself as the matriarch of the Roosevelt family. Her involvement in FDR's life caused a great deal of pain and resentment to Eleanor, who felt inadequate around her mother-in-law. In 1925, recognizing Eleanor's unhappiness, FDR built Eleanor a cottage on their property east of Springwood and the Albany Post Road on the bank of Fall Kill. Eleanor was able to spend some weekends and holidays at 'Val-Kill,' her home.

Sara Roosevelt felt her son, now 'handicapped,' should retire to Hyde Park to spend his days overseeing the farm. It was Eleanor who fought to keep FDR's dream of being in politics alive, and in 1928, with new strength and courage, Franklin D. Roosevelt once again reentered the arena. He was elected Governor of New York State in 1928 and 1930, a position he held until 1932 when he was elected President of the United States.

Whenever FDR was in need of rest, even after he became President, he traveled home to Springwood. He would frequently say, "All that is within me cries out to go back to my home on the Hudson River."[6] While at Springwood the estate worked its magic on FDR and he:

> ...confounded his staff by the ease with which, even in the darkest hours, he managed to shake off the burdens of the presidency upon his arrival at Hyde Park, and emerged stronger and more confident in a matter of days.[7]

FDR always felt strongly about the plants on his estate, and even timed one of his visits to Hyde Park so he could see the dogwoods in bloom.[8] After he contracted polio, one of FDR's favorite activities was driving through Dutchess County and his plantations in his hand-operated Ford. FDR was proud of this section of the Hudson River Valley where he grew up, and he showed these areas to many important people and world leaders, including Winston Churchill.

His love of the land did not end with Hyde Park. FDR believed in the regenerative effects of forests, saying, "...the forests are the 'lungs of our land,' purifying our air and giving fresh strength to our people."[9] After becoming President, he implemented such programs as the Civilian Conservation Corps (CCC) to employ young men to aid in conservation effort on state and federal land. On January 22, 1936, FDR wrote of his interest in conservation:

> ...I have for a long time been interested in the Conservation and preservation of our natural resources, not only those resources of great money value, but also those of scenic value, which if once destroyed, can never be replaced. Anyone who had read the history of our country knows how in our rush to acquire land & subdue the forests, many of these natural resources were destroyed for all time. It is fortunate that there have always been a few men who have stood stoutly for their preservation.[10]

Having grown up in Hyde Park, Franklin felt a strong connection to the people of the community and the Hudson Valley. His fondness for the area may explain why he felt so strongly about reusing overworked farmland for forestry purposes, and why he became interested in the National Park Service acquiring the nearby Vanderbilt property following Frederick W. Vanderbilt's death in 1938. FDR had "...long hoped that the estate might be made into an arboretum for the public, but later felt it would be an appropriate property for the National Park Service."[11] As a result of FDR's efforts, it was officially designated as a National Historic Site in 1940.

The affection FDR felt toward the Hyde Park community was reciprocated, especially on election night.[12] From the time FDR first ran for office, he cast his ballot on election day at Hyde Park's town hall. Each election night, his neighbors would parade down the entrance drive by torch light. The tradition was to show their support, and they helped him celebrate after the final election results were in (figure 3.3). In a speech given from the front porch of Springwood in 1940 after his election to his third term as President, during a tense time as the war in Europe escalated, he confirmed his affection for the people of Hyde Park:

> We are facing difficult days in this country, but I think you will find me in the future just the same Franklin Roosevelt you have known a great many years. My heart has always been here. It will always be.[13]

On election eve in 1944, FDR spotted some young boys in a spruce tree to the left of the terrace, which reminded him of the days when he was a boy, and "...sought sanctuary from discipline in the friendly branches of that very tree."[14]

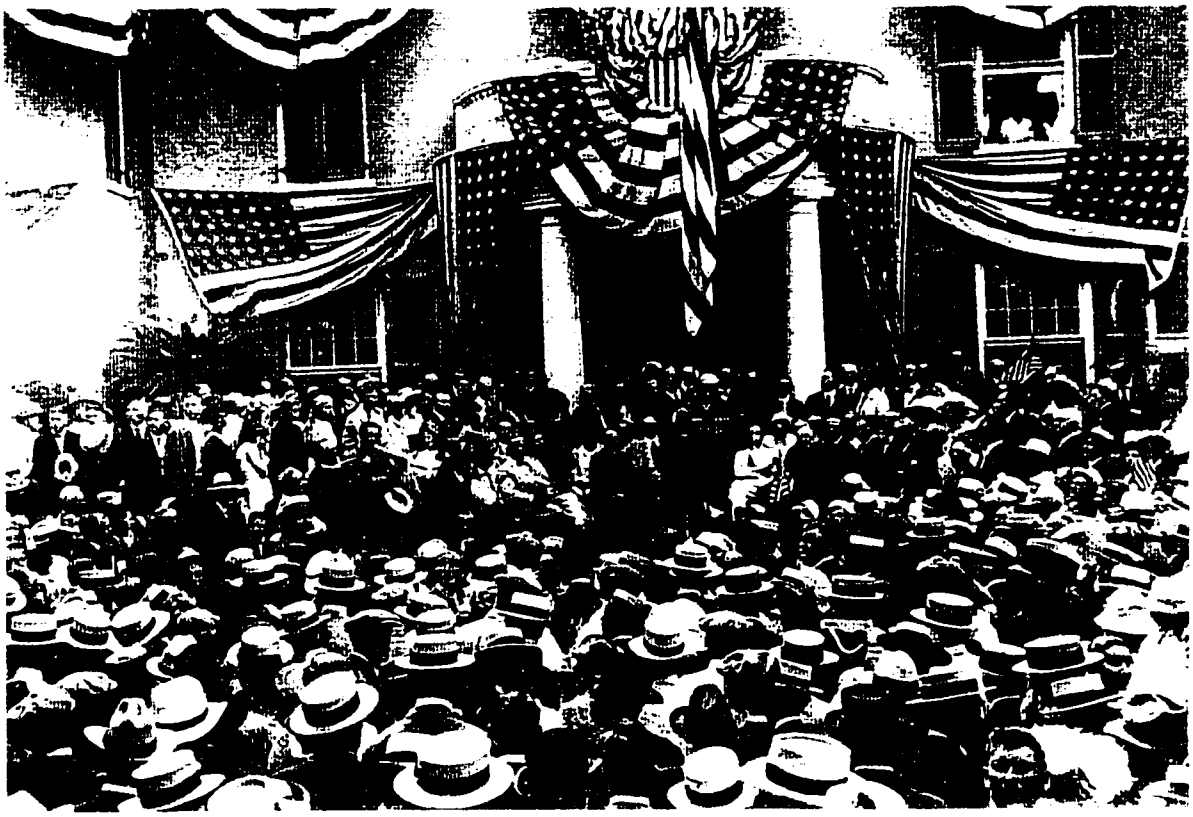


Figure 3.3: FDR running for Vice Presidency, August 9, 1920. (Franklin D. Roosevelt Library, NPx 48-22:3696(8)).

FDR built his retirement home, 'Top Cottage,' located east of Val-Kill in 1938-39. Now and then he could steal away and spend quiet weekends at this home, and he intended to retire and live the rest of his days there.

In 1939, 16.31 acres northeast of Springwood were selected by FDR for the site of the Franklin D. Roosevelt Library and given to the United States Government National Archivist. (see Appendix F). He was involved in many aspects of the library, including the basic design and construction materials, as well as the design for future wings.[15] In 1940, the first ever presidential library was completed. The library was intended to include a repository and study center for FDR's White House papers, books, and other materials. It was also to include a museum featuring family memorabilia, as well as a replica of his White House office. At the library dedication ceremony on June 30, 1941, FDR remarked:

> It seems to me that the dedication of a library is in itself an act of faith. To bring together the records of the past and to house them in buildings where they will be preserved for the use of men and women in the future, a Nation must believe in three things. It must believe in the past. It must believe in the future. It must, above all, believe in the capacity of its own people so to learn from the past that they can gain in judgment in creating their own future....This latest addition to the archives of America is dedicated when government of the people by themselves is being attacked everywhere. it is, therefore, proof - if any proof is needed - that our confidence in the future of democracy has not diminished in this Nation and will not diminish.[16]

A few months after the dedication, on September 7, 1941, Sara Delano Roosevelt died at the age of 86. Supposedly within five minutes of her death, one of the largest oak trees on the property toppled to the ground on a cloudless, windless night. Sara had remained the matriarch of the Roosevelt family and legal owner of Springwood until her death.

After her death, the estate was dramatically transformed after the attack on Pearl Harbor on December 7, 1941. As the United States entered World War II, the 240th Military Police Battalion arrived at Hyde Park to protect the President and his family. The battalion's 'A' Company was housed at the Rogers (Bellefield) estate north of Springwood, while the 'B' company was housed a mile-and-a-half north on the third floor of the Vanderbilt mansion and the mansion's coach house.

In 1943 FDR donated 33.23 acres of the Springwood estate to the United States Government to (see Appendix G):

> be maintained as a National Historic Site and in a condition as nearly possible approximating the condition of the residence and grounds prevailing at the expiration of the life estate Of Franklin D. Roosevelt, as hereinafter reserved.[17]

This acreage included Springwood, outbuildings, rose garden, vegetable garden, and lower orchard. FDR's intention was not to have the house stand 'frozen' in time, but to reflect the life style of historic estates in the Hudson River Valley.[18] A memo written by FDR's attorney, Justice Harry T. Thompson, eventually became the deed for the National Park Service, stating: "No major changes are to be made in the house or grounds by either the life tenants or the United States Government without the concurrence of an advisory committee..."[19] On January 15, 1944, the estate was designated a National Historic Site by Secretary of the Interior Harold Ickes. The remaining portions of the estate were given to various members of the Roosevelt family including Eleanor Roosevelt and their children.

On April 12, 1945, Franklin Delano Roosevelt died in Warm Springs, Georgia. After traveling from Georgia to Washington, FDR's coffin was brought to Hyde Park by train. His body, followed by a riderless horse, was brought up the river road and through the woods and plantations he was so fond of. He was buried in the rose garden as specified in his will (figure 3.4).

Figure 3.4: FDR's burial in the rose garden, April 15, 1945. (Franklin D. Roosevelt Library NPx 48-22:3719).

In November 1945, Eleanor relinquished ownership of property to the National Park Service and moved to her Val-kill home. After FDR's death, Eleanor Roosevelt wrote about her husband's feelings towards the estate, and why he donated it to the National Park Service:

> I think Franklin realized that the historic library, the house, and the peaceful resting place behind the high hedge, with flowers blooming around it, would perhaps mean something to the people of the United States. They would understand the rest and peace and strength which he had gained here and perhaps learn to come, and to go away with some sense of healing and courage themselves. If this place serves this purpose, it will fulfill, I think, the desire which was nearest to my husband's heart when he gave the place to the Government.[20]

From 1900 to 1945, during Sara and Franklin D. Roosevelt's ownership of the Springwood estate, many additions dramatically changed the characteristics of the property (figure 3.5). The Italianate-style house was transformed into a large Colonial Revival mansion. The construction of a presidential library also changed the character of the property. A forestry program was implemented, which included the construction of a series of roads and trails through the lower woods of the estate. Finally, the many structures and objects added by the 240th Military Police Battalion and Secret Service to ensure the protection and safety of the President, also altered the property. A detailed discussion of changes to the property follows.

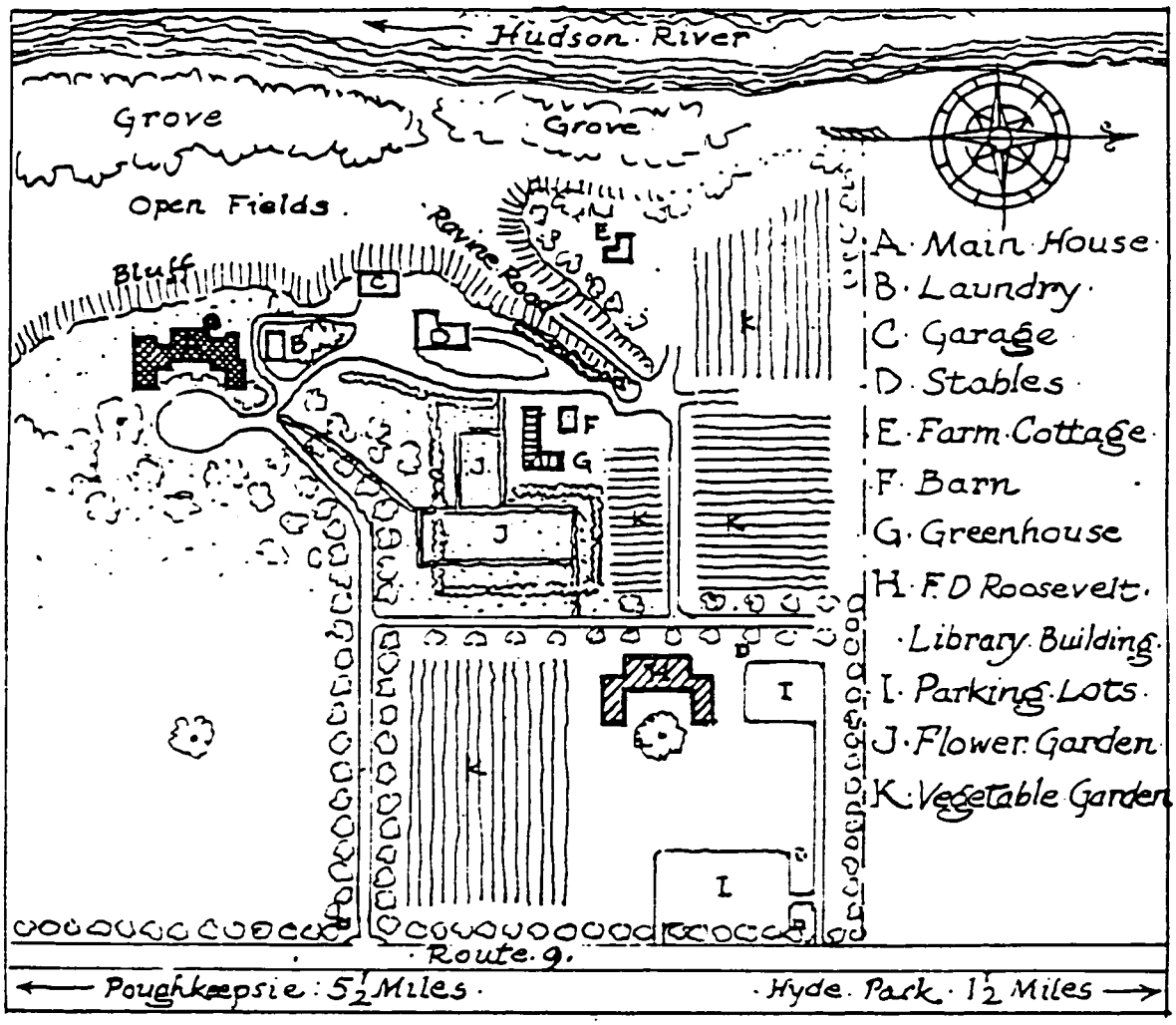


Figure 3.5: Historic American Buildings Survey, sketch of the Springwood estate, December 30, 1941. (The Home of Franklin D. Roosevelt NHS).

Changes made to the property (1900-1945)

Landscape Context

In 1911, FDR made the first purchase of land in his name by acquiring the 194-acre (I) Bennett farm adjoining his mother's estate on its eastern boundary. In 1925, the 175-acre (H) Thompkins farm was purchased by FDR, as was the 32.71-acre (B) portion of Jones property in 1932. FDR acquired two pieces of property in 1935, the 184-acre (G) Dumphy farm, and a 52.64-acre (E) portion of the Rogers estate.[21] In 1936, a 122-acre (F) portion of the Rohan estate was added to FDR's land holdings. He purchased two properties in 1937, acquiring of 90.1 acres (D) of the Hughson property and 13.71 acres (C) from the Wright property.[22] FDR owned a total of 1,614.16 acres by the time of his death (figure 3.6).

The portion of the property located between the Albany Post Road and the Hudson River were described by FDR in 1911 as, "North Avenue Lot, South Avenue Lot, Paddock Lot;" the pond/dam and Mariches Kill area was the "Gravel Lot;" and the woodland was the "River Wood Lot " (figure 3.7). FDR's maps indicated the majority of land east of the Albany Post Road had been used as farmland (figure 3.8).[23] As each piece of land was purchased, a tenant farmer was installed on the property and given the farmhouse, if one existed. From her memoirs, Eleanor recalled:

> He loved the land and bought land contiguous to his mother's going straight back over the top of the hill, so that when he died he owned almost the area covering two of the original old water lots. He rented most of the farmland for just enough to cover the cost of taxes and insurance.[24]

FDR donated two parcels of land to the United States Government before his death in 1945. In 1939, a 16.31-acre parcel of land was donated to the National Archives and Records Service as the site of FDR's presidential library. Four years later, in 1943, 33.23 acres including Springwood, outbuildings, the rose and vegetable gardens, orchards, and fields were donated to the National Park Service as a National Historic Site.

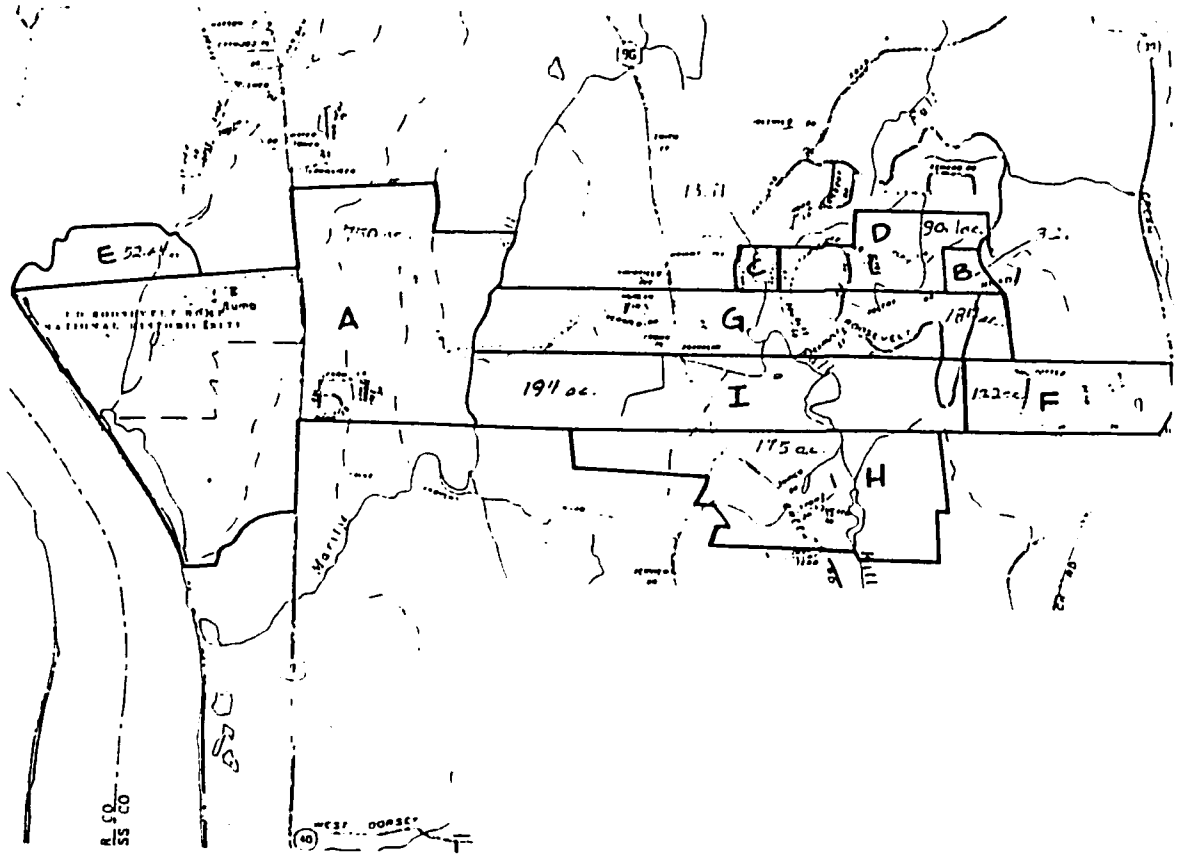


Figure 3.6: Land holdings of FDR 1900-1945. (Lacy, "Cultural Landscape Inventory," from R. Kennen Moody, "FDR and His Neighbors," 1981).

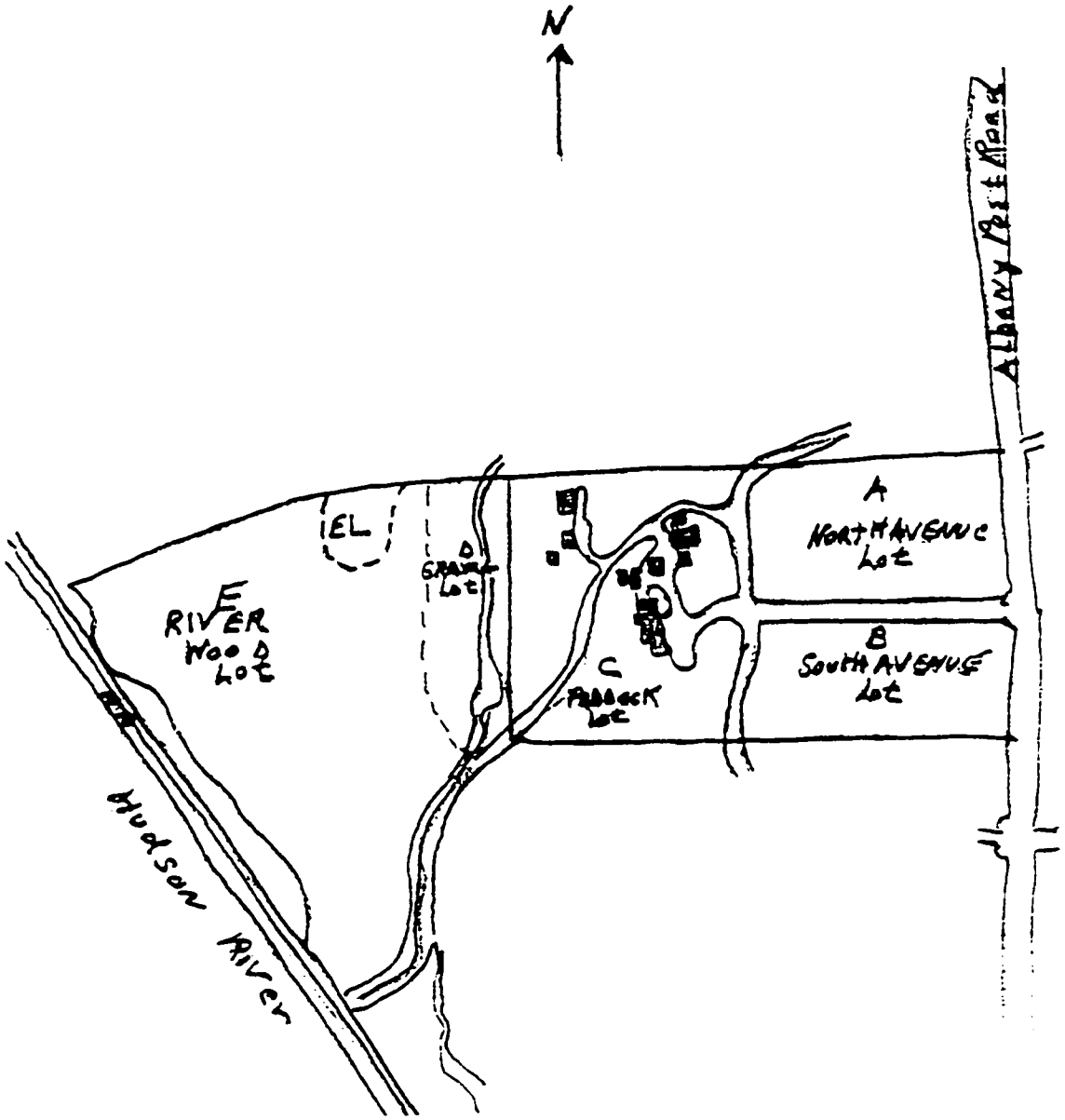


Figure 3.7: Roosevelt land ownership, Springwood and the property located west of Albany Post Rd., tracing based on FDR's 1911 map from Farm Journal. (The Home of Franklin D. Roosevelt NHS).

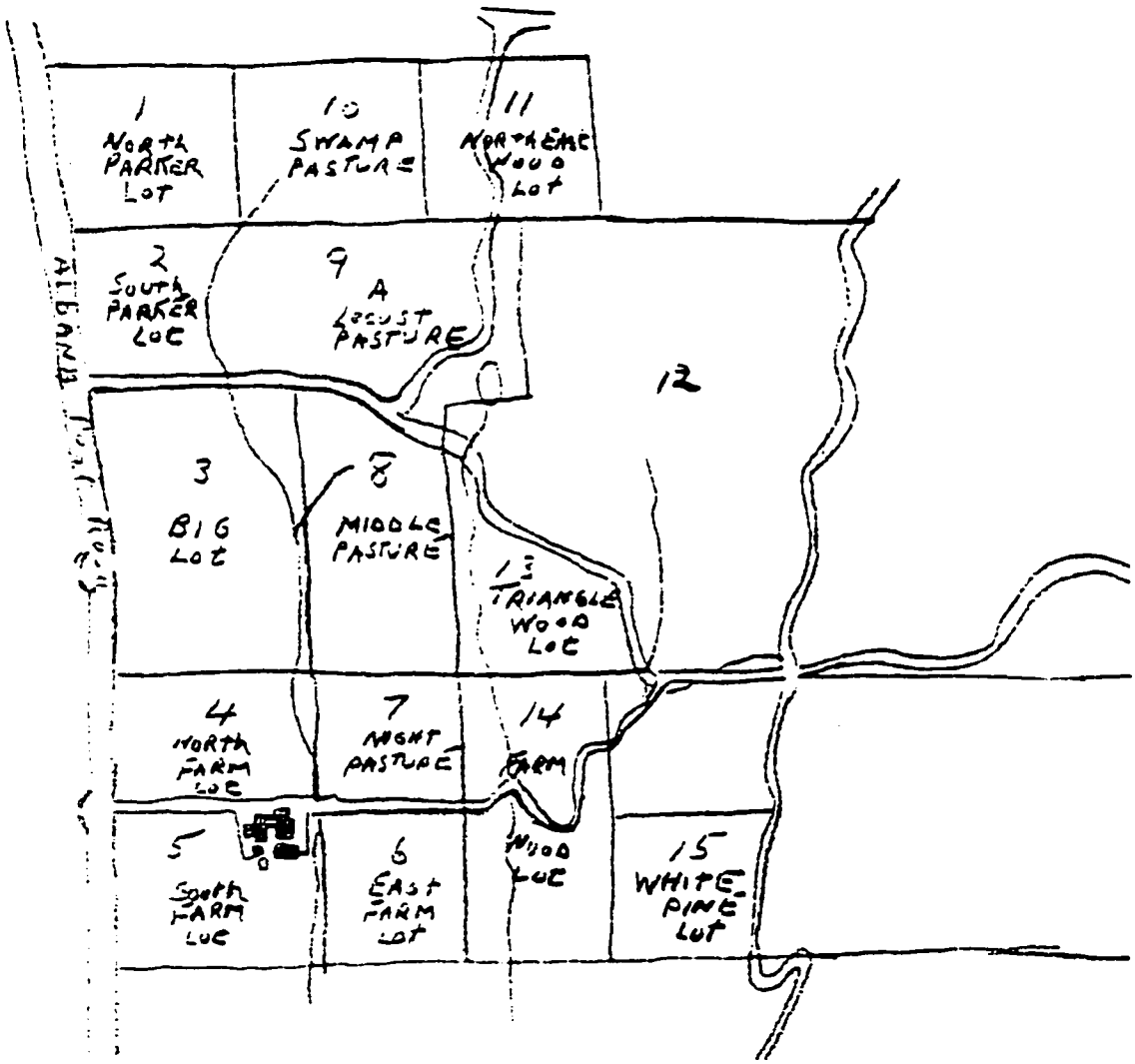


Figure 3.8: Roosevelt land ownership, property located east of the Albany Post Rd., tracing based on FDR's 1911 map from Farm Journal. (The Home of Franklin D. Roosevelt NHS).

Spatial Organization

During this period the basic spatial configuration of the property remained the same. Within the three major spaces, alterations were made to many of the existing subspaces, which will be discussed in this chapter. Franklin D. Roosevelt provided the following description of the estate's spatial organization in 1931:

> Like so many Hudson River places, the house was located at the end and slightly to one side of a long avenue leading west from the Post Road. The avenue may be called the axis of the place. At its end the house is to the south and the garden to the north. ... Garden and house stand close at the edge of a high terrace above and about a half a mile back from the Hudson River. The view from the house looks down the river for about twenty miles, and the garden is protected from the west and north winds by the old trees on the edge of the bank.[25]

ENTRY SPACE

This space underwent major alterations during this period. The majority of these changes were due to the construction of a presidential library within the 16.31 acres of the north avenue lot, which in 1939 were deeded to the National Archives. An entrance/exit road and visitors parking lot associated with the library were also constructed. The south avenue lot was altered when a tennis court was constructed near the subspace's southwestern corner.

North Avenue Lot Subspace

Spatial Organization

The north avenue lot was altered in 1914 with the planting of a white pine hedge along the entire eastern edge of the north avenue lot. The hedge screened views to the east. The space was altered again in 1939 with the construction of a presidential library along the western edge of the north avenue lot (figure 3.9). The library reduced the length of the space to 960 feet (E/W) and screened views to the west.

Topography

The topography of the north avenue lot was altered in c.1939-1941 with the addition of the library, sunken garden, entrance/exit road, and parking lot. Because the ground was relatively flat, these features only slightly altered the grade of the north avenue lot. The most evident impact on the topography was the construction of a "sunken" garden area directly south of the library.

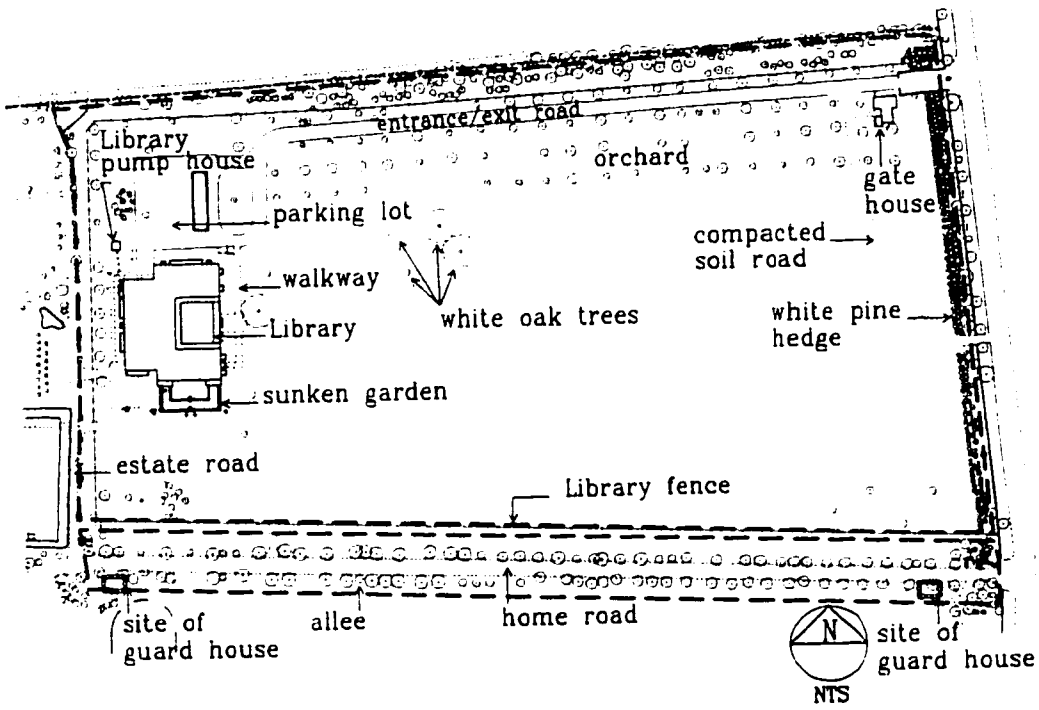


Figure 3.9: Spatial organization of the north avenue lot and home road subspace (K. Baker and G. Dallmann, SUNY CESF, 1998, based on the 1946 USGS map).

Buildings

The Franklin D. Roosevelt Library was constructed in 1939-1941 on the site of 16 acres of the north avenue lot selected by the Roosevelts (see figure 3.9 and the Late Roosevelt Ownership period plan). The library (HS 02) was located in the western section of the north avenue lot. The building was U-shaped, 140 feet long (N/S), 120 feet wide (E/W), and two stories high. The Dutch Colonial Revival library was constructed of local brown-colored fieldstone, the President's favorite building material, by John McShain of Philadelphia (figure 3.10, 3.11, and 3.12).[26] It had a cross-gabled roof formed by the two wings, with gray slate shingles. The main entrance was located at the center of the east elevation within the "U," along with the entrance courtyard. The cost of the building was $344,642.21, which was paid for by funds raised from private sources through the Franklin D. Roosevelt Library, Inc.. On July 4, 1940, the library was completed and turned over to the National Archives and Records Service, General Service Administration, and dedicated by FDR on June 30, 1941.

Several other buildings associated with the library were also constructed within the north avenue lot. A pump house (HS 24) was constructed in c. 1939-1940, located 40 feet from the Library's northwest corner (see Late Roosevelt Ownership period plan). The building was square, 10 feet (N/S) by 10 feet (E/W), and approximately 9 feet high. The pump house was constructed of local brown colored fieldstone. It had a front-gabled roof with gray slate shingles. A door was located in the center of the south elevation.

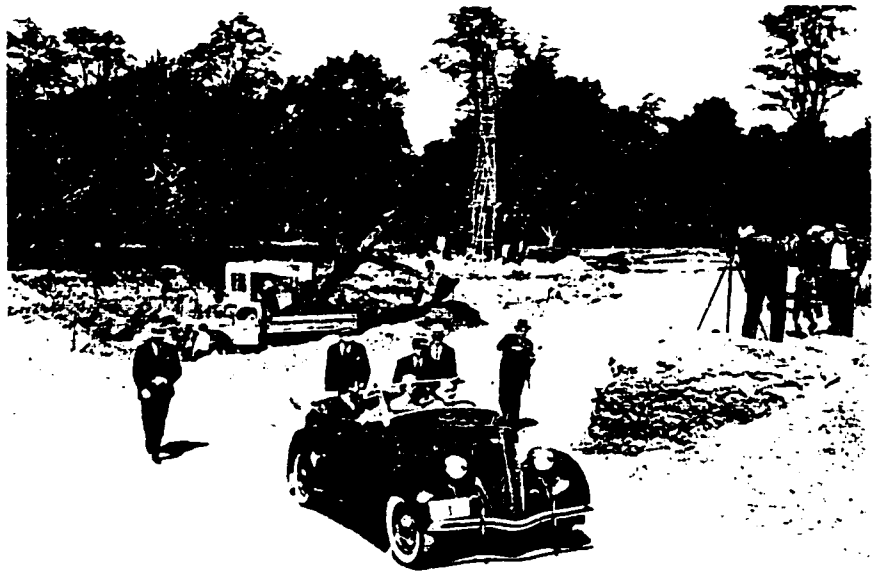


Figure 3.10: FDR inspecting the construction of the Franklin D. Roosevelt Presidential Library built in the north avenue lot, Sept. 23, 1939. (Franklin D. Roosevelt Library, NPx 48-22:3711 (260)).

Figure 3.11: The Franklin D. Roosevelt Library, no date. (Margaret Logan Marquez, *Images of America, Hyde Park on the Hudson*).

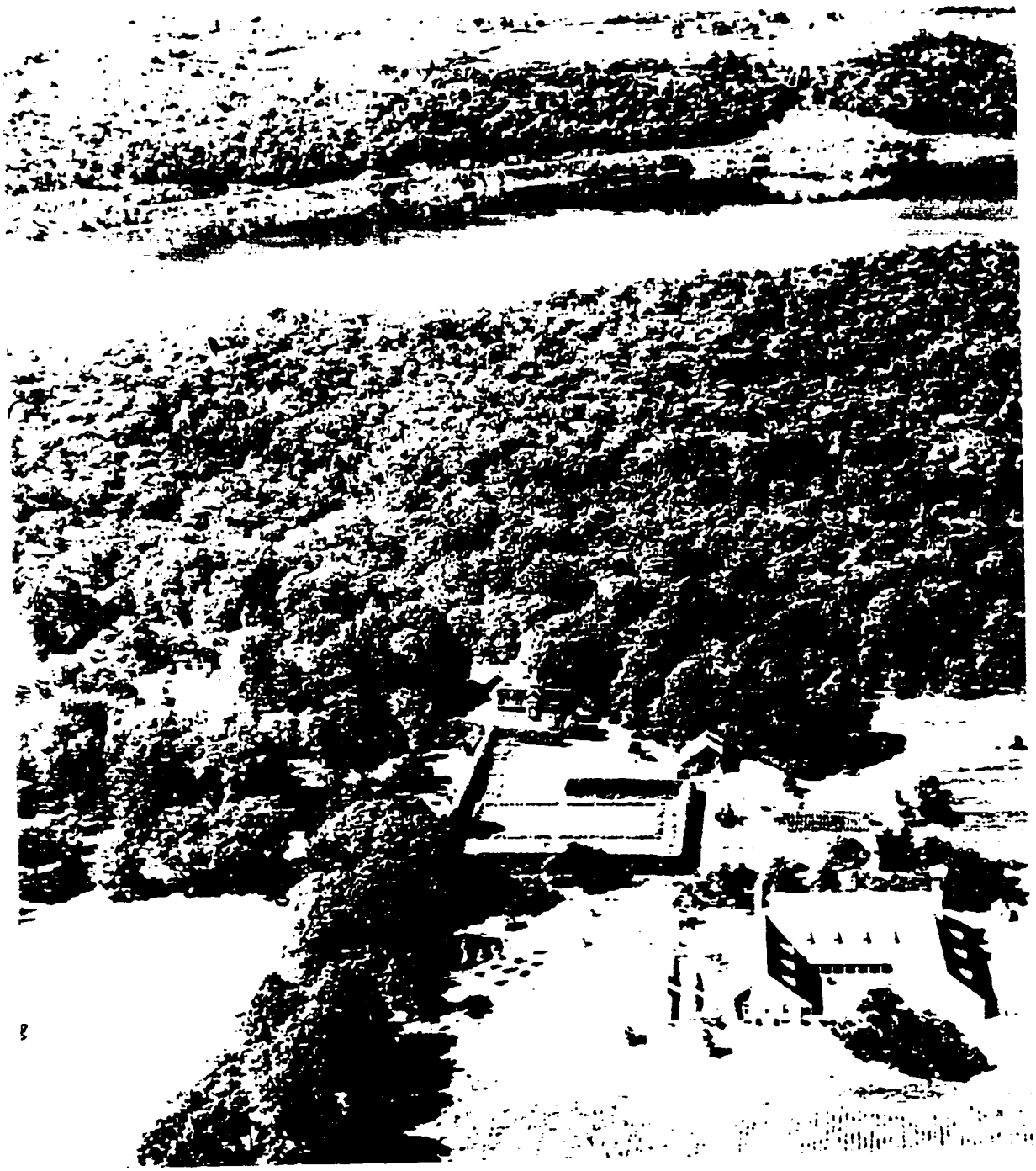


Figure 3.12: Aerial view of the library and estate of Franklin D. Roosevelt, 1942. (Franklin D. Roosevelt Library, NPx 48-22:3790 (388)).

A stone gate house (HS 25) was constructed in c. 1939-1940 as a gift from builder John McShain.[27] It was located in the northeast corner of the north avenue lot, approximately 80 feet west of Albany Post Road (see figure 3.9 and Late Roosevelt Ownership period plan). The building was T-shaped with two sections. The first section, parallel to the new entrance/exit road, was 28 feet long (E/W) by 16 feet wide (N/S), and one story high with an open porch on the north elevation 24 feet long (E/W) by 8 feet wide (N/S). The second section was 20 feet long (N/S) by 14 feet wide (E/W). The gate house was constructed of local brown colored fieldstone. It had a cross-gabled roof with gray slate shingles. A door was located in the center of the north elevation of the first section. The gate house was built to provide additional facilities for visitors as well as a place to sell admission tickets, and contained its own water supply, heating equipment, and electric power lines.[28]

Two guard houses were constructed in c. 1942 after the attack on Pearl Harbor, exact date unknown, by the 240th Battalion. The buildings housed the Military Police stationed on the property to protect the President and his family (figure 3.13 and Appendix H). One of the guard houses was located at the entrance near the Albany Post Road, and the other was located at the northwest corner of the north avenue lot, adjacent to the estate road. No documentation was located on these specific buildings, however it can be presumed they were similar to the other guard houses on the property. These buildings were square, approximately 5 feet by 5 feet, and 10 feet high (figure 3.14). The guard houses were sided with clapboards and painted green. They had both front-gabled and side-gabled roofs, material and color unknown. A door was located in the center of the front elevation.

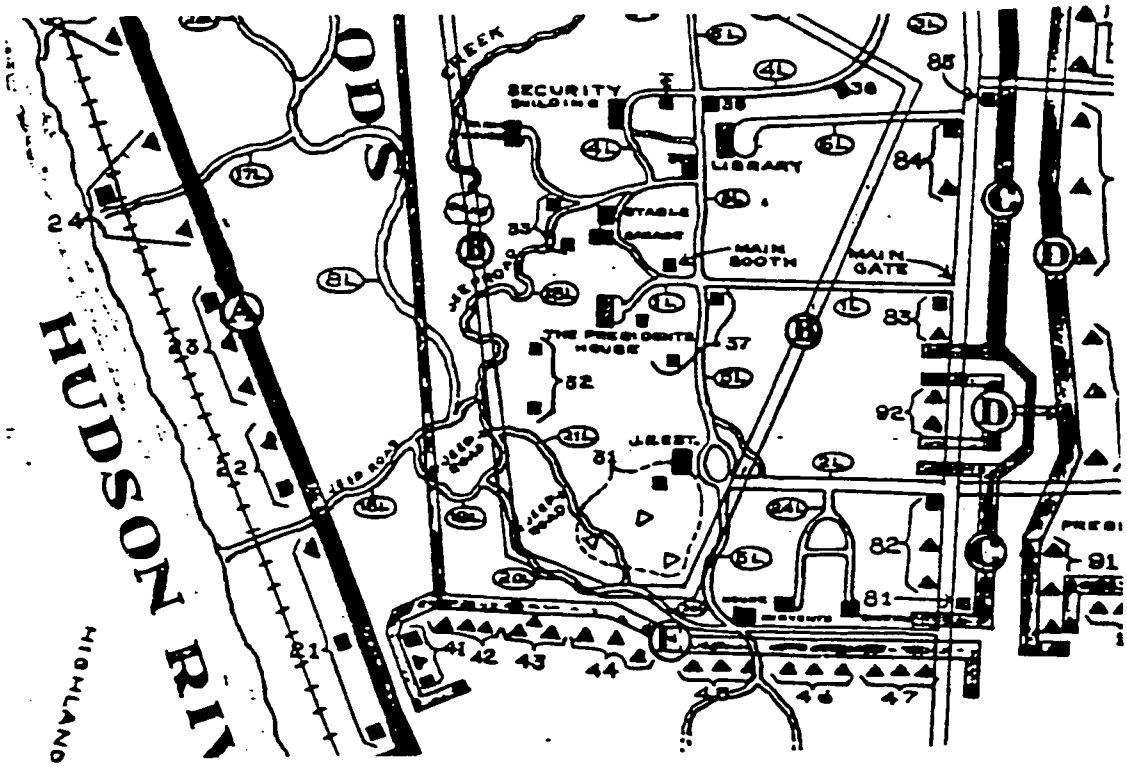


Figure 3.13: Location of Battalion guard houses (indicated with small squares) west of the Albany Post Road. (Crash, Post and Road diagram, drawn by the White House Signal Det., no date, Home Franklin D. Roosevelt NHS).

Figure 3.14: 240th Military Battalion structure, location unknown, c. 1941-1945. (The Home of Franklin D. Roosevelt NHS).

Vegetation

Three white oak trees (*Quercus alba*) were randomly located within the northwestern portion of the north avenue lot in 1945, and were large in size with a spreading, drooping habit (figure 3.15). FDR maintained that:

> The old oak tree in front of the Library and in the lot south of the Avenue must, of course, have grown up under field conditions and existed only where Indians had cleared the land and cultivated it. About 1920 one of these trees got so old I had to take it down. And the rings proved that it dated from around 1690.[29]

In the late twenties, a series of letters about the condition of these large oak trees was exchanged between FDR and Newton Armstrong of Poughkeepsie. Dr. Welch, head of the Department of Forest Tree Diseases at Cornell University, examined the trees with Armstrong and wrote FDR about their condition and care.[30]

Six additional white oak trees were planted, exact date unknown, and two were located in close proximity to the original white oak trees. The other four white oak trees were located in the southeast corner of the north avenue lot (see Late Roosevelt Ownership period plan). In addition, in c. 1941 three red oak trees (*Quercus rubra*) were planted east of the library.

Figure 3.15: View from the home road north to orchard and white oak trees (center rear of photograph) in north avenue lot, 1939. (Franklin D. Roosevelt Library, NPx 59-48).

Field crops grown within the north avenue lot continued to be used as a source of revenue for the farm. These crops were discussed in many of the Roosevelt family letters. In 1902 and 1917 Sara Roosevelt wrote: "We cut first hay." "...I hope to get in the hay north of the avenue...", and "...a lot of wheat, rye and hay are being drenched by the rain."[31] FDR also wrote that "The corn also on the avenue is the best in the County."[32] In 1942, corn was grown in rows perpendicular to the Library's east elevation (see figure 3.12).

The orchard consisted of apple trees such as Jonathan, Baldwin, Macintosh, Greening, and Northern Spy (see figure 3.15).[33] Many of Sara Roosevelt's letters to FDR discussed the care and maintenance of the orchard, as well as apple production as mentioned in a 1919 letter:

> ...I am shipping some seckel pears and apples to town (N.Y.) hoping to get a little money for them, we have so many and such very fine specimens. We have at least 100 barrels of apples this year and I want to sell about 70 or 75 and give away a few besides supplying you and myself. They were sprayed four times, and labor is very high. ...[34]

In c. 1939-1940 the size of the orchard was reduced to accommodate the gate house to the west and parking area to the east. It was 820 feet long by 120 feet wide. In 1945 the orchard contained 87 trees including 3 pear trees and 84 apple trees.[85] Trees were replaced when lost. It appears the condition of the fruit trees was one of FDR's primary concerns when planning the library entrance/exit road, based on the care with which the road was laid out between the northern two rows of trees, minimizing the removal of or impact on the trees.

Two rows of fruit trees were located along the east site of the estate road before the construction of the library (figure 3.16). These trees remained after the library was constructed, acting as a buffer between the library property and the estate's vegetable garden, but were divided by a fence delineating the library property boundary line (see figure 3.12 and Late Roosevelt Ownership period plan). In 1945 the plants included 20 apple trees (*Malus* spp.) and 9 cherry trees (*Prunus* spp.).

Figure 3.16: Aerial view of the estate of Franklin D. Roosevelt, 1932 (Franklin D. Roosevelt Library, NPx 48-22:3837 (33)).

A white pine hedge (*Pinus strobus*) was planted in 1914 along the entire eastern section of the north avenue lot, adjacent to Albany Post Road (see figure 3.9 and Late Roosevelt Ownership period plan). Although the planting of these trees was documented in FDR's Farm Journal, the size of the trees at the time of the planting is unknown.[36] The entire planting was rectangular in shape and consisted of three closely planted rows. The hedge was approximately 600 feet long (N/S) by 20 feet wide (E/W). By 1945 these trees formed a dense mass of uniform texture.

A group of 10 tulip poplars (*Liriodendron tulipifera*) were planted between 1933 and 1942, exact date unknown, south of the library.[37] These trees created a partial screen for the library. A group of 10 Norway spruce (*Picea abies*) were planted in c. 1941, northwest of the library, and created a partial screen for the parking lot.

Circulation

An entrance/exit road to the library was constructed in c. 1939-41 in the orchard, north of the gate house (see figure 3.9 and Late Roosevelt Ownership period plan). This two-way road was 900 feet long and 18 feet wide, with an asphalt surface and no edging or curbing. The road terminated in a small paved visitor parking lot north of the library.

A parking lot was located north of the library at the terminus of the entrance/exit road (see figure 3.9 and Late Roosevelt Ownership period plan). The parking lot was 120 feet long (N/S) by 70 feet wide (E/W). There were approximately 28 parking spaces, exact number unknown. Directly east of the parking lot was an area 80 feet long (N/S) by 20 feet wide (E/W) where "shrubbery" was planted. Still further east was a turn-around/drop-off area that formed an oval shaped grass area 90 feet long by 40 feet wide. The parking lot was paved with asphalt. It is unknown if it was lined with curbing or edging.

A compacted soil road was developed in c. 1939-1942. The road began at the entrance/exit road near the gate house and exited at the Albany Post road through a hole in the stone wall (see figure 3.9 and Late Roosevelt Ownership period plan). It may have been created to provide extra parking and an exit for the library or by the Military Battalion stationed on the property. The road was 320 feet long (N/S) and 8 feet wide (E/W).

A walkway was constructed in c. 1939-41 along the library's east elevation connecting the parking area to the library entrance courtyard (see figure 3.9 and Late Roosevelt Ownership period plan). The walkway was approximately 160 feet long by 8 feet wide. Its surface material is unknown.

Furnishings and Objects

A portion of the stone wall along Albany Post Road was rebuilt in c. 1939-1941 to accommodate the construction of the entrance/exit road. The stone walls were built perpendicular to the Post Road and parallel to the entrance/exit road (see Late Roosevelt Ownership period plan). They were 44 feet long (E/W), 1 1/2 feet wide (N/S), and 2 1/2 to 3 feet high. The walls were constructed of brown-colored fieldstone. A gate was attached at the end of the wall near the gate house to create a check point. The stone wall was modified in c. 1939-1942 to provide an exit for the compacted soil road.

A post and wire fence was constructed by 1932 in the southwest corner of the north avenue (see figure 3.16). It surrounded a rectangular-shaped area that was approximately 70 feet long (N/S) and 40 feet wide (E/W). It is unclear what purpose this area served, but it may

have surrounded a vegetable garden or a was place to keep animals. The fence was removed between 1932 and when the Library was constructed in 1939.

Library boundary markers were installed in c. 1939 at the northeast, southeast, southwest, and northwest corners of the north avenue lot. The library boundary markers were 5 inches long, 5 inches wide, and 6 to 8 inches high. They had flat tops and corners, were constructed of gray stone, and inscribed "+" on the top and "U.S.- F.D.R. 1939" on one side.

A sunken sculpture garden was constructed in c. 1939-1941 adjacent to the library's south elevation (see figure 3.12 and Late Roosevelt Ownership period plan). The garden was rectangular and approximately 80 feet long (E/W) by 40 feet wide (N/S), depth unknown. Steps were located in the center of the southern portion of the garden, material unknown. The garden appears to have been a combination of retaining walls, grass, and vegetation, although materials and species are unknown. The focal point of the garden was a bust of FDR in the northern portion, near the library's south elevation. The shape, size, and materials of the bust are unknown.

A library entrance sign was constructed in c. 1939-1941 north of the entrance/exit road (figure 3.17). The sign was of a square vertical post approximately 5 inches long by 5 inches wide, and 8 to 10 feet high. A horizontal arm was connected to the top of the vertical post and extended approximately 3 to 4 feet from the post. The sign was attached to this horizontal arm and was approximately 4 feet long and 3 to 4 feet high. The top of the sign had a graphic representation of the presidential library, and the entire sign was painted white with black lettering that read "Franklin D. Roosevelt Library." Additional writing on the sign could not be determined. Both the post and horizontal members were white.

Figure 3.17: Library entrance sign, c. 1939-1945. (Franklin D. Roosevelt Library, NPx 61-119 (5)).

Two light poles were constructed in c. 1939-1941. They were located east of the gate house and north and south of the library entrance/exit road (figure 3.18). The light posts were approximately 10 feet high with a horizontal arm extending 1 1/2 feet from the main post. From that arm hung a four-sided lantern-shaped light approximately 6 to 8 inches long and 4 to 6 inches wide. The light posts were constructed of wood and painted white.

The library fence was installed in c. 1939-1941 along the library property's northern, southern, and western borders (figure 3.19). The library fence was 4 feet high and approximately 1,160 feet long along the northern and southern boundaries, and 330 feet in length along the western boundary. It was constructed of metal posts spaced 8 feet apart with 1-inch diameter horizontal rails, 1 1/2 feet apart. Its color is unknown.

Figure 3.18: Lights adjacent to the entrance/exit road, 1946. (Franklin D. Roosevelt Library, NPx 48-22:3790 (119)).

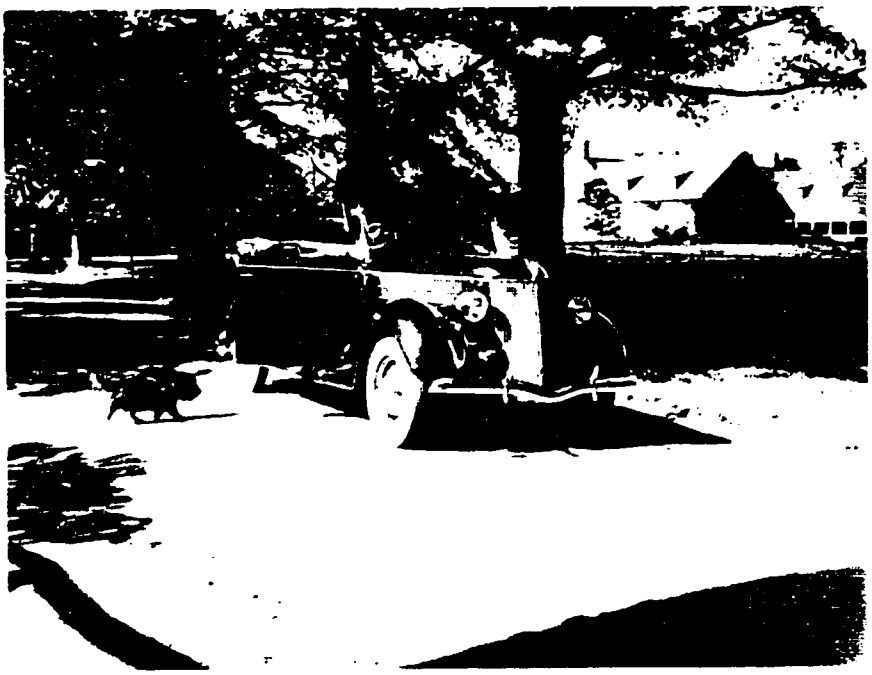


Figure 3.19: View from the home road north to the library fence (right rear of photograph), FDR (in car) and his dog, Fala, pictured, 1944. (Franklin D. Roosevelt Library, NPx 78-36(44)).

Home Road Subspace

Buildings

Two guard houses, constructed in c. 1942, were located along the home road (see figure 3.13). One of the buildings was located at the entrance of the home road; the second near the intersection of the home and estate road. Their shape, size, materials, and color were the same as the other guard houses located on the property (see north avenue lot subspace for description).

Vegetation

The home road allée was damaged extensively by severe winds in 1913 (figure 3.20). At the start of this period, double rows of trees were located on each side of the road, but by the end of the period the road was lined with only one row of trees (figure 3.21). The small diameter of some of the trees in 1945 indicates that as trees died and were removed, some were replaced. In 1945 many of the trees were large with spreading habits. Trees within the allée in 1945 included 1 cucumbertree (*Magnolia acuminata*), 1 Norway spruce (*Picea abies*), 3 Eastern hemlocks (*Tsuga canadensis*), 5 American elms (*Ulmus americana*), 13 white pines (*Pinus strobus*), and 74 maples (*Acer* spp.). The combination of the evergreen and deciduous trees formed a dense canopy of varying textures. The understory was maintained as lawn.

Figure 3.20: Storm damage to home road tree allée, 1913. (Franklin D. Roosevelt Library, NPx 47-96: 2952).

Figure 3.21: View east of home road tree allée and home road, 1943. (Franklin D. Roosevelt Library, NPx 48-22: 3853 (18)).

Circulation

The home road, in 1945, was 13 1/2 feet wide near the Albany Post Road and widened to 20 feet at the intersection of the estate road. The road had a crushed stone or gravel surface and no edging (see figure 3.21).

Furnishings and Objects

The gate posts and gate, brought to the site by FDR's father in 1867, continued to flank the home road (figure 3.22). They were located approximately 10 feet west of the stone wall that lined the Albany Post Road. It is unknown if these gate posts were moved to accommodate the ever-widening Albany Post Road.

The stone wall, curved westward to join the gate posts to give the wall a curvilinear, half circle shape (see figure 3.22 and Late Roosevelt Ownership period plan). It is unclear if

the wall was always constructed this way or if it was modified to this alignment during this period.

A crash barrier was installed in c. 1942. It was one of two on the site and was approximately 30 feet west of the gate posts and gate. The crash barrier was constructed of two posts 30 feet apart, with three metal cables strung between the posts. The posts were round, 6 inches in diameter, 2 1/2 feet high, and made of metal. Three round eyelets along the posts in a row from top to bottom held the cables for the barrier. The color is unknown.

Figure 3.22: Gate posts and gate, stone wall, and white pine hedge, no date. (Franklin D. Roosevelt Library, Px 77-144 (5)).

South Avenue Lot Subspace

Spatial Organization

The space was altered in 1914 with the planting of a white pine hedge along the entire eastern edge of the south avenue lot (figure 3.23). The hedge screened views to the east. The space was altered again in c. 1920 with the construction of the tennis court in the southwest section, forming an internal subspace. The tennis court was partially screened to the north, south, and east by trees. Vegetation planted along the James Roosevelt Roosevelt boundary line partially screened views to the south.

Topography

The topography of the south avenue lot was slightly altered by the addition of the tennis court in c. 1920. Because the ground was flat, this feature altered the grade of the lot only moderately.

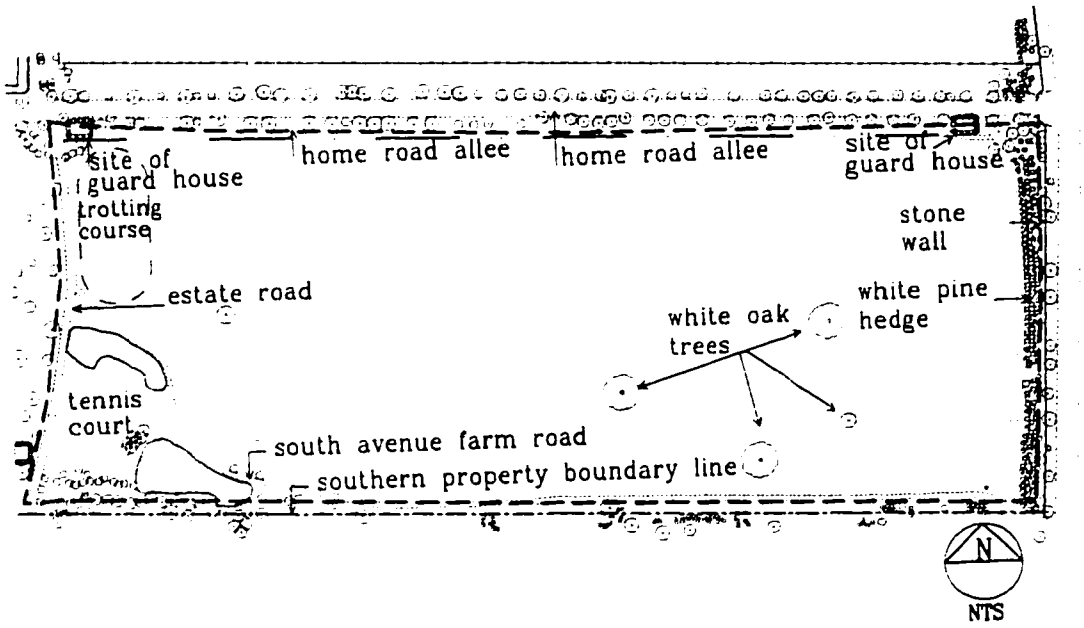


Figure 3.23: Spatial organization of the south avenue lot subspace. (K. Baker and G. Dallmann, SUNY CESF, 1998, based on the 1946 USGS map).

Structures

A tennis court (HS 32) was constructed in c. 1920. It was located in the southwest corner of the south avenue lot, and oriented in a southwest by northeast direction (figure 3.22 and see figure 3.16). It was rectangular and 130 feet long (N/S) by 52 feet wide (E/W). The backstops for the tennis court were made of iron pipes and knuckle joints, and covered with chicken wire, color unknown. The surface was clay (figure 3.24).[38]

Figure 3.24: Tennis court located in the south avenue lot, FDR (left) and men not identified pictured, 1920. (Franklin D. Roosevelt Library, NPx 47-96: 4863 (176)).

Mechanical Systems

A water faucet was installed in 1935 near the northwest corner of the tennis court.[39] This faucet was approximately 2 1/2 feet high and constructed of a metal casting. Its color is unknown.

Vegetation

Seven large white oaks (*Quercus alba*) were randomly located within the south avenue lot in 1945. They varied in size from large with a spreading, drooping habit, to midsize with a more dense crown.

A white pine hedge (*Pinus strobus*) was planted in 1914. It was located along the entire eastern section of the south avenue lot and adjacent to Albany Post Road (see figure 3.22 and 3.23). The entire planting was rectangular in shape, and consisted of three closely planted rows. The hedge was approximately 560 feet long (N/S) by 20 feet wide (E/W). By 1945 these trees formed a dense mass with a uniform texture.

Tulip poplars (*Liriodendron tulipifera*) were planted on March 24, 1916, along the border of James Roosevelt Roosevelt's property, and along that border near Albany Post Road (see Late Roosevelt Ownership period plan).[40]

In 1945 both deciduous and evergreen trees were located in the same species groups and randomly placed along this border, date of installation unknown, and included three plantings of black locust (*Robinia pseudoacacia*), four plantings of white pines (*Pinus strobus*), and a group of elm trees (*Ulmus americana*). The number of trees within each of these planting ranged from five to twenty plants. The groupings of these evergreen and deciduous trees formed a partial screen, and in areas where groupings were located adjacent to each other, a dense screen was formed with a mixture of textures.

Plants surrounding the tennis court were probably planted in c.1920 in the southwest corner of the south avenue lot. These plantings included Norway spruce trees (*Picea abies*) and white pines (*Pinus strobus*) (see figure 3.16). Other trees located south and east of the tennis court in 1945 included black walnuts (*Juglans nigra*), butternut (*Juglans cinerea*), hemlocks (*Tsuga canadensis*), black cherry (*Prunus serotina*), elms (*Ulmus americana*), and a magnolia (*Magnolia* sp.).[41] The grouping of these evergreen and deciduous trees formed a partial screen to and from the tennis court. The combination of the evergreen and deciduous trees formed an irregular, and in some areas, dense canopy of varying textures.

Interestingly, FDR wanted to put an apple orchard within the south avenue lot, but his mother refused.[42]

Circulation

The trotting course was still located within the south avenue lot. It is unknown if the size of the course changed throughout each period, but during the Late Roosevelt Ownership Period it was oval and approximately 250 feet long by 60 feet wide (see figure 3.16).

The south avenue farm road was extended to run from the estate road between the trotting course and the tennis court, and south to connect with the existing south avenue farm road (see figures 3.16 and 3.23). The south avenue farm road was 8 feet wide and was no more than a dirt road compacted from vehicular use.

A compacted soil road may have been a created by the 240th Battalion, although this is unconfirmed. It was located to the south and parallel to the home road.

HOUSE LOT SPACE

The house lot space changed and evolved dramatically during this period. Major alterations were made to Springwood, a new greenhouse was constructed within the rose garden, and many of the existing outbuildings were altered. Vegetation was planted and removed, and structures and objects associated with the Roosevelt's children were added to the main lawn. In addition, buildings and objects were placed within this area by the Secret Service and 240th Military Battalion to protect the President and the estate.

Main Lawn Subspace

Spatial Organization

The main lawn subspace was heavily planted with specimen trees during the Late Roosevelt Ownership Period. Deciduous and evergreen trees were planted and created an irregular and enclosed canopy (figure 3.24). Views into and out of the space remained fairly open.

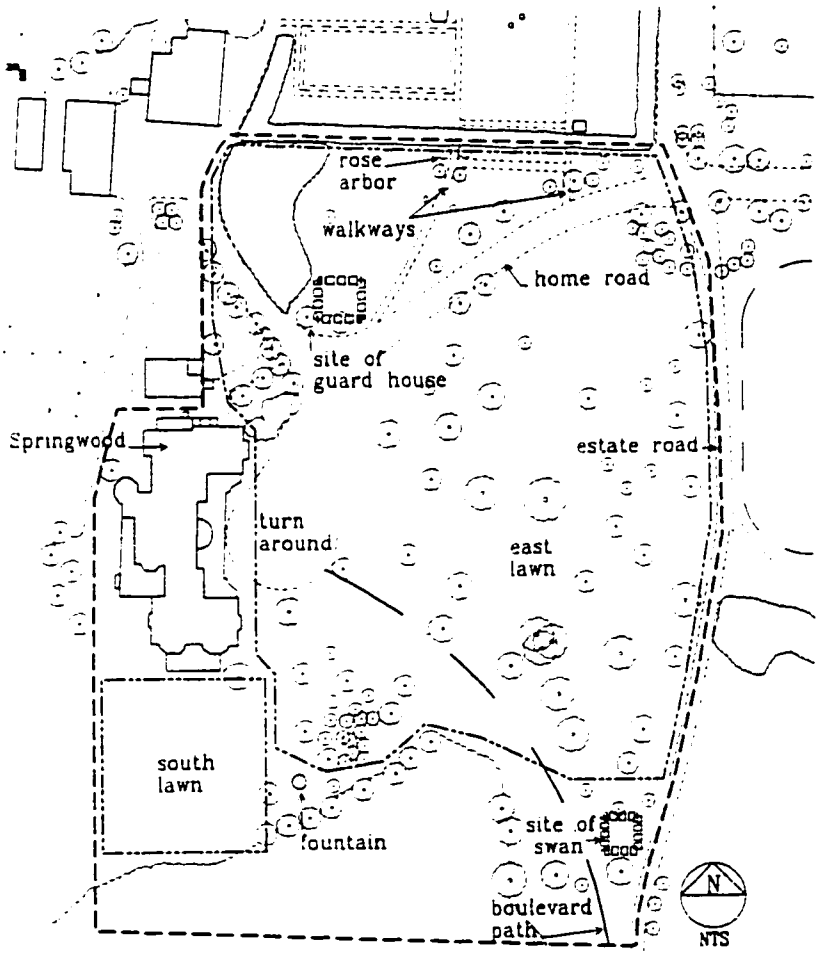


Figure 3.25: Spatial organization of main lawn subspace. (K. Baker and G. Dallmann, SUNY CESF, 1998, based on the 1946 USGS map).

Vista

The vista to the Hudson River, which was important to James Roosevelt, was also important to FDR. This vista was addressed in an October 12, 1943, memorandum that later became the National Park Service deed (figure 3.26 and figure 3.27):

> The existing open view to the river across Boreel tract to the south and west of the main house is to be retained. A provision contained in the will of the President's father, Mr. James Roosevelt, whereby this view can be maintained is to be incorporated in the deed transferring the President's home to the Government...[43]

Figure 3.26: Lawn furniture located on the south lawn and vista to Hudson River (center rear), Franklin and Eleanor Roosevelt pictured, 1933. (Franklin D. Roosevelt Library, NPx 62-53).

Figure 3.27: Vista to the Hudson River from south lawn. (Franklin D. Roosevelt Library, NPx 75-70 (17)).

Topography

The topography of the main lawn was altered in 1915 with the enlargement of Springwood. Because the ground was relatively flat with only moderate changes in grade, construction only slightly altered the grade of the main lawn.

Buildings

Springwood (HS 01) underwent yet another alteration in 1915, dramatically changing its appearance. The Italianate-style house was transformed into a large, Colonial Revival mansion.[44] The roof was raised to create a full third story on the original portion of the house, and each end of the house was reconfigured with a two-story stone wing by lowering the tower on the south end and adding another to the north, giving the structure an H-shape (figure 3.28, figure 3.29, and figure 3.30). Springwood was 143 feet long (N/S) by 50 to 70 feet wide (E/W). The clapboard exterior of the house's central portion was left intact and tan stucco applied over it. In addition, the old veranda was removed and replaced with a bluestone porch, balustrade and small colonnaded portico.[45] The roof of Springwood was a combination of

several roof types and surface materials. The main house's east side was almost flat and covered with a tar and gravel surface, while the west side was center cross-gabled with a gray slate roof. The northeast and south wings were flat with gravel surfaces. The north and south towers had raised-seam metal hip roofs painted red. The service wing consisted of three sections of roof including a pitched west slope, a pitched north slope, and a flat east corner. The roof was covered with flat seam metal and slate. The architect was Francis W. Hoppin of New York City and the contractor was Elliott Brown.[46]

A set of handrails was probably added shortly after FDR contracted polio and returned to Hyde Park in the spring of 1922, exact date of installation is unknown. They were located at the southern edge of Springwood's front terrace steps (figure 3.31 and figure 3.32). The handrails were 3 feet apart and 3 1/2 feet high. They were constructed of wood and bolted to the terrace steps. The southern rail was longer and extended past the balustrade. The handrails were painted white and the top rail portion was unpainted wood.

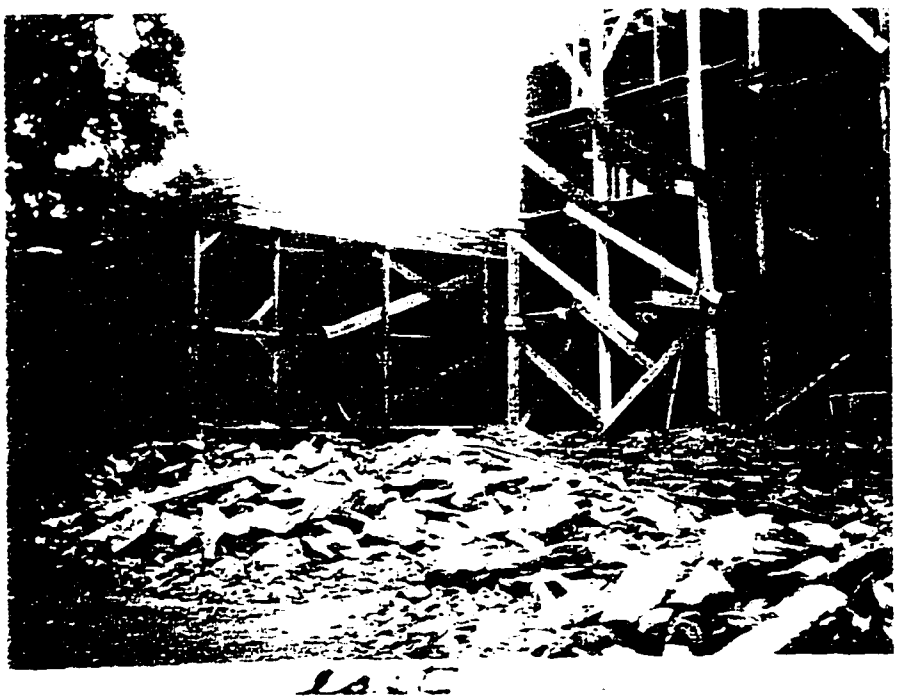


Figure 3.28: Reconstruction of Springwood, south tower and south wings, 1915. (Franklin D. Roosevelt Library, NPx 47-96:4068).

Figure 3.29: Reconstruction of Springwood, south tower, 1915-1916. (Franklin D. Roosevelt Library, NPx 47-96:4067).

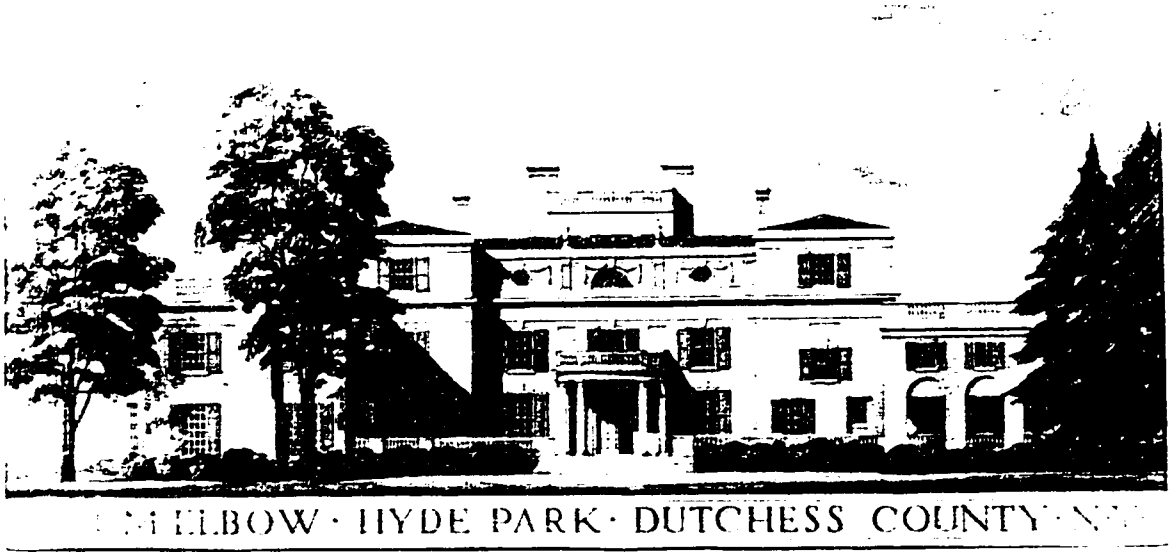


Figure 3.30: The east elevation of Springwood, 1940. (Franklin D. Roosevelt Library, NPx 48-22:3837 (7)).

Figure 3.31: Handrails for FDR on the front terrace steps, 1941. (The Home of Franklin D. Roosevelt NHS).

Figure 3.32: Handrails and potted plants located on Springwood's front terrace, 1941. (The Home of Franklin D. Roosevelt NHS).

A playhouse named Swan Cottage was constructed by Sara Roosevelt in May of 1935 for her great-grandchildren Curtis (Buzz) and Eleanor (Sistie). It was located approximately 270 feet east of Springwood on the west side of the estate road, approximately 40 feet from the southwest corner of the tennis court.[47] The building was rectangular, 17 feet 4 inches long, 11 feet 3 inches wide, and approximately 15 feet high (figure 3.33). The Swan Cottage playhouse was sided with clapboard and painted off-white. It had a hipped roof with a ridge with wood shingles, color unknown. A door was located in the center of the east elevation and faced the tennis court. In 1935 water was installed in the playhouse.[48]

Three guard houses, constructed in c. 1942, were located in the main lawn area. Two guard houses were located on the east lawn, exact location unknown. The third, the Main Booth, was located south of the hedge where the home road and service road intersected (figure 3.34 and see figure 3.13). Their shape, size, materials, and color were the same as the other guard houses located on the property (see north avenue lot subspace for description).

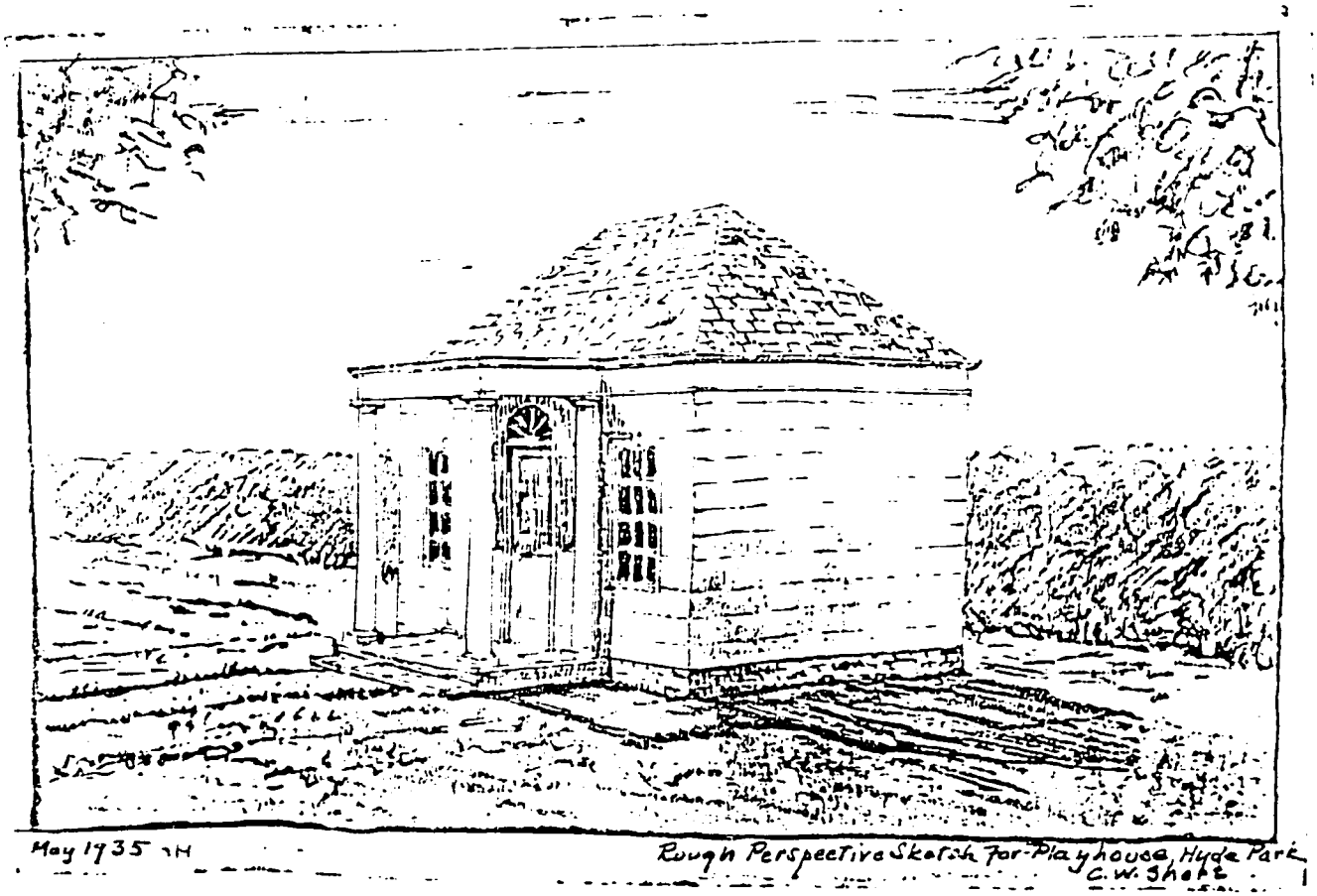


Figure 3.33: Swan Cottage Playhouse, May 1935. (Chief of Maintenance files, the Home of Franklin D. Roosevelt NHS).

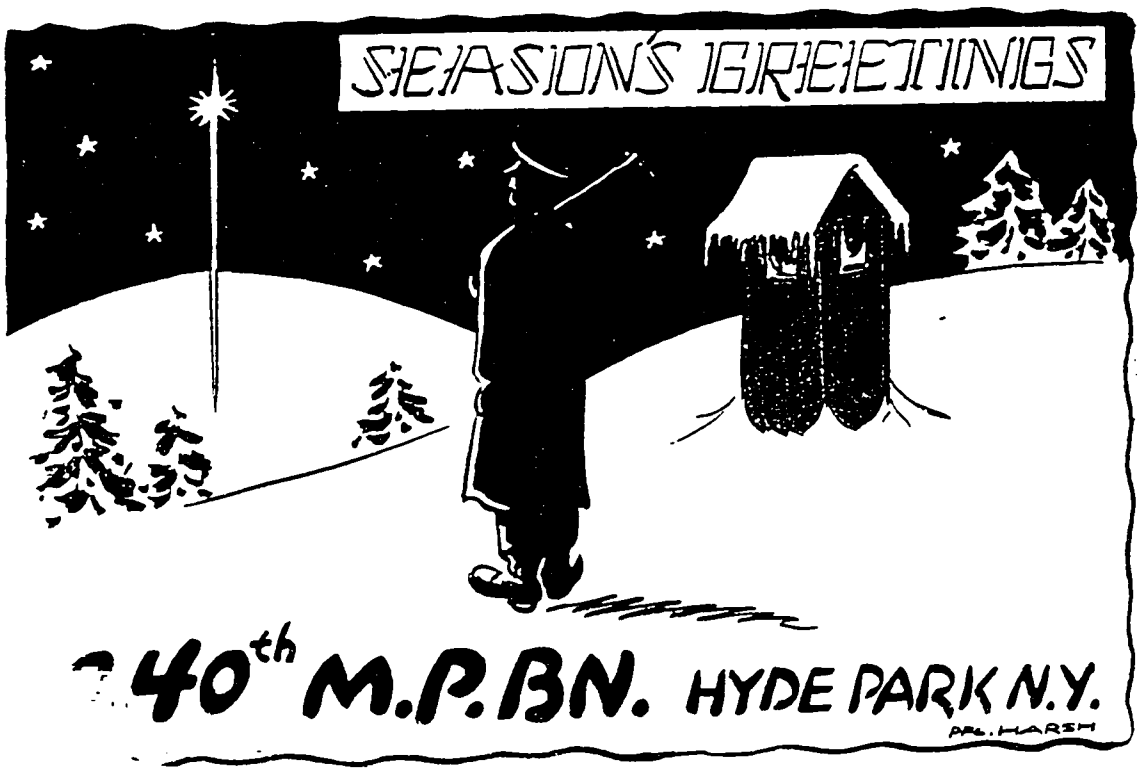


Figure 3.34: 240th Battalion guard house as illustrated for a 1942 Christmas card. (Courtesy of Edward Ashworth, 240th Military Battalion, Franklin D. Roosevelt Library).

Vegetation

The vegetation within the main lawn changed during this period because of an increase in planting as well as the maturing of existing vegetation. Specific types of plants and the maintenance of the plant material on the property was included in many of Sara Roosevelt's letters and diary entries. Some plants mentioned included lilacs, lilies of the valley, elm trees, cherry and pear trees, ferns, and wild flowers.[49]

Specimen trees were located south of the rose garden in 1945 (figure 3.35). These trees included 1 American elm (*Ulmus americana*), one magnolia (*Magnolia* sp.), 1 black locust (*Robinia pseudoacacia*), 1 Japanese maple (*Acer palmatum* 'Atropurpureum'), 5 Norway spruce (*Picea abies*), 2 white pine (*Pinus strobus*), and two maples (*Acer* spp.). A group of eastern hemlock trees were located northeast of the house throughout the entire period (figure 3.36).

Figure 3.35: Vegetation located south of hemlock hedge, no date. (Franklin D. Roosevelt Library, NPx 80-165 (10)).

Figure 3.36: Trees near Springwood's northeast corner, c. 1900-1915, children not identified. (Franklin D. Roosevelt Library, NPx 48-22:3623 (4)).

A mix of deciduous and evergreen specimen trees were located east of the house in 1945 (see Late Roosevelt Ownership period plan). The specimen trees located within the east lawn area, included 9 American elms (*Ulmus americana*), 11 maples (*Acer* spp.), and 11 Norway spruce (*Picea abies*). Other trees included 3 tulip poplars (*Liriodendron tulipifera*), 3 ash trees (*Fraxinus* sp.), 1 American beech (*Fagus grandifolia*), 1 European beech (*Fagus sylvatica*), 1 honeylocust (*Gleditsia triacanthos*), 1 eastern hemlock (*Tsuga canadensis*), 5 white pines (*Pinus strobus*), 1 flowering dogwood (*Cornus florida*), and 1 large Camperdown elm (*Ulmus glabra* 'Camperdownii') (figure 3.37 and figure 3.38). Of the 61 trees in this area in 1945, the majority were deciduous and located close to Springwood, within the center of the east lawn. Of the eleven types of deciduous trees, the American elms were the dominant species in terms of both number and size. Groupings of conifer trees were mainly located near the edges of the east lawn and included three types of evergreens. In 1945 many of the deciduous trees were large specimen trees with spreading habits and the large conifer trees had upright habits. The combination of these evergreen and deciduous trees formed an irregular, and in some areas, dense canopy of varying textures.

Figure 3.37: Vegetation on the east lawn, 1905. (Franklin D. Roosevelt Library, NPx 79-69 (52)).

Figure 3.38: Camperdown elm on main lawn, James Roosevelt and boy not identified pictured, 1920-21. (Franklin D. Roosevelt Library, NPx 48-22: 1986 (87B)).

Ten Norway spruce trees (*Picea abies*), date of planting unknown, were planted at the southwest corner of the intersection of the home road and the estates road. Twenty-six white pine trees (*Pinus strobus*), date of planting unknown, were located southeast of Springwood (see Late Roosevelt Ownership period plan). Both plantings were part of the forestry operation of the estate.

After FDR became president, he received gifts of plants from admirers. Many plants of the plants are no longer alive and the location of all such vegetation is unknown. On October 22, 1937, FDR wrote to William G. McAdoo of the Sequoia National Park about receiving seeds and trees (*Sequoia sempervirens*, name later changed to *Sequoiadendron sempervirens*) which did not survive.[50] Giant sequoia trees (*Sequoia gigantea*), which eventually did not survive, were to be planted on the property as discussed in a January 16, 1940, memorandum to William Plog from FDR:

> I think you might put them in about fifty feet south of the new Library or rather south of my room which is in the southwest corner. This will be, I think, a protected spot and, at the same time, give them plenty of sun. They should be planted about twelve feet apart in an irregular group and not in a line with each other.[51]

A number of shrubs were located in the main lawn in 1945, date of planting unknown. They included rhododendron plants (*Rhododendron* spp.) located on the east side of the service area screening fence.[52] A group of mockorange plants (*Philadelphus coronarius*) were located at the southeast corner of the hemlock hedge (figure 3.39). Climbing roses (*Rosa* spp.) were located on the rose arbor that spanned the western-most pathway from the rose garden to Springwood (figure 3.40 and figure 3.41). Two Pee Gee hydrangea (*Hydrangea paniculata* 'Pee Gee') flanked the western walkway to the rose garden.

Figure 3.39: Shrubs located south of the hemlock hedge on the main lawn, coach house in the background, 1942. (Franklin D. Roosevelt Library, NPx 79-69 (30)).

Figure 3.40: Climbing roses on the rose arbor south of the hemlock hedge. Sara, James, Elliott, and Anna Roosevelt pictured, 1912. (Home Franklin D. Roosevelt NHS, no #).

Figure 3.41: Climbing roses and rose arbor south of the hemlock hedge. James, Anna, and Elliott Roosevelt pictured, 1912. (Home Franklin D. Roosevelt NHS, no #).

Shrubs, exact date of planting unknown, were located around Springwood after its reconstruction, although the exact species of many of these plants is unknown (figure 3.42 and figure 3.43). Large barberry shrubs (*Berberis* sp.) were located on either side of the west porch stairs as well as at Springwood's southwest corner (figure 3.44 and see figure 3.45). Euonymus (*Euonymus fortunii*) was planted adjacent to the east front terrace.

Vines, planted after 1915, were located on the east, south, and west elevations of Springwood (figure 3.46). Virginia creeper (*Parthenocissus quinquefolia*) was located south of the main door, around to the southeast corner of the house. A climbing hydrangea (*Hydrangea petiolaris*) was located on the east elevation, north of the main door. Japanese honeysuckle (*Lonicera japonica*) is located on the east elevation.

Figure 3.42: Shrubs and vines located on Springwood's east elevation, July 1941. (Franklin D. Roosevelt Library, NPx 76-1: 71).

Figure 3.43: Vegetation on Springwood's east elevation, 1941. (The Home of Franklin D. Roosevelt NHS).

Figure 3.44: Shrubs and vines on Springwood's south elevation, Sept. 16, 1927. (Franklin D. Roosevelt Library, NPx 48-22:3626 (52)).

Figure 3.45: Shrubs and vines located on Springwood's south and west elevation, 1941. (The Home of Franklin D. Roosevelt NHS).

Figure 3.46: Shrubs and vines located on Springwood's west elevation, 1941. (The Home of Franklin D. Roosevelt NHS).

Potted plants were also part of the Roosevelt landscape throughout this period. Six Sago palm trees and an unknown number of small trees were brought out seasonally and placed on the east front terrace (figure 3.47, figure 3.48, and see figures 3.31 and 3.32). The Sago palms in wooden planters (description in Furnishings and Objects section) were placed in the greenhouse during the fall and winter months. The trees in the planters were approximately 4 feet in height.

Circulation

The turnaround was moved slightly east in 1915 with the reconstruction of Springwood, but its dimensions remained the same. The surface was gravel or crushed stone.

The Boulevard path, established in the Early Roosevelt Period, ran from Springwood's turnaround southeast to the estate road. It was compacted soil and was approximately 2 to 3 feet wide, just wide enough for one person (figure 3.49).[53]

The walkways to the garden in c. 1945 were 4 feet wide and had stone dust surfaces. The walkways were connected by a path located just south of the hedge garden that was also 4 feet wide with a stone dust surface (see figure 3.25).

Figure 3.47: Sago Palm located on Springwood's east front terrace, Sara Roosevelt pictured, 1934. (Franklin D. Roosevelt Library, NPx 47-96:2612).

Figure 3.48: Potted trees and Sago Palms located on Springwood's front terrace, September 16, 1938. (Franklin D. Roosevelt Library, NPx 69-177).

Figure 3.49: Path from Springwood to the Red House, no date. (Franklin D. Roosevelt Library, NPx 48-22: 3790 (377)).

Water Features

A pool/fountain, exact date of installation unknown, was located southeast of the house and near the edge of the ridge and tree line (see Late Roosevelt Ownership period plan). The fountain basin was oval shaped, 4 feet long by 2 1/2 feet wide, and was constructed of stone. A statue of a cherub holding a shell over its head with a dove perched on the side was located on the south side of the basin (figure 3.50). It was constructed of cast metal and stood approximately 2 1/2 feet high. Pipes carrying water connected the house to copper tubing in the center of the statue so that water could run out of the top of the shell.

Figure 3.50: Pool/fountain on south lawn, Sara Roosevelt and Rita Kleeman pictured, 1934. (Franklin D. Roosevelt Library, NPx 91-154 (24-25)).

Furnishings and Objects

A rose arbor was constructed sometime between 1901 and 1905, exact date unknown.[54] It was located approximately 20 feet from the south side of the rose garden hedge and spanned the eastern walkway to the rose garden (see figure 3.40 and 3.41). The arbor was constructed of cedar posts and three, approximately 7-foot-high vertical members anchored into the ground. The outside posts were approximately 4 to 5 inches in diameter and the inner post was approximately 3 inches diameter. At a 7-foot height, these vertical members were connected to a horizontal member approximately 3 inches in diameter that extended an inch or

so beyond the outer vertical posts. Curved pieces of wood were joined at this horizontal piece and at the center vertical post, and curved downward towards the outside posts. This was repeated in an upward direction to join three 2 1/2-inch curved members that formed an arch and made the trellis approximately 9 feet high. These arched members were joined at the very top in the center by a 2 1/2-inch horizontal post. The arbor had an approximate 6-foot-wide span and was 2 1/2 to 3 feet in depth.

The planters that held the Sago Palms and small trees on the front terrace were constructed in c. 1915 (see figures 3.31, 3.32, and 3.48). They were round, approximately 1 1/2 feet in diameter, and 1 1/2 to 2 feet high. The planters were constructed of wood, painted gray or green, had cast iron handles on each side, and stood on 4 cast iron legs.

Play apparatus for the Roosevelt children was located throughout the main lawn area. A rope swing with a wood seat, which was tied to a branch of a tree, located on the east lawn south of the hemlock hedge in c. 1909, exact date of installation and location unknown. A movable swing was located on the east lawn south of the hemlock hedge in c. 1911, exact date of installation and location unknown (figure 3.51).[55] It had a triangular metal frame that held a metal and wood bench swing. A striped cloth canopy was attached to the top of the swing, exact color unknown.

Figure 3.51: The movable swing near the hemlock hedge, James and Anna Roosevelt pictured, 1912. (Franklin D. Roosevelt Library, NPx 47-96: 4804 (148)).

A play structure was constructed in c. 1918 on the east lawn northwest of the tennis court, exact date unknown. It was a post and lintel structure, with a bar hanging from the top of the apparatus (figure 3.52 and figure 3.53). The structure was approximately 6 to 7 feet high by 5 feet wide. The metal bar, which was connected by two ropes from the top of the apparatus, was approximately 3 feet above the ground. The play structure was removed during this period, exact date unknown. A drawing of a structure similar to this one later appeared in a children's picture book, showing two rings with which FDR would pull himself up (figure 3.54).[56] The play structure was probably removed by the mid-to late 1930s.[57]

Figure 3.52: The play apparatus on the east lawn, Sara, Anna, James, Elliott, Franklin Jr., and John Roosevelt pictured, c. 1918. (Franklin D. Roosevelt Library, NPx 48-22:3623 (7)).

Figure 3.53: Play apparatus located on the main lawn (left rear of photograph), 1932. (Franklin D. Roosevelt Library, NPx 48-22: 3990 (5)).

Figure 3.54: Play/exercise apparatus. (Drawing by Olin Dows from his book, *Franklin Roosevelt at Hyde Park*).

A walking board, or parallel bars, were constructed in c. 1922 on the south lawn. In 1926, Sara Roosevelt wrote to FDR, "A few evenings ago in a thunder storm a branch from a locust tree blew down and crushed your walking board."[58] The walking board consisted of two parallel bars, but its size, shape, materials, and color are unknown.

Lawn furniture, including a rustic wood bench, chair, and table, were located on the south lawn in c. 1933 (figure 3.55 and see figure 3.26). It is unknown if the furniture belonged on the south porch and was moved outside occasionally, or if there were any additional pieces of furniture used outside.[59] The bench was approximately 5 feet long and was constructed of wood pieces 1 to 3 inches in diameter. Located in the center of bench's backrest was an ornamental 'diamond' shape. The seat of the bench was constructed of flat pieces of wood approximately 1 to 1 1/2 feet long by two inches wide, which were laid from front to the back. The chair was approximately 2 1/2 feet long and the seat and backrest were constructed similarly. The table was approximately 2 1/2 feet high with a round wooden top approximately 1 1/2 feet in diameter. The legs were constructed of four wood pieces 2 to 3 inches in diameter .

A wood base, date of construction unknown, was located around the base of a conifer tree on the main lawn (figure 3.56). It was square in shape but its dimensions are unknown.

Figure 3.55: Lawn furniture located on the south lawn, Franklin and Eleanor Roosevelt pictured, 1933. (Franklin D. Roosevelt Library, NPx 62-53).

Figure 3.56: Wood tree base (right rear), no date. (Franklin D. Roosevelt Library, NPx 48-22: 3840 (23)).

An electric eye, was installed by the Secret Service in c. 1942. It was located at the southeast corner of the hemlock hedge and pointed north up the estate road (figure 3.57). The apparatus was approximately 4 to 5 feet high and constructed of a metal post housing the electrical system (figure 3.58 and 3.59). One of the 'eyes' was located approximately 2 1/2 feet off the ground, with another located above the first at the top. Its color is unknown.

Figure 3.57: Electronic eye (right side of photograph) located at the northwest corner of home and estate road, no date. (Franklin D. Roosevelt Library, NPx 80-26: 44 (10)).

Figure 3.58: Electronic eye located at the northwest corner of home and estate road, no date. (Franklin D. Roosevelt Library, NPx 80-26: 44 (11)).

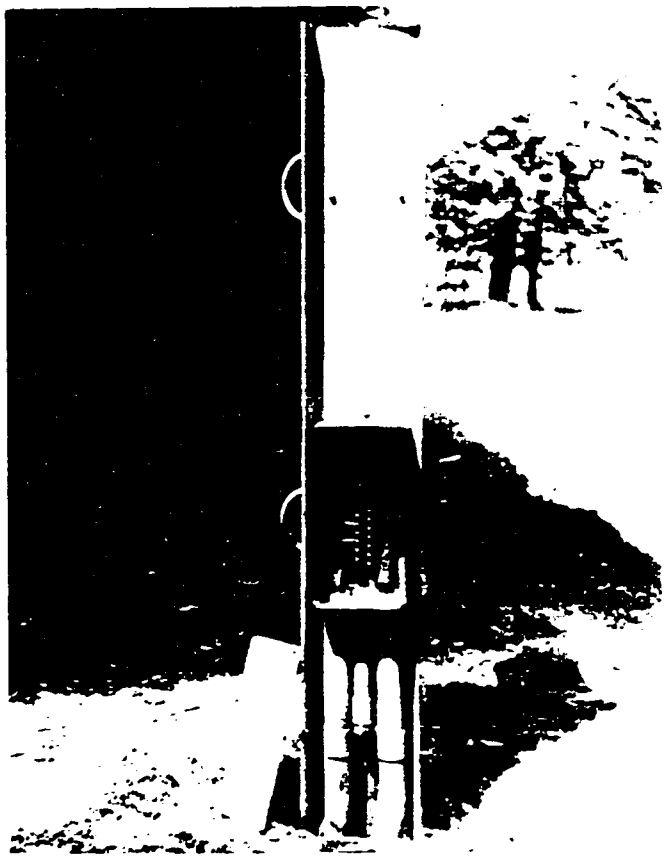


Figure 3.59: Electronic eye located at the northwest corner of home and estate road, no date. (Franklin D. Roosevelt Library, NPx 80-26: 44 (4)).

Service Area Subspace

Spatial Organization

The service area subspace was altered in 1911 with the construction of a greenhouse tool shed. The addition of the building enlarged and redefined the space to the north (figure 3.60).

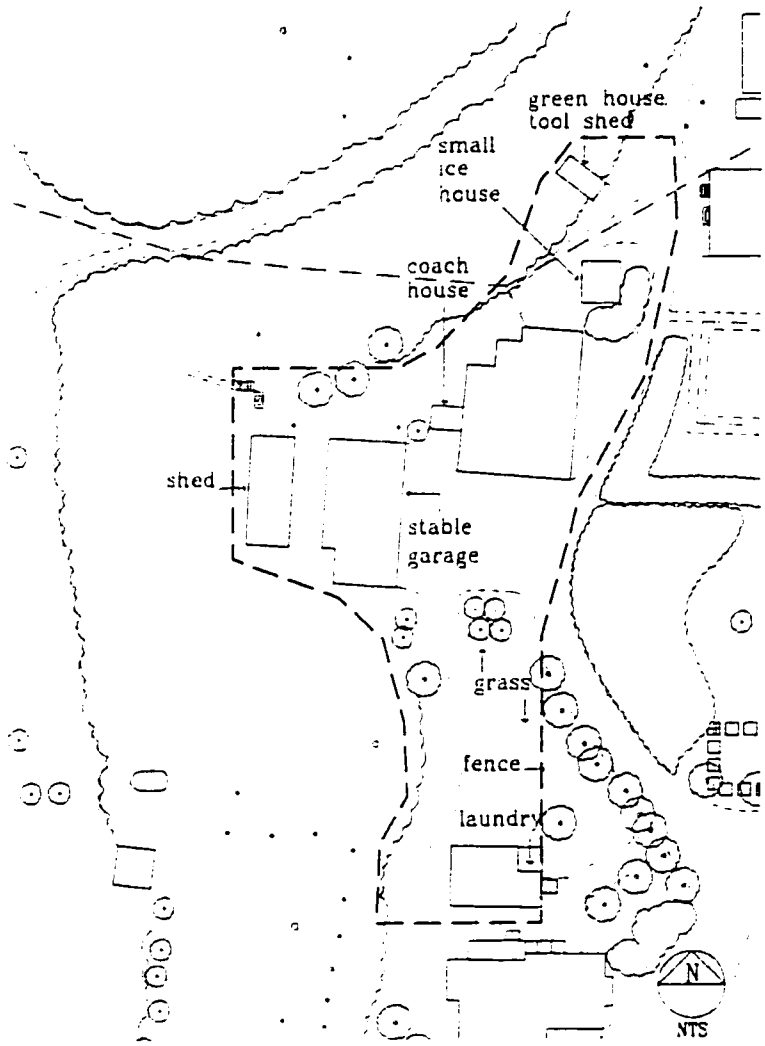


Figure 3.60: Spatial organization of the service area subspace (K. Baker and G. Dallmann, SUNY CESF, 1998, based on the 1946 USGS map).

Topography

The topography of the service area was altered during this period with the construction and enlargement of various outbuildings, but the extent of these changes to the grade is unknown.

Buildings

The laundry (HS 12) was painted dark green or dark gray with red trim in 1911.[60] It was enlarged sometime before 1915, exact date unknown (figure 3.61). The shed and porch addition was located on the north elevation. The addition was rectangular, 30 feet long (E/W) by 10 feet wide (N/S) and was one story high. The addition was sided with clapboard, color unknown. The roof line was extended to include this addition and had wood shingles, color unknown. Three doors were located on the south elevation, two on the west elevation, and

two on the north elevation. An exterior light was added at the west end of the south elevation of the laundry, exact date unknown.[61] A privacy screen was constructed by 1941, exact date unknown. It was located in front of the door on the southwest corner of the west elevation. The privacy screen was approximately 8 feet long (N/S), 4 feet wide (E/W), and 7 feet high. It was constructed of diagonally-oriented wood, color unknown. The laundry was not used after 1941.

The stable (HS 04) was enlarged in 1910 on the south elevation to serve as a garage for the family's automobile. The garage addition was rectangular, 14 feet long (N/S) by 25 wide (E/W) and one story high (figure 3.62).[62] The addition was sided with clapboard, color unknown. It had a shed roof with wood shingles. A double door was located at the center of the addition's east elevation. The full basement of the original portion of the stable was used for the driving horses and trotters, the ground floor for the car, and the second story was the coachman's living quarters.

Figure 3.61: East elevation of the enlarged laundry and service fence, child not identified, no date. (The Home of Franklin D. Roosevelt NHS, no #).

Figure 3.62: East elevation of the stable with the garage addition (left side of photograph), no date. (Franklin D. Roosevelt Library, NPx 47-96: 2322).

The shed (HS 05) located west of the stable/garage and 180 feet northwest of Springwood, was demolished in 1911 and a new one constructed in its place (see Late Roosevelt Ownership Period Plan).[63] This new structure, referred to by the Roosevelts as the "barn" or "old barn," was built by "Dab" Ryan.[64] The building was rectangular, 46 feet long (N/S) by 18 feet wide (E/W), and one story high. The shed was sided with wood clapboards and painted gray.[65] It had a westward sloping shed roof, materials and color unknown. Four doors were located in the east elevation, including two entry doors and two sliding doors.

Each winter throughout most of this period, the small ice house was filled with ice from the pond. Evidently, the pond failed to produce enough ice as William Plog described:

> The family took ice from the Rogers, Morgan property...six years after Mr. Rogers died...our pond didn't seem to give us enough ice so we went over to their place. ...later on we used their icehouse.[66]

This ice house and dam were located along the Roger/Morgan property river road, although the exact location of the ice house is unknown.[67] It is also unknown how long the Roosevelt family used their neighbors pond and ice house. The small ice house was used until 1941, when electric refrigeration was installed in Springwood.

The coach house (HS 03) was enlarged sometime before 1924, exact date unknown. The sleeping porch addition was located on the second story of the west elevation. The addition was rectangular, 12 feet 4 inches long (E/W) by 10 feet 2 inches wide (N/S), and supported by two wood posts approximately 6 to 8 inches in diameter (figure 3.63).[68] The addition was sided with clapboard and painted gray. It had a flat roof with wood shingles, color unknown.

Figure 3.63: South elevation of the coach house before sleeping porch addition, no date. (Franklin D. Roosevelt Library, NPx 47-96: 2947).

A greenhouse tool shed (HS 07) was constructed in 1911. It was located 300 feet north of Springwood and north of the small ice house (see Late Roosevelt Ownership Period plan). The cost of this structure, referred to as a "portable garage" and built by Dab Ryan, was $150.[69] The building was rectangular, 18 feet long (E/W) by 9 feet wide (N/S), and 10 feet high. The greenhouse tool shed was sided with clapboard and painted gray. It had a front-gabled roof, materials and color unknown. A double door was located in the center of the east elevation.

Structures

An ash pit was probably constructed during the Late Roosevelt Ownership Period, exact date unknown, 40 feet northwest of Springwood at the edge of the ridge. The structure was rectangular, 5 1/2 feet long (N/S) by 4 feet wide (E/W) and 2 feet high, with a rounded brick top. It was constructed of red brick and located mainly below ground. A small door was located in the center of the north elevation.

Vegetation

The vegetation within the service area in 1945 included 4 white pine trees (*Pinus strobus*) (see Late Roosevelt Ownership Period plan). The pine trees, arranged in a square, were large trees that created a dense canopy and uniform texture.

Much of the service area was grass that extended from the laundry to within approximately 40 feet of the coach house (see figure 3.62).

Circulation

The service road extended southeast of the stable and ended at the west side of the laundry (see Late Roosevelt Ownership Period plan). The road had a gravel surface.

Furnishings and Objects

The screening fence was changed during this period from the lattice-style fence that appeared in photographs during the early Roosevelt period (see figure 2.21). The new fence was constructed of large posts supporting small, diagonally-oriented, lattice wood fencing. Horizontal pieces of wood framed the fence at the bottom, middle, and top (figure 3.64 and see figure 3.61). In addition, the location of this fence between Springwood and the laundry was also changed. To accommodate the change in size of Springwood after its alteration in 1915, the fence was moved approximately 15 feet to the east and extended 20 feet north. A gate was added, situated in a southeast/northwest direction, and connected to a 10-foot section of fence that extended from the center of the laundry's eastern side (figure 3.65).

Figure 3.64: Screening fence (rear), doghouses, and laundry lines located in service area, no date. (Franklin D. Roosevelt Library, NPx 48-22: 4091 (25)).

Figure 3.65: Screening fence and gate located north of the house in the service area, 1933. (Franklin D. Roosevelt Library, NPx 48-22: 4091 (25)).

Horse carriages were located within the service area, to the north of the laundry, along the service area fence (see figure 3.64).

Laundry lines for hanging/drying clothes were located into the grass section of the service yard (see figure 3.64). The exact configuration of these lines is unknown.

Two dog houses were constructed in the Late Roosevelt Ownership Period, exact date unknown. They were located directly adjacent to the screening fence near its northern end (figure 3.64). The structures were square, approximately 3 feet by 3 feet, and 3 feet high. The doghouses were constructed of wood, color unknown. They had front-gabled roofs, material and color unknown. A door was located in the center of the west elevation of each.

Rose Garden Subspace

Spatial Organization

The space was altered in 1908 with the removal of the original greenhouse and construction of a new greenhouse in the northwestern section of the rose garden. The greenhouse screened views to the north and northwest. The space was altered again in 1912 with the removal of the fruit trees and reorganization of the garden. The space contained three internal subspaces (from east to west); the first was rectangular in shape and the ground was flat and consisted of roses and grass. The second subspace was located in the center of the

garden. It was rectangular in shape and the ground was flat and consisted of a grass bordered with perennial flower beds and surrounded by a crushed gravel walkway. The third subspace was located at the southwest section of the space. It was rectangular in shape and the ground was flat and consisted of a grass area surrounded by a crushed gravel walkway and flanked with a perennial flower bed to the south. Views out of the space were heavily screened, but open to the sky (figure 3.66).

Topography

The topography of the rose garden was altered slightly between 1906 and 1908 with the removal of the original greenhouse and construction of a new greenhouse. It was altered again in 1912 with the reorganization of the garden. Because the ground was relatively flat, these features only slightly altered the grade of the rose garden.

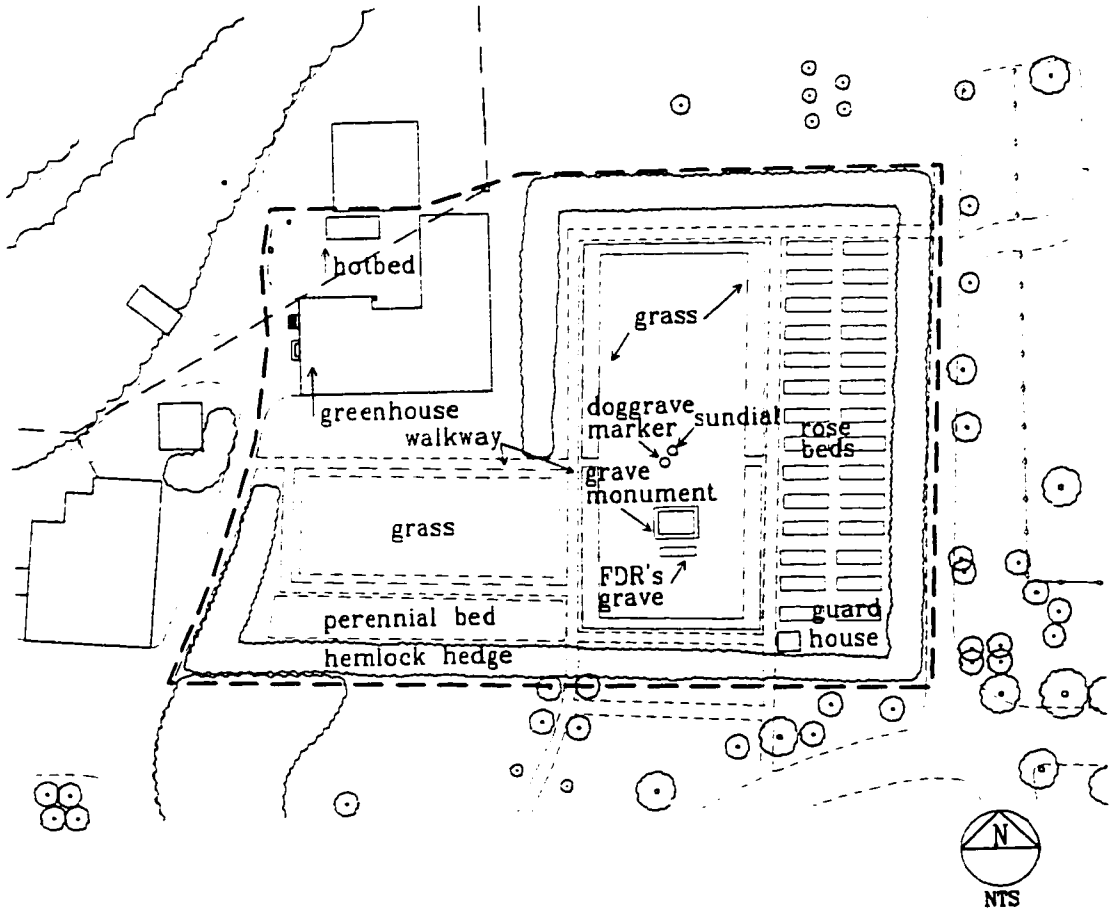


Figure 3.66: Spatial organization of the rose garden subspace. (K. Baker and G. Dallmann, SUNY CESF, 1998, based on the 1946 USGS map).

Buildings

The original 1850s greenhouse was removed in 1908. A new greenhouse (HS 11) was constructed in 1906, 290 feet northeast of Springwood and within the northwest section of the rose garden (see figures 3.12, 3.16, and 3.66). The building was L-shaped with an overall size of 68 feet long and 30 feet wide (east-west section) and 60 feet long and 30 feet wide (north-south oriented section), and consisted of four sections (see Appendix I and figure 3.67). The largest of these sections, the rose house, was oriented in an east-west direction and located along the southern elevation of the greenhouse. The rose house was rectangular, 68 feet 10 inches long by 18 feet 4 1/2 inches wide and 14 feet high. The second section, the potting shed, was located north of and adjacent to the rose house and was oriented a east-west direction. It was rectangular, 25 feet 11 inches long by 12 feet 6 inches wide and approximately 11 feet high. The third section, the fern house, was located north of and adjacent to the rose house and east of the potting shed. The fern house was rectangular, 18 feet 7 inches long by 9 feet wide and approximately 11 feet high. The forth section, the carnation house, was oriented in a north-south direction. It was rectangular, 60 feet 5 1/2 inches long by 24 feet 4 inches wide and 14 feet high. The greenhouse had a cross-gabled glass roof. The potting shed had a north sloping shed roof, materials and color unknown. Doors were located on the west elevation of the rose house and potting shed, and in the center of the north elevation of the carnation house.

The greenhouse was constructed by Charles Mitchell of Poughkeepsie, New York, at a cost of approximately $3,700.[70] The rose house contained approximately 300 rose bushes used for cuttings for the house. The carnation house also was used for plants requiring winter storage, like the Sago Palms. The fern house was used to grow ferns that were used to decorate the living room of the house.[71] The greenhouse was painted three times between 1906 and 1912.[72]

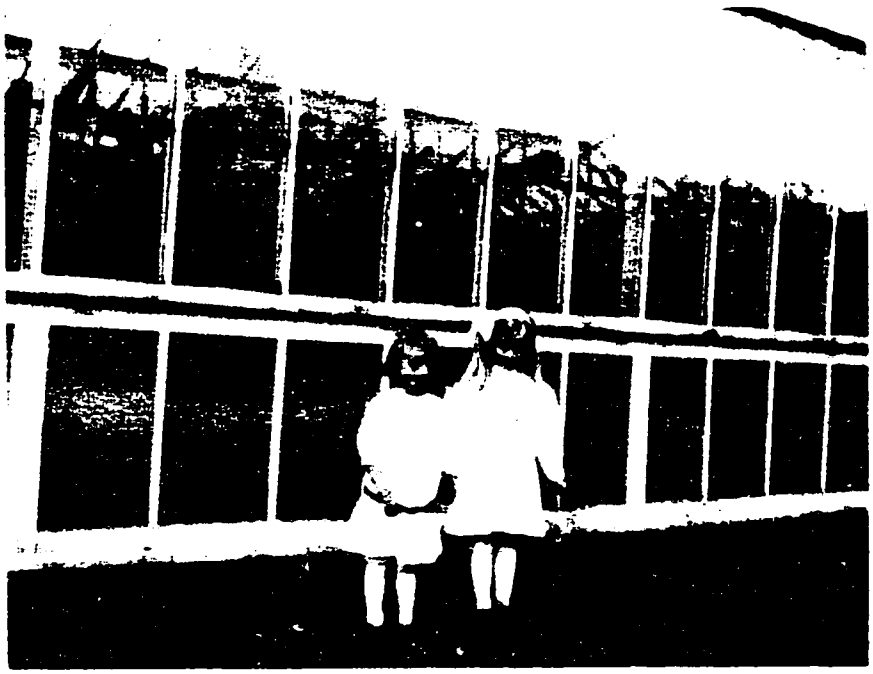


Figure 3.67: South elevation of greenhouse, James and Anna Roosevelt pictured, no date. (Franklin D. Roosevelt Library, NPx 48-22:3619 (231)).

The greenhouse shed, located between the original greenhouse and the large ice house, underwent repainting and repair of its roof in 1902 and 1905.[73] The building was demolished sometime between 1905 and 1906 before the new greenhouse was constructed.

A grave site guard house was constructed in c. 1945 adjacent to the garden's southeastern entrance and directly adjacent to the hedge.[74] The building was square, approximately 8 feet (N/S) by 8 feet (E/W) and 11 to 12 feet high (figure 3.68). The guard house was sided with clapboards, color unknown. It had a pyramidal-hipped roof with wood shingles, color unknown. A door was located in the center of the west elevation.

Structures

The hot bed was used during this period. It had wooden framed glass top, color unknown (figure 3.69).

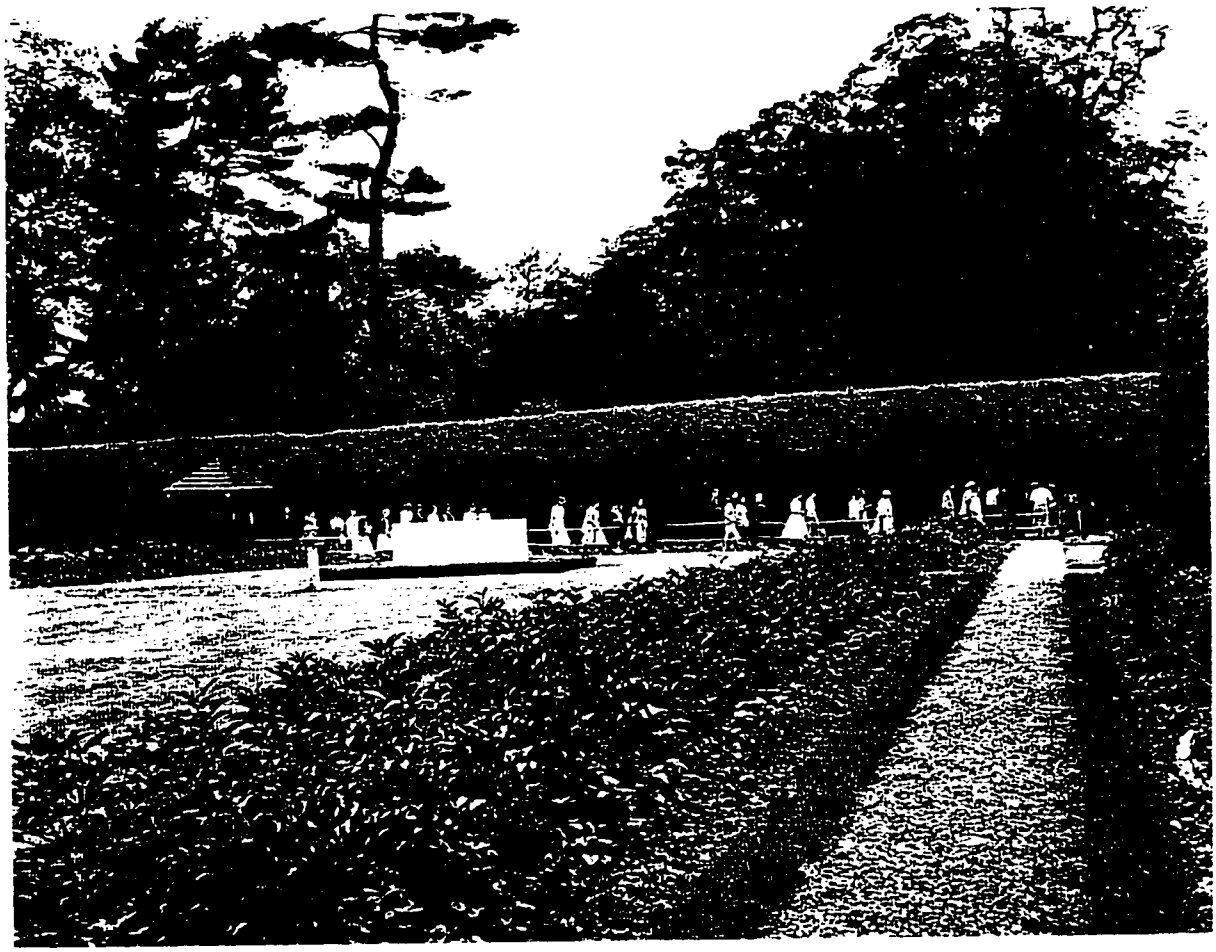


Figure 3.68: Grave site guard house and fence, 1955. (The Franklin D. Roosevelt Library, NPx 56-151 (1)).

Figure 3.69: Hot bed and addition to south elevation of the large ice house, c. 1946. (Franklin D. Roosevelt Library, Px 91-158 (2)).

Vegetation

The hemlock hedge was moderately changed during this period, dates unknown. Archways were formed by the hemlock trees over the two southern entrances to the garden. These entrances were narrower in width than in the previous period (see figures 3.40 and figure 3.41). The entrance at the northeast corner of the garden did not have an overhead archway. The top of the hedge was trimmed to a point during this period so snow could roll off (figure 3.70). In 1945 the hedge was approximately 10 feet wide by 14 feet high.[75]

Vegetation within the garden between 1900 and 1908 (before the new greenhouse was built) included rose bushes, fruit trees, and other unidentifiable herbaceous plants (see figures 2.23 and 2.25). In 1912, four years after the greenhouse was built, the vegetable garden within the hedge was turned into a rose garden. The rose garden was laid out by a Mr. Anderson to fit in the existing vegetable beds and the center area was planted with grass (figure 3.71). Three perennial beds were located between the gravel paths and the hemlock hedge. One bed ran along the entire northern section of hedge, one was east of the center spur of hedge, and the last was along the southwestern section of hedge.

The garden's perennial beds contained flowers that bloomed in late spring and early summer or in the fall, as the Roosevelts usually spent July and August at their summer home at Campobello. Many of Sara's diary entries note the time she spent in the garden and some of the plants located there (figure 3.72).[76] The plants in the perennial beds included: tulips, daffodils, primroses, pansies, narcissus, forget-me-nots, lilies of the valley, trollius, phlox, centauria, columbine, iris, day lilies, poppies, peonies, sweet william, delphinium, and canterbury bells (see Appendix J).[77]

Rose beds were arranged along the east side of the easternmost walkway with monthly blooms, or tea roses in front, and perennials or more hearty roses in back (figure 3.73 and see figures 3.70, figure 3.71, and Appendix K).

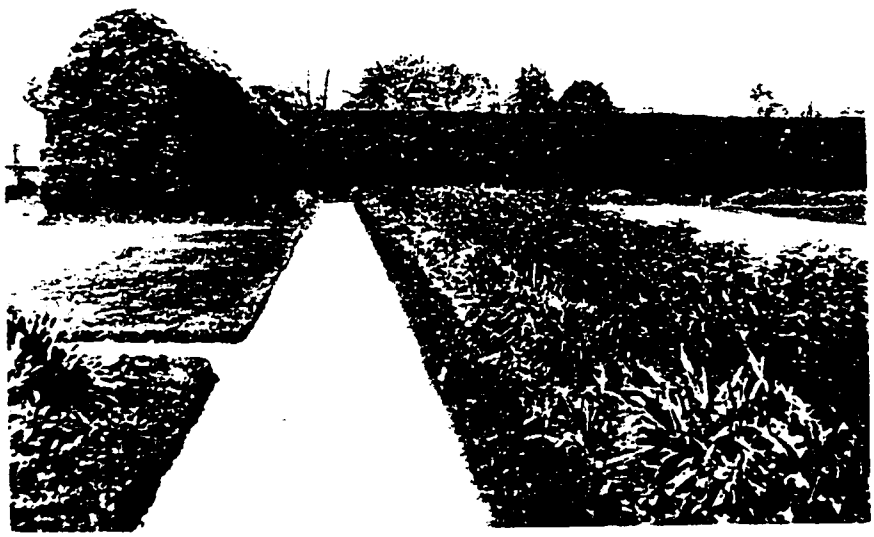


Figure 3.70: Hemlock hedge and rose garden, no date. (Franklin D. Roosevelt Library, NPx 80-165 (9)).

Figure 3.71: Military police protecting FDR's grave, sundial, greenhouse, and coach house shown, 1945. (Franklin D. Roosevelt Library, NPx 48:3790 (338)).

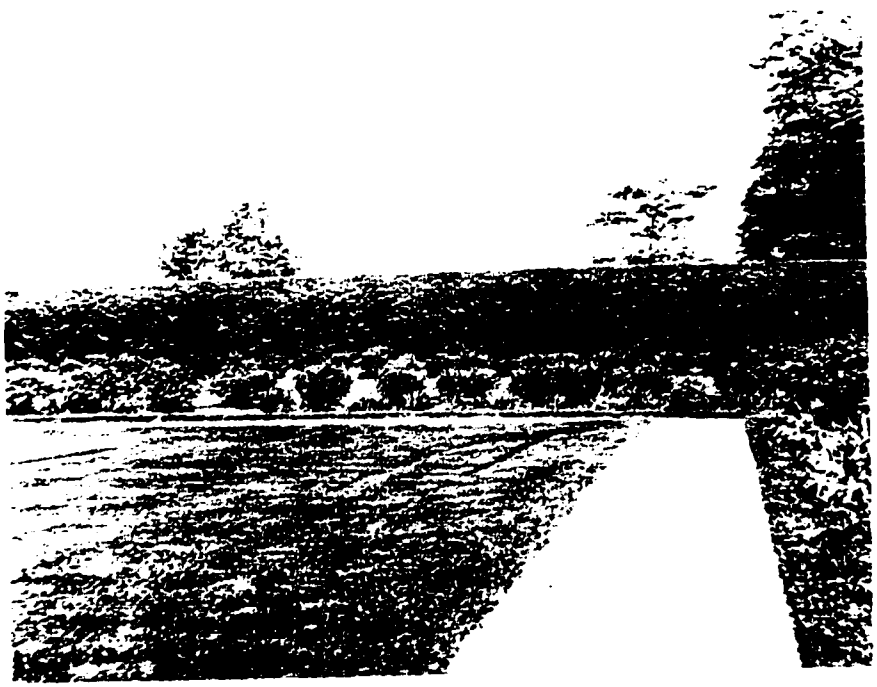


Figure 3.72: View northeast of plants within the rose garden, date unknown. (Franklin D. Roosevelt Library, NPx 80-165 (8)).

Figure 3.73: Perennial bed in the rose garden, Sara Roosevelt pictured, no date. (Franklin D. Roosevelt Library, NPx 50-104:13).

Circulation

The pathways within the garden may have been affected by the removal of the original greenhouse and creation of a new one, although no sources have been located for verification. After 1912 the pathways were located between the rose beds and the central grassy area of the garden. The pathway also surrounded the central area as well as the rectangular space where the old greenhouse was located. The pathways were 3 feet wide with a stone dust surface (see figures 3.70 and 3.71).

Furnishings and Objects

A sundial was probably installed in the garden after its change in 1912. It was located in the center of the garden until FDR's death in 1945 and was then moved slightly to the north, 1 foot north of the dog grave marker, to accommodate FDR's grave monument (figure 3.74 and figure 3.75). The base of the sundial was cut stone, 3 feet high, and white in color. A metal "dial" was located on top of the stone base, but its dimensions and color are unknown.

Figure 3.74: Sundial in the rose garden, Sara Roosevelt pictured, 1930. (Franklin D. Roosevelt Library, NPx 47-96: 2733).

Figure 3.75: Sundial and FDR's grave in the rose garden, 1945. (Franklin D. Roosevelt Library, NPx 56-249 (2)).

A dog grave marker was placed south of the sundial for FDR's dog Chief in 1933. The marker was round, 1 foot in diameter, and flush with the grass. The marker was constructed of marble and was inscribed "Chief, 1918-1933."

FDR died in Warm Springs, Georgia, on April 12, 1945 and on April 15 he was buried in the rose garden (see figure 3.4). In her booklet about FDR, Eleanor Roosevelt recalled, "The place he looked upon as the most beautiful was the rose garden...and this was where he wished to be buried."[78] For five months his grave was adorned only with flowers, as his grave monument was being constructed according to his written wishes (see figures 3.71 and 3.75). The grave site was protected by the 1235 Military Police Battalion during that time.

A grave monument was installed in the rose garden in October, 1945. This 14-ton monument was designed by FDR himself before his death and was to be:

> A plain white monument-no carving or decoration-to be placed over my grave, east and west, as follows: Length 8 feet; width 4 feet; height 3 feet. Whole to be set on a marble base extending 2 feet out from monument all around-but said base to be more than 6 inches from the ground.
>
> I hope that my dear wife will on her death be buried there also and that the monument contain no device or inscription except the following on the south side:
>
> Franklin Delano Roosevelt
> 1882-19-
> Anna Eleanor Roosevelt
> 1884-19- [79]

Due to the monument's weight and the instability of the gravesite's soil, the monument was not placed directly over the grave as FDR wanted. Instead it was placed alongside and to the north of the grave (see figure 3.68). The sundial in the center of the garden was moved slightly north to accommodate the change in the monument's location. The president's burial plot was an "international grave," as soil was flown to Hyde Park from Pan-America to cover the grave.[80]

Vegetable Garden Subspace

Spatial Organization

The vegetable garden subspace was altered during the Late Roosevelt Ownership Period, exact date unknown, with the removal of the orchard and expansion of the large vegetable garden, and the addition of a number of service and garden roads (figure 3.76). The small vegetable garden was altered with the addition of trees to the space which acted as objects within rather than definers of the space.

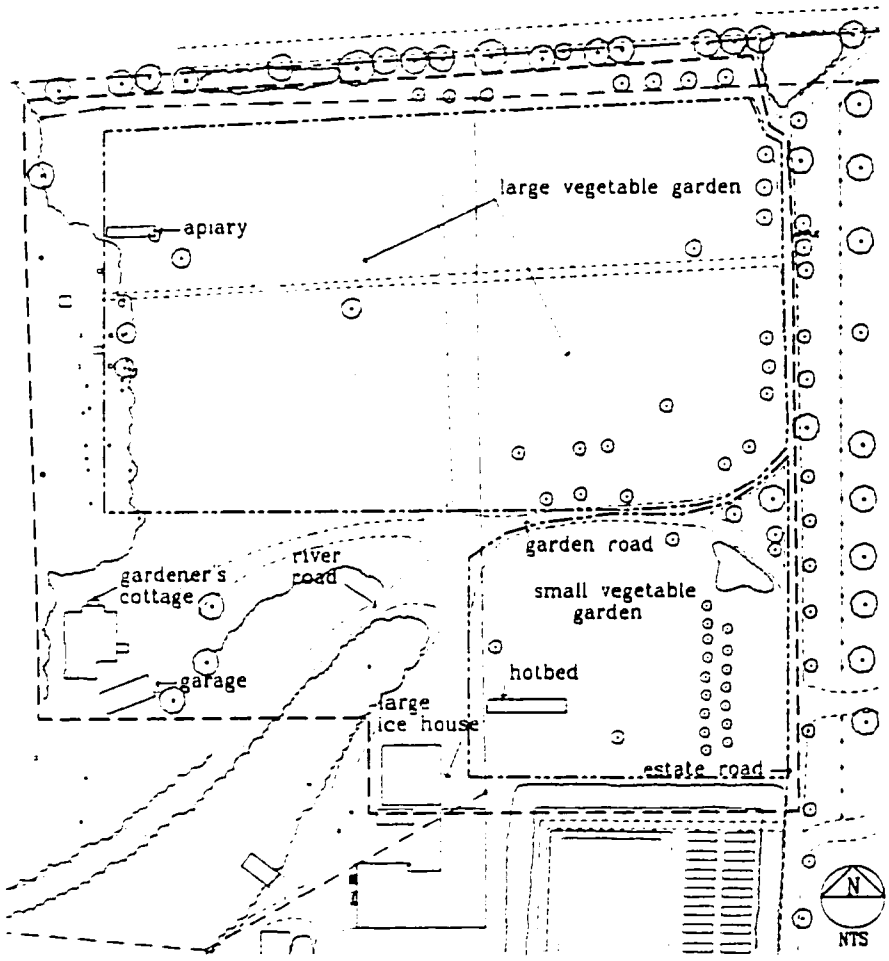


Figure 3.76: Spatial organization of the vegetable garden subspace. (K. Baker and G. Dallmann, SUNY CESF, 1998, based on the 1946 USGS map).

Buildings

The gardener's cottage (HS 15) was enlarged sometime between 1904 and 1926, exact date unknown. The addition was located on the south elevation and was rectangular, 16 feet long (E/W) by 10 feet wide (N/S) and one story high. The addition was sided with vertical board and batten, color unknown.[81] It had a southern sloping shed roof with wood shingles, color unknown. A door was located near the northeast corner of the addition's east elevation.

The large ice house (HS 09) was enlarged between 1899 and 1932, exact date unknown.[82] The shed addition was located on the south elevation and was rectangular, 30 foot long (E/W) by 11 feet wide (N/S), and varied from approximately 7 feet to 15 feet high (see figure 3.69). It gave the ice house overall dimensions of 30 feet by 30 feet.[83] The addition was sided with clapboard and was painted gray. Its had a steeply sloped roof with wood shingles, color unknown, that formed a continuous roof line with the original structure. A door was located near the northeast corner of the addition's east elevation and a sliding door was in the center of the south elevation.

A gardener's garage (HS 16) was constructed in 1906 400 feet north of Springwood and 20 feet southeast of the gardener's cottage (see figure 3.76 and Late Roosevelt Ownership period plan). The building was rectangular, 11 feet 4 inches long (E/W) by 9 feet wide (N/S) and 12 feet high. The garage was sided with clapboard, color unknown. It had a front-gabled roof, material and color unknown. A double door was located in the center of the west elevation. The garage was enlarged in 1916. The addition was located on the east elevation and was rectangular, 16 feet 7 inches long (E/W) by 11 feet 4 inches wide (N/S) and 12 feet high.[84] It was sided with clapboard, color unknown. It had a gabled roof, material and color unknown. A door was located in the center of the addition's northeast elevation. It was used by William Plog as an "out shed."[85]

The main Secret Service building was constructed in c. 1932 at the northwest corner of the large garden, but its exact location, shape, size, materials, color, and roof type are unknown (see figure 3.13).

Two guard houses, constructed in c. 1942, were located in the vegetable garden subspace (see figure 3.13). One guard house was located along the estate road north of the intersection of the garden road; the second was located along the northern property boundary. Their shape, size, materials, and color were the same as the other guard houses located on the property (see north avenue lot subspace for description).

Structures

At the beginning of this period, the apiary was located in the center of the small vegetable garden and contained about 16 hives. At one time the number of hives was increased to 15 to 29 hives.[86] A new apiary, containing slightly fewer hives than the original, was constructed at the northwestern corner of the large vegetable garden in approximately 1913, and shortly afterward the apiary in the small garden was removed (see figure 3.76).[87] The c. 1913 structure was rectangular, approximately 18 feet long by 6 feet wide and 9 feet high, with an open front along the southern elevation (figure 3.77). The apiary was constructed of 6-inch wide boards and stabilized with two round rough cut posts 5 to 6 inches in diameter that were spaced six feet on center on the open front of the structure. It had a hipped roof with a ridge; its roofing materials are unknown.

A hot bed (HS 26) was constructed in 1920, 30 feet northeast of the large ice house (see figure 3.76). It was rectangular, 43 feet long by 7 feet 4 inches wide, and 6 inches high on the north side, sloping to ground level on the south side. It was constructed of concrete. It is unknown if this hot bed was covered.

A fire hose structure was probably constructed during the Late Roosevelt Ownership Period, exact date unknown. It was located west of the large vegetable garden and at the terminus of the east-west garden road. The structure was square, 6 feet (N/S) by 6 feet (E/W), and 6 feet high. The fire hose structure was sided with clapboards, color unknown. It had a shallow pitched-shed roof, materials and color unknown. A door was located near the western corner of the south elevation.

Figure 3.77: Apiary located at northwest corner of large vegetable garden, 1948. (The Home of Franklin D. Roosevelt NHS, R-211).

Mechanical Systems

A water tower was constructed between 1915-1916 at the west end of the large vegetable garden. Water was pumped up to it from the spring fed reservoir at the bottom of the hill. A pipeline was laid to connect the pump house with the water tower, supplying the house, stable, greenhouse, and garden with water.[88] The shape, size, materials, and color are unknown. The water tower was removed in 1942.[89]

A water faucet may have been installed as part of the water distribution system established in either c. 1915 or c. 1935.[90] It was located 130 feet north of the large ice house and was 2 feet high, constructed of metal, and painted green.

Two telephone poles were installed on the property by 1932, exact date unknown. One was located at the northwest corner of the hotbed (see figure 3.16). The other was located approximately halfway between the hemlock hedge and the northern property boundary (figure 3.78 and see figure 3.12). The round wood poles were approximately 12 inches in diameter and 18 to 20 feet high. Their color is unknown.

Figure 3.78: Aerial view of the vegetable garden, 1933. (Franklin D. Roosevelt Library, NPx 62-61).

Vegetation

The vegetable garden was considered part of the farm and changed in size, depending on the size of the Roosevelt family living there and their needs.[91] Although the exact location of the vegetables is unknown, the garden was laid out following proper farming practices.[92]

Fruit trees and vegetables were removed from inside the rose garden and planted in the small vegetable garden in 1912, when the rose garden was redesigned.[93] The small vegetable garden was separated from the larger vegetable garden by a wide gravel garden road. In the eastern half of the small vegetable garden, plots were situated in a north-south direction and included grape vines. Plots in the western section, north of the hotbed, were situated in an east-west direction, exact species of plants unknown (see figures 3.12 and 3.16). Trees, probably fruit trees, were located in the small garden. Three pear trees (*Pyrus* spp.) were located north of the hemlock hedge, and another was north of the hotbed (see figure 3.16 and Late Roosevelt Ownership period plan). It is unclear if these trees were planted as seedlings,

relocated from inside the hemlock hedge after it was redesigned, or relocated from the orchard within the large vegetable garden. Four Norway spruce (*Picea abies*) were located within the small triangular piece of land between the service road and the estate road.

The large vegetable garden extended to the northern property line and was a "mixed garden" with "a little of everything."[94] Trees remained within the southern portion of the large garden, although the exact species is unknown (see figure 3.16). Plots within this large garden ran in a north-south direction, and fruits and vegetables included currents, raspberries, rhubarb, asparagus beds (approximately 50 plants), "sometimes a few rows of potatoes, a few rows of corn..."[95] The specific location and variety of these crops is unknown. Also within this garden were pole beans and a small number of fruit trees (figure 3.79).

Apple trees (*Malus* sp.) were located in a grassy area in the southern portion of the large vegetable garden, as well as along the western side of the estate road (Late Roosevelt Ownership period plan).

A portion of the large vegetable garden, near the gardener's cottage, seems to have been a nursery for young trees not large enough to be planted within the plantations on the property:

> ...it would kill the young tulip trees to move them now, but there are only very few where the bull run is to be, and he will try to protect them with posts tied to them until they can be moved. The young tulips in the nursery near Plog's house are doing well...[96]

As the trees declined within the orchard, they were gradually cut down starting in 1912. By the 1930s, the orchard was completely removed.

Figure 3.79: Pole beans, William Plog and Mr. VanCuran pictured, date unknown. (Franklin D. Roosevelt Library, NPx 48-22: 4091 (26)).

Circulation

Two garden roads crisscrossed in approximately the center of the large vegetable garden. The north-south road began near the river road, and the east-west road began at the estate road (see figure 3.76). The roads were approximately 6 feet wide with a compacted soil or gravel surface and no edging. Another road crossed the garden in a diagonal line beginning at the intersection of the river road and north-south service road and ran to the northwest corner of the garden. The road was approximately 6 to 8 feet wide with a compacted soil or gravel surface and no edging.

A compacted soil road, in 1932, exact date of development unknown, was located directly north of the hemlock hedge and connected the estate road with the ice house and greenhouse (see figure 3.16). The road was approximately 6 feet wide

Furnishings and Objects

The picket-style fence that was located along the northern property line was removed during this period, exact date unknown.

A sculpture was given to FDR during the Late Roosevelt Ownership Period, exact date unknown. Its exact location is unknown, but it may have been located at the northwest corner of the library pump house. This sculpture of a women sitting with her knees pulled up to her chest and her head bent, was 3 feet tall and constructed of cut stone.

WOODLAND SPACE

Spatial Organization

Two subspaces were formed during this period. The ***Lower Orchard Subspace***, was created in 1916 and located in the land that was once part of the paddock lot subspace (figure 3.80). The north-south orientation of the trees created even rows and a regular, partial overhead canopy of uniform texture. The remaining acreage to the north of the orchard, which was once part of the paddock lot, was incorporated into the river wood lot subspace. The ***Plantation Subspaces*** included land that was once part of the river wood lot subspace (figure 3.80). The plantations were located in various of areas west of Springwood and within the river wood lot subspace. The subspaces were defined to the north, south, east, and west by the vegetation of the river wood lot subspace. The ground was a combination of flat areas, steep hills, and deep valleys. The dense wooded area surrounding the space limited views into and out of the area.

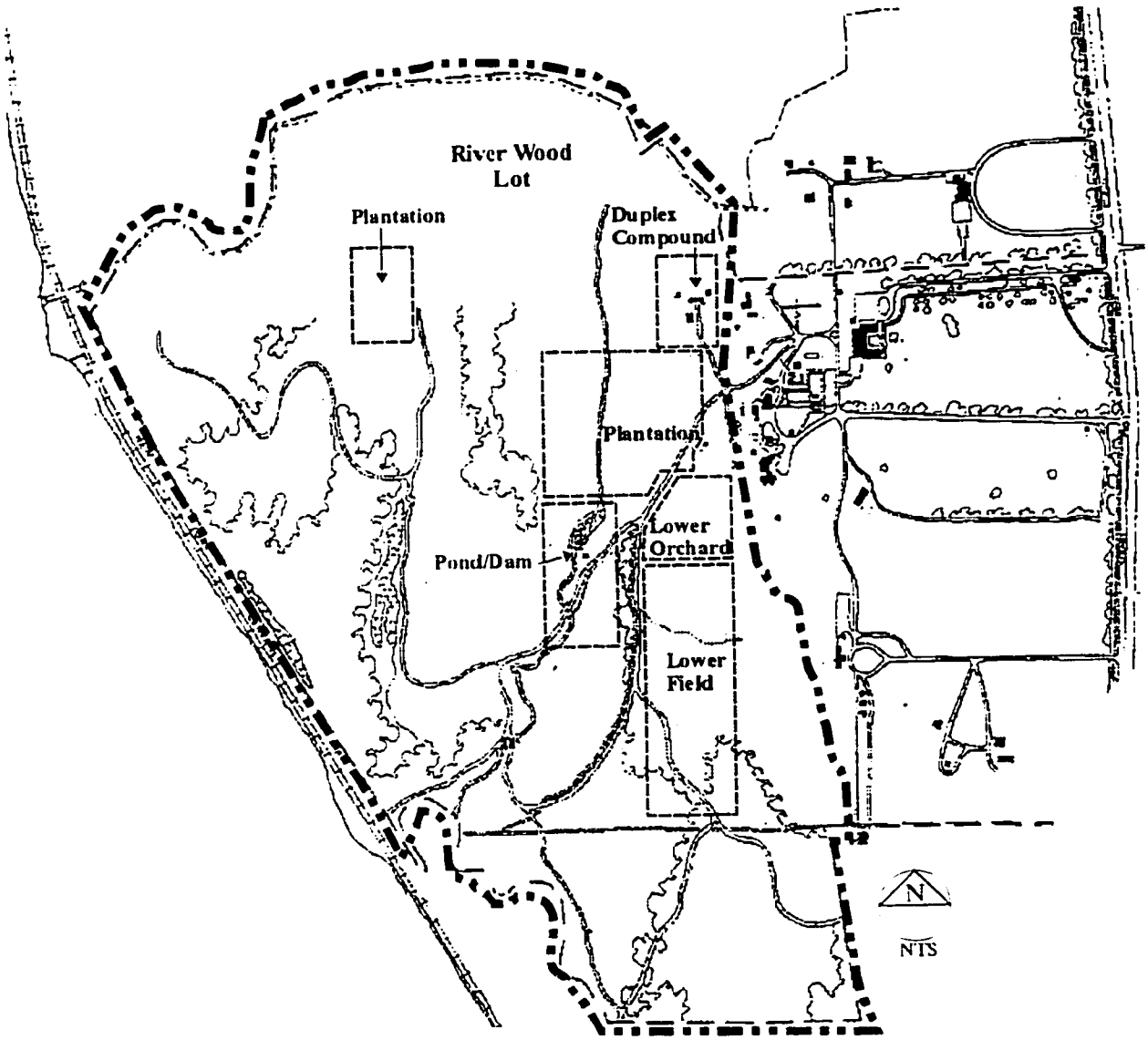


Figure 3.80: Spatial organization of Woodland Space. (G. Dallmann, SUNY CESF, 1998, based on the Home of Franklin D. Roosevelt NHS, *Master Plan*, 1977).

Paddock Lot/Lower Orchard Subspace

Vegetation

A lower orchard was planted in 1916 at the bottom of the ridge to the west of Springwood (figures 3.81 and 3.82). The trees within the orchard were planted in rows extending in north-south and east-west patterns. Sixty-two apple trees were located within the orchard, including Macintosh (*Malus* "Macintosh") and Golden Delicious (*Malus* "Golden Delicious").

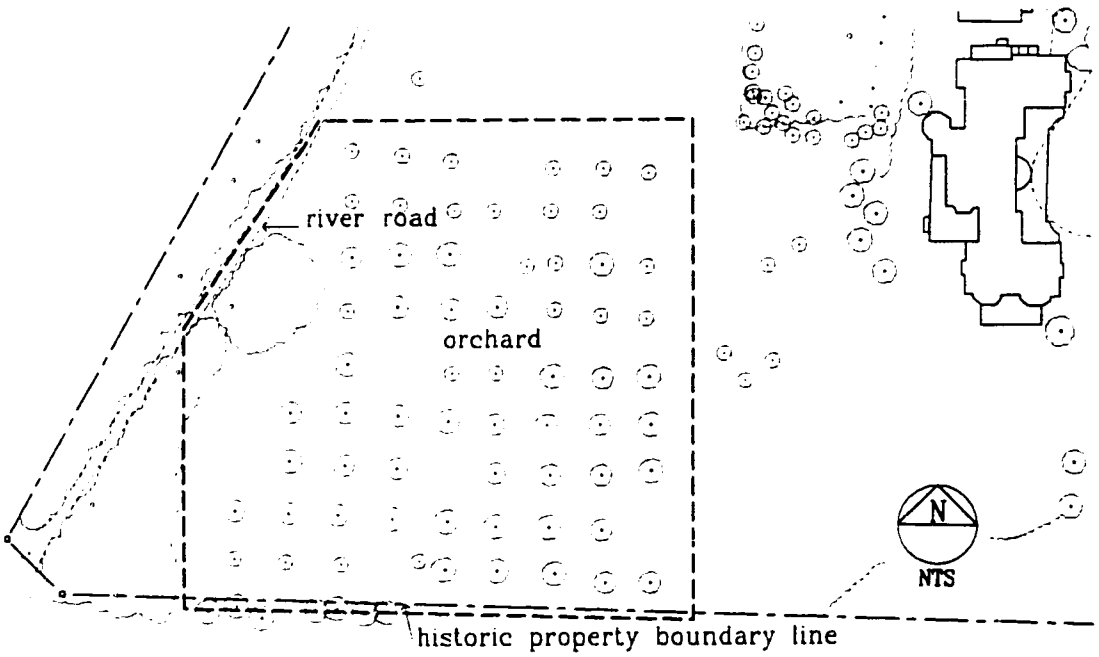


Figure 3.81: Paddock lot/lower orchard subspace. (K. Baker and G. Dallmann, SUNY CESF, 1998, based on the 1946 USGS map).

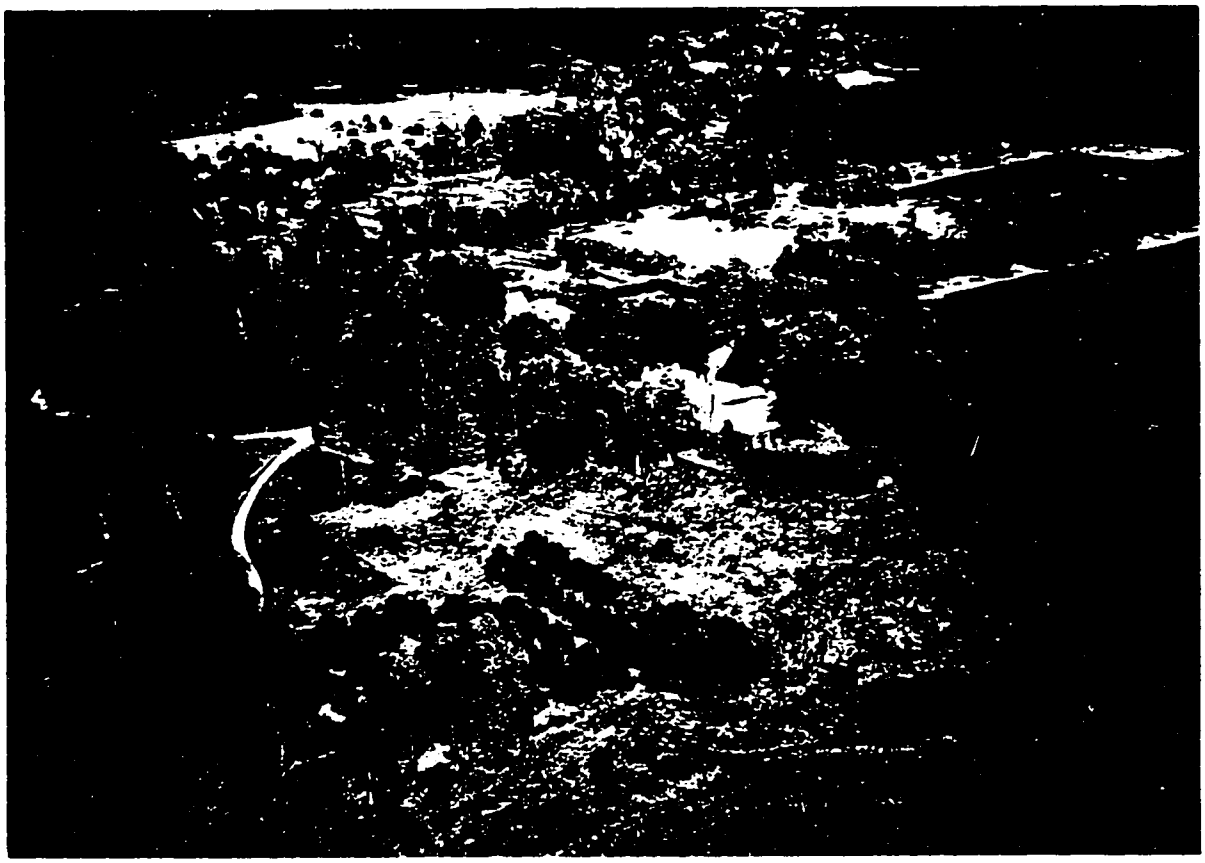


Figure 3.82: Lower orchard, c. 1945. (Franklin D. Roosevelt Library, NPx 48-22:3837 (33)).

River Wood Lot Subspace

Spatial Organization

The river wood lot subspace was altered between 1914 and 1928 with the creation of plantation subspaces (see plantation subspace description). The definers of the space to the north and south were not distinguishable because the woodland continued onto both properties, but it was still defined to the east by the ridge line and to the west by the Hudson River (figure 3.83).

Topography

The topography of the river wood lot subspace was altered during this period with the establishment of various outbuildings, but the extent of these changes is unknown.

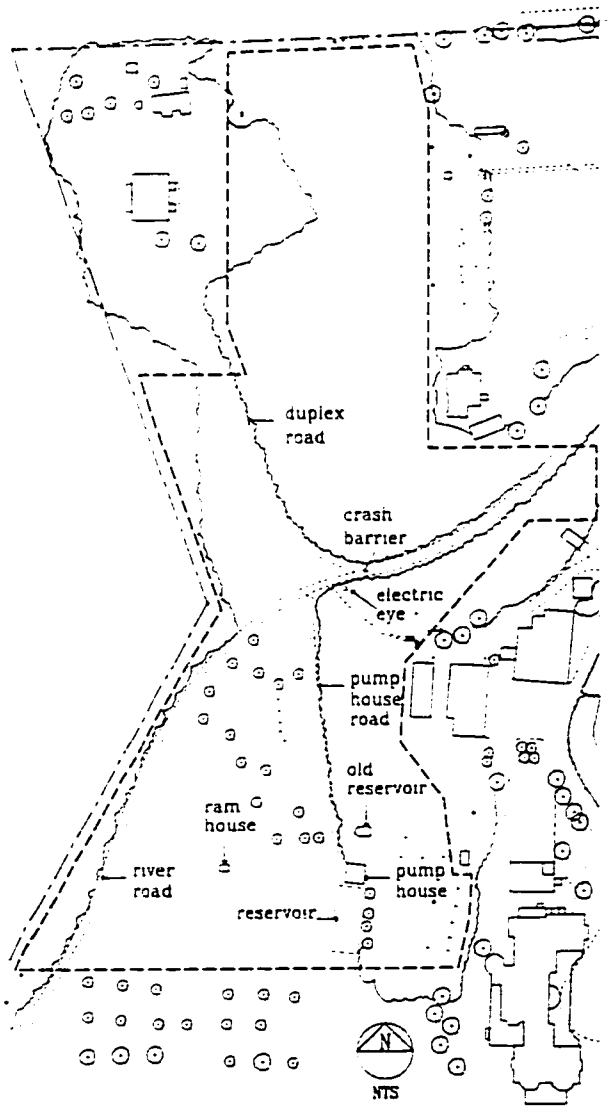


Figure 3.83: Spatial organization of the river wood lot subspace. (K. Baker and G. Dallmann, SUNY CESF, 1998, based on the 1946 USGS map).

Buildings

The boat house was still located on the property during this period.[97] In 1903 a new platform was installed by the boathouse, and in 1916 the dock was removed.[98] The size, shape, materials, and color of the platform and dock are unknown. It is unknown if the dock was removed seasonally or permanently or if boathouse was also removed at the same time.

A pump house (HS 13) was constructed between 1915-1916, exact date unknown, to replace the old system (rams) as documented in William Plog's memorandum book: "...build new pump house and concrete Reservoir that holds 52,000 gallons, near ram, also built new ram."[99] It was located 120 feet west of Springwood, on the ridge slope facing river road. The structure was rectangular, 14 feet long (N/S) by 12 1/2 feet wide (E/W) and 8 feet high.[100] The pump house was constructed of crude, red stretcher bond brick. It had a hipped roof, materials unknown.[101] A door was located near the northwest corner on the west elevation.

Nine guard houses, constructed in c. 1942, were located in the river wood lot subspace (see figure 3.13). Two guard houses were located near the intersection of the duplex and river road, five adjacent to the railroad, and two near the property line in the southern section of the river wood lot. Their shape, size, materials, and color were the same as the other guard houses located on the property (see north avenue lot subspace for description).

Structures

A ram house (HS 14) was constructed in 1915. It was located 240 feet west of Springwood and was built into the ridge slope. The structure was rectangular, 6 feet long (E/W) by 4 feet wide (N/S), and at grade. The ram house was constructed of red brick and stone. It had a stone slab roof covered by earth.[102] A door was located in the center of the west elevation.

Mechanical Systems

A reservoir was constructed in c. 1915, as part of the estate's water distribution system.[103] It was located 120 feet northwest of Springwood. The structure was oval, approximately 10 feet long (E/W) by 5 to 6 feet wide (N/S), at grade on the east side, and 2 feet above grade on the west. It was constructed of brick, but it is unclear if the top of the reservoir was covered.

Vegetation

Vegetation located in this area included: "...the old chestnut trees near pump house & ram..." and "...English Oaks... ."[104] The vegetation of the river wood lot was not evaluated for this report.

Circulation

A dirt road was created to provide access to the new pump house in 1915. This road started at the river road, just west of where it split with the duplex road, and terminated at the pump house.

A lower wood lot road was constructed on the property in 1925, as described by Sara Roosevelt in a letter to FDR:

> I have built a "wood road" thro' our river woods to get my wood out without going thro' Mr. Rogers place. Contract price $200. actual price $350. it is rough but passable and I can gradually improve it, I think with our own men.[105]

Thus an extensive dirt road was created through the northwest corner of the river wood lot, making the plantations accessible for harvesting lumber and allowing FDR to tour them by automobile.[106]

A pathway and stairs may have been constructed during this period, exact date unknown. The path began at the river road and ran east toward the shed (west of the stable/garage). The pathway was approximately 3 to 4 feet wide and 85 feet long. It was probably compacted soil, but its exact surface material is unknown. The stairs were located directly adjacent to the shed's north elevation but its dimensions and materials were not evaluated for this report.

Furnishings and Objects

A crash barrier, described previously in the home road subspace, was located east of the river road and duplex road intersection (figure 3.84).

An electronic eye, described previously in the main lawn subspace, was installed southwest of the crash barrier (figure 3.85).

Figure 3.84: Crash barrier at the intersection of the river and duplex road, no date. (Franklin D. Roosevelt Library, Px 80-26 (2)).

Figure 3.85: Electronic eye and crash barrier at the intersection of the river and duplex road, no date. (Franklin D. Roosevelt Library, Px 80-26:44 (8)).

Pond/Dam Subspace:

Water Features

The pond, created by damming (HS 31) the creek in 1881, continued to provide water to the estate as well as ice during the winter months. FDR spent a great deal of time swimming in the pond in an effort to recover from polio.

Furnishings and Objects

A rustic bridge, date of construction unknown, was located on the river road and crossed the Meriches Kill below the pond (figure 3.86). The supporting base of the bridge was constructed of local brown colored fieldstone and was 8 feet wide. The bridge's deck was compacted soil and gravel. This bridge deck had two concrete forms approximately 6 feet long and 2 and 1/2 feet high on both sides of the road. Attached to the concrete forms were side members that were constructed of wood posts and rails with diagonal cross members. Posts were approximately 2 1/2 feet high, 2 to 3 inches in diameter, and approximately 4 feet on center. The posts were connected by both top and bottom rails, also 2 to 3 inches in diameter. Diagonal cross pieces, 1 to 2 inches in diameter, joined the posts. Approaches to the sides of the bridge were marked by diagonal members.

Figure 3.86: Rustic bridge near pond/dam, no date. (Franklin D. Roosevelt Library, Px 77-144 (27)).

Lower Field Subspace

Buildings

Two guard houses, constructed in c. 1942, were located in the lower field subspace (see figure 3.13). Two of the buildings were located in the lower field subspace, exact location unknown. Their shape, size, materials, and color were the same as the other guard houses located on the property (see north avenue lot subspace for description).

Vegetation

During this period the lower field continued to be planted with such field crops as corn and hay, exact species and rotation unknown (figure 3.87).

Figure 3.87: Lower field from the south lawn, September 16, 1927 (Franklin D. Roosevelt Library, NPx 62-284).

Duplex Compound Subspace

Buildings

The duplex (HS 20) had concrete stoops added to the two doors on the east elevation in 1904.[107] The house was painted and the roof replaced a number of times throughout this period, color and materials unknown.[108]

Plantation Subspace

One of the areas FDR influenced most was developing and managing the forest lands on the estate. In 1910 he concluded the soil was no longer adequate for mixed farming, stating: "I can lime it, cross-plough it, manure it and treat it with every art known to science, but it has just plain run out."[109] He contacted the New York State College of Forestry about the implementing a forestry program on the site (figure 3.88).[110] The following year a forester from the college was hired to develop a forestry program that would eventually produce timber

and revenue to maintain the estate. FDR's goal was enriching and restore the soil at the Hyde Park estate "...in hope that one day my grandchildren will be able to raise corn again - just one century from now."[111] FDR was also extremely interested in studying the impact of forests on soil quality, bird and animal habitat, and conservation of water, and called the forests, "...the most potent factor in maintaining nature's delicate balance."[112]

Spatial Organization

The plantation subspaces were located within the woodland. This area remained heavily wooded, but a network of roads and fire breaks created patterns on the base plane of that area.

Figure 3.88: The Roosevelt estate plantation, FDR and Nelson C. Brown pictured, March 18, 1944. (The Home of Franklin D. Roosevelt NHS, R 548).

Vegetation

In 1912, the first tree seedlings were ordered from the New York State Conservation Commission. Areas of the woodland were cleared to allow room for the new tree plantations (figure 3.89). The earliest ones were on the steep slopes between the mansion and the river (see Appendix L). Six tree plantations were planted in the river wood lot subspace between 1914 and 1928. In 1914 a plantation of white and red pines (*Pinus strobus* and *Pinus resinosa*) was planted along the east side of Meriches Kill located southwest of the duplex compound subspace. In 1915 a plantation of white and Scotch pines (*Pinus strobus* and *Pinus sylvestris*) were planted east of the duplex road near the junction of the river road. In 1916 two white pine (*Pinus strobus*) plantations were planted, one south of Springwood and the other south of the river road as it enters the river wood lot. In 1917 a plantation of tulip poplars (*Liriodendron tulipifera*) was planted southwest of the duplex (figure 3.90). In 1928 another plantation of tulip poplar was planted southwest of the duplex. The shape, size, and number of trees planted within these plantations was not determined for this report.

Plantations were also developed on the farm land FDR purchased east of the Albany Post Road, past Meriches Creek, towards the historical edge of Water Lot 6. Thirty-two varieties of trees were planted over this area of the estate including Norway spruce, Canadian white spruce (*Picea glauca*), Scotch pine (*Pinus sylvestris*), white pine (*Pinus strobus*), and tulip poplar (*Liriodendron tulipifera*). There were also plantations of experimental varieties of European larch (*Larix decidua*), Japanese larch (*Larix kaempferi*), Sitka spruce (*Picea sitchensis*), Douglas fir (*Pseudotsuga menziesii*), Japanese red pine (*Pinus densiflora*), and western yellow pine (see Appendix M).[113] On November 22, 1937, a letter from FDR to Nelson Brown discusses ordering 500 beech trees.[114] The number of trees planted varied each year with as many as 50,000 trees planted in some years.[115] At the time of his death, FDR was responsible for having planted approximately half a million trees over his entire estate.

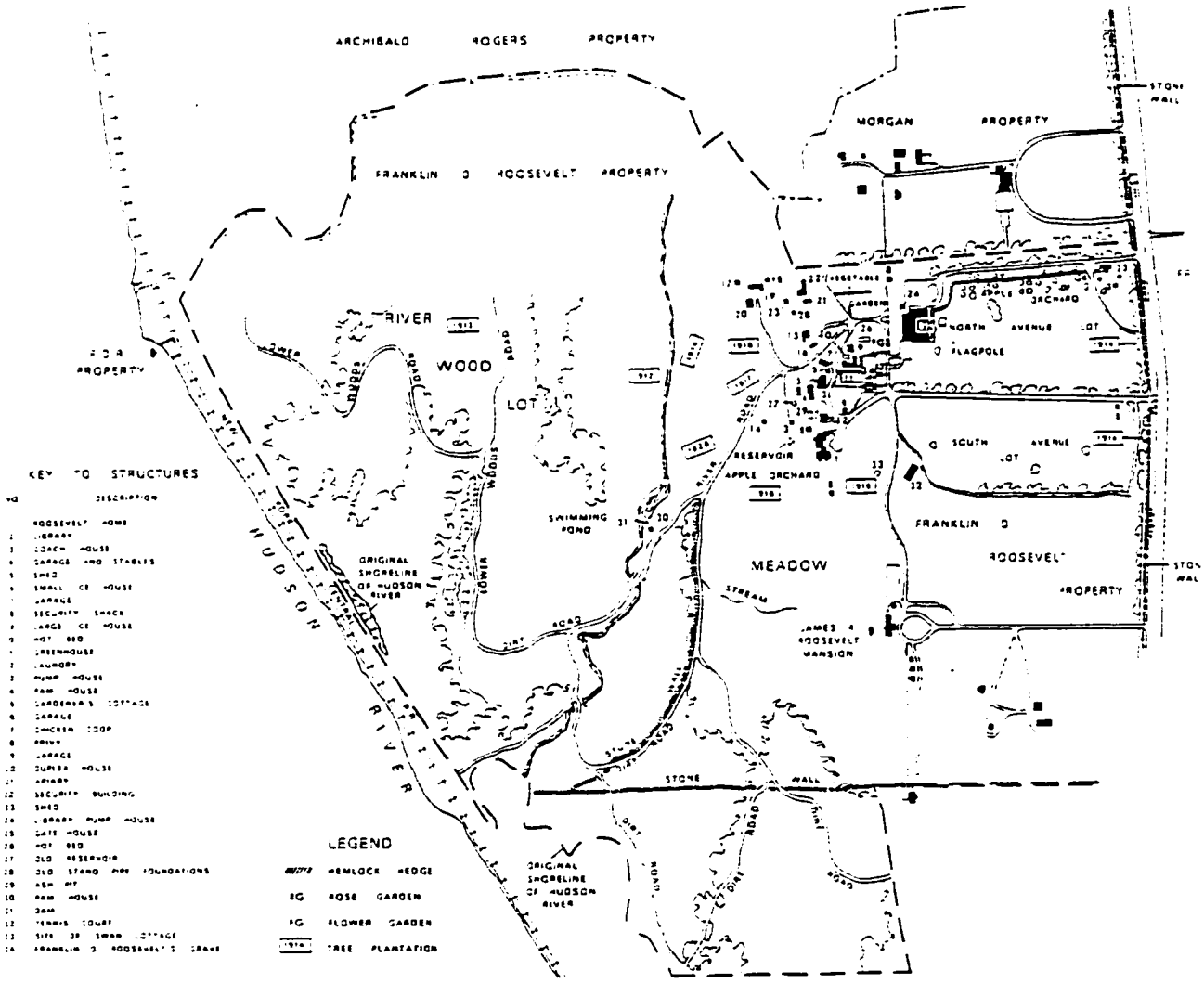
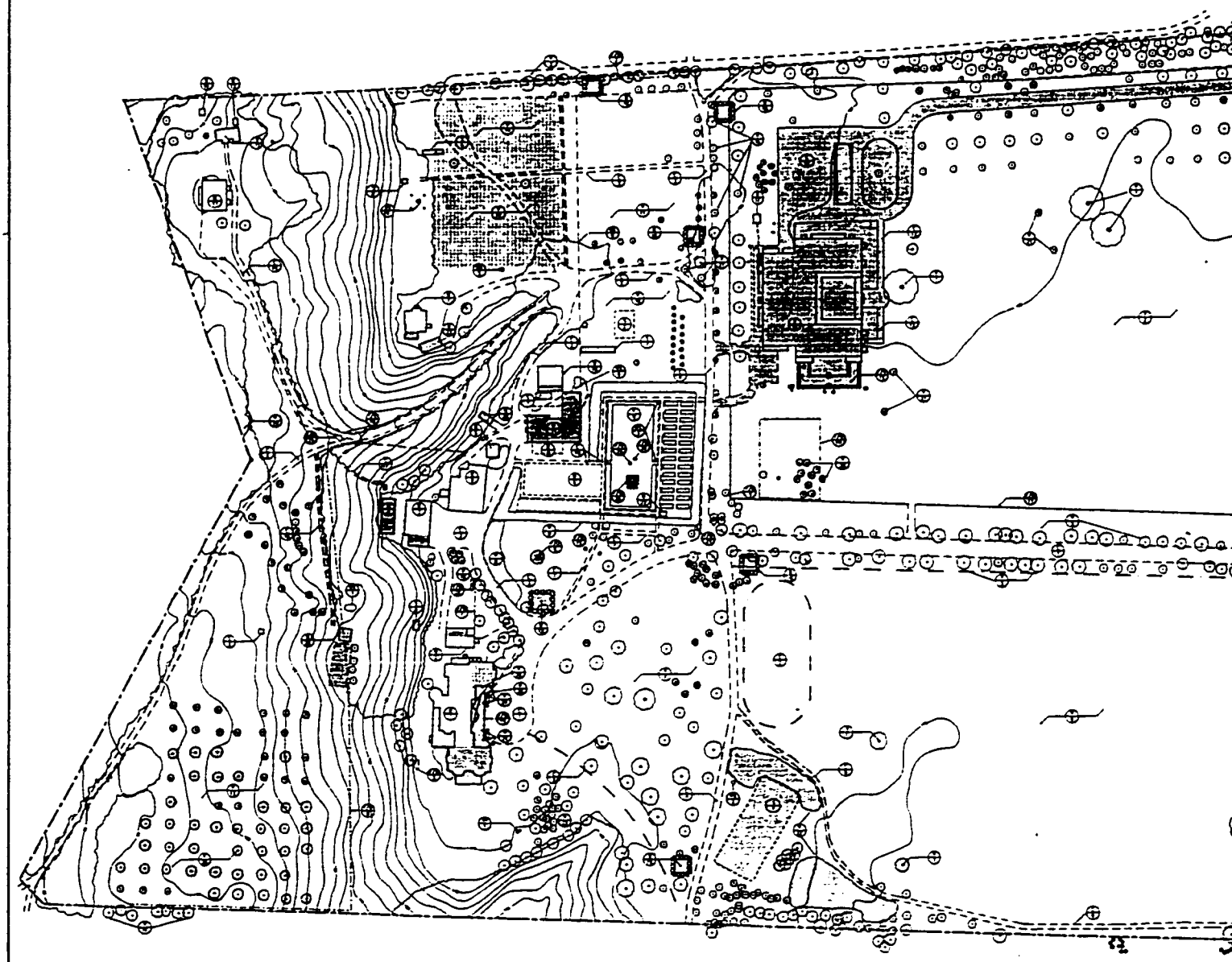


Figure 3.89: Plantations in the river wood lot east of Springwood, no date. (The Home of Franklin D. Roosevelt NHS, NPS *Master Plan*, 1977).

Figure 3.90: Tulip poplar plantations near the duplex, no date. (Franklin D. Roosevelt Library, NPx 77-144 (17)).

Summary

The Springwood estate underwent dramatic changes during Sara and Franklin Roosevelt's ownership. The house was reconstructed into a large Colonial Revival mansion and a number of outbuildings were altered or constructed. In addition, the estate was expanded from 750 acres to 1614.16 acres on which FDR implemented an extensive forestry program. During World War II, military police were stationed at the site to protect FDR and his family, and a number of guard houses, crash barriers, and electric eyes were constructed on the property. Perhaps the greatest change to the site occurred in 1939 when 16.31 acres were given to the National Archives for the construction of the Franklin D. Roosevelt Library. In 1943, 33.23 acres were donated to the National Park Service as a National Historic Site. Shortly after his death in 1945, the NPS took over ownership of the property .



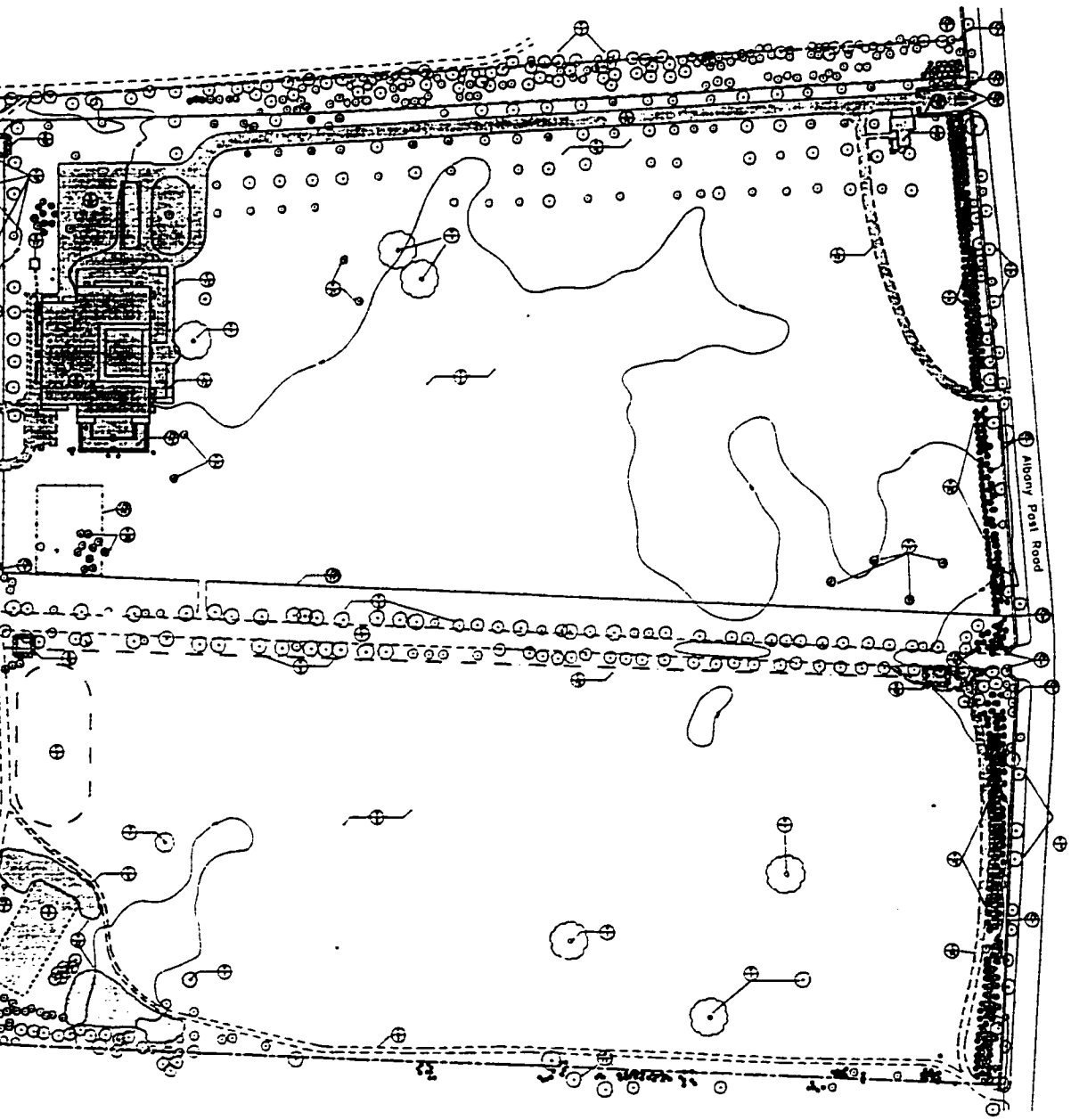
CULTURAL LANDSCAPE REPORT: THE HOME OF FRANKLIN D. ROOSEVELT NATIONAL HISTORIC SITE

Prepared for:
UNITED STATES DEPARTMENT OF INTERIOR
NATIONAL PARK SERVICE
Northeast Region
Cooperative Agreement: CA1605-1-8013, 1996-1998

Prepared by:
STATE UNIVERSITY OF NEW YORK
COLLEGE OF ENVIRONMENTAL SCIENCE AND FORESTRY
Faculty of Landscape Architecture, Syracuse, New York
Research Assistant Kristin T. Baker & Project Director George E. Curry

LATE ROOSEVELT OWNERSHIP: 1900–1945

ALBANY POST ROAD
HYDE PARK
DUTCHESS COUNTY, NEW YORK



Character-Defining Features

Note notification (+ reinforced, to extend, 0/to

Late Roosevelt Ownership		
FEATURE	CLR #	FEATURE DESC
Tenant Organization		North Hudson Ltd
Buildings	B-10	Library (NR-ED)
	B-16	gatehouse (NR-E
	B-17	greenhouse (NR-E
	B-18	Builders quarters
Vegetation	V-1	white oak forest
	V-2	north central oak
	V-3	north hemlock
	V-4	Albany Post Road
	V-15	planting
	V-16	Park Trees
	V-17	white pine stands
	V-18	tree allees
	V-19	tree transplants an
Circulation	C-11	entrance/exit road
	C-12	parking lot
	C-13	walkway
	C-14	walkway/path and ste
Furnishings & Objects	F/O-1	stone wall
	F/O-2	stone/masonry bri
	F/O-3	Library monument (N
	F/O-4	stone wall - gate
	F/O-11	Library Statue
	F/O-12	walkway lights
	F/O-13	Library entrance (N
	F/O-14	rock & iron screen
	F/O-15	bronze tablet(s)
Tenant Organization		North Road
Buildings	B-19	Gatehouse (NR-E
Vegetation	V-5	north Road allee
Circulation	C-1	north Road
Furnishings & Objects	F/O-1	Post Road stone w
	F/O-2	iron railing/gate
	F/O-16	south Service
Tenant Organization		South Hudson Ltd
Structures	S-1	tennis courts (NR-E
Recreational Features	RF-2	rose Garden
Vegetation	V-1	oak forest
	V-2	Albany Post Road a
	V-3	south central oak
	V-17	cross-axis allee
	V-18	white pine forest
	V-22	specimen trees (NR
Circulation	C-4	service road
	C-7	parking courts
	C-8	south service road
	C-10	overlook and road
	C-15	residential road
Furnishings & Objects	F/O-1	Post Road stone w
Tenant Organization		Main House
Buildings	B-1	Terrace (NR-E
	B-9	Tool Cottage (NR-E
	B-10	Gatehouse (NR-E
	B-12	Gatehouse guard ho
Vegetation	V-1	mixed forest
	V-2	Vanderbilt Range
	V-13	white pine plantation
	V-14	Yoga allee
	V-15	shrubs
	V-16	trees
Circulation	C-1	Main entrance/exit
	C-2	service road
	C-7	parking courts
	C-8	south - to Gatehou
Water Features	W-1	pond/fountain
Furnishings & Objects	F/O-1	bench
	F/O-4	iron bench
	F/O-17	stone urns
	F/O-18	iron entrance Gates
	F/O-19	fountain
	F/O-20	iron furniture Repair
	F/O-21	statuary on
Tenant Organization		Terrace Club
Buildings	B-1	Terrace (NR-ED)
	B-3	stable/garage (NR-E
	B-4	cow (NR-ED)
	B-5	pond on Terrace (NR
	B-6	caretaker house (NR-E
	B-20	greenhouse and cold
Structures	S-1	tennis courts (NR-E
Vegetation	V-18	trees/shrubs Terr
Circulation	C-1	entrance/exit road

LATE ROOSEVELT OWNERSHIP: 1900–1945

ALBANY POST ROAD
HYDE PARK
DUTCHESS COUNTY, NEW YORK

DRAWING # 1795-232-0024
DRAWN BY: GUSTAVO DILLMANN
SHEET # 1 of 3
DATE: FEBRUARY 1999

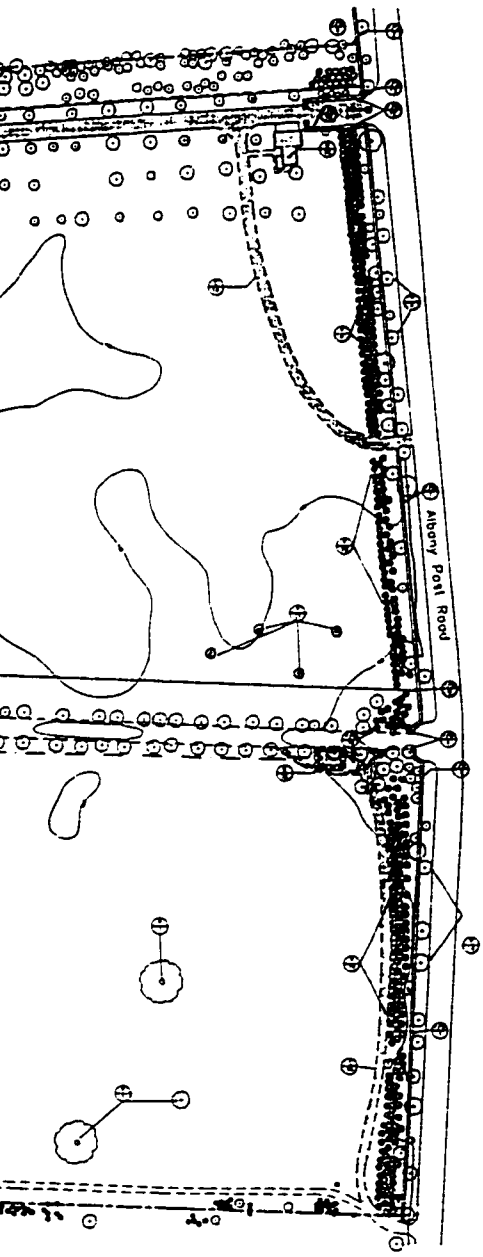
MAP SOURCE: Locations of buildings, roads, topography, and plant materials from the United States Department of the Interior Geological Survey for the name of Franklin D. Roosevelt Memorial Highway, Dec. 1945.

NOTES:
The addition or subtraction of character-defining features is based on archival research conducted for this Cultural Landscape Report

SCALE: 1" = 600'

ORIENT

Existing Contour
Historical Masonry Contour
Trees
Shrubs
Fence line
Buildings
Fountain Terrace
Overlook Tree
Stone wall
Fence path/road
Historical path/road



Character-Defining Features

Site notification: C= constructed, E= altered, D= removed, E/A= date unknown

Late Roosevelt Ownership

FEATURE	CLR #	FEATURE NAME (NPS #)	DATE
Spatial Organization		North Access Rd	
Buildings	C-19	Library (HS-42)	C-ca.1939-1940
	C-14	apartments (HS-38)	C-ca.1938-1940
	C-17	pumphouse (HS-34)	C-ca.1938-1940
	C-18	Caretakers quard house	C-ca.1939
Vegetation	C-1	entry oak trees	C-ca.1940
	C-1	north entrance plantings/mound, trees	C-ca.1940
	C-1	north hedgerow	C-ca.1940
	C-1	Albany Post Road vegetation	C-ca.1760
	C-16	gardens	C-ca.1938-1940
	C-16	East Trees	C-ca.1938-1940
	C-16	entry pine border	C-1934
	C-18	lake plantings	C-ca.1938-1940
	C-16	lake viewpoint oak trees	C-ca.1938-1940
Circulation	C-11	entrance/parking road	C-ca.1938-1940
	C-11	parking lot	C-ca.1938-1940
	C-11	walkway	C-ca.1938-1940
	C-16	reconstructed trail route	C-ca.1938-1940
Furnishings & Objects	F/A-1	stone wall	C-1940
	F/A-1	Jewish Theater Monument marker	C-1938
	F/A-1	Library Monument marker(s)	C-ca.1938
	F/A-16	stone wall - gatehouse	C-ca.1938
	F/A-11	Library trees	C-ca.1938
	F/A-12	ornamental lights	C-ca.1938
	F/A-11	Library entrance sign	C-ca.1938
	F/A-14	park & site fences	C-ca.1938-1940/E-1955
	F/A-15	various miscellaneous gardens	C-ca.1938-1939
Spatial Organization		Hyde Road	
Buildings	C-19	Caretakers quard house	C-ca.1939
Vegetation	C-1	Hyde Road allee	C-ca.1760
Circulation	C-1	Hyde Road	C-ca.1760
Furnishings & Objects	F/A-1	Post Road stone wall	C-1940
	F/A-1	park gates/lights	C-1938
	F/A-16	south border	C-ca.1939
Spatial Organization		South Access Rd	
Structures	S-1	tennis court (HS-33)	C-ca.1938
Small-scale Features	SS-1	water faucet	C-1938
Vegetation	C-1	oak trees	C-1940
	C-1	Albany Post Road vegetation	C-1940
	C-1	south border plantings/trees, mass	C-1940
	C-17	trees along south boundary	C-1940
	C-11	walks and roads	C-1934
	C-12	plants relocated to tennis court	C-ca.1938-1939
Circulation	C-11	service road	C-ca.1938-1938
	C-1	parking shelter	C-ca.1938
	C-11	south service farm road	C-ca.1938-1938
	C-16	entrance/exit oak road	C-ca.1934
	C-16	reconstructed trail route	C-ca.1938-1939
Furnishings & Objects	F/A-1	Post Road stone wall	C-1940
Spatial Organization		Main Lawn	
Buildings	C-1	Turnhouse (HS-37)	C-ca.1938/E-1939
	C-19	Farm Cottage (HS-32)	C-ca.1938
	C-18	Caretakers quard houses	C-ca.1934
Vegetation	C-1	Vista/Axial Oak	
	C-1	ornamental hedge	C-1938
	C-11	walks and circulation	C-1940
	C-1	Oak Grove	C-ca.1915
	C-16	shrubs	C-ca.1915-1931
	C-16	trees	C-ca.1915
Circulation	C-1	main road/turnaround	C-ca.1938
	C-1	service road	C-ca.1938
	C-1	garden walkways	C-ca.1937-1938
	C-16	path + the Boulevard	C-ca.1938-1938
Water Features	SS-1	pool/fountain	C-1938
Furnishings & Objects	F/A-1	lamps	C-ca.1938-1938/E-1940
	F/A-1	stone bench	C-ca.1938-1938/E-1940
	F/A-17	stone urns	C-ca.1938-1938
	F/A-15	gate construction Hyde/Albany	C-ca.1938/E-1939-1940
	F/A-19	handrails	C-ca.1938
	F/A-20	stone furniture Boulevard/Hyde	C-1938
	F/A-21	sundials, etc.	C. 1940
Spatial Organization		Service Area	
Buildings	C-1	Laundry (HS-31)	C-ca.1938
	C-1	Garage/storage (HS-30)	C-ca.1938
	C-1	green (HS-40)	C-ca.1938/C-1951
	C-1	small ice house (HS-40)	C-ca.1938
	C-1	stone house (HS-39)	C-ca.1938
	C-16	greenhouse foot shed (HS-41)	C-1939
Structures	S-1	well pit (HS-34)	C-1938
Vegetation	C-12	trees/hedge line	
Circulation	C-1	service road	C-ca.1938

Furnishings & Objects	F/A-1	remaining items	C-ca.1938-1938/E-1939-1940
	F/A-12	signposts	C-1938
	F/A-13	stone bird fountain (HS)	C-1938
Spatial Organization		Main Garden	
Buildings	C-1	original greenhouse	C-ca.1938/E-1938
	C-1	greenhouse shed	C-1938/E-1938
	C-11	greenhouse (HS-111)	C-1938
	C-12	greenhouse quard house	C-1938
Structures	S-1	rock bed (HS-10)	
Small-scale Features	SS-1	water fountain	
Vegetation	C-1	formal hedge	C-ca.1938
	C-1	floral garden	C-ca.1938
Circulation	C-11	garden walkways	C-ca.1937
Furnishings & Objects	F/A-21	sundial	C-ca.1937
	F/A-25	dog water trough	C-ca.1938
	F/A-26	1938 garden ornamentals	C-1938
Spatial Organization		Vegetable Garden	
Buildings	C-1	greenhouse & cold-frame (HS-13)	C-ca.1938
	C-16	shed and frames (HS-43)	C-ca.1938
	C-13	greenhouse quonset (HS-44)	C-ca.1938/E-1938
	C-21	Vegetable Garden shed/foundation (HS)	C-ca.1938
	C-16	Caretakers quard house	C-ca.1938
Structures	S-1	cistern	C-ca.1937/E-1938
	S-1	spring	C-ca.1937
	S-1	cistern (HS-35)	C-1938
	S-1	small/fire water structure	C-1938
Small-scale Features	SS-1	water fountain	C-ca.1937/E-1938
	SS-1	water faucet	C-ca.1937/E-1938
	SS-1	irrigation system	C-1938/E-1938
Vegetation	C-1	main hedgerow	C-1938
	C-12	orchard	C-ca.1938/E-1938/E-1940
	C-16	small vegetable garden	C-ca.1938
	C-11	large vegetable garden	C-ca.1938/E-1938/E-1940
	C-17	service trees	C-ca.1938/E-1939
Circulation	C-1	service road	C-ca.1938
	C-1	service road	C-ca.1938
	C-1	service road	C-ca.1938
Furnishings and Objects	F/A-1	plant boxes	C-ca.1938/E-1938/E-1940
Spatial Organization		Pinehurst Lot/Service Entrance	
Vegetation	C-12	pinehurst/oak trees	C-ca.1938/E-1938
	C-16	trees	C-1938
	C-18	orchard	C-1938
Furnishings & Objects	F/A-2	fence	C-ca.1938/E-1940
Spatial Organization		Rear Road Lot	
Buildings	C-17	pumphouse (HS-13)	C-1938
Structures	S-1	rear tennis court	C-1938
Small-scale Features	SS-1	oil reservoir	C-ca.1938/E-1938
Circulation	C-1	rear road	C-1938
	C-16	pump house road	C-1938
	C-17	estate entry/exit	N/A
Furnishings & Objects	F/A-17	estate urn	C-ca.1938
	F/A-16	wrought fencing	C-ca.1938
Spatial Organization		Duplex	C-ca.1938/E-1938
Buildings	C-11	estate (HS-28)	C-ca.1938/E-1938
	C-17	garage	C-ca.1938/E-1938
	C-13	shed	C-ca.1938/E-1938
	C-16	entrance road	C-ca.1938/E-1938
Circulation	C-19	help quarters circulation	C-1938
Vegetation	C-16	hedge row	C-ca.1938/E-1938

MAP SOURCE: Locations of buildings, roads, hedgerows, and other features from the United States Department of the Interior Coastguard Survey for the Home of Franklin D. Roosevelt National Historic Site, 1946.

NOTES:
The addition or subtraction of character-defining features is based on archival research conducted for the Cultural Landscape Report

SCALE: 1" = 100'

LEGEND

Existing Contour
Historical Missing Contour
Trees
Shrubs
Fence line
Buildings
Fountain
Individual Tree
Stone wall
Fences (old/present)
Historical (old/present)
Approximate building location
Approximate feature location
Property line
Fences missing (prior)
Added missing (prior)

IV. NATIONAL PARK SERVICE (1945-EXISTING CONDITIONS)

This is the house in which my husband was born and brought up... He always felt that this was his home, and he loved the house and the view, the woods, special trees...

—Eleanor Roosevelt

Hyde Park

The 1950s brought rapid change to the small community of Hyde Park when International Business Machines (IBM) was established in Poughkeepsie. The creation of this large company as well as the rise in other business opportunities brought many people to the area, dramatically affecting the towns surrounding Poughkeepsie. By the 1950s the population of Hyde Park had doubled to 13,000, and almost doubled again by the time of the 1980 census.[1]

Between the 1950s and 1990s, both commercial and residential development continued within the Hyde Park area. The once quaint town that FDR loved was slowly replaced by subdivisions, strip malls, and fast food chains.

The Albany Post Road (NYS Route 9) continues to serve as a major transportation corridor within Dutchess County and the greater eastern Hudson River Valley area. The once charming, tree-lined road is now a busy, two-lane, and in some areas four-lane asphalt road. The rail line, a popular method of transportation from the mid-1800s to the mid-1900s, is still used.

The Home of Franklin D. Roosevelt National Historic Site

The 240th Military Police Battalion arrived at Hyde Park in c. 1942 to protect the President and the estate at the start of WWII, and they remained after FDR's death on April 12, 1945, until May 16, 1945. Because the security of FDR's grave site was a concern, a small contingent of soldiers, the 1235 Military Police Battalion, took over protective duties after May 16, 1945.[2] After FDR's death people could visit the library grounds, but the military police prohibited the public from the gravesite or the house grounds except for important officials, relatives, or business associates of the President.[3]

Shortly after FDR's death, Eleanor Roosevelt and each of the children signed a Quitclaim Deed relinquishing their rights to the estate except for the future burial site for Mrs. Roosevelt.[4] The deed was accepted on November 1, 1945, by the Secretary of the Interior, Harold Ickes. National Park Service guards, with George A. Palmer, Superintendent of Vanderbilt Mansion NHS in charge, replaced the military contingent of guards and took over protection of the site, assuming administrative control on January 1, 1946.[5]

On April 12, 1946, the first anniversary of the President's death, the Home of Franklin D. Roosevelt National Historic Site was dedicated and opened to the public (figure 4.1). The house and its contents, as well as the land, was turned over to the people of the United States

by Eleanor Roosevelt at that time (figure 4.2). At the dedication, the new Secretary of the Interior, Julius Krug, spoke about FDR's love of the site and how that love was manifested in the programs he implemented during his Presidency.[6]

Immediately upon the site's opening, thousands of people of different ages and nationalities came to visit. It was a pilgrimage that did not stop over the years, and in 1962, 17 years after FDR's death, the home was visited by its four millionth visitor.[7]

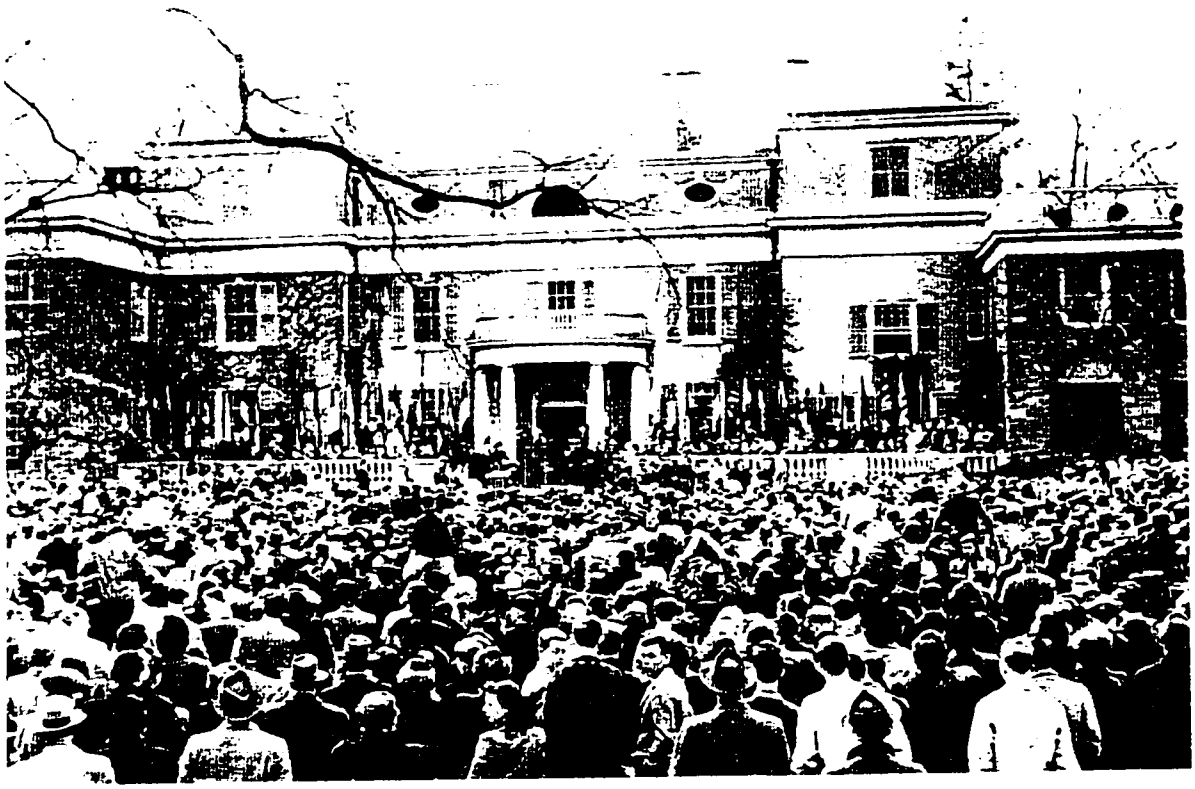


Figure 4.1: Dedication of the Home of Franklin D. Roosevelt National Historic Site, 1946. (Franklin D. Roosevelt Library, NPx 48-22: 3719 (17)).

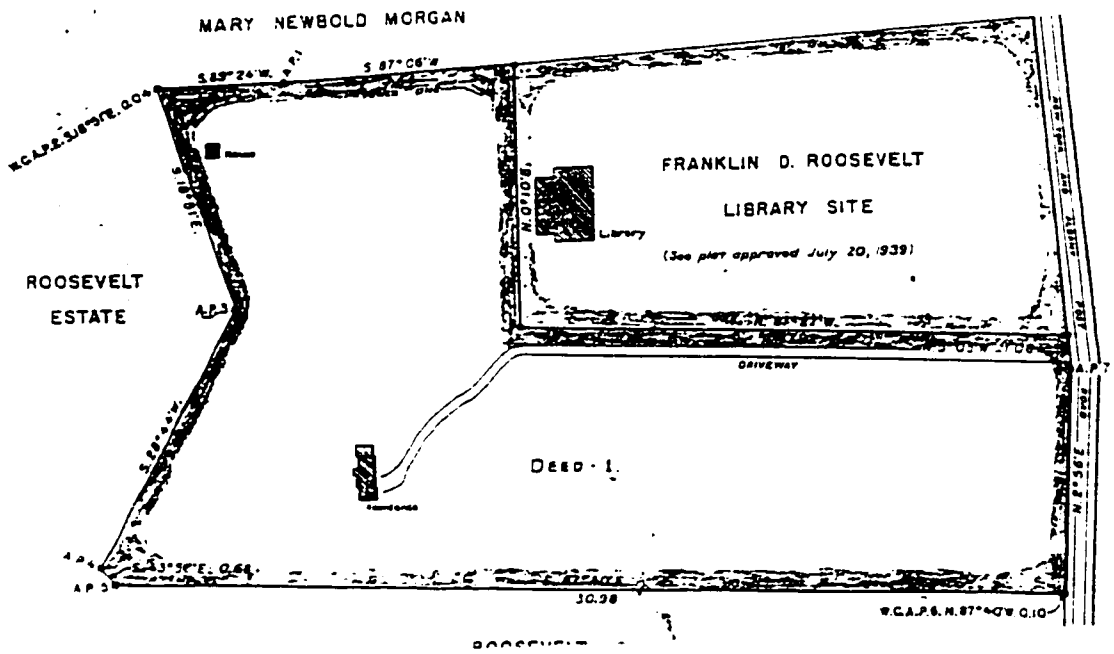


Figure 4.2: The Home of Franklin D. Roosevelt National Historic Site, deed. (The Home of Franklin D. Roosevelt NHS).

The Roosevelt family quickly sold the remaining portions of the 1,564.53-acre estate that were not included in the National Historic Site. By 1948 all land east of Albany Post Road was sold, with the exception of 180 acres of the Val-Kill estate, which continued to be Eleanor's home. In 1962 Nancy Robinson (granddaughter of James Roosevelt Roosevelt) sold the southern parcel known as the James Roosevelt lands to its current owners, the Kessler Law Firm.

From these early years following FDR's death and until her death, Eleanor Roosevelt maintained a close relationship with the National Park Service and the overseeing of the site. Over these years specific oral agreements between Eleanor Roosevelt and the Secretary of the Interior had not been met and on November 26, 1960, she clarified the property's needs to Superintendent Robert H. Atkinson. These oral agreements included the in-kind replacement of removed trees with young trees that should have been planted in close proximity to old ones before they died. She also felt the commitment to continue operations that existed at the time of the transfer, such as for the greenhouse, had been neglected.[8]

Eleanor Roosevelt made Val-Kill her home until her death on November 7, 1962. Three days later, on November 10, she was buried next to her husband. Mrs. Roosevelt had been much loved, and attending her gravesite services were President John F. Kennedy, Vice President Lyndon Johnson, former Presidents Harry Truman and Dwight D. Eisenhower, as well as all her children and a large number of friends.[9] At the burial service President Truman said Eleanor Roosevelt was "...the First Lady of the World."[10]

On April 30, 1975, a Congressional Act was passed to permit unlimited acceptance (donations) of lands, as well as the purchase of lands when funds were appropriated by Congress specifically to acquire properties that were part of Roosevelt's Estate.[11] The site's 1989 Land Protection Plan stated:

> ...acreage will be acquired and/or controlled through less-than-fee arrangements as shown in the Master Plan in accordance with the Park's needs for efficient management, protection from adverse use, and the desire of the late President to maintain the rural nature of the Site.[12]

In 1975, the Morgan (Bellefield) estate, the adjacent property to the north of the Home of Franklin D. Roosevelt, was donated to the National Park Service. The 1977 Master Plan discussed the role that the addition of Bellefield would play in relation to the entire site:

> The Hyde Park estate did not exist in a vacuum; it was part of a larger whole. Accordingly, the interpretive concept is concerned about the surroundings - with the setting for the jewel that FDR knew. This involves such things as the Morgan property to the north with Bellefield, its manor house, and several outbuildings that presently offers a view much as FDR knew it. The Hyde Park community included a number of such estates and preservation of the Morgan place will help ensure retention of the historic character.[13]

> "Bellefield" as the Morgan estate is known, will have a large and complex role. ... A portion of the existing dual entrance road into the national historic site will be realigned to serve a new parking area location on the Morgan property. The new parking area will be screened from the Roosevelt Home. The existing parking area and ticket booth will be removed, and the historic vegetable garden will be reestablished. A small visitor orientation/interpretation facility will be built near the new parking area, to give visitors a brief interpretive introduction to both the home and the library.[14]

While acquiring tracts of land to ensure retention of the historic character of the site, the National Park Service suffered severe losses when fire caused extensive damage to the stable/garage in 1974 and Springwood in 1982. Following each fire, congressional funding provided money for the timely restoration of the buildings.

Features within the landscape were addressed by the 1977 Master Plan, stating that landscape elements should be restored or reestablished on a selective priority basis according to their importance in FDR's eyes, the specimen trees being the most important element.[15] FDR's deed to the National Park Service provided a directive for the managing the vegetation on the property, stating: "As existing trees reach their maturity or are lost from other causes, they are to be replaced in kind in so far as it is practicable to do so..." (see Appendix G).[16] The 1977 Master Plan recommended that the historic vista be cleared to sufficiently reveal the Shawangunk Mountains and the Poughkeepsie Bridge. In addition, the historic orchards should be maintained, vegetable garden restored, tree plantations recreated, and consideration be given to maintaining flower gardens in accordance with the Roosevelt practice.[17]

The preservation and interpretation of the site was also discussed in the 1977 Master Plan that stated:

> ...the preservation effort includes - beside the Roosevelt Home - the neighboring properties, the town of Hyde Park, and even the river bluffs across the Hudson. A literal recreation of the 1940's environment is out of reach, but the goal should be preservation of surrounding congenial to and harmonious with the national historic site. Where possible the rural flavor that Franklin Roosevelt loved and wished visitors to share will be captured. Although actual reestablishment of FDR's full, 1,200 [*sic*] acre estate is impossible, it could be identified and marked in cooperation with others. Indeed, the maintenance of historical integrity and character will depend heavily on compatible development through private initiative and municipal guidance. The actions of planners and private developers in Ulster County across the river will be crucial to preservation of the scenic views so beloved by FDR. The Franklin D. Roosevelt library, though under separate jurisdiction, is an integral part of the site. Finally, preservation of the home and grounds is part of a broader trust - the preservation of the historical "estate life" of the entire mid-Hudson region. The Park Service should provide support in this larger effort.[18]
>
> The interpretive concept for the Home of Franklin D. Roosevelt National Historic Site involves freezing an environment as closely as possible to the year or so before the President's death on April 12, 1945.[19]

During this period, the use of the site changed from being a private residence to a National Historic Site depicting the life of the nation's 32nd president. To accommodate public visits, many changes were made to the buildings, including converting the stable/garage into a visitors center and providing a visitor exit from the second floor of Springwood. In addition, a ticket booth was constructed, the large vegetable garden was removed and replaced with a visitor parking lot, and walkways, interpretive signs, benches, and picnic tables were added to the site.

This section presents the landscape history of the Home of Franklin D. Roosevelt National Historic Site during the 53 years of National Park Service ownership, including a discussion of the changes to the property and existing conditions in 1998. Information is provided for Springwood and the outbuildings on the property as they pertain to the landscape. They are described in detail in the *Historic Structures Report* and *Outbuildings Historic Structures Report.* Refer to these documents for additional information.

Changes made to the property (1945-present)

Landscape Context

Although the Home of FDR National Historic Site initially was composed of 33.23 acres; additional properties that were given to, or acquired by the NPS, expanded the size of the site to 292.84 acres. On December 29, 1952, the FDR Foundation gave the United States 60.46 acres (01-102) between the NPS property and the river. In 1964, 94 acres (01-103),

formerly part of James Roosevelt Roosevelt's estate or the Boreel tract, were added to the site by condemnation. Between 1974 and 1975, Gerald Morgan gave the NPS 76.20 acres (01-104, 01-105, and 01-106) of the Bellefield estate, located adjacent to the Home's northern boundary. On June 7, 1984, the Trust for Public Land purchased 26.22 acres (01-107) of land surrounding James Roosevelt Roosevelt's "Red House." In 1989, a small parcel of 2.5 acres (01-108) of James Roosevelt Roosevelt's land which fronted Route 9 was added to the site.

In 1998, 35 acres to the south of the lower field, were purchased by the Open Space Institute to secure the viewshed from the Home of FDR to the Hudson River, but it has not yet been transferred to the NPS. As of 1998, the Home of Franklin D. Roosevelt National Historic Site owns 292.84 acres (Figure 4.3).[20]

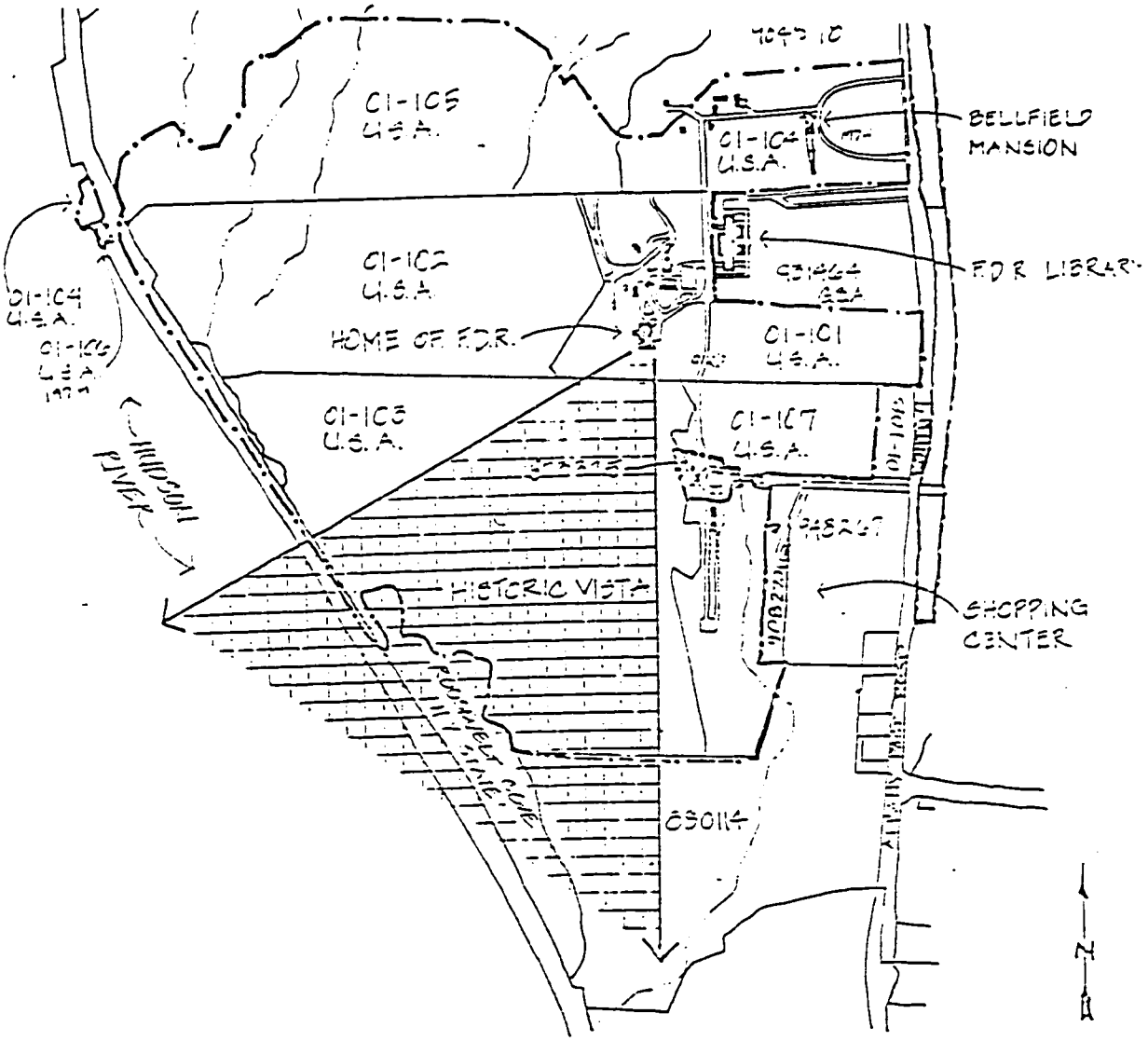


Figure 4.3: Boundary changes/lands added to the site 1945-1997. (Land Protection Plan, 1985).

ENTRY SPACE

During this period the entry space underwent dramatic changes. The shift from a private residence to a National Historic Site created the need for such new circulation patterns as roads, parking areas, and walkways to facilitate the movement of many visitors. The north avenue lot underwent most of these changes with additions to the library and a new exit road through the orchard. Within the home road space, the road was closed to vehicular use, many of its trees fell into a state of decline, were removed, and eventually replaced. Finally, the trotting course and tennis court in the south avenue lot were left unused and reverted to meadow grass.

North Avenue Lot Subspace

Spatial Organization

The space was altered in 1971 with the construction of two wings to the library, which further screened views to the west. The spatial configuration of the north avenue lot subspace is unchanged in terms of its shape, size, and defining edges (figure 4.4). The white pine hedge along the eastern portion of the north avenue lot has matured over the years and views are now semi-open off-site to Albany Post Road. Trees within the field continue to be objects in rather than definers of the space.

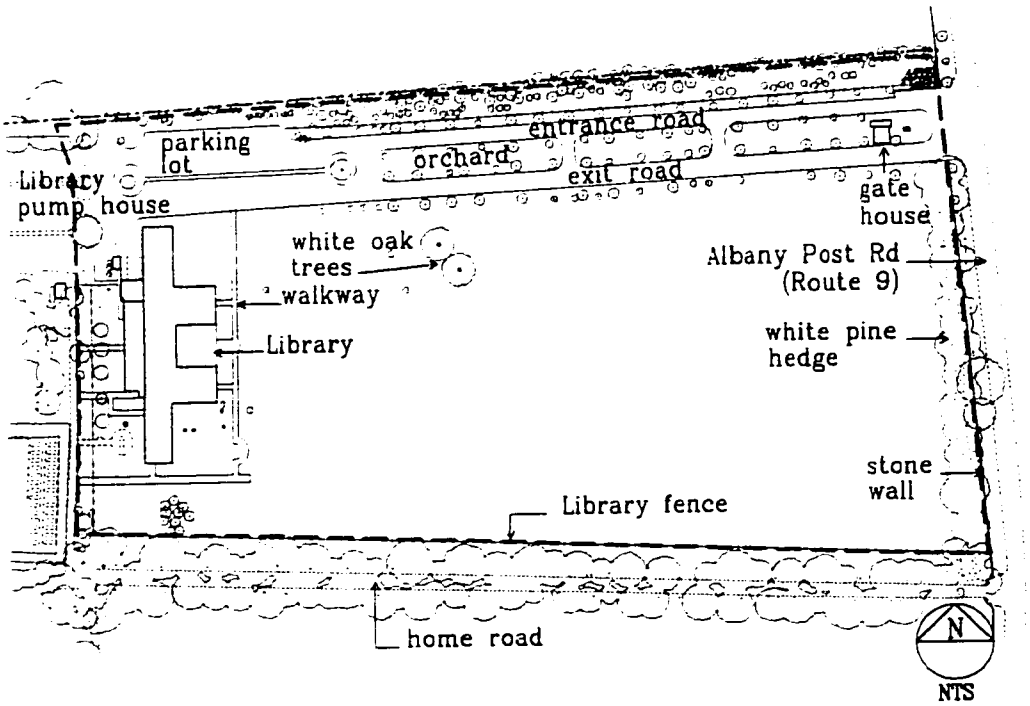


Figure 4.4: Spatial organization of the north avenue lot and home road subspaces. (K. Baker and G. Dallmann, SUNY CESF, 1998, based on the 1994 HPI map).

Topography

The addition of the exit road in 1948 slightly altered the grade. The topography of the north avenue lot is relatively unchanged.

Buildings

The library (HS 02), constructed in the Late Roosevelt Period, had two wings added in 1971 dedicated to Eleanor Roosevelt (see figure 4.4). The additions were located on the north and south elevations. They were rectangular, 80 feet long (N/S) by 35 feet wide (E/W) and two stories high. The additions gave the building a total length of 320 feet. They were constructed of local brown-colored fieldstone. The roof was gabled and therefore gave the entire library a double cross-gabled roof with gray slate shingles.

The existing condition of the library is as described above (figure 4.5).

The gate house (HS 25), constructed in the Late Roosevelt Ownership Period, was not used past 1948, after a new ticket booth was built. At one time there were plans to eliminate the gate house, but the importance of this building was realized and saved from demolition. It is unknown if any physical changes occurred during this period as no information was found on the gate house. The library established a photo workspace center in the gate house in 1995-1996.

The existing condition of the gate house is as described above (figure 4.6).

Figure 4.5: Franklin D. Roosevelt Library, east elevation, 1998. (photograph by author).

Figure 4.6: Library gatehouse, north and east elevation, 1997. (photograph by author).

The pump house (HS 24) was enlarged in c. 1971 at the time of the library's expansion. The addition was located on the north elevation, and was square, 10 feet long (N/S) by 10 feet wide (E/W) and approximately 9 feet high. The pump house had an overall dimension of 20 feet long (N/S) by 10 feet wide (E/W). The addition was constructed of local brown-colored fieldstone, but the shape and binding materials of the fieldstone were different from the original. It had a front-gabled roof with gray slate shingles.

The existing condition of the pump house is as described above (figure 4.7).

The 240th Battalion guard houses, established in c. 1942, were removed during this period, exact date unknown. It can be assumed most of these buildings were removed when the battalion vacated the property after FDR's death in May, 1945. In 1997 a guard house, reported to be from the site, was given to the NPS. It has a pyramidal-hipped roof with gray asphalt shingles. The guard house is currently stored in the Bellefield maintenance area.

The existing condition of the guard house is as described above (figure 4.8).

A tool shed was constructed in c. 1972 approximately 70 feet south of the library and perpendicular to the southern library fence. The tool shed's shape, size, materials, and color were not evaluated for this report.

Another tool shed was constructed in c. 1985. It was located approximately 70 feet south of the library and parallel to the southern library fence. The tool shed's shape, size, materials, and color were not evaluated for this report.

Mechanical Systems

An air conditioning cooling tower was constructed in c. 1971 approximately 70 feet south of the library and consisted of two towers. The towers were replaced between 1993 and 1995. The air conditioning cooling tower's shape, size, materials, and color were not evaluated for this report.

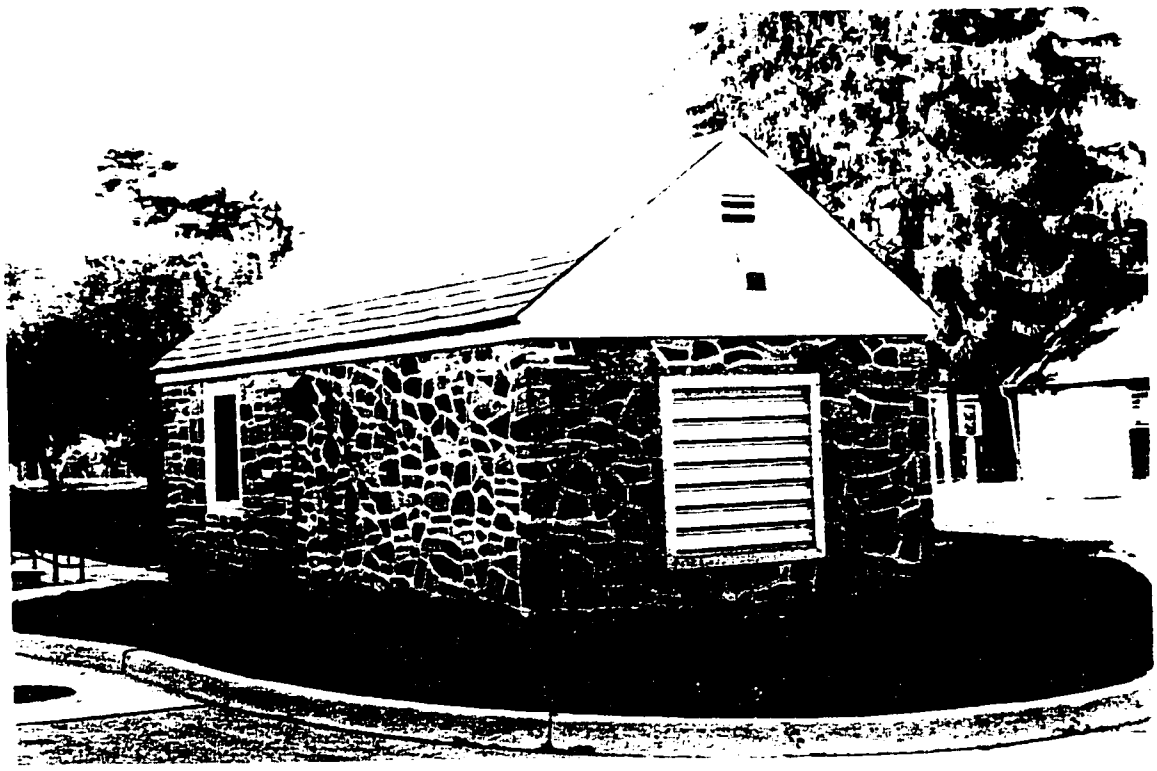


Figure 4.7: Library pump house, north and east elevation, 1997. (photograph by author).

Figure 4.8: Guard house stored in the Bellefield maintenance area, 1998. (photograph by author).

Vegetation

Crops, from the Late Roosevelt Ownership Period, located within the north avenue lot were not maintained after 1945. The entire north avenue lot was used as a parking area for visitors in 1947, but after a visitors parking lot was constructed in 1948, the north avenue lot was left to revert to meadow grass.

Meadow grass is grown within the north avenue lot (figure 4.9). The three foot high meadow grass is harvested by a local farmer under contract with the NPS and the library.

In 1948 the apples trees within the orchard included Jonathan, Baldwin, Macintosh, Greening, and Northern Spy. Some of them may have been in decline, because the site managers sought the advice of the New York State Agricultural Experiment Station, who recommended Delicious and Greening as the hardiest apples to be used as replacements.[21] Many of the trees in the orchard have been removed and replanted over the years.

Currently 80 apple trees (*Malus* sp.) are in the orchard, approximately one-quarter of then extant from the Late Roosevelt Ownership Period (figure 4.10).

Figure 4.9: The library meadow, oak trees, and orchard, view looking north, 1997. (photograph by author).

Figure 4.10: Orchard, view looking east, 1998. (photograph by author).

Vegetation within the north field currently includes four large white oak trees (*Quercus alba*). The eastern two trees date back to the Pre or Early Roosevelt Ownership Period, and the smaller two were planted during the Late Roosevelt Ownership Period (see figures 4.4 and 4.9 and see Existing Conditions plan). Three red oak trees (*Quercus rubra*) that were planted during the Late Roosevelt period remain today and are located east of the library (figure 4.11).

The white pine hedge, planted by FDR in 1914 on the eastern boundary along Albany Post Road, remains (figure 4.12). During this period individual trees within the hedge were removed and not replaced. The trees within the hedge are large with a broad canopy. Approximately half the historic trees remain, and the hedge still retains its general character and purpose as a screen from the Albany Post Road.

The trees along the Albany Post Road included a large Sycamore (*Platanus occidentalis*), horsechestnuts (*Aesculus hippocastanum*), and smaller Norway maples (*Acer platanoides*) which are located east of the white pine hedge. These trees appear to have been planted, exact dates unknown, because of their placement adjacent to the stone wall. Because of its size, the American sycamore is presumed to have been planted during the Early Property Ownership Period or earlier.

The trees along the northern border between the library and NPS Bellefield property are a mix of deciduous and conifer trees, and remain from the Late Roosevelt Ownership Period. An inventory of the exact species of these plants was not completed for this report.

Shrubs located adjacent to and within the library's courtyard were not identified for this project, but are contemporary additions to the property.

Figure 4.11: Red oak trees located east of the library, 1998. (photograph by author).

Figure 4.12: White pine hedge located adjacent to the Albany Post Road, 1998. (photograph by author).

Circulation

The entrance/exit road, constructed in the Late Roosevelt Ownership Period, served as the main entry/exit circulation route to and from the site from 1945 until 1947 (figure 4.13). It was located between the northern two rows of fruit trees in the orchard, was 18 feet wide and approximately 900 feet in length, and had an asphalt surface (figure 4.15).

An exit road was constructed in 1948 as part of the parking lot enlargement. It was located between the southern two rows of apple trees in the orchard (figure 4.14, 4.16, and see figure 4.4). This road was 840 feet long and 18 feet wide with a black asphalt surface. Concrete curbing was located along the entrance and exit roads where it joined the Albany Post Road, but does not line the entire length of the roads. The addition of this second road changed the circulation pattern so each road became one-way. Three u-turn lanes were constructed to connect the entrance and exit roads. The surface of these roads was asphalt.

The existing condition of the entrance/exit roads is as described above.

Figure 4.13: Entrance road, view looking west, c. 1945-47. (The Home of Franklin D. Roosevelt).

Figure 4.14: Exit road and entrance sign, view looking west, 1950. (Franklin D. Roosevelt Library, NPx 64-348).

Figure 4.15: Entrance road, view looking west, 1997. (photograph by author).

Figure 4.16: Exit road, view looking east, 1997. (photograph by author).

A small parking lot to the north of the library, constructed in the Late Roosevelt Ownership Period, was available to visitors from 1945 to 1947 (see Late Roosevelt Ownership plan). Because of the large number of visitors to the site in 1947 and the limited parking spaces, vehicles were parked in the temporary parking area on the entire north field (figure 4.17). In 1948 a new parking lot was constructed on the site of the large vegetable garden and extended north of the library, eliminating the need to use the north avenue lot for parking. The portion of the parking lot located directly north of the library will be discussed in this section; please see the Vegetable Garden Subspace for further discussion of the visitor parking area.

The 1941 parking lot was removed and reoriented with parking spaces located north and south of both sides of the entrance and exit roads. A drop-off area was located between the library and the exit road (figure 4.18). The parking lot was reconfigured again in 1971, when additions were made to the library's north and south elevations. To accommodate this expansion, the drop-off area and the parking spaces south of the exit road were eliminated. This parking lot extended to the northern property boundary and was approximately 80 feet (N/S) by 180 feet (E/W) and contained 51 parking spaces. It had an asphalt surface and was edged with concrete curbs.

The existing condition of the parking lot is as described above.

Figure 4.17: Temporary parking area in the north avenue lot, view looking west, 1947. (The Home of Franklin D. Roosevelt NHS, no #).

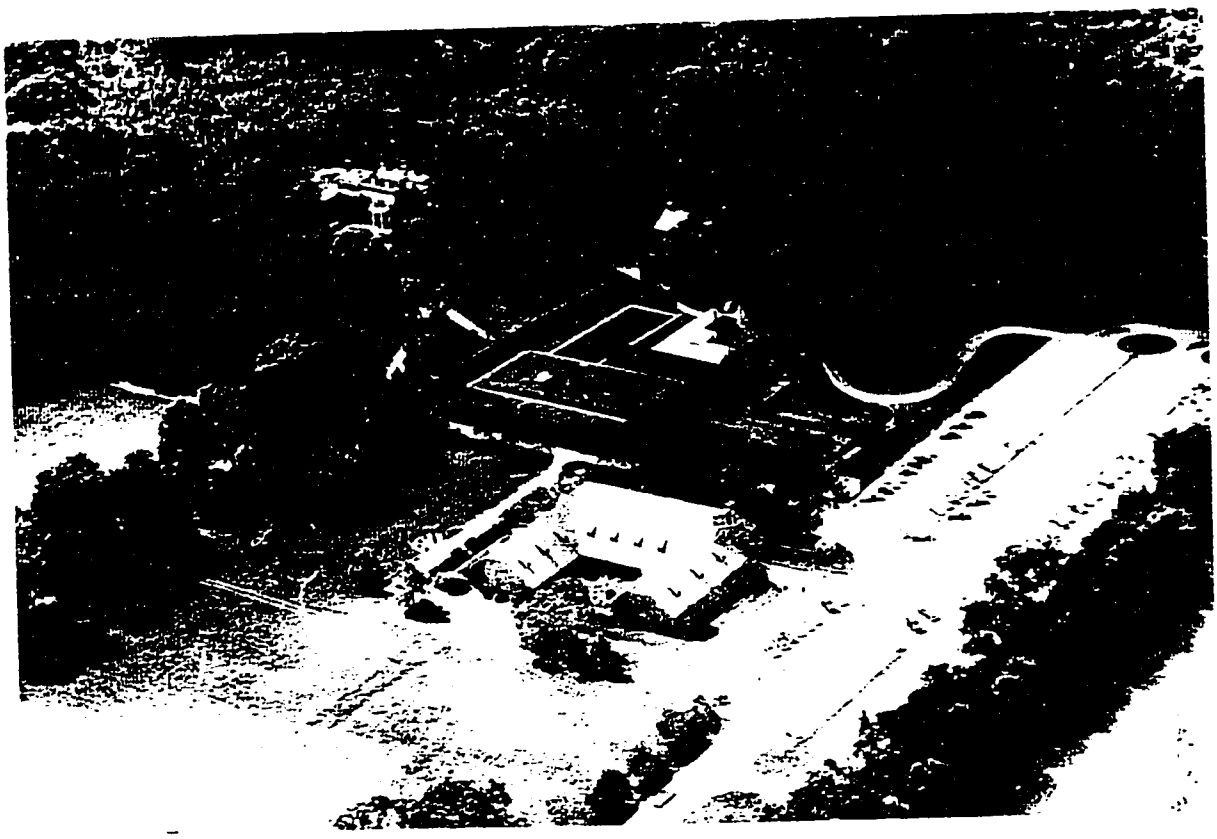


Figure 4.18: Aerial view of site, 1953. (Franklin D. Roosevelt Library, NPx 54-307).

The compacted soil road was removed in c. 1948 after the parking lot was constructed and visitors no longer used the north avenue lot to park their cars.

The walkway, constructed in the Late Roosevelt Ownership Period, between the parking lot and the library's entrance was heavily used during this period. The walkway was expanded in c. 1948, extending it to the south around the library to connect with the estate road. Its surface material is unknown. In 1971 the walkway was expanded again to surround the library's new southern addition. The walkway was 7 feet 8 inches wide, 330 feet in length along the eastern elevation of the library, 200 feet in length along the southern elevation, and constructed of gray flagstone.

The existing condition of the walkway is as described above (figure 4.19).

Another walkway was installed in c. 1994. It was located at the southwest corner of the library and terminated at a sculpture. The walkway was approximately 8 feet wide and terminates in an oval approximately 28 feet long (N/S) by 26 feet wide. The sculpture was located in the center of the oval. The walkways surface was gray colored concrete.

The existing condition of the walkway is as described above (figure 4.20).

Figure 4.19: Flagstone walkway located east of the library, 1998. (The Home of Franklin D. Roosevelt NHS).

Figure 4.20: Walkway and Freedom of Fear sculpture located at the library's southwest elevation, 1998. (The Home of Franklin D. Roosevelt NHS).

Furnishings and Objects

The stone wall at the entrance/exit road was removed and relocated in 1948 to help increase visibility for cars turning in and out of the site onto the Albany Post Road (figure 4.21). A new wall was constructed 50 feet west of where the original wall stood and 16 feet east of the gate house. This wall is 52 feet long by 1 foot wide and 3 1/2 feet high. It was constructed of local brown-colored fieldstone. A site identification sign was built into the center of this wall in 1948 and later removed in c. 1979 to make the wall flat along its entire length (figures 4.22 and 4.23) (a description of the sign will be discussed later in the furnishings and objects section). in addition, the opening that was located in the stone wall to provide an exit for the compacted soil road was filled, exact date unknown.

The existing condition of the stone wall east of the gate house is as described above.

New stone walls were constructed in 1948 north and south of the entrance/exit roads. They flared out diagonally, connecting to the original stone wall (see Existing Conditions plan). These walls were 70 feet long by 1 foot wide and 3 1/2 feet high. They were constructed out of local brown-colored fieldstone.

The existing condition of the stone walls is as described above.

Figure 4.21: Removal of historic wall and construction of a new wall at entrance/exit road, c. 1947-1948. (The Home of Franklin D. Roosevelt NHS).

Figure 4.22: New wall and entrance sign, view looking west, c. 1947-1948. (The Home of Franklin D. Roosevelt NHS).

Figure 4.23: Stone wall after the removal of the entrance sign, 1997. (photograph by author).

The Josiah Wheeler boundary marker, installed in 1866, is located near the intersection of the Albany Post Road and the library entrance road and resembles its historic appearance (figure 4.24).

The library boundary marker, installed in c. 1939, located at the northwest corner of the north avenue lot was removed in c. 1948 with the construction of the parking lot.

The three remaining boundary markers are located at the northeast, southeast, and southwest corners of the north avenue lot (figure 4.25).

A metal fence was placed around the perimeter of the north avenue lot in 1941 to establish a barrier and delineator between the library and the Roosevelt home. The northern section of the west fence was removed, probably in 1948, with the construction of the visitors parking area. The section of fence along the northern boundary was removed in the late 1970s.[22] The remaining fence was located along the library's southern and western boundary and was approximately 1,160 feet in length along the southern boundary and 330 feet in length along the western boundary.

The existing condition of the fence is as described above (figure 4.26).

Figure 4.24: The Josiah Wheeler boundary marker located west of the stone wall, 1998. (photograph by author).

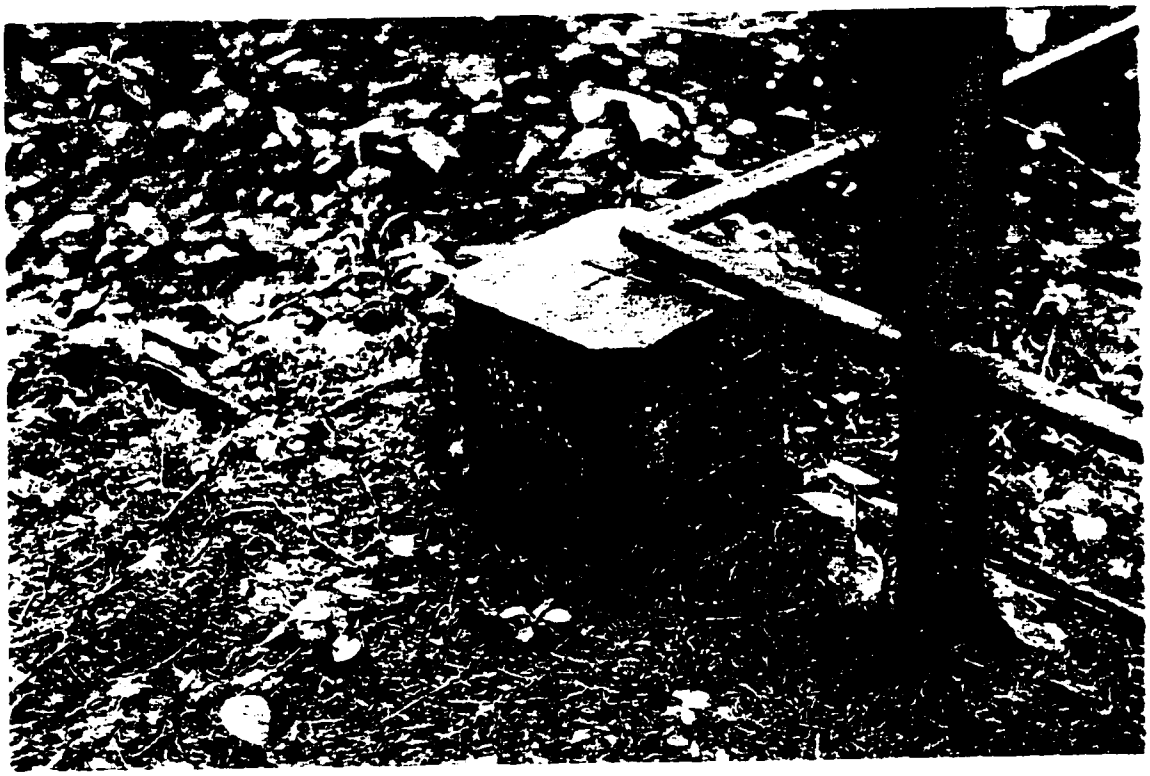


Figure 4.25: Library boundary marker located north of the home road, 1998. (photograph by author).

Figure 4.26: Library fence located at the southern portion of the north avenue lot, 1997. (photograph by author).

The library entrance sign, constructed in c. 1941, was removed during this period, exact date unknown. It was probably removed in 1948 with the construction of the exit road and new entrance sign that included both the Franklin D. Roosevelt Library and the Home of Franklin D. Roosevelt National Historic Site.

Two lights were located near the gate house, north and south of the library entrance/exit road, in 1946 (see figure 4.13). They were removed and relocated westward to accommodate the widening of the entrance road in 1948. Two identical lights were added in 1948 on either side of the exit road (see figures 4.14).

The existing condition of the lights is as described above.

An entrance sign for the library and National Historic Site was constructed in 1948. It was located in the center of the 1948 entrance/exit road wall. This sign extended upward and formed a 'step' approximately 4 feet long by 1 foot wide and 3 to 4 feet high (see figures 4.14 and 4.22). The sign was removed in c. 1979.

A replacement entrance sign/planter was constructed in c. 1979 located 25 feet east of the library gate house. The sign was 11 feet long (E/W) and 12 1/2 feet high (N/S). It was constructed of wooden posts painted white, with a wooden sign painted black with white letters that was 3 1/2 feet high by 8 feet wide. It was placed within a brown-colored fieldstone planter. The planter was 15 feet long (E/W), 5 feet wide (N/S), and 2 feet 8 inches high (see Appendix N). A smaller, Dutchess County Tourism Location sign was added, date unknown, between the top of the planter and the bottom of the sign. This sign was approximately 2 feet wide and 2 feet high.

The stone planter is planted with annual flowers (figure 4.27). The existing condition of this entrance sign/planter is as described above.

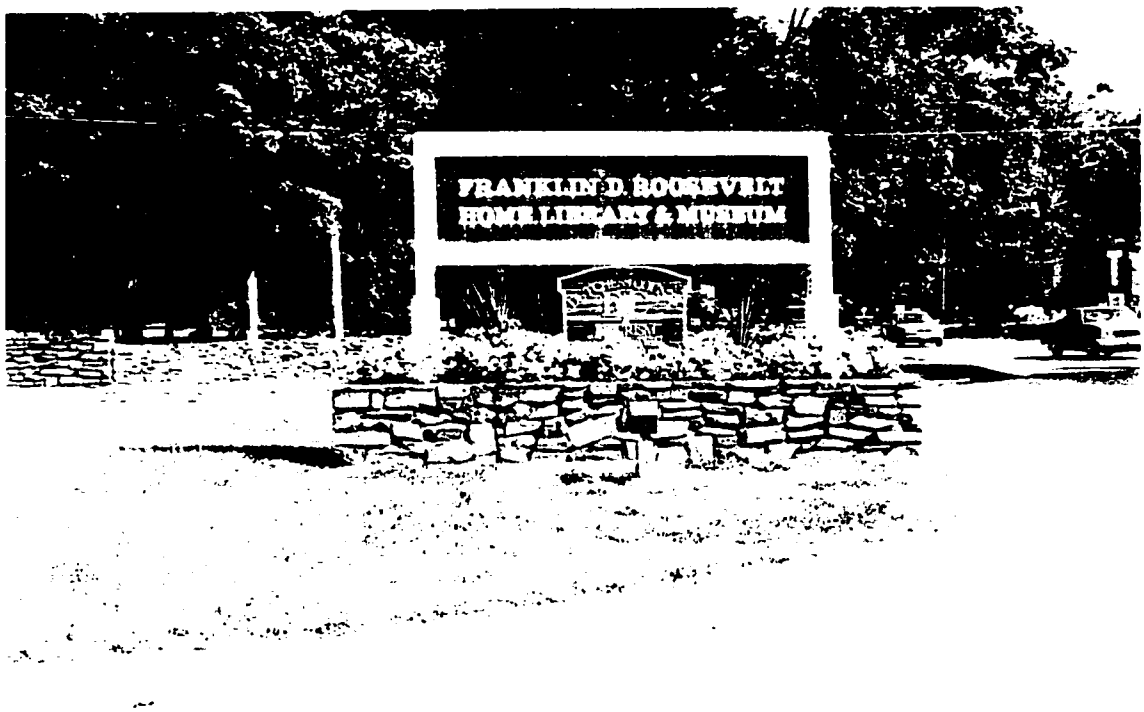


Figure 4.27: Entrance sign for the FDR Home, library, and museum, 1997. (photograph by author).

Spotlights, date of establishment unknown, are located to the north and south of the site identification sign (see figure 4.27). These metal spotlights are approximately 1 foot high with a square, metal light housing.

A bust of FDR was installed in c. 1947, and was located in the library's entrance courtyard. It was relocated, exact date unknown, to the southeast corner of the library walkway. The bust was approximately 6 feet high and consisted of two sections. The base was 1 1/2 feet square and 4 feet high. It was constructed of black marble with a polished surface. Inscribed on the top of the base, "Franklin Delano Roosevelt, 1882-1945," and at the

bottom, "Presented by the International Ladies' Garment Worker's Union, 1947." The bust of FDR sat atop the base. It was 2 feet high and carved of gray stone.

The existing condition of the bust of FDR is as described above (figure 4.28).

A museum identification sign was constructed for the library, exact date unknown. It was located directly east of the library. The sign was constructed of a square vertical post, approximately 6 inches long by 6 inches wide, and 7 to 8 feet high. A horizontal arm was connected to the top of the vertical post and extended approximately 4 to 5 feet from the post. The sign was attached to this horizontal arm and was approximately 4 feet long and 3 feet high. The sign was painted white with black lettering that read, "Franklin D. Roosevelt Library, Museum Entrance." Both the post and horizontal members were white in color.

The existing condition of the museum identification sign is as described above (figure 4.29).

Library lights were installed for the library, exact date unknown. Fifteen lights were located east and south of the library. They were located on a gray concrete base approximately 1 foot in diameter and 6 inches high. The light posts were round, vary from approximately 3 to 5 inches in diameter, and are 9 feet high. The light fixtures were four sided lantern-shaped lights approximately 6 to 8 inches long and 4 to 6 inches wide. The light fixtures and posts were black.

The existing condition of the library lights is as described above (figure 4.30).

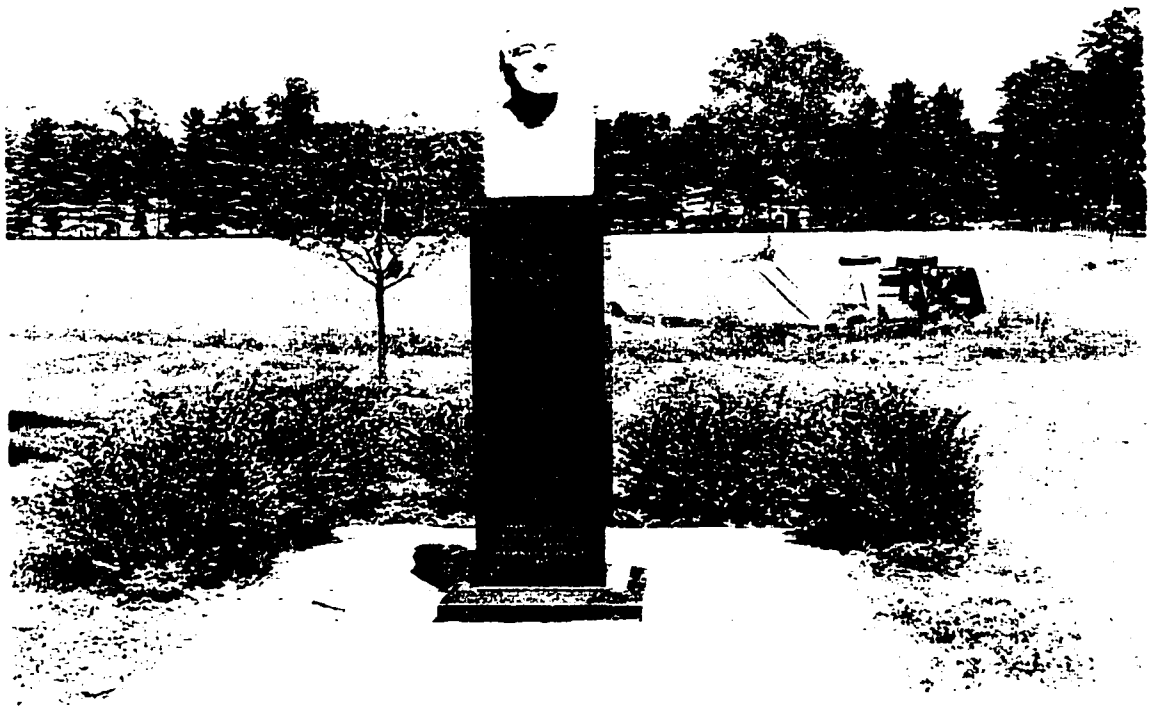


Figure 4.28: Bust of FDR located at the southeast corner of the library walkway, 1998. (photograph by author).

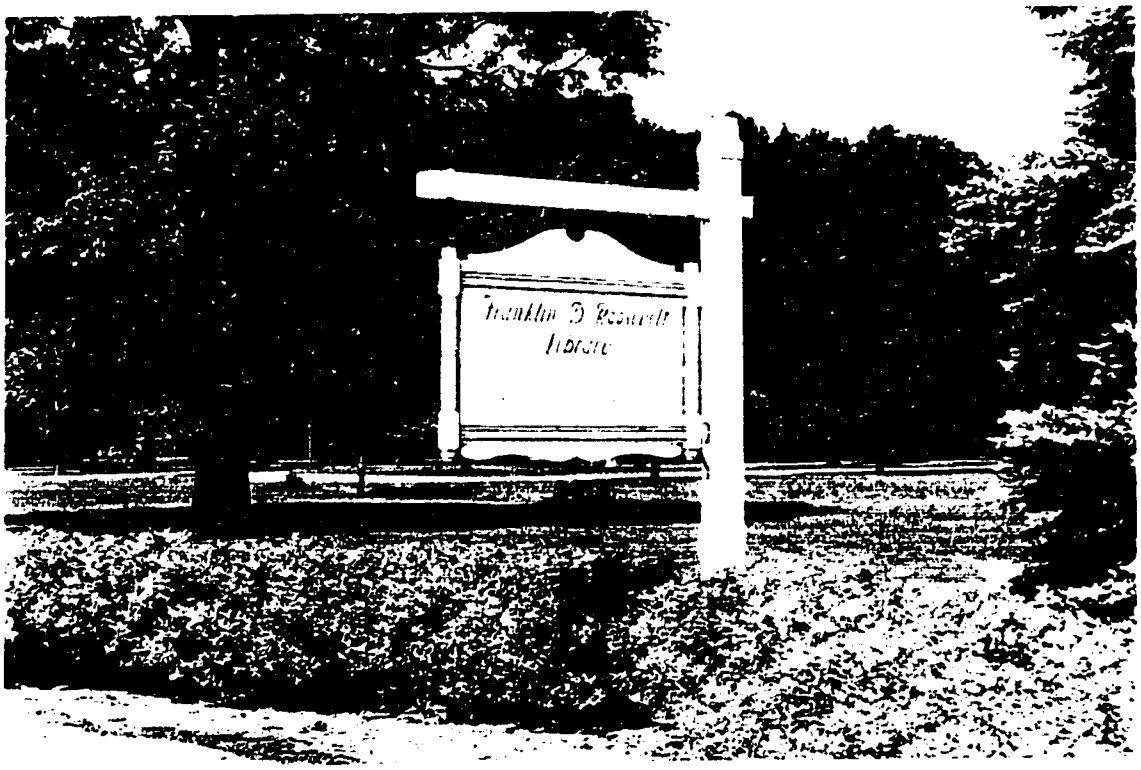


Figure 4.29: Museum identification located east of the library, 1998. (photograph by author).

Figure 4.30: Light located east of the library, 1998. (photograph by author).

A number of standard Department of Transportation (DOT) directional vehicular signs were installed since 1945, exact date unknown. They were located along the entrance and exit roads and parking areas. These signs included speed limit, stop, and no-turn notifications.

The existing condition of the vehicular signs is as described above.

A Freedom of Fear sculpture, created by one of Winston Churchill's granddaughters, Edwina Sandys, was installed in 1994 near the library's southwest elevation (see figure 4.20). It includes two figures, one male and one female, that are 9 to 10 feet high. They were constructed from pieces of the Berlin wall and were surrounded by a spiraling, oversized barbed wire painted orange.

The existing condition of the Freedom of Fear sculpture is as described above.

Home Road Subspace

Spatial Organization

The spatial organization of the home road is defined to the north and south by vegetation, to the east by the estate road, and the west by the Albany Post Road. The canopy is more irregular because of the loss of historic trees and their replacement by immature plants.

Topography

The existing conditions of the topography of the home road is unchanged.

Buildings

The 240th Battalion guard houses were removed during this period, exact date unknown.

Vegetation

A number of trees within the home road allée were lost to storm damage in 1946, although the exact number and location of these trees are unknown (figure 4.31). Trees that were removed because damage or disease were not replaced for approximately the first 20 years of this period. Since the 1960s efforts are underway to replace historic trees lost during this period. The large cucumber magnolia (*Magnolia acuminata*) at the west end of the entrance road had its leader branch topped in c. 1967, but the tree continued to live and survives today.[23]

The existing condition of the trees within the home road allée include the 1 cucumber magnolia (*Magnolia acuminata*) 56 sugar maples (*Acer saccharum*), 20 of which may be historic; 20 white pines (*Pinus strobus*); 2 elms (*Ulmus* sp.); and 1 eastern hemlock (*Tsuga canadensis*) (figure 4.32 and see Existing Conditions plan). These trees form an open and irregular canopy that is relatively unchanged in terms of the number and types of plants, and create varying textures between the evergreen and deciduous vegetation.

Figure 4.31: Storm damage to trees along the home road, 1946. (The Home of Franklin D. Roosevelt NHS R-362).

Figure 4.32: Home road allée, view looking east, 1997. (photograph by author).

Circulation

The home road was closed to vehicles during this period, date unknown. The road was no longer edged and was approximately 15 feet wide, with a gravel and grass surface (see figure 4.32).

The existing condition of the home road is as described above.

Furnishing and Objects

The brownstone gate posts and gate are still located north and south of the home road (figures 4.33). The gate posts sustained some damage during this period. A chain was added, date unknown, that encircles the northern gate post and connects to the gate to keep it shut. It has worn away a portion of the gate post. In addition the lower hinge and a portion of the brownstone on the southern gate post was sheered off, date unknown (figure 4.34). The area where the latch attached to the northern gate post was also broken off (figure 4.35). The gate is rusted.

The existing condition of the gate posts and gate is as described above.

The posts from the crash barriers are currently located on either side of the home road, approximately 30 feet from the main gate posts (figures 4.36 and see Existing Conditions plan). These posts are round, 2 1/2 feet high and 6 inches in diameter, and made of metal that is now rusted (figure 4.37). Three round eyelets that once held cables for the barrier are located on the post in a row from top to bottom.

Figure 4.33: Gate post and gate located at the home road entrance, 1997. (photograph by author).

Figure 4.34: Damage to the southern gate post, 1997. (photograph by author).

Figure 4.35: Damage to the northern gate post, 1997. (photograph by author).

Figure 4.36: Crash barrier posts located west of the gate posts, 1997. (photograph by author).

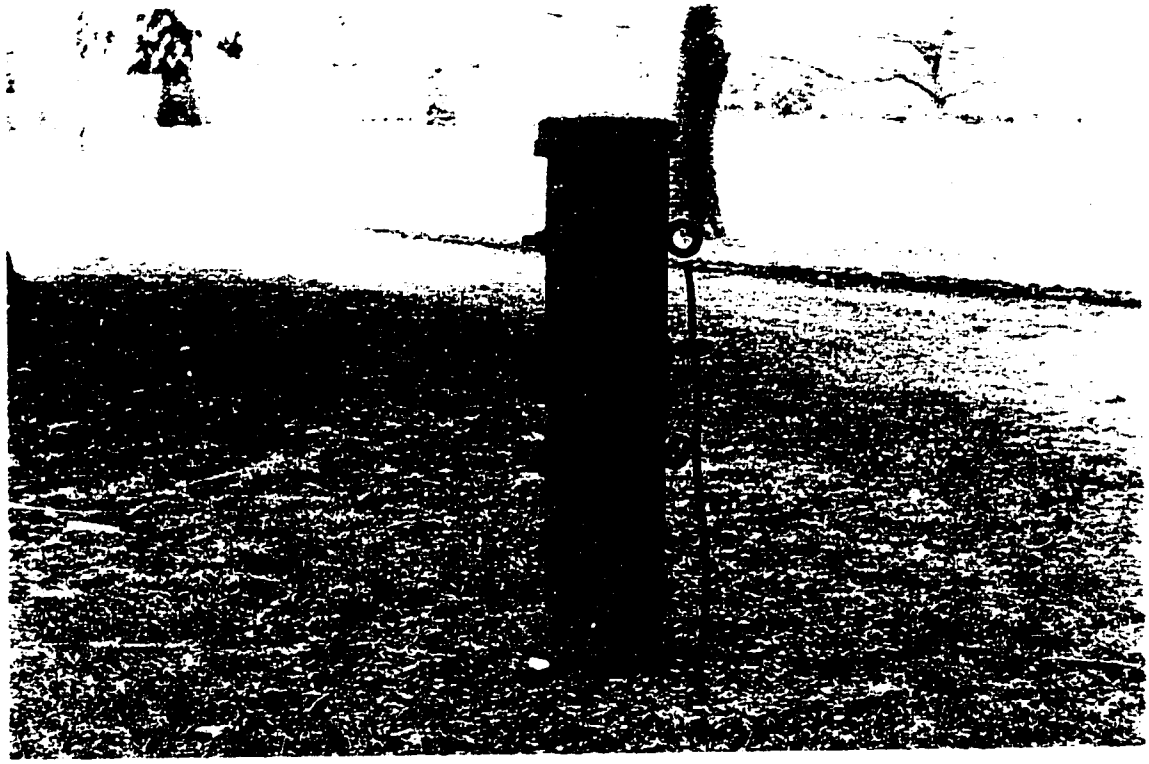


Figure 4.37: Crash barrier post, 1997. (photograph by author).

South Avenue Lot Subspace

Spatial Organization

The south avenue lot space is unchanged in terms of its definers, including the home road vegetation to the north and vegetation along its southern border (figure 4.38). Mature trees along the Albany Post Road define the area to the east, and vegetation along the southern portion of the west boundary mark it to the west. The trees surrounding the entire south avenue lot in this area have matured, partially eliminating views off site in all directions. The ground is covered with high meadow grass and there are open views to the sky.

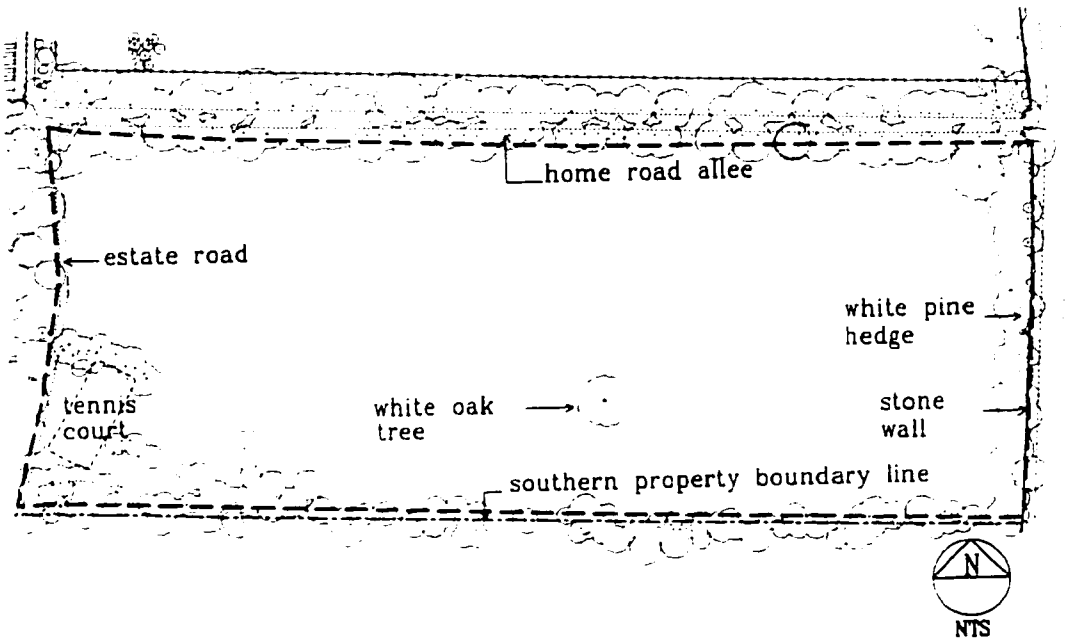


Figure 4.38: Spatial organization of the south avenue lot subspace. (K. Baker and G. Dallmann, SUNY CESF, 1998, based on the 1994 HPI map).

Topography

During the NPS Ownership Period the tennis court and trotting course were left to revert back to grass, but the grade was unaltered. The topography of the south avenue lot remains unchanged.

Structures

The tennis court (HS 32) deteriorated and its surface was eliminated sometime between 1945 and 1966, exact date of removal unknown. The net for the tennis court was also removed.

The paint on the backstops has chipped and they are in poor condition. The chicken wire backstops are also rusted. The existing condition of the tennis court is as described above (figures 4.39, 4.40, 4.41).

Figure 4.39: Tennis court, view looking northeast, 1997. (photograph by author).

Figure 4.40: Tennis court, view looking southeast, 1997. (photograph by author).

Figure 4.41: Chicken wire backstop of the tennis court, 1997. (photograph by author).

Mechanical Systems

The water faucet, added during the Late Roosevelt Period to provide water to the tennis court, is at the court's northwest corner and was completely covered by a forsythia shrub in 1994. The water faucet was uncovered in 1997.

The faucet lost its valve and its metal casting is rusted (figure 4.42). The existing condition of the water faucet is as described above.

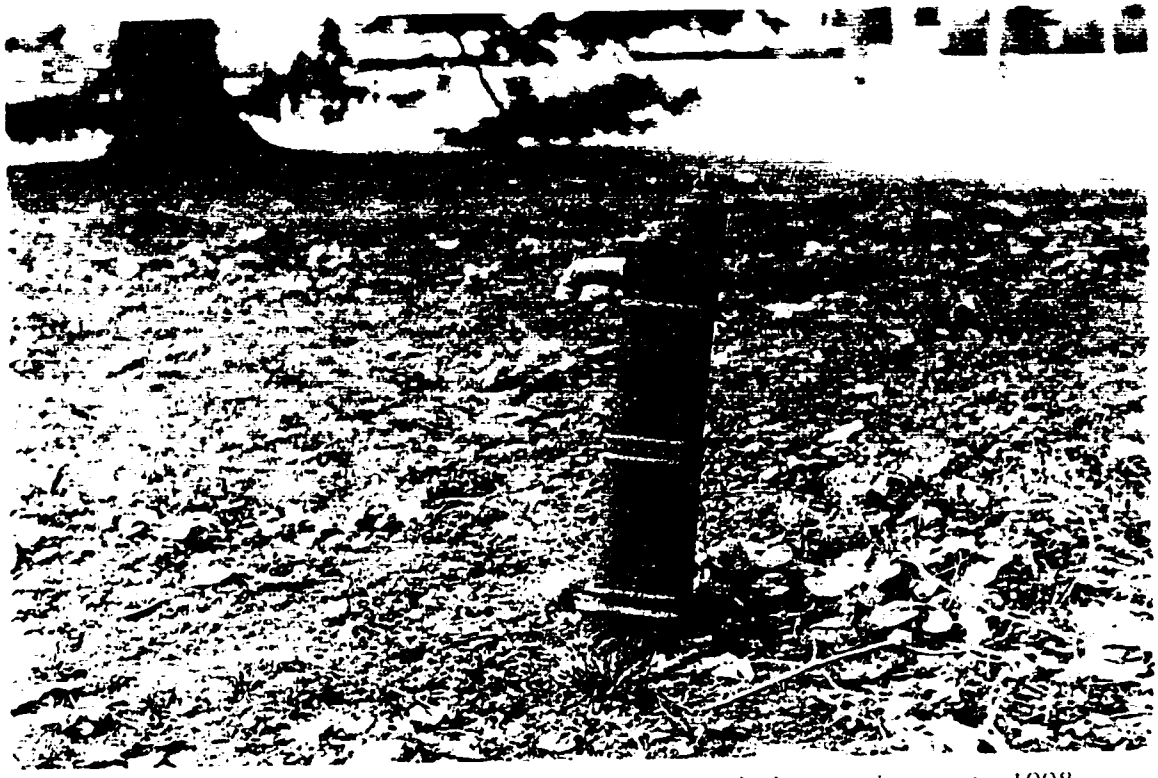


Figure 4.42: Water faucet located northwest of the tennis court, 1998. (photograph by author).

Vegetation

Three large oak trees (*Quercus alba*) were located within the south avenue lot in 1947, but between 1960 and 1970 the easternmost tree was removed.

Currently there are two white oak trees in the south avenue lot. They are large, with a spreading habit. One replacement red oak (*Quercus rubra*) was planted during the NPS Ownership Period, exact date unknown, in the eastern portion of the south avenue lot.

The white pine hedge (*Pinus strobus*) planted by FDR to screen the property from the Albany Post Road remains today. During the NPS Ownership Period individual trees within the hedge were removed as they died and were not replaced. The trees within the hedge are large with a broad canopy. Approximately half the historic trees remain, and the hedge still retains its general character and purpose as a partial screen from the Albany Post Road (figure 4.43).

Five conifers were planted in 1947 along the southern boundary, spaced evenly along the south avenue lot. Additional trees were planted along this boundary line in the 1960s to block views of a shopping center south of the property.

Many of the trees along the southern border planted by FDR in the south avenue lot remain today (see Existing Conditions plan). Although some of the trees have been lost and not replaced, the arrangement of the existing trees is only slightly changed and the mature vegetation still provides a partial screening and a more dense canopy. This vegetation includes mass groupings of plants such as white pines (*Pinus strobus*), black locusts (*Robinia pseudoacacia*), and cedars (species unknown). Individual plantings of white oaks (*Quercus alba*), red oak (*Quercus rubra*), black walnut (*Juglans nigra*), sugar maple (*Acer saccharum*), and black cherry (*Prunus serotina*) were also located near the southern border (figure 4.44).

Some of the trees adjacent to the tennis court were lost and not replaced during this period. The arrangement of the existing trees is unchanged and the mature vegetation still provides a partial screening but with a less dense canopy. Extant vegetation located near the tennis court from the Late Roosevelt Ownership Period includes a mass planting of Norway spruce (*Picea abies*) and a mass of white pine (*Pinus strobus*), as well as a magnolia (*Magnolia* sp.) and black cherry trees (*Prunus serotina*) (figure 4.45 and see Existing Conditions plan).

Figure 4.43: White pine hedge located adjacent to the Albany Post Road, 1997. (photograph by author).

Figure 4.44: Trees located along the southern boundary, view looking east, 1997. (photograph by author).

Figure 4.45: Trees located adjacent to the tennis court, view looking southwest, 1997. (photograph by author).

Circulation

The trotting course was no longer used during this period and reverted to meadow grass. The trotting course is not visible today.

The estate road was realigned during this period, exact date unknown (see Existing Conditions plan). As the canopy of a low branching beech tree within the main lawn grew, the estate road was relocated slightly to the east (figure 4.46).

The existing condition of the estate road is as described above.

The south avenue farm road was abandoned during this period, exact date unknown. The depression of the south avenue farm road is visible, but the road was not maintained and reverted to meadow grass (figure 4.47).

Figure 4.46: Estate road, view looking north, 1997. (photograph by author).

Figure 4.47: Site of the south avenue farm road, view looking east, 1997. (photograph by author).

Furnishings and Objects

The stone wall, constructed in the Early Property Ownership Period, lines the Albany Post Road. At the point where the southern boundary transects the wall is an approximate 10-foot gap where the south avenue farm road formerly joined the Albany Post Road. Two large stones were placed within this gap to keep vehicles from entering the property (figure 4.48).

The existing condition of the stone wall is as described above.

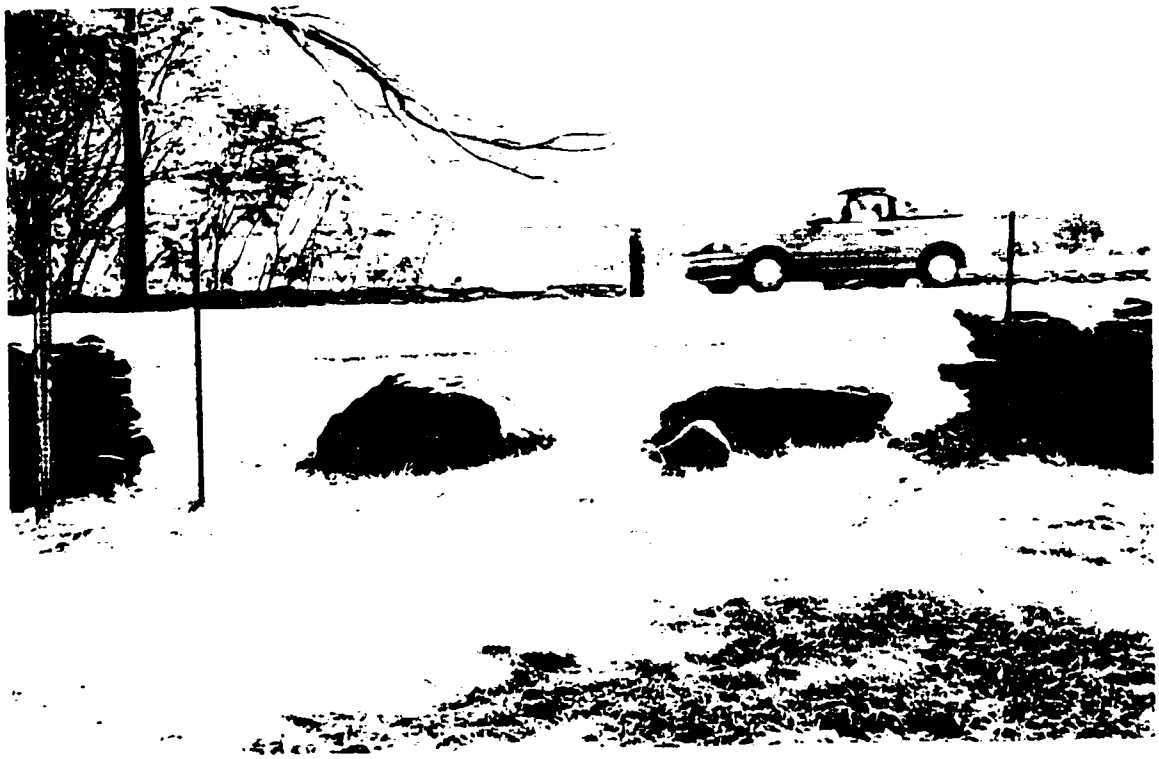


Figure 4.48: Gap in the stone wall where the south avenue farm road joined the Albany Post Road, 1997. (photograph by author).

House Lot Space

Perhaps the greatest overall changes on the property during this period occurred within the house lot space. Some structures on the site were no longer needed or deteriorated, and removed from the site. Vegetation was removed and replaced as trees declined. The large vegetable garden underwent the most dramatic change when it was paved over to provide a visitors parking area for the Home of Franklin D. Roosevelt National Historic Site and the library.

Main Lawn Subspace

Spatial Organization

The spatial configuration of the main lawn space is unchanged in terms of its shape, size, defining edges, and materials. The canopy is irregular and more open to the sky (figure 4.49).

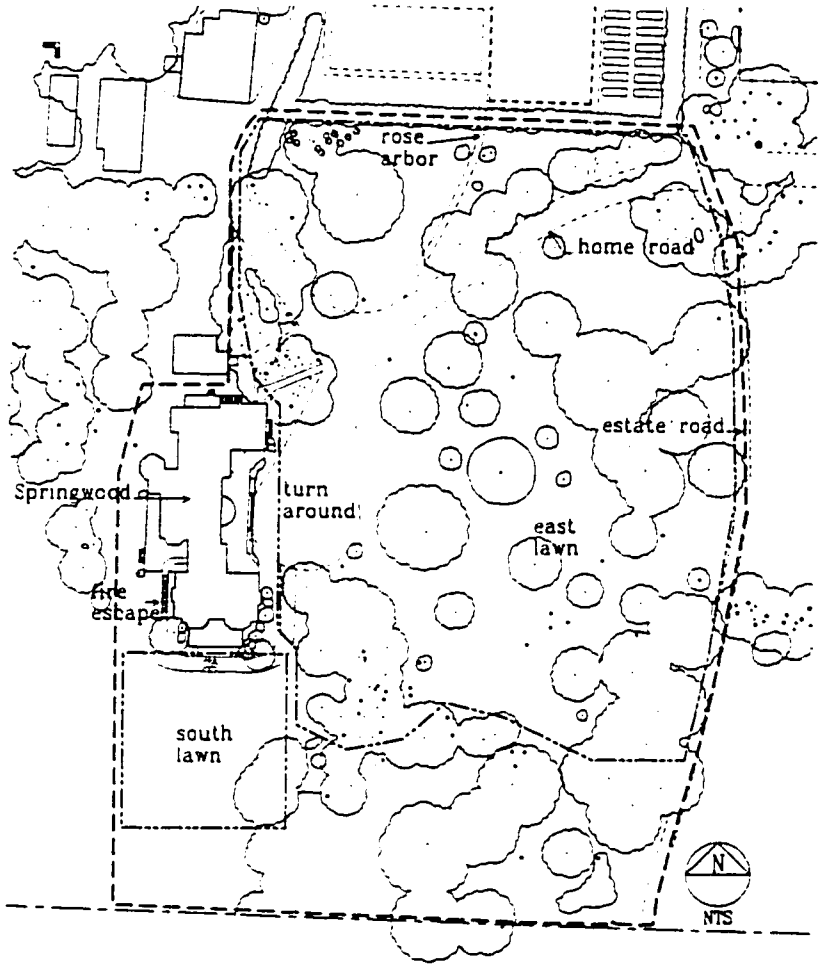


Figure 4.49: Spatial organization of main lawn subspace. (K. Baker and G. Dallmann, CESF, 1998, based on the 1994 HPI map).

Vista

The vista FDR and his father wished preserved was in fact obscured from 1945 on because the National Park Service no longer owned the land needed to maintain it. The field to the south of the house was left unmanaged and reverted back to its natural vegetative state (figure 4.50). It stayed this way until 1959, when an area was cut through the newly grown vegetation to re-create the vista from Springwood to the Hudson River and Hudson Bridge. After this vegetation was cleared, the river could be seen from the house but the vista was not in the original, historic alignment (figure 4.51). The cleared area was then left unmaintained so vegetation would grow back to fill in the re-created vista.[24] The meadow has since been restored to its original state (see lower field subspace for more information), but as the vegetation south of the lower field reached its mature size, the vista to the Hudson River was totally eliminated (figure 4.52).

Figure 4.50: Lower field becoming 'naturalized,' view looking southwest, 1960. (The Home of Franklin D. Roosevelt NHS, no #).

Figure 4.51: Aerial view of the historic vista created in the wrong location, c. 1970-1980. (The Home of Franklin D. Roosevelt NHS).

Figure 4.52: View looking towards the Hudson River, and benches and fire hydrant located on south lawn, 1998. (photograph by author).

Topography

The topography of the main lawn subspace was altered slightly during the NPS Ownership Period with the construction of a flagstone walkway and the reversion of the Boulevard path back to grass. The topography of the main lawn remains relatively unchanged.

Buildings

Springwood (HS 01) was altered in 1949 when a fire escape was added to the west elevation to facilitate visitor circulation (figure 4.53 and figure 4.54).[25] The fire escape stairs were installed from the second story to the west porch, where visitors would exit at ground level. The staircase was set on metal supports and constructed of metal railings with open 3-foot-wide risers, color unknown.

A fire that started on the third floor in 1982 caused a great deal of damage to Springwood (figure 4.55). Reconstruction was done by the Thompson Construction Corporation under the direction of the architectural firm of Geier, Brown, and Renfrow, and by a preservation crew supervised by the National Park Service's North Atlantic Historic Preservation Center.[26] This work was completed in 1984. The fire escape stairs were replaced in 1983-84 as part of the post-fire work. The new staircase also was set on metal supports and constructed of metal railings with open 3-foot-wide wood risers. The metal supports are painted gray and the risers are unpainted wood. A concrete pad is at the base of the stairway.

The hand rails located on the front terrace steps were removed, exact date unknown. They are now in the site's museum collection (figure 4.56).

A wheelchair ramp, date unknown, was added to the east elevation of Springwood. The ramp is approximately 42 feet long by 4 1/2 feet wide (figure 4.57). It is constructed of metal railings and a wood deck. The railings are painted black and the deck is unpainted.

The house is open to the public year-round. The utilities are housed in the basement of Springwood, and the third floor is used for museum storage. Half of the servants' wing is used for interpretive staff offices. The existing condition of Springwood is as described above (figures 4.58, 4.59, 4.60).

Figure 4.53: Springwood, west elevation, before construction of the fire escape and including lawn furniture and the new walkway, c. 1947-48. (The Home of Franklin D. Roosevelt NHS, R-25).

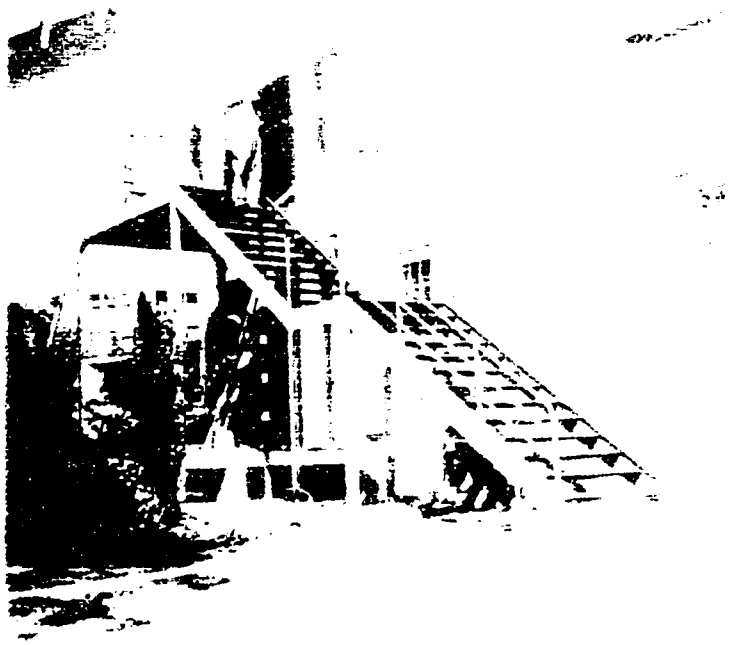


Figure 4.54: Springwood, west elevation, after construction of the fire escape, c. 1949. (The Home of Franklin D. Roosevelt NHS).

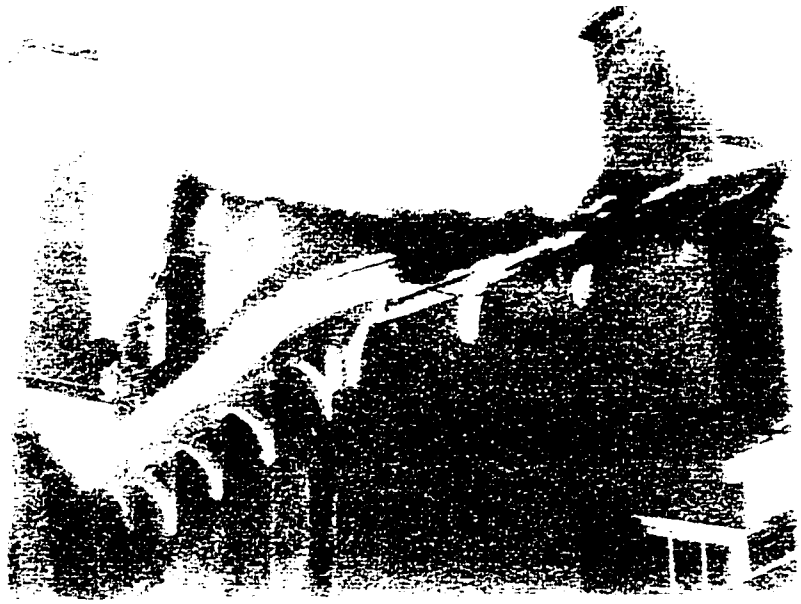


Figure 4.55: Fire damage to Springwood, 1981. (The Home of Franklin D. Roosevelt NHS).

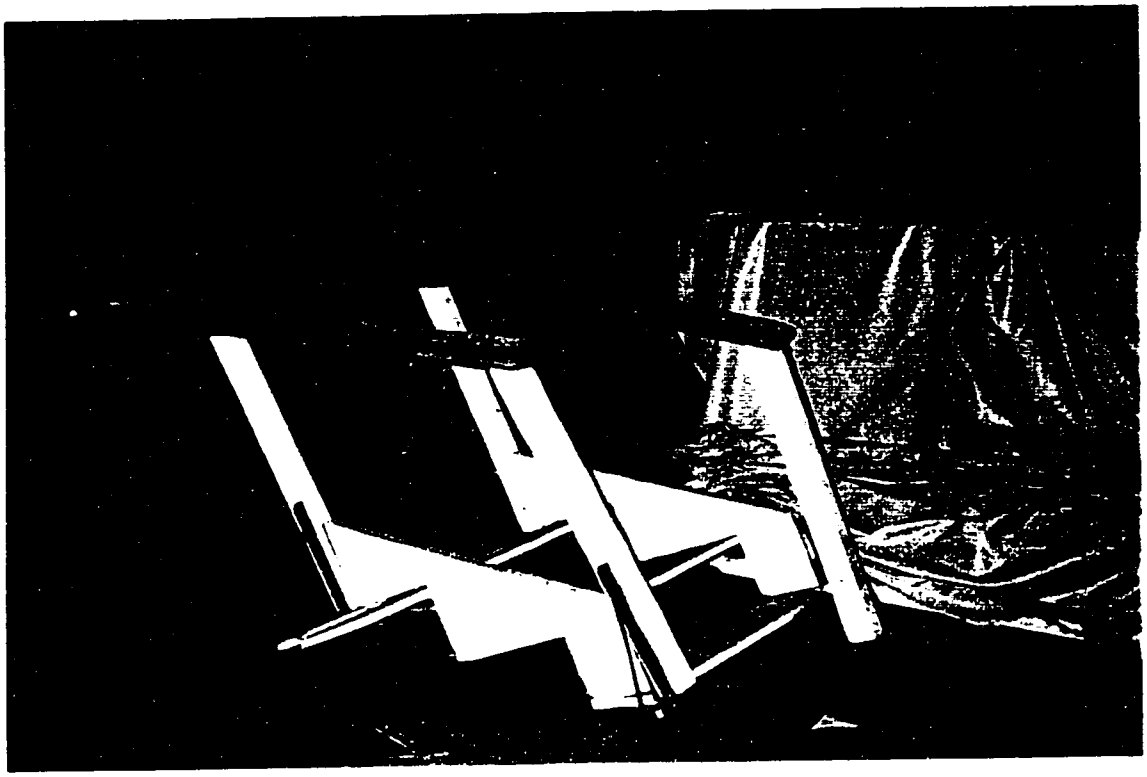


Figure 4.56: Historic handrails stored in the coach house, 1998. (photograph by author).

Figure 4.57: Wheelchair ramp located on Springwood's east elevation, 1997. (photograph by author).

Figure 4.58: Springwood, east elevation, 1997. (photograph by author).

Figure 4.59: Springwood, south elevation, 1997. (photograph by author).

Figure 4.60: Springwood, west elevation, including the 1984 fire escape, 1998. (photograph by author).

The Swan Cottage playhouse was removed after FDR's death in 1945 and relocated to Eleanor Roosevelt's home at Val-Kill, where it remains today.

The 240th Battalion guard houses were removed during this period, exact date unknown.

Mechanical Systems

Fire hydrants were added to the property in 1958-59 and four fire hydrants are located within the main lawn area. One fire hydrant was located south of Springwood, one directly east of Springwood, one at the northwest corner of Springwood, and the last was north of Springwood near the service area fence. The metal fire hydrants were 1 1/2 feet high and painted red (see figure 4.52).

The existing condition of the fire hydrants is as described above.

Vegetation

At the beginning of this period, a large number of trees of mature size and shape were located within the main lawn (figure 4.61). Some of them were lost to storm damage in 1946 (figure 4.62). A portion of the main lawn was roped off in 1949, but it is unclear why this was done.[27]

Figure 4.61: Trees within the main lawn, view looking west, 1949. (Franklin D. Roosevelt Library, NPx 65-590 (316)).

Figure 4.62: Storm damage to trees on the main lawn, 1946. (The Home of Franklin D. Roosevelt, R-364).

Currently hemlock trees (*Tsuga canadensis*), planted in the Early and Late Roosevelt Ownership Periods, are located east of the service area fence. Some of these historic trees were removed and replaced in the 1990s, although many remain. The portion of the hemlock hedge associated with the rose garden hedge, planted in c. 1850, still exists.

A large number of the main lawn trees underwent changes throughout this period. Trees lost from 1945 until the 1960s were either not replaced, replaced in kind, or were replaced with a different species. The changes in the east lawn created quite a different character (figure 4.63). For instance, in 1963 a large American elm (*Ulmus americana*) was replaced by a sugar maple (*Acer saccharum*) that still exists. All 11 American elms were lost to Dutch elm disease during the 1960s and 1970s. Four were replaced in the 1980s with disease-resistant elm trees. Other replacement trees were planted in close proximity to the location of the original plants. Dutch elm disease killed the last elm in 1988, which was replaced with a disease-resistant elm tree.[28]

In the late 1960s two ash (*Fraxinus* spp.), exact species unknown, were replaced with green ashes (*Fraxinus pennsylvanica*) that still exist.[29] The ginkgo (*Ginkgo biloba*) was also a replaced in kind the 1970s.

The Camperdown elm (*Ulmus glabra* 'Camperdownii') to the east of Springwood was replaced for the second time between 1982 and 1984, but it now suffers from verticillum wilt. At that time a sugar maple (*Acer saccharum*) at the southeast corner of the house was replaced in-kind. The redbud (*Cercis canadensis*) has been replaced twice during this period, but the original redbud's form was more shrublike than the most recent replacement.[30]

Figure 4.63: Springwood, east elevation, and vegetation on the east lawn, no date. (Franklin D. Roosevelt Library, NPx 78-16).

The 22 newly planted trees, along with those remaining from the Late Roosevelt Ownership Period, are still randomly located throughout the east lawn (figures 4.64 and 4.65). These trees now form a more open and irregular canopy but are relatively unchanged in terms of the number and types of plants, and still create varying textures between the evergreens and various deciduous vegetation. Currently extant trees from the Late Roosevelt Ownership Period within the main lawn (including vegetation in area south of hemlock hedge) include 19 Norway spruce (*Picea abies*), 5 white pine (*Pinus strobus*), 1 purple beech (*Fagus sylvatica* 'Purpurea'), 1 American beech (*Fagus grandiflora*), 1 black locust (*Robinia pseudoacacia*), 1 Japanese red-leaf maple (*Acer palmatum* 'Atropurpureum'), and 2 sugar maples (*Acer saccharum*) (figures 4.66 - 4.69 and see Existing Conditions plan).

Figure 4.64: Trees within the main lawn, 1998. (photograph by author).

Figure 4.65: Trees within the main lawn, view looking west, 1997. (photograph by author).

Figure 4.66: Sugar maple (center), black locust (right side), and Norway spruce (left side), extant from the Late Roosevelt Ownership Period, view looking northwest, 1998. (photograph by author).

Figure 4.67: Hemlock trees (right rear) and Norway spruce (left front), extant from the Late Roosevelt Ownership Period, view looking southwest, 1998. (photograph by author).

Figure 4.68: Trees on main lawn, view looking east, 1998. (photograph by author).

Figure 4.69: Black locust (right hand side) and Japanese maple (center), extant from the Late Roosevelt Ownership Period, 1998. (photograph by author).

The shrubs within the main lawn area also changed during this period. The Pee Gee hydrangea on the west side of the garden walkway was removed by 1960 and was not replaced. An extant shrub from the Late Roosevelt Period includes the one remaining 1 Pee Gee hydrangea (*Hydrangea paniculata* 'Pee Gee') located east of the garden walkway (figure 4.70).

Two climbing roses are still located on either side of the rose arbor, but it is unknown whether they are historic (figure 4.71). Junipers (*Juniperus* sp.), added by the NPS, are located between the rose arbor and the hedge.

A group of mockorange plants (*Philadelphus coronarius*), date of installation unknown, is located at the southeast corner of the hemlock hedge. These plants were probably installed during the Late Roosevelt Ownership Period, and documented only as 'shrubbery' in 1946 (figure 4.72 and see Late Roosevelt Ownership period plan).

A mass planting of rhododendron (*Rhododendron* sp.), installed during the Late Roosevelt Ownership Period, is located in the area east of the service area.

Figure 4.70: Pee Gee hydrangea, extant from the Late Roosevelt Ownership Period, 1997. (photograph by author).

Figure 4.71: Roses and junipers located near the rose garden, south of hemlock hedge, 1997. (photograph by author).

Figure 4.72: Mockorange plants located south of the hemlock hedge, 1998. (photograph by author).

The historic euonymus (*Euonymus fortunii*) plants along the front terrace were replaced in the 1960s with yews (*Taxus* sp.) (figure 4.73). Wooden platforms were placed over the yews during the winter months to prevent snow damage.[31] A five-leaf aralia (*Akebia quinata*) at the southeast corner of Springwood is thought to have been there in the 1960s.[32] Also located along Springwood's southeast corner are spireas (*Spiraea x vanhouttei*) and two varieties of mockorange (*Philadelphus x virginalis* and *Philadelphus coronarius*). In the southwest corner is a barberry (*Berberis thunbergii*), a spirea (*Spiraea x vanhouttei*), and a crabapple tree (*Malus pumila*). Two barberry shrubs (*Berberis thunbergii*) are located along Springwood's west elevation. In the 1970s yews (*Taxus* sp.) were planted around the fire hydrants on the main and south lawn, but were removed in 1996 (see figure 4.63).

The existing condition of the shrubs is as described above.

Figure 4.73: Yews near the front terrace, 1998. (photograph by author).

Vines covered a large portion of Springwood's east elevation in the late 1940s. On the front terrace, Virginia creeper (*Parthenocissus quinquefolia*) was located south of the main door, around to the southeast corner of Springwood. A climbing hydrangea (*Hydrangea* sp.) on the east elevation, north of the entrance, was not replaced after Springwood was damaged by fire.

Vines from the Late Roosevelt Ownership Period include Virginia creeper (*Parthenocissus quinquefolia*), located on Springwood's eastern elevation, just south of the main entrance. Japanese honeysuckle (*Lonicera japonica*) is located on the east elevation, north of the entrance (figure 4.74).

The Sago Palms continue to be placed on the front terrace during the summer months and kept in the greenhouse during the fall and winter. Six of these palms are historic and were located on the terrace when FDR was alive (figure 4.75).[33] Four palms were propagated from the historic plants.

Figure 4.74: Japanese honeysuckle located on Springwood's east elevation, 1997. (photograph by author).

Figure 4.75: Sago Palms located on Springwood's front terrace, 1998. (photograph by author).

Circulation

The home road, turnaround, and service road were paved with asphalt in the 1970s. These roads remain in their historic alignment.

The Boulevard path that ran from Springwood to the Red House was left to revert back to grass, date unknown. The depression of this path is still slightly visible in the main lawn.

The garden walkway located just south of the hemlock hedge that connected the two pathways from the house to the garden was removed, exact date unknown. The area is now grass. The two paths are each 5 feet wide and paved with asphalt, date unknown. The existing condition of the walkway is as described above.

A flagstone walkway was constructed sometime between 1946 and 1949. The walkway's exact dimensions are unknown, but it connected the turnaround to the south side of Springwood and was constructed of flagstone, color unknown (figure 4.76 and see figure 4.53). In 1981 the walkway was crushed by fire trucks during the fire at Springwood. It was replaced in 1982 and is located from the turnaround to the south side of Springwood. The walkway was 10 feet wide and extended 60 feet along the south elevation ending in a semicircle near the fire escape stairway at the southwest corner of the house. It was constructed of tan-colored rectangular flagstones of varying sizes.

The existing condition of the flagstone walkway is as described above (figure 4.77).

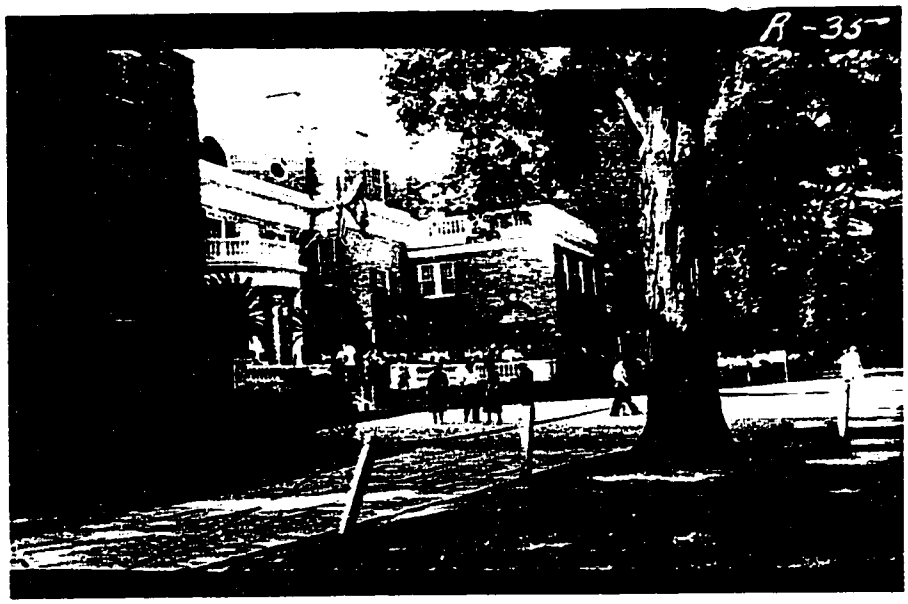


Figure 4.76: Flagstone walkway located along Springwood's east elevation, c. 1947-1948. (The Home of Franklin D. Roosevelt NHS, R-35).

Figure 4.77: Flagstone walkway located along Springwood's south elevation, 1997. (photograph by author).

Water Features

The pool/fountain, constructed in the Late Roosevelt Ownership Period, is still located southeast of Springwood. The cherub on the southern side of the pool/fountain has been removed, exact date unknown, and is stored in the site's museum collection (figure 4.78). The fountain basin exists but is full of brackish water and almost entirely covered by a large barberry shrub (figure 4.79).

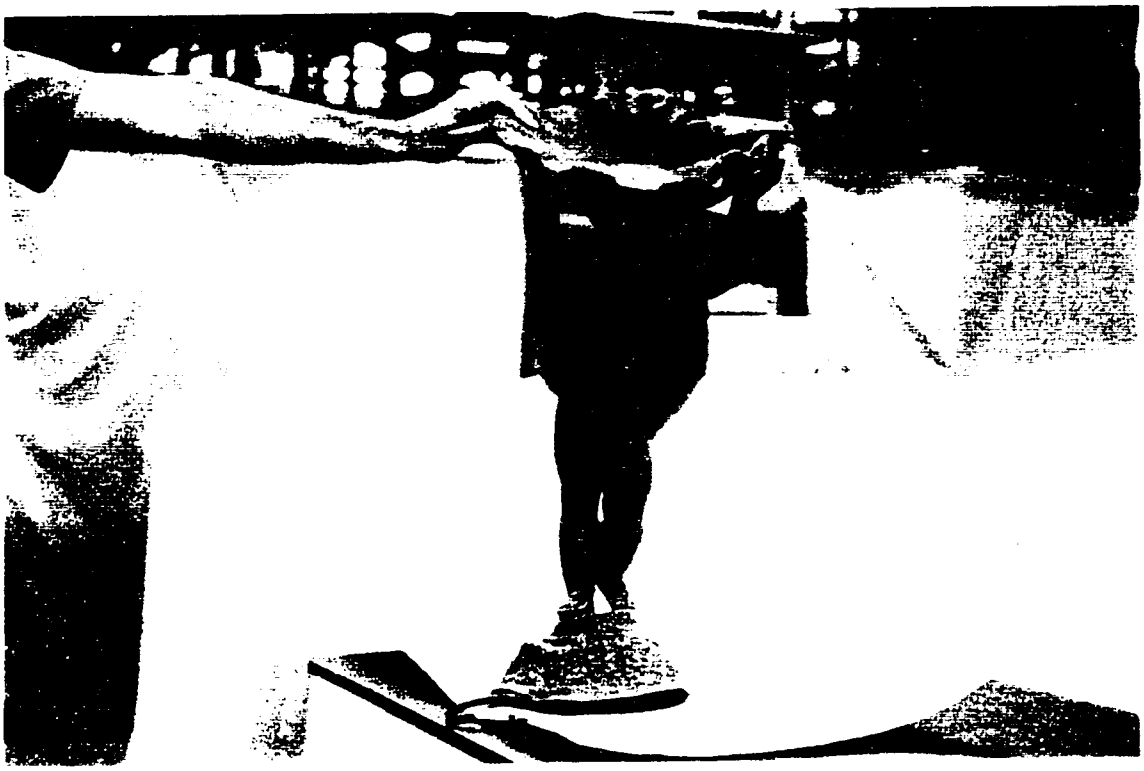


Figure 4.78: The cherub once located on the southern side of the pool/fountain. 1998. (photograph by author).

Figure 4.79: The pool/fountain located south of Springwood, 1997. (photograph by author).

Furnishings and Objects

The rose arbor that spanned the western walkway from the house to the garden was removed and reconstructed at some point after 1954, exact date unknown.[34]

The arbor is in the same location as the historic arbor (see Existing Conditions plan). The current structure is post-and-lintel in form, with a span of 6 feet and a height of 7 feet. Two vertical cedar posts, approximately 2 to 3 inches in diameter, are 3 feet apart and located on either side of the walkway. Two diagonal crosspieces are located in the center of the posts (figure 4.80). Instead of an arch, two horizontal members join the vertical posts.

The lawn furniture was removed, exact date unknown, but the table exists and is stored in the site's museum collection (figure 4.81).

Figure 4.80: The rose arbor located south of the hemlock hedge, 1997. (photograph by author).

Figure 4.81: The wood table associated with historic furniture and located within the site's museum collection, 1998. (photograph by author).

The electric eye was removed during this period, exact date of removal unknown.

Nonhistoric Adirondack chairs were placed near the south porch between 1946 and 1948 (see figure 4.53). These chairs were made of wood and had low reclining seats and high fan-shaped backrests. Their color is unknown, although they appeared to be white. They were removed at sometime during this period, exact date unknown.

Two benches were installed during this period, exact date unknown (see Existing Conditions plan). They were located on the south lawn, near the top of the ridge. These benches were 5 feet long and constructed of metal legs with wood seats and backrests. The metal portions of the benches were painted black, and the wood seats and backrests were unpainted (see figure 4.52).

The existing condition of the benches is as described above.

Three information signs of various sizes and materials, were installed during this period, exact dates unknown. These signs were located near the northeast corner of Springwood and adjacent to the wheelchair ramp (figure 4.82).

The existing condition of the information signs is as described above.

A light fixture was installed during this period, exact date unknown. It was located along the home road between the two paths to the rose garden. The light fixture was made of brown metal, approximately 10 feet high, and had a 1-foot in diameter round light at the top of the pole (figure 4.83).

The existing condition of the light fixture is as described above.

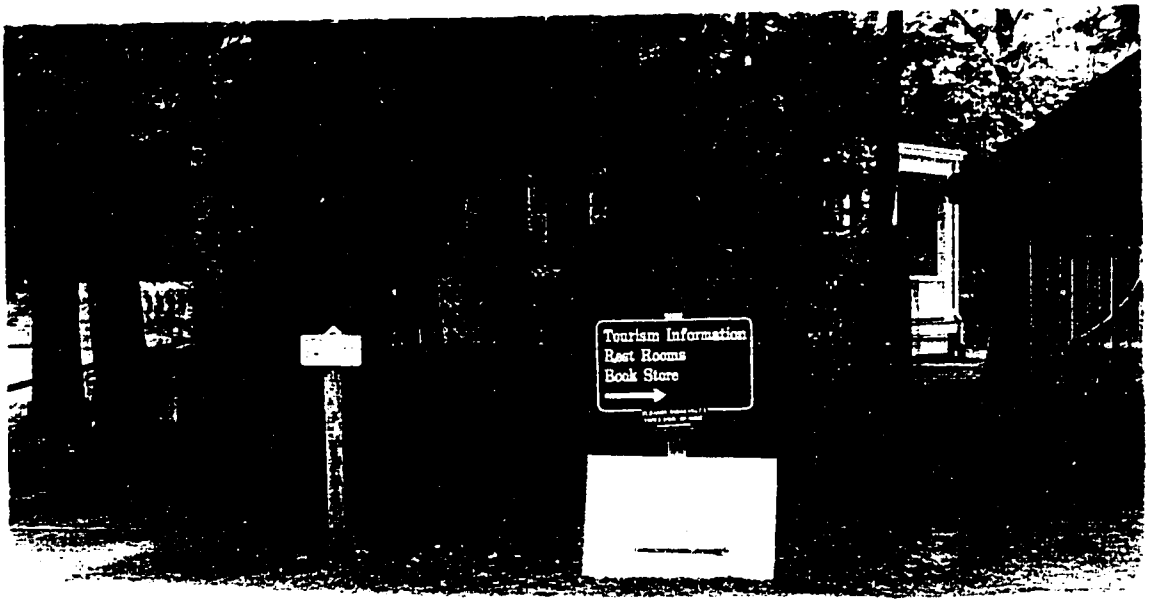


Figure 4.82: Information signs located northeast of Springwood, 1998. (photograph by author).

Figure 4.83: Existing light fixture, 1997. (photograph by author).

Service Area Subspace

Spatial Organization

The spatial configuration of the service area is relatively unchanged in terms of the definers of the space (figure 4.84). The ground is still flat, but the central grassy area was replaced with gravel and the service area road was replaced with asphalt. Views out of the space are still limited but open to the sky.

Topography

The topography of the service area remains unchanged.

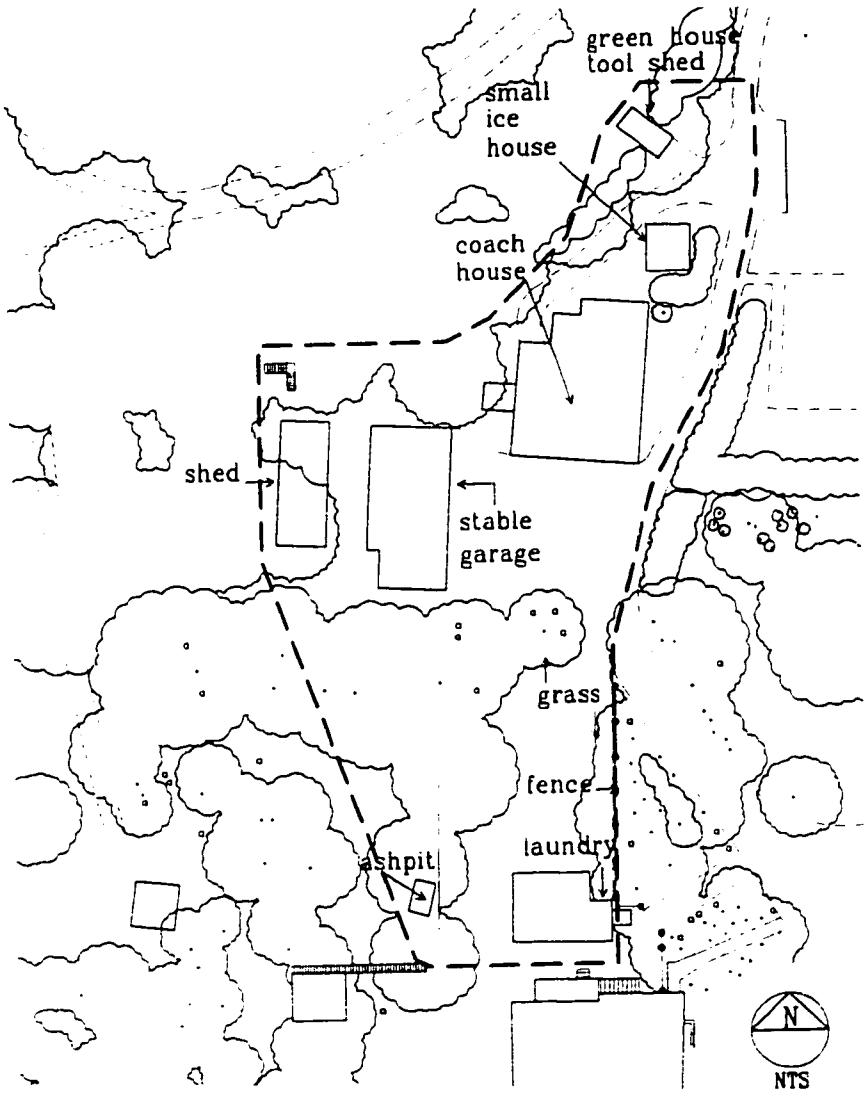


Figure 4.84: Spatial organization of the service area subspace. (K. Baker and G. Dallmann, SUNY CESF, 1998, based on the 1994 HPI map).

Buildings

The laundry (HS 12) was routinely maintained between 1945 and 1959. This included rebuilding the chimney, replacing, in kind, the wood shingle roof, and repainting.[35] The lattice privacy fence on the laundry's western elevation was removed sometime between 1946 and 1972, exact date unknown, and was replaced by 1989.[36] Between 1983 and 1997 the laundry was repainted gray, the chimney repaired, and the roof replaced with new wood shingles.[37] One room of the laundry is currently being used for storage.

The existing condition of the laundry is as described above (figures 4.85 and 4.86).

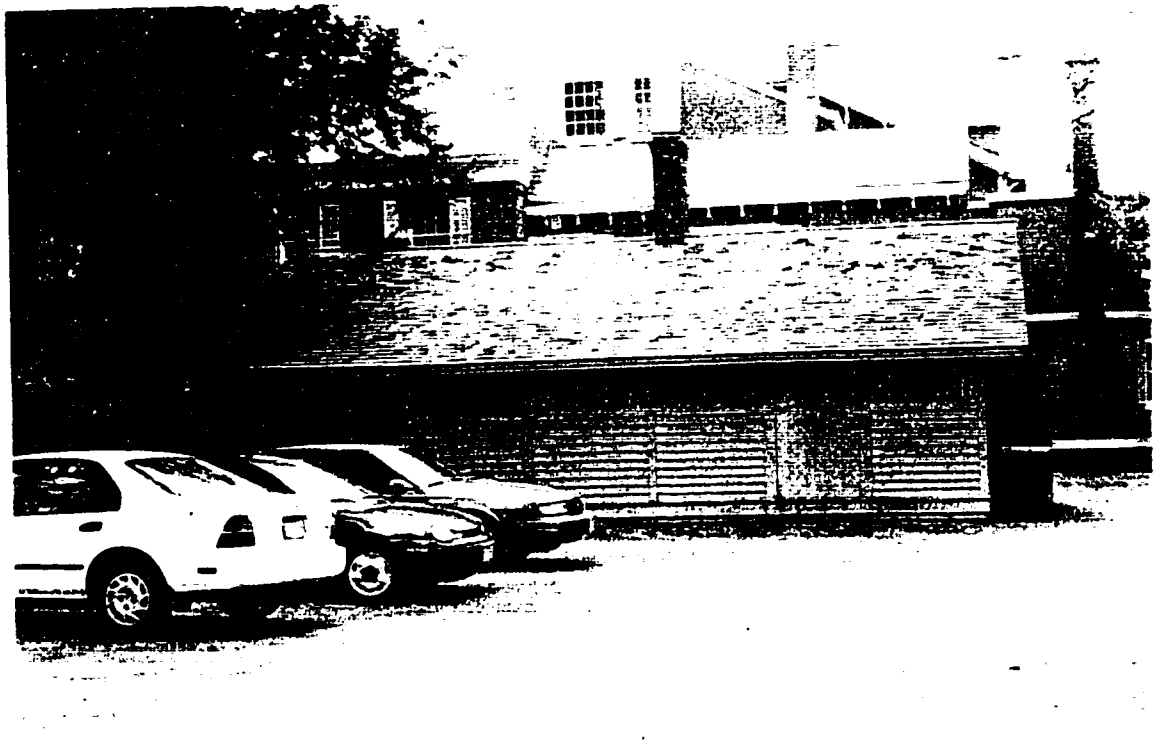


Figure 4.85: Laundry, north elevation, 1997. (photograph by author).

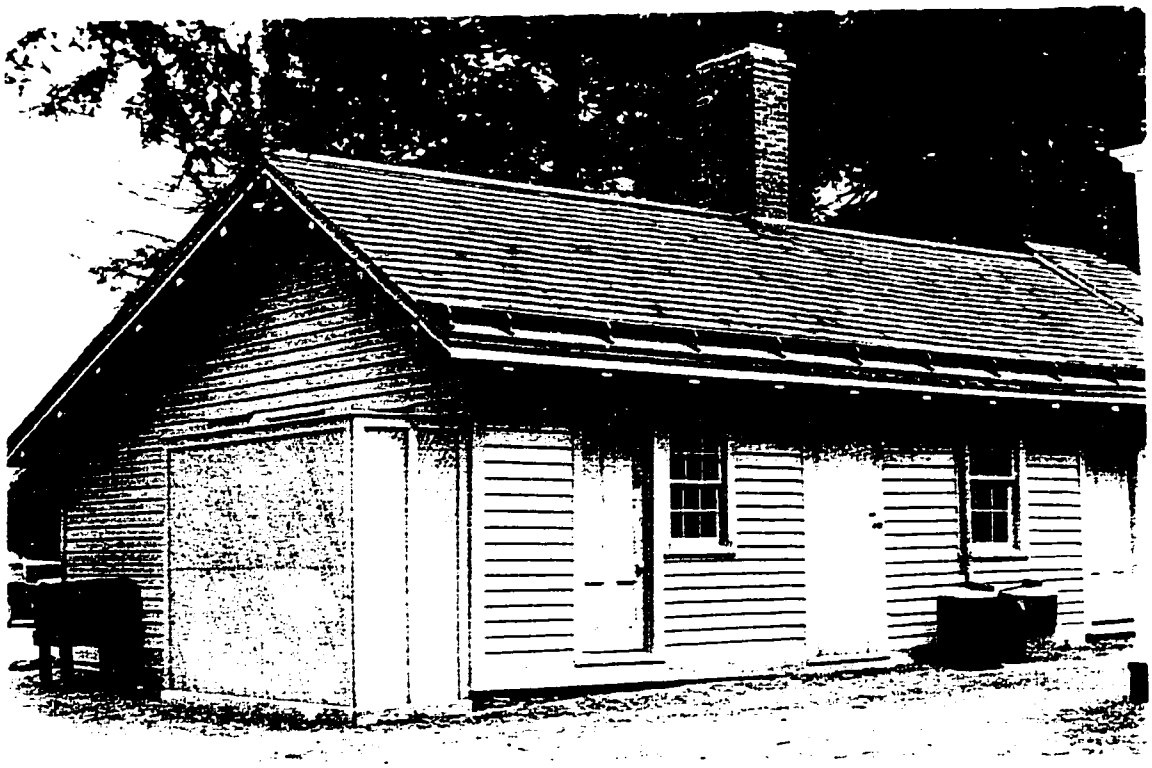


Figure 4.86: Laundry, south and west elevations, 1998. (photograph by author).

The stable/garage (HS 04) was routinely maintained between the 1940s and 1960s, and included the installation of a new slate roof.[38] In 1971 a fire destroyed the stable/garage, leaving only the stone foundation. The stable/garage was rebuilt in 1974 with a balloon frame and steel I-beam construction, and its exterior was rebuilt to replicate the garage's original appearance, except the slate roof was replaced with wood shingles.[39] The garage was converted in 1985 to its current use as a Tourist Information Center that includes a bookstore and public restrooms (figure 4.87).[40]

The existing condition of the stable/garage/Tourist Information Center is as described above and its second floor is used for miscellaneous storage.

Figure 4.87: Tourist Information Center, east elevation, with bench and trash receptacle. 1997. (photograph by author).

The shed (HS 05) (west of the Tourist Information Center) was routinely maintained and repainted at various points during the NPS Ownership Period. Ultimately it was painted to its historically accurate color, rifle gray. The roof is covered with composition roll-roofing material, color unknown.[41] The rear stone foundation was stabilized in 1991 to compensate for a bow in its wall.[42]

The existing conditions of the shed is as described above and is used for storage (figure 4.88).

The small ice house (HS 06) deteriorated severely between 1941 and 1959 with the collapse of the interior foundation. It was restored sometime between 1959 and 1960, using as much of the original material as possible.[43] Areas of deteriorated siding were replaced, as was the upper roof, which was replaced in kind. The small ice house was routinely maintained from 1960 on, including the in-kind replacement of its roof and was repainted.[44]

The existing conditions of the small ice house is as described above and is used as an exhibit (figure 4.89).

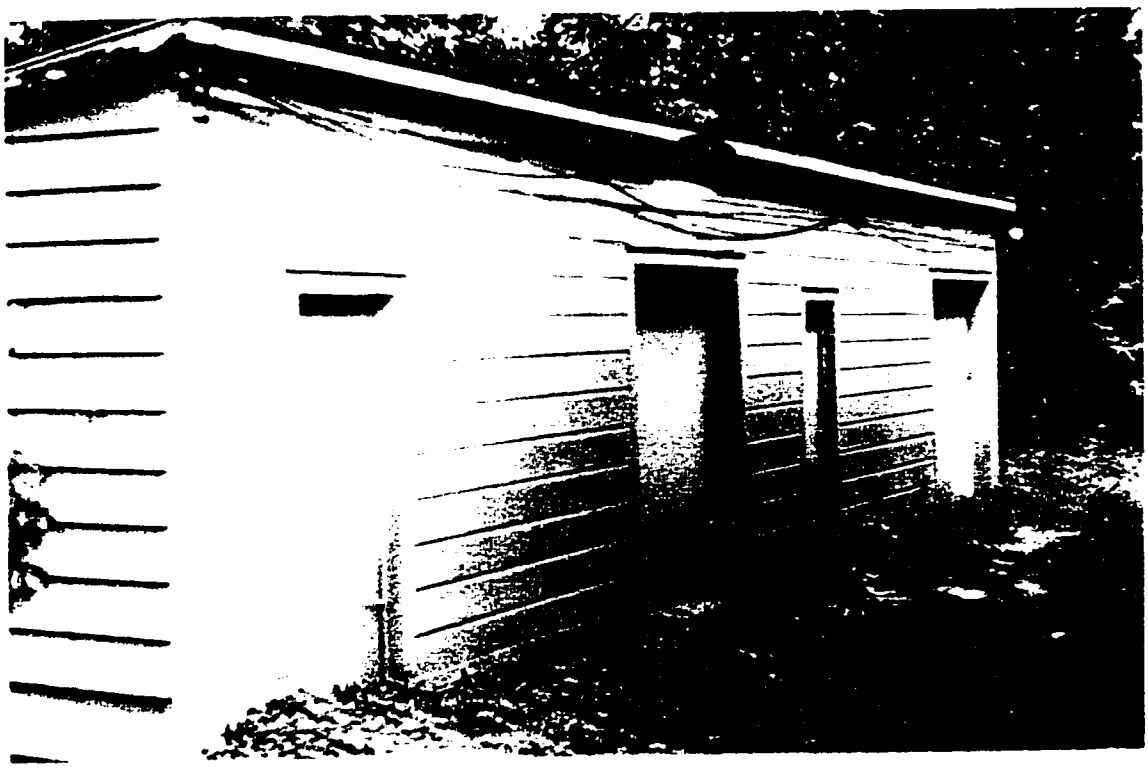


Figure 4.88: Shed located west of the Tourist Information Center, east elevation, 1997. (photograph by author).

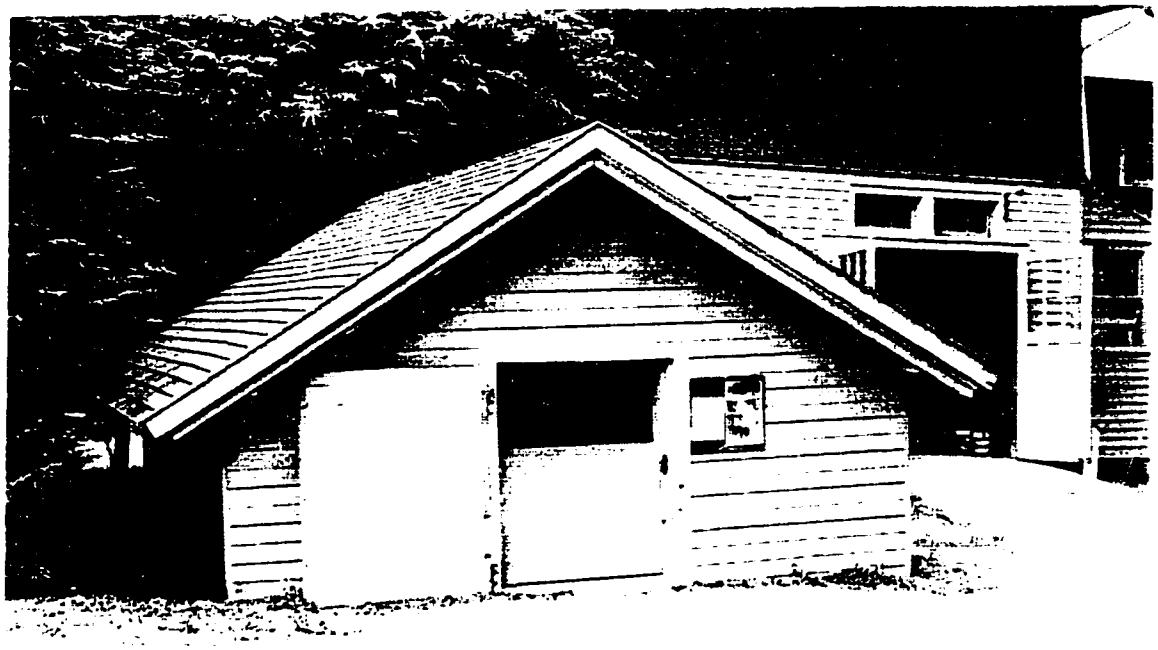


Figure 4.89: Small ice house, north elevation, 1997. (photograph by author).

The coach house (HS 06) was routinely maintained during the NPS Ownership Period. This work included repainting, replacing the wood shingle roof in kind, and repairing or replacing woodwork.[45]

The coach house is used for interpretive purposes and is on exhibit (figure 4.90). Visitors are allowed to walk through the first floor from the south and north entrances, and view the horse stalls and the harness room. The second floor of the coach house is used for museum storage.

The greenhouse tool shed (HS 07) (west of the greenhouse) was routinely maintained during the NPS Ownership Period. It was painted rifle gray and the roof repaired. The roof has green asphalt shingles. The greenhouse tool shed was structurally stabilized, repaired, and repainted in 1992.

The existing condition of the greenhouse tool shed is as described above and is used by the maintenance staff for storage. (figure 4.91)

Structures

The ash pit, from the Late Roosevelt Period, exists in its historic location west of the laundry (figure 4.92). Its brick roof is caving in.

Figure 4.90: Coach house, south elevation, 1997. (photograph by author).

Figure 4.91: Greenhouse tool shed, west elevation, and movable deer fence gates, 1997. (photograph by author).

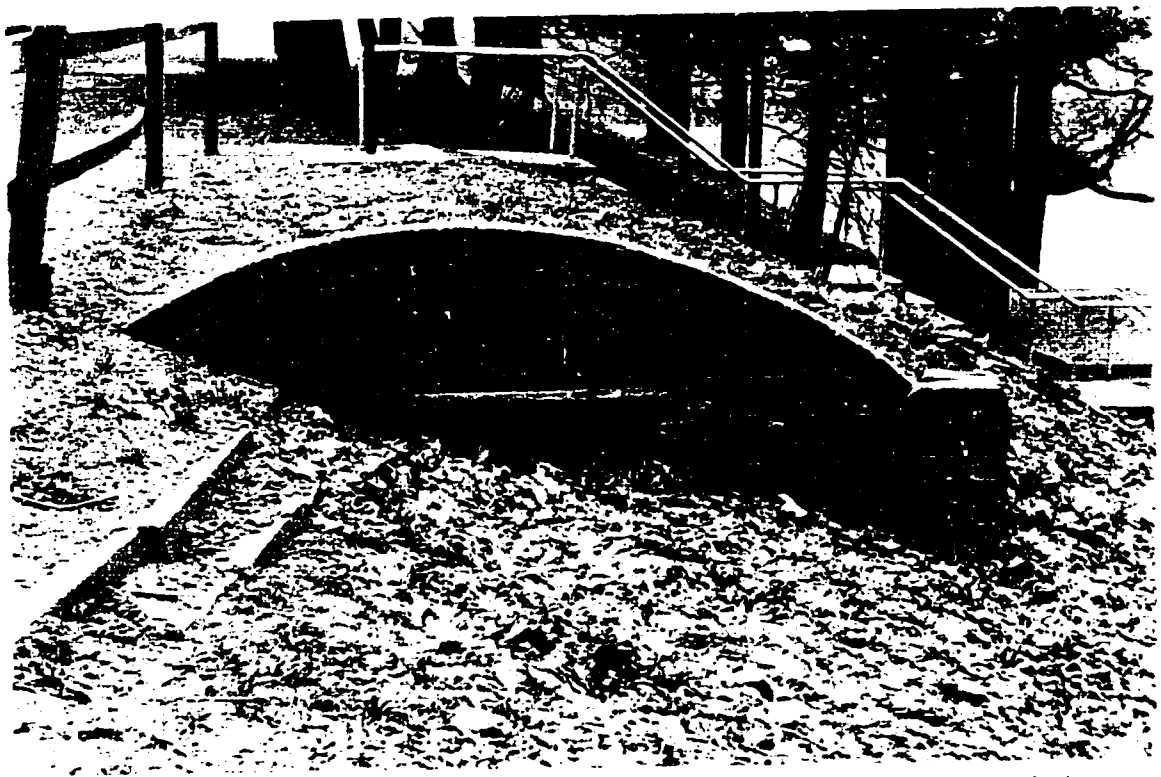


Figure 4.92: Ash pit, north elevation, and rail fence, 1998. (photograph by author).

Vegetation

Three white pines (*Pinus strobus*) located within the service area were removed during the NPS Ownership Period, exact date unknown. One replacement white pine was planted in the 1970s, exact date unknown, and exists today (figure 4.93).[46] In 1980 a hemlock hedge (*Tsuga canadensis*) was replanted in its historic location, north of the coach house.[47] It is unknown when the original hedge was removed.

Circulation

Approximately half the service road has an asphalt surface, date of application unknown. The gravel surface is located from the southeast corner of the Tourist Information Center and northern end of the fence to the laundry.

The existing condition of the service road is as described above and the area is used for handicap and staff parking (see figure 4.93).

Figure 4.93: Vegetation and surface material of the service area, 1997. (photograph by author).

Furnishings and Objects

The entire northern portion of the screening fence was replaced during this period, exact date unknown. It looks similar to how it appeared during the Late Roosevelt Ownership Period, but it is not identical. The vertical replacement posts are cut straight across the top, where the original posts were cut at an angle. One of the original posts remains, but the remainder of the fence is nonhistoric. The lattice fencing is more closely spaced, but is similar to the fence's historic appearance.

The northern section of the fence is 69 feet long and 6 feet high and painted gray (figure 4.94 and figure 4.95). The southern section of the fence and gate, located between the laundry and Springwood's northern porch, remains as it was during the Late Roosevelt Ownership (figure 4.96 and figure 4.97). The fence and gate are white.

The dog houses were removed during the NPS Ownership Period, exact date unknown, but it may have been soon after the NPS took over ownership of the property.

The laundry lines were removed during the NPS Ownership Period, date of removal unknown.

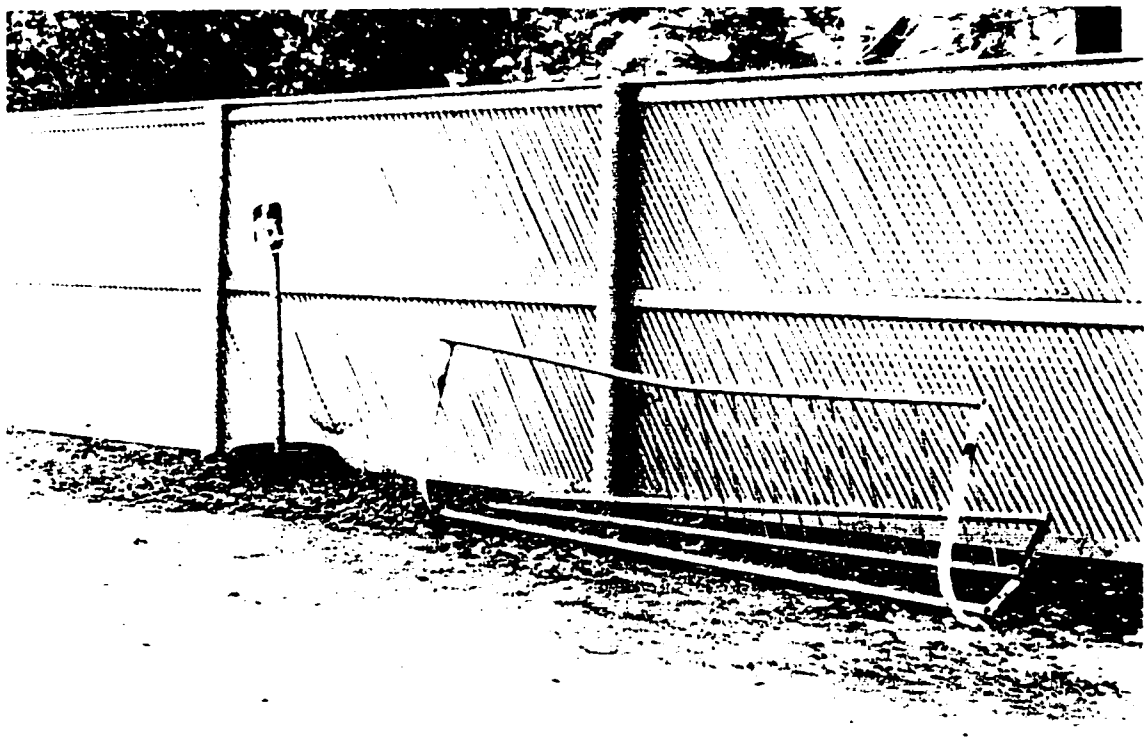


Figure 4.94: Screening fence, bicycle rack, and vehicular sign, 1997. (photograph by author).

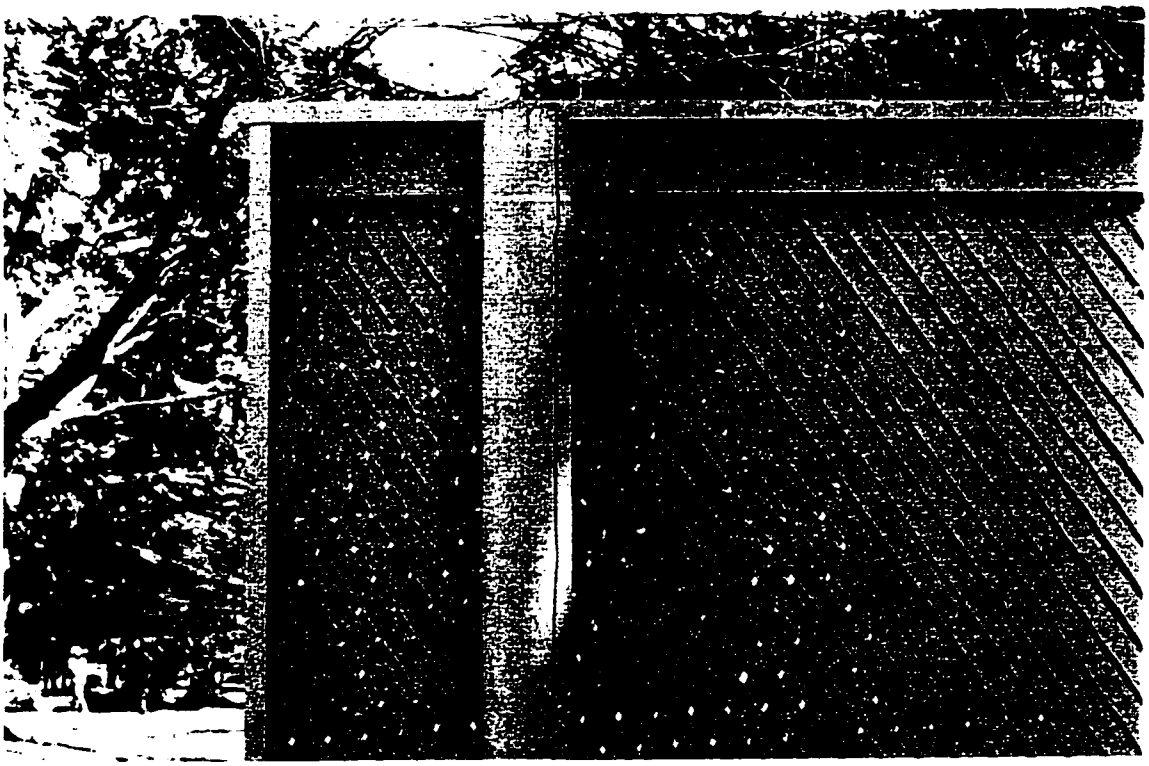


Figure 4.95: Screening fence, 1997. (photograph by author).

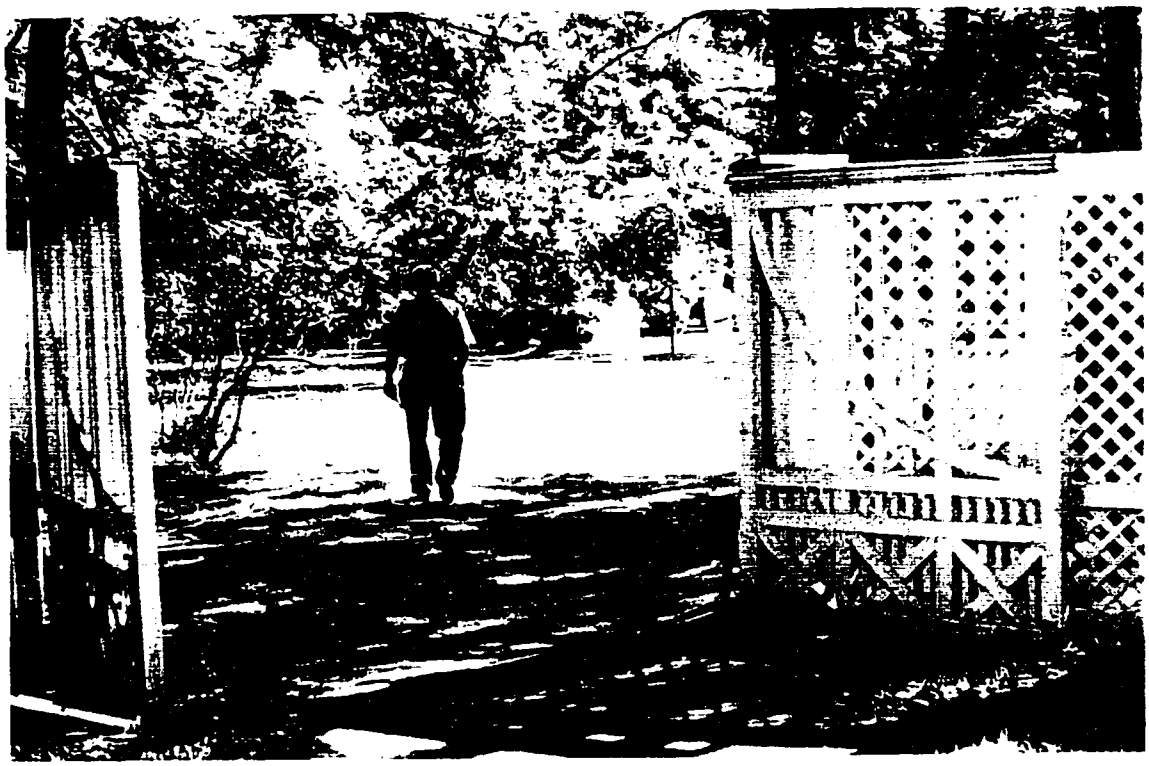


Figure 4.96: Screening fence gate, view looking east, 1997. (photograph by author).

Figure 4.97: Screening fence gate, view looking west, 1997. (photograph by author).

A rail fence was constructed during the NPS Ownership Period, exact date unknown. It was located near the ash pit and along the ridge line, 20 feet east of the laundry (figure 4.98 and see figure 4.92). The fence was 18 feet long and 3 1/2 feet high. It was constructed of square vertical posts that were 3 1/2 feet high spaced 6 feet apart, and 6-foot-long horizontal rails spaced 1 foot apart.

The existing condition of the rail fence is as described above.

A bench was installed during the NPS Ownership Period, exact date unknown, adjacent to the east elevation of the stable/garage/Tourist Information Center. The bench was 5 feet long and constructed of metal legs with a wooden seat and backrest. The metal portion of the bench was painted black, and the wooden seat and backrest were unpainted (see figure 4.87).

The existing condition of the bench is as described above.

A trash receptacle was installed during the NPS Ownership Period, exact date unknown, adjacent to the east elevation of the stable/garage/Tourist Information Center. The trash receptacle was rectangular, approximately 2 feet by 2 feet, and 3 1/2 feet high. It was constructed of metal and hard plastic and was black and brown (see figure 4.87).

The existing condition of the trash receptacle is as described above.

A vehicular handicap parking sign was installed during the NPS Ownership Period, exact date unknown, adjacent to the service area fence (see figure 4.94). The sign was mounted on a 4-foot-high metal tube that was anchored in a car tire.

The existing condition of the vehicular handicap parking sign is as described above.

A bicycle rack was installed during the NPS Ownership Period, exact date unknown, adjacent to the service area fence (see figure 4.94). The bike rack was 10 feet long, 3 feet high, and constructed of metal tubing.

The existing condition of the bicycle rack is as described above.

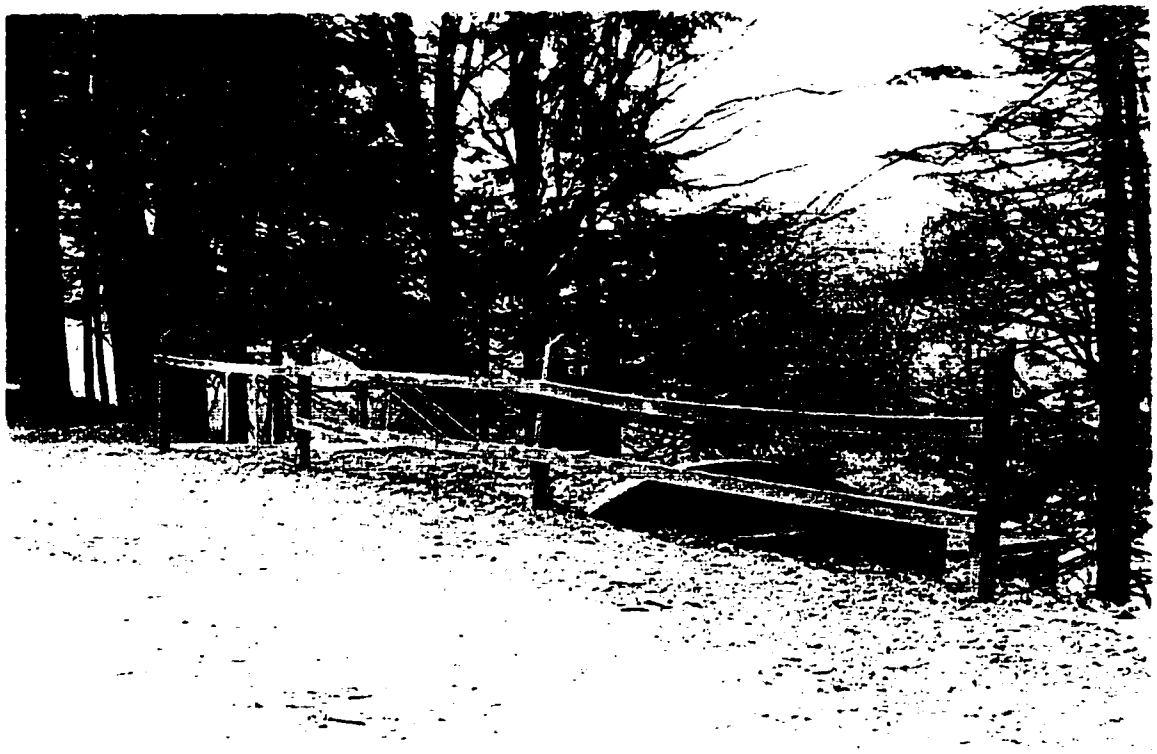


Figure 4.98: Rail fence. 1998. (photograph by author).

Rose Garden Subspace

Spatial Organization

The spatial configuration of the rose garden subspace is unchanged in terms of its shape, size, and defining edges (figure 4.99). The sense of enclosure has been strengthened by the growth of the hedge which has increased to 20 foot height.

Topography

The topography of the rose garden remains unchanged.

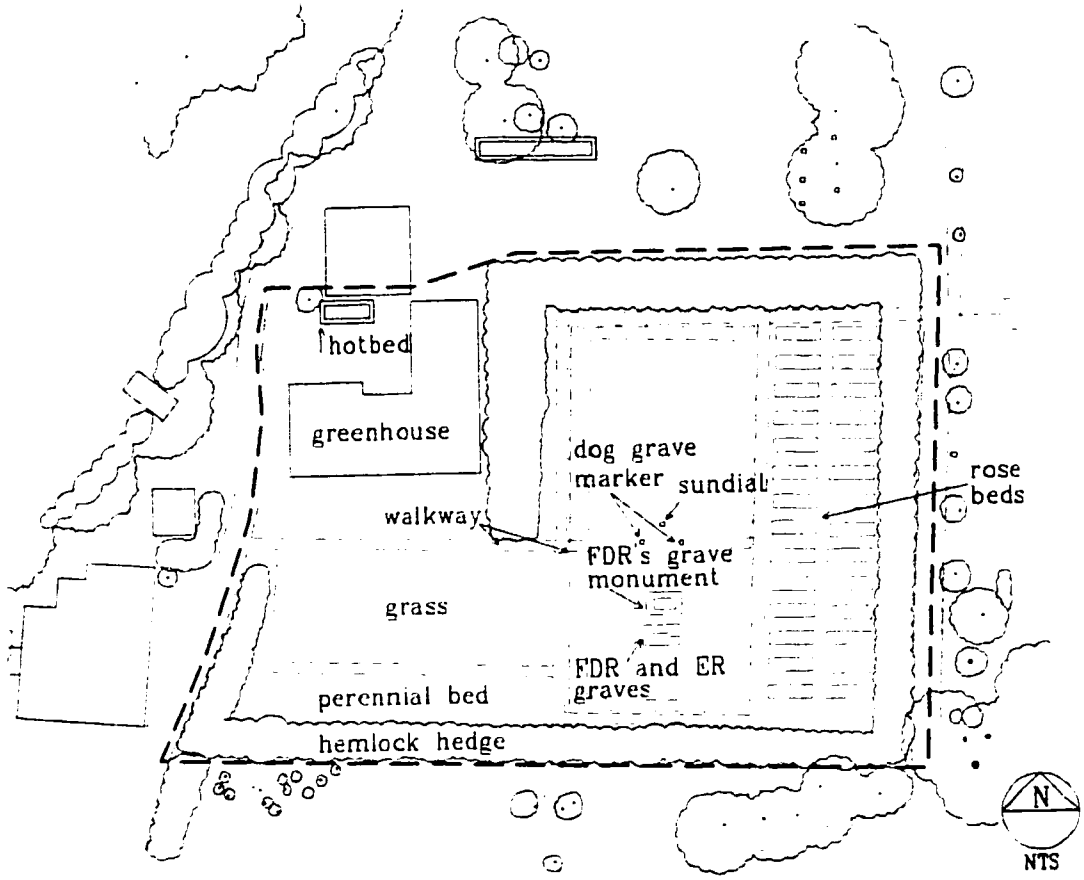


Figure 4.99: Spatial organization of the rose garden subspace. (K. Baker and G. Dallmann, SUNY CESF, 1998, based on the 1994 HPI map).

Buildings

The greenhouse (HS 11) was maintained and restored throughout the NPS Ownership Period. Work on the greenhouse included repainting, reglazing the glass, and replacing broken panes.[48] All the windows were removed and replaced or reglazed between 1989 and 1990, and any deteriorated wooden support structures were replaced.[49]

The greenhouse is being used in similarly to how it was used in the Late Roosevelt Ownership Period (figure 4.100, 4.101, and 4.102). The Sago palms are kept there in the winter months, and rose and carnation plants are grown as cutting flowers for Springwood and the Vanderbilt Mansion. One-third of the cutting rose's stock is replaced every four years, as the rose plants lose their ability to produce large numbers of flowers.[50]

A guard house was located within the rose garden between 1945 and 1960, housing a guard who watched over the grave (see figure 3.68). The building was removed after 1960, exact date unknown.

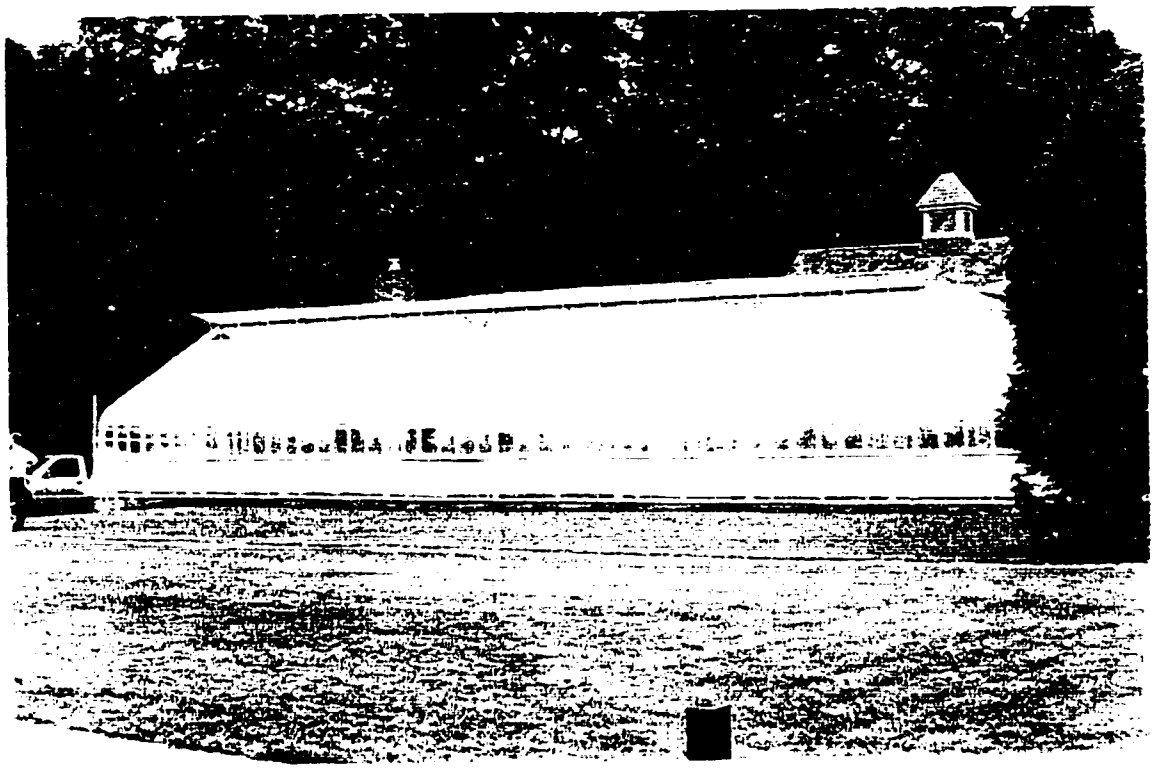


Figure 4.100: Greenhouse, south elevation, 1997. (photograph by author).

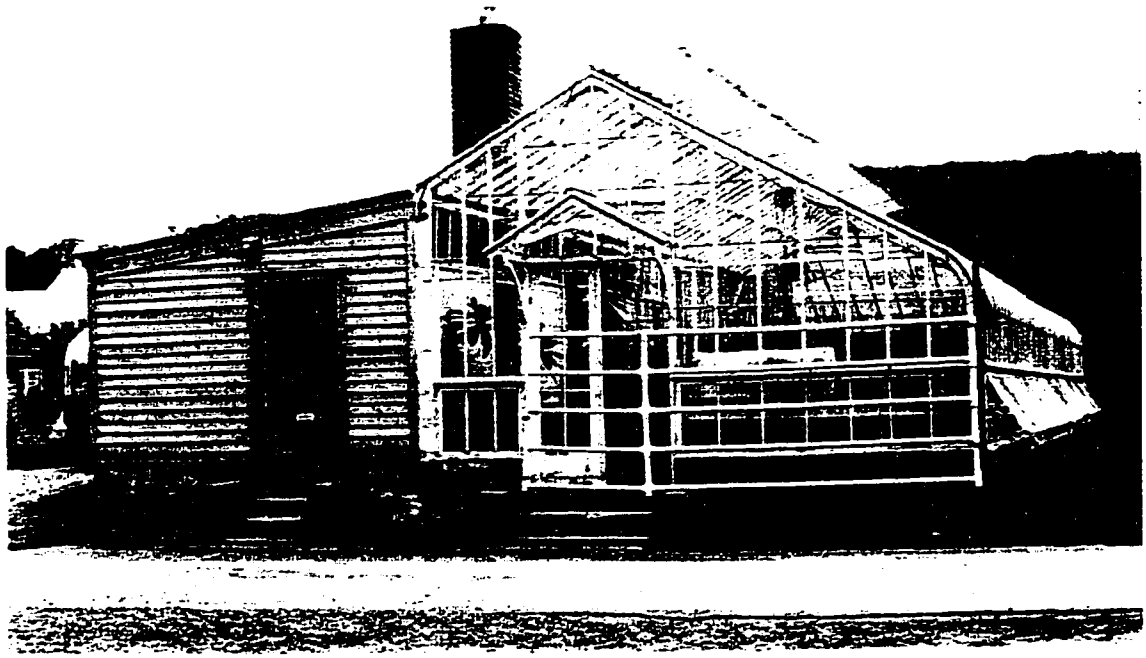


Figure 4.101: Greenhouse, west elevation, 1997. (photograph by author).

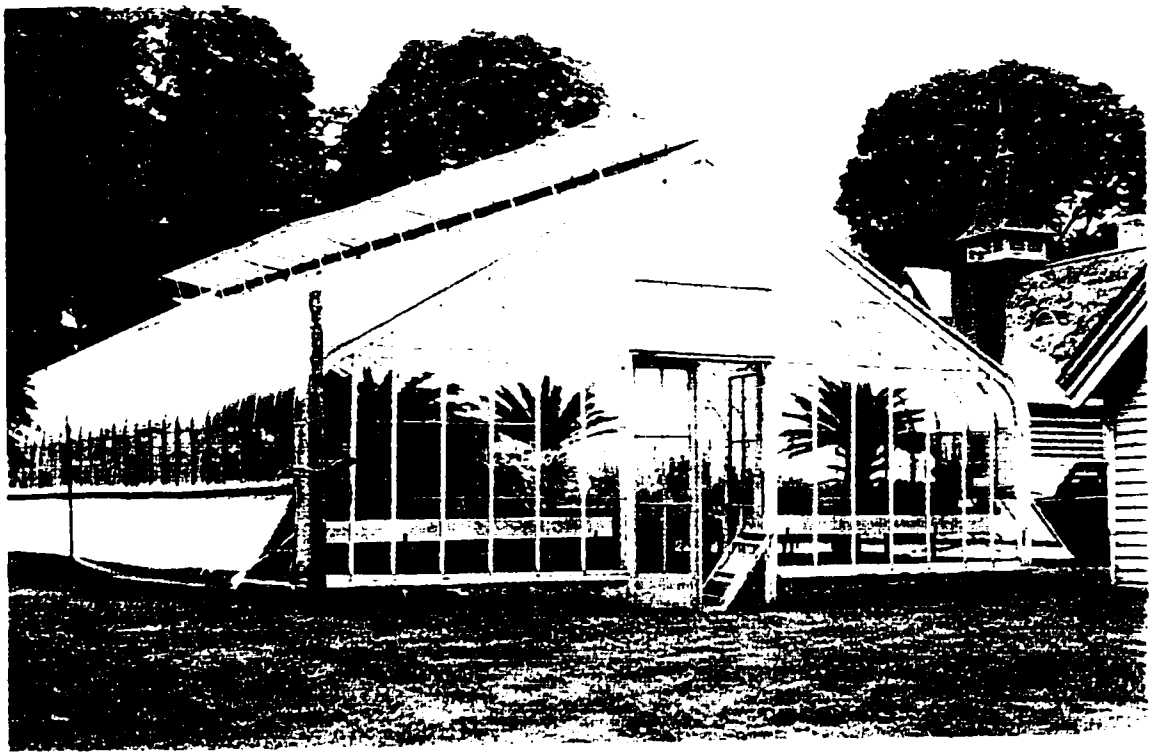


Figure 4.102: Greenhouse, north elevation, 1998. (photograph by author).

Structures

The hot bed (HS 10), constructed in the Early Property Ownership Period, was located to the north of the greenhouse and used in summer months by the National Park Service employees as a holding place for greenhouse plants (figure 4.103). The hot bed's wooden framed glass top was removed during the NPS Ownership Period, date of removal unknown.

The existing condition of the hot bed is as described above.

Mechanical Systems

Two additional water faucets were added to the rose garden during the NPS Ownership Period, exact date unknown. They were approximately 1 1/2 feet high and unpainted. The historic faucets from the Late Roosevelt Ownership Period were no longer used but still remain (figure 3.104).

The existing condition of the water faucets is as described above.

Figure 4.103: Hotbed located north of the greenhouse, 1997. (photograph by author).

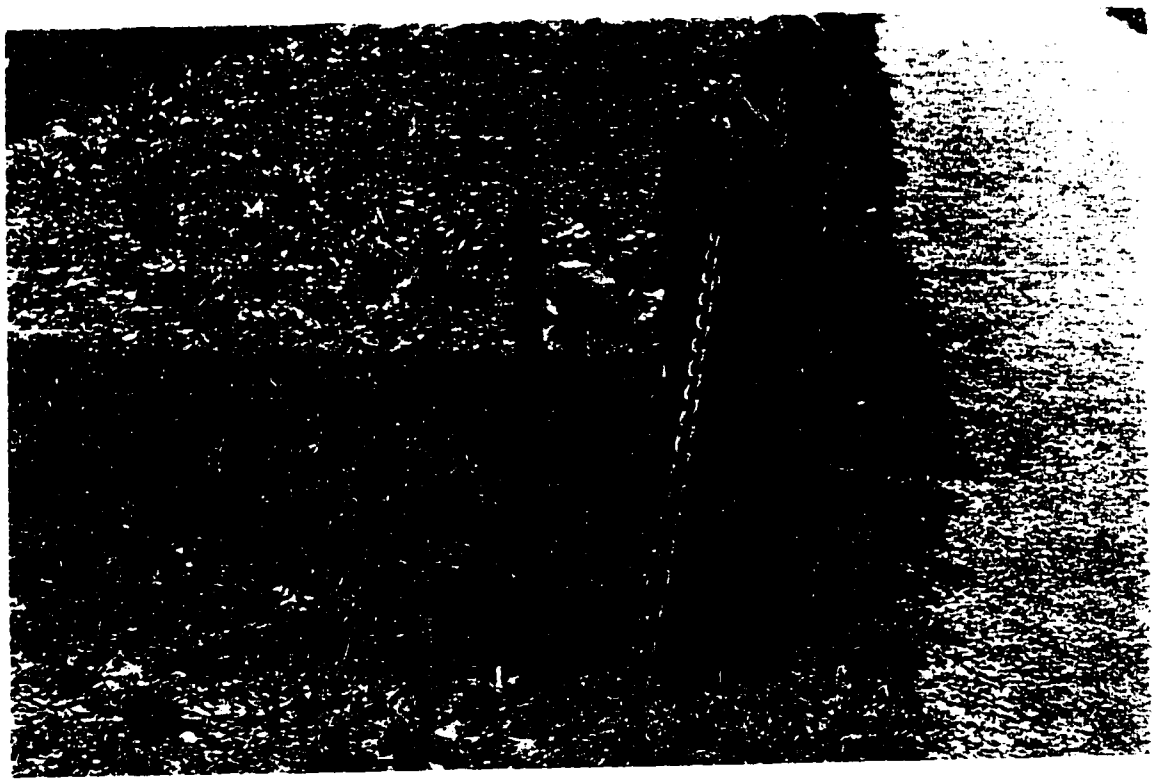


Figure 4.104: Historic water faucets and post and chain fence detail, 1998. (photograph by author).

Vegetation

The hemlock hedge has gradually increased in height and width during the NPS Ownership Period. At the beginning of the NPS period the hedge was 14 feet tall, but today it is 16 feet high.[51] The width of the hedge has also increased to 20 feet, eliminating the northern and western beds adjacent to the hedge. In 1946 the entrance at the northeast corner of the hemlock hedge was eliminated for better visitor control, but the two entrances in the southern portion of the hedge remained open (figure 4.105). In-kind replacements of individual plants occurred during this period, including the replacement of hemlock trees on either side of the easternmost walkway in 1969 (figure 4.106). A portion of the hedge was replaced in 1998 as the trees located between the two southern walkways were damaged in a 1997 storm. The in kind replacement trees were planted in a single row 6 feet on center and were approximately 8 to 10 feet high (figure 4.107 and figure 4.108).

The existing condition of the hemlock hedge is as described above.

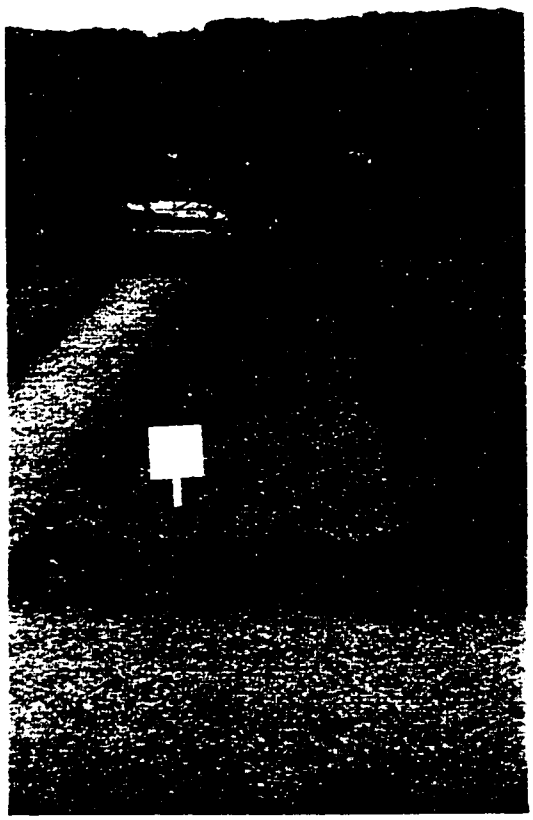


Figure 4.105: Northeast entrance of the hedge, 1946. (The Home of Franklin D. Roosevelt NHS, R-275).

Figure 4.106: Replacement of hemlock plants at the easternmost entrance of the hedge, July, 1969. (The Home of Franklin D. Roosevelt NHS, R-1316).

Figure 4.107: Damage to hemlock trees located between the southern garden entrances, 1998. (photograph by author).

Figure 4.108: Replacement of the southern portion of the hemlock hedge, and the post and chain fence, 1998. (photograph by author).

Native yews (*Taxus canadensis* 'Stricta') were planted around the grave monument prior to 1955, exact date unknown (see figure 3.68).[52] The yews were maintained at approximately 1 foot tall (figure 4.109).

The existing condition of the yews is as described above.

The perennial and rose beds located within the garden were maintained as they had been before FDR's death (figures 4.110 and 4.111). Approximately half the plants within the rose beds remain from the Late Roosevelt Ownership Period, and the other half have been replaced with different varieties by the NPS. The two southernmost beds were removed in c. 1945, when the guard house was constructed in the garden. After the guard house was removed these beds were reestablished but were later removed, exact date unknown, because of a lack of sunlight (figure 4.112 and see Appendix O).[53]

The existing condition of the perennial and rose beds is as described above.

Circulation

The walkways within the garden are unchanged from the Late Roosevelt Period (see figure 4.109). They vary from 3 to 5 feet in width and the surface is stone dust. The southernmost walkway was paved with asphalt sometime during the NPS Ownership Period, exact date unknown.

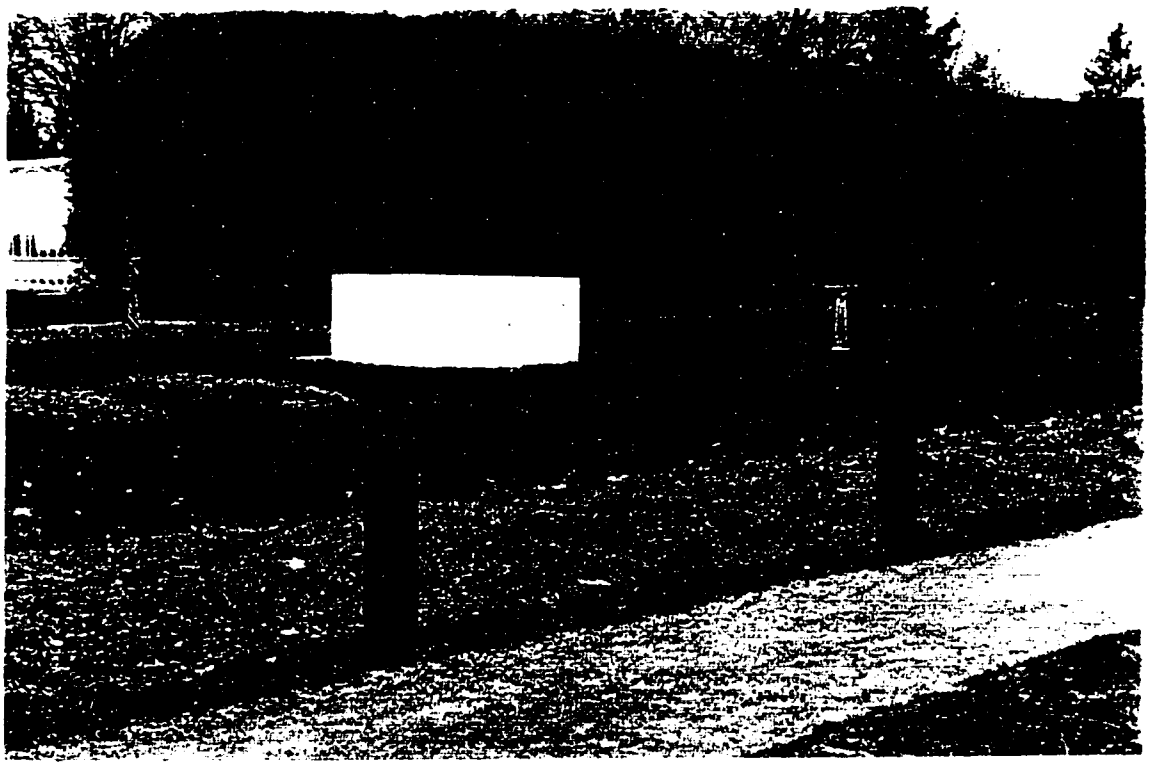


Figure 4.109: Yews located around the grave monument, sundial, and post and chain fence, 1997. (photograph by author).

Figure 4.110: Perennial and rose beds, view looking north, April 1946. (The Home of Franklin D. Roosevelt NHS, R-277).

Figure 4.111: Perennial and rose beds, view looking east, April 1946. (The Home of Franklin D. Roosevelt NHS, R- 276).

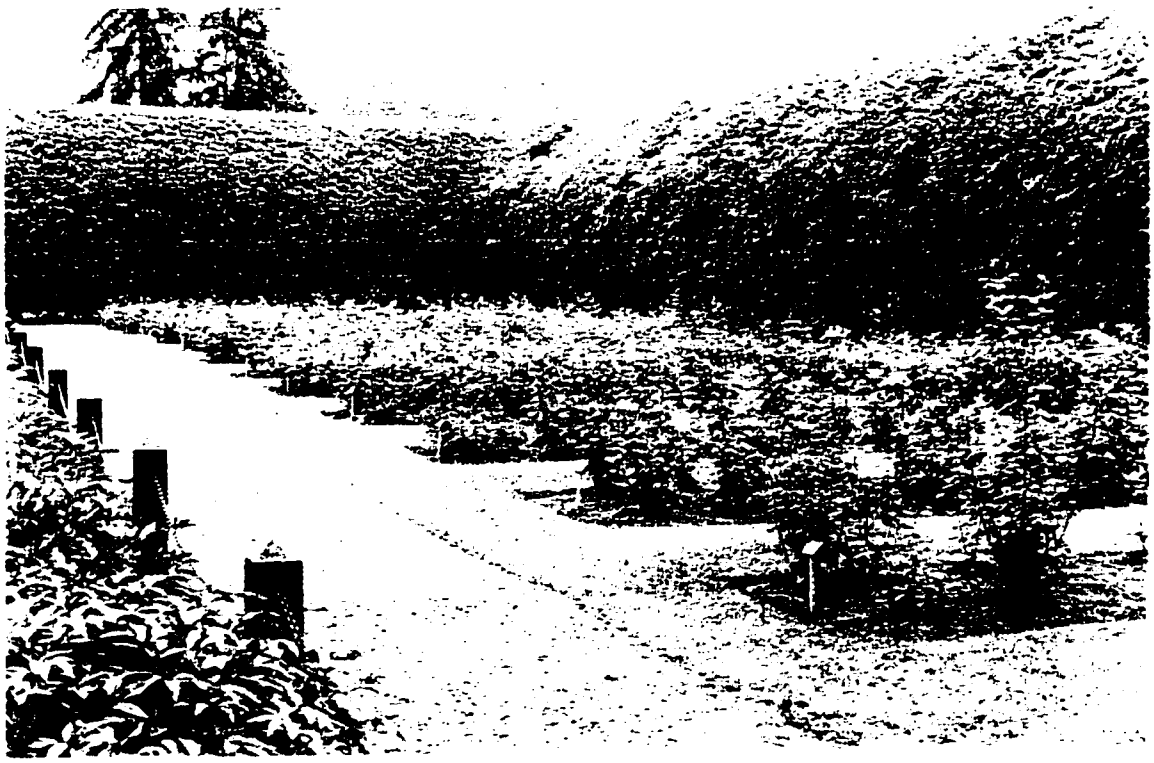


Figure 4.112: Rose beds, view looking northeast, 1997. (photograph by author).

Furnishings and Objects

The sundial, during the NPS Ownership Period, was located in the center of the garden, north of FDR and Eleanor Roosevelt's grave monument (figure 4.113). The top, metal "dial" part of the sundial was removed, exact date unknown, and the stone base was in poor condition.

The existing conditions of the sundial is as described above.

The dog grave marker, installed in the Late Roosevelt Ownership Period, for FDR's dog, Chief, was located in the garden directly in front (south) of the sundial. On April 5, 1952, FDR's black-haired Scottish Terrier named Fala died, and according to FDR's wishes, was buried in the rose garden next to Chief's grave (figure 4.114). This grave marker was located 1/2 foot east of Chief's grave. The marker was round, 1 foot in diameter, flush with the grass, and inscribed, "Fala 1940-1952."[54]

The existing condition of the dog grave markers is as described above.

FDR's grave monument has not changed in appearance from the Late Roosevelt Period except for the addition of Eleanor Roosevelt's date of death inscribed under her name (figure 4.115).

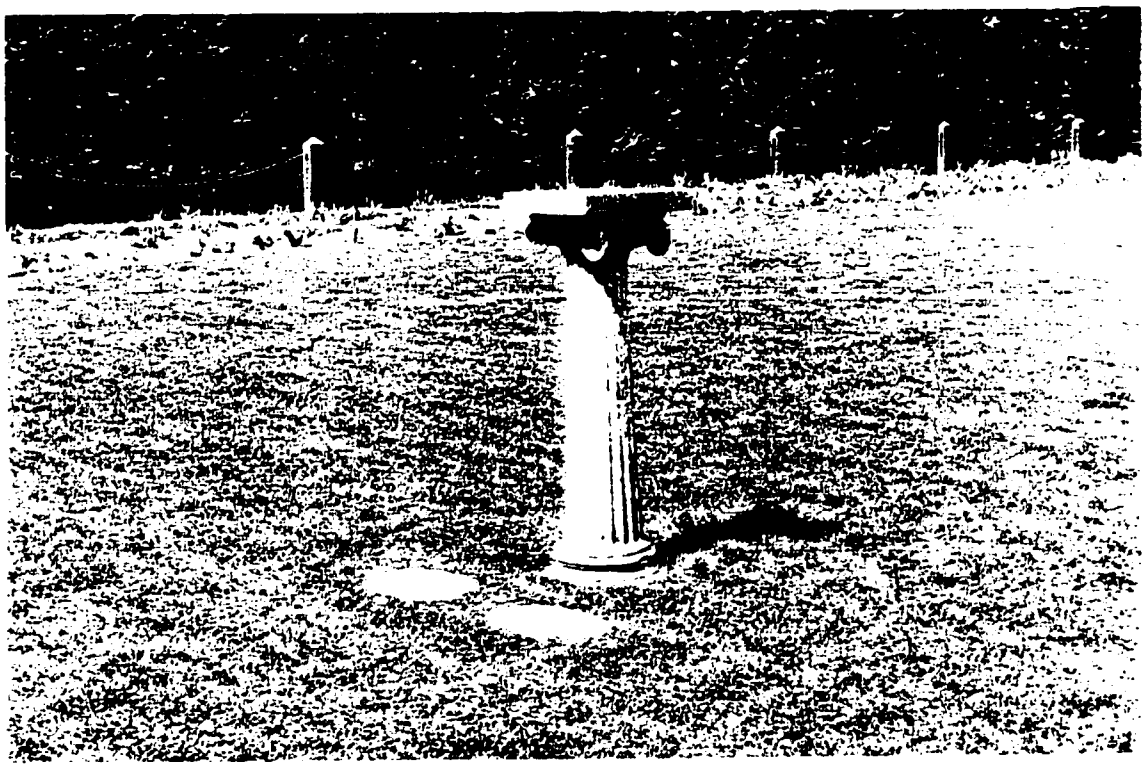


Figure 4.113: Sundial and dog grave markers located in the center of the rose garden, 1997. (photograph by author).

Figure 4.114: Dog grave markers, 1997. (photograph by author).

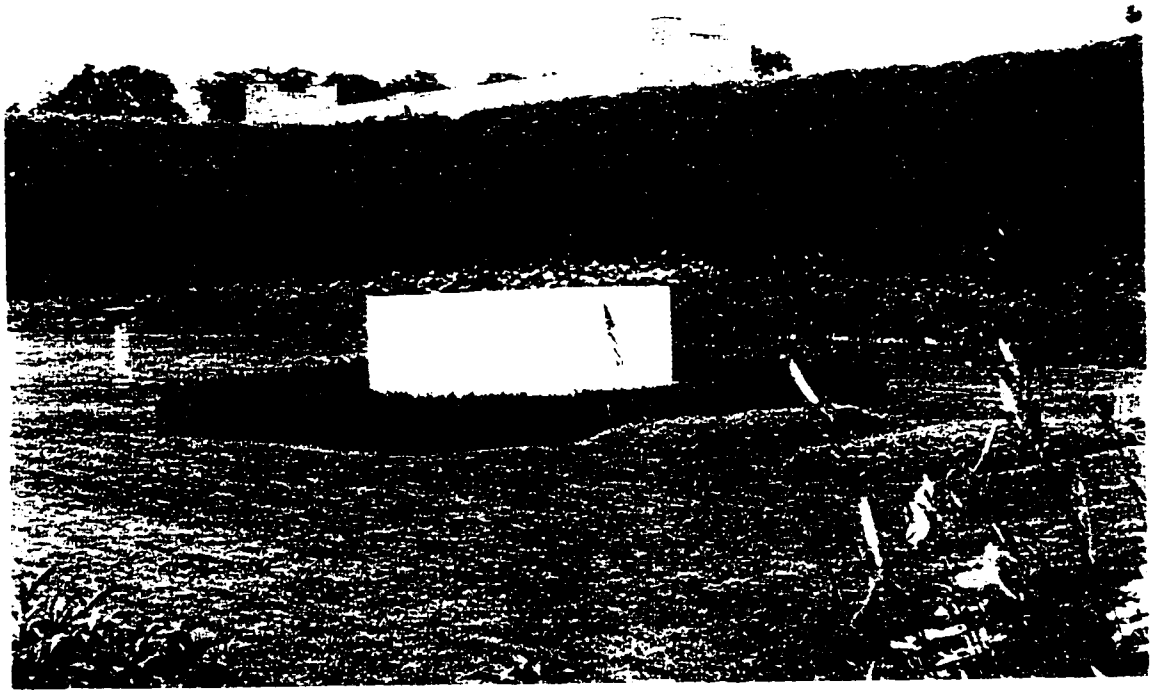


Figure 4.115: FDR and Eleanor Roosevelt's grave monument, 1997. (photograph by author).

A fence was constructed in 1946 to keep visitors away from FDR's grave. It was located along the north side of the southern walk within the rose garden, between the eastern and the western entrance (figure 4.116). This fence was constructed of 3-foot-high wooden posts placed at approximately 5 to 6 foot intervals.[55] They were white in color and joined with two horizontal lengths of rope. By 1969, exact date unknown, the fence was eliminated, providing visitors access to the entire garden.

A post and chain fence was constructed by the NPS in the late 1960s, exact date unknown. The fence was located around the center grass area (see figures 4.104, 4.108, and 4.109). The posts were 1 1/2 feet high, placed at 4-foot intervals, connected with a metal chain, and painted black.

The existing condition of the post and chain fence is a described above.

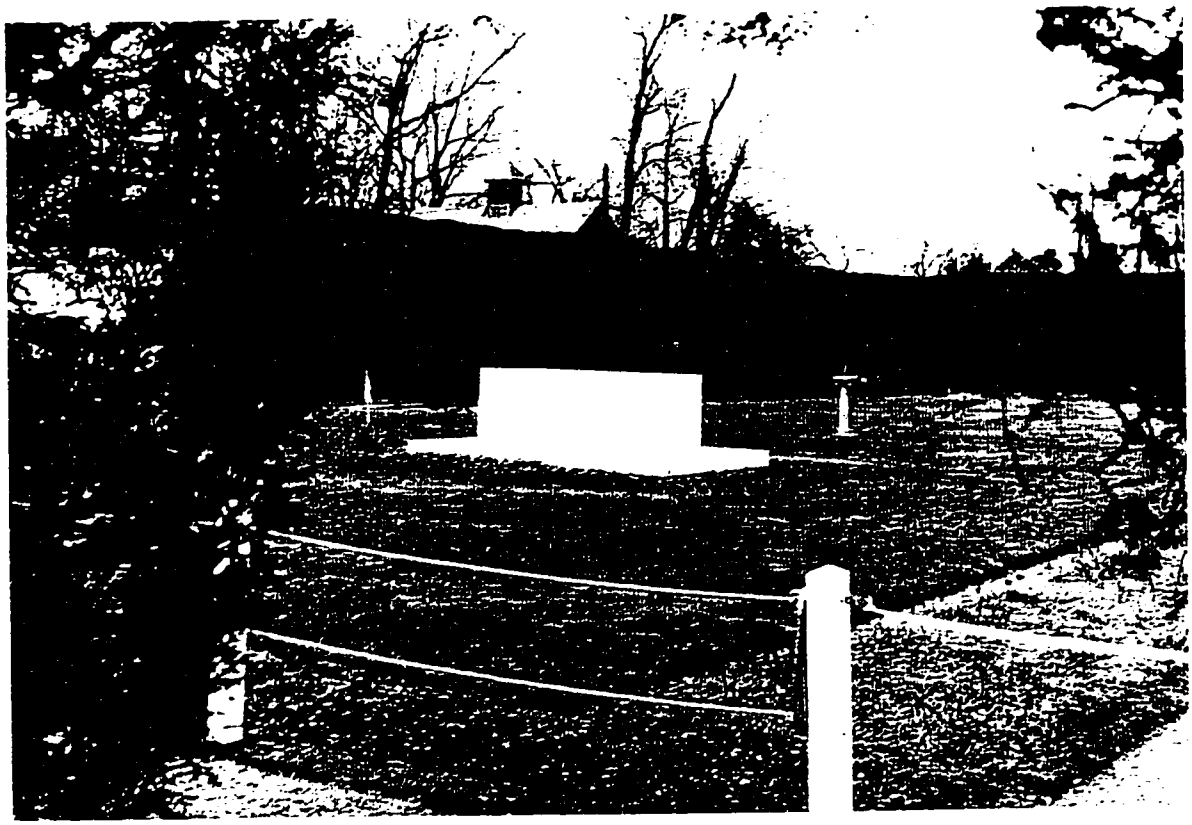


Figure 4.116: Fence located near the southern walkway. April 12, 1946. (Franklin D. Roosevelt Library, Px 53-227 (707)).

A deer fence was installed in 1991 in an attempt to keep deer from eating the perennials and roses within the garden. It is located in the middle of the full length of the hemlock hedge. The brown vinyl-coated mesh fence was 6 feet high (figure 4.117). Gates were located at the two southern entrances and were constructed of a silver metal frame and wire. They were on rollers that retract into the hedge during the day (figure 4.118). The western entrance was closed off by a white metal gate attached to the greenhouse (figure 4.119). This gate was approximately 15 feet long and constructed of three round vertical posts connected to five round metal horizontal pieces spaced 1 foot apart. The gate was 5 feet high. The remaining portion of the entrance was closed off by two movable wood sections of brown fencing 8 foot long by 6 feet high. These pieces were stored next to the greenhouse tool shed during the day (see figure 4.90).

The existing condition of the deer fence is as described above.

An information sign was installed in 1997 within the portion of the hedge east of the greenhouse (figure 4.120). The metal sign was 1 1/2 feet high, 1 foot 2 inches wide, and attached to a 4-foot-high square wood post anchored into the ground. The sign was brown with white letters.

The existing condition of the information sign is as described above.

Figure 4.117: Deer fence located within the hemlock hedge. 1997. (photograph by author).

Figure 4.118: Deer fence gates at south the entrance to the rose garden, 1997. (photograph by author).

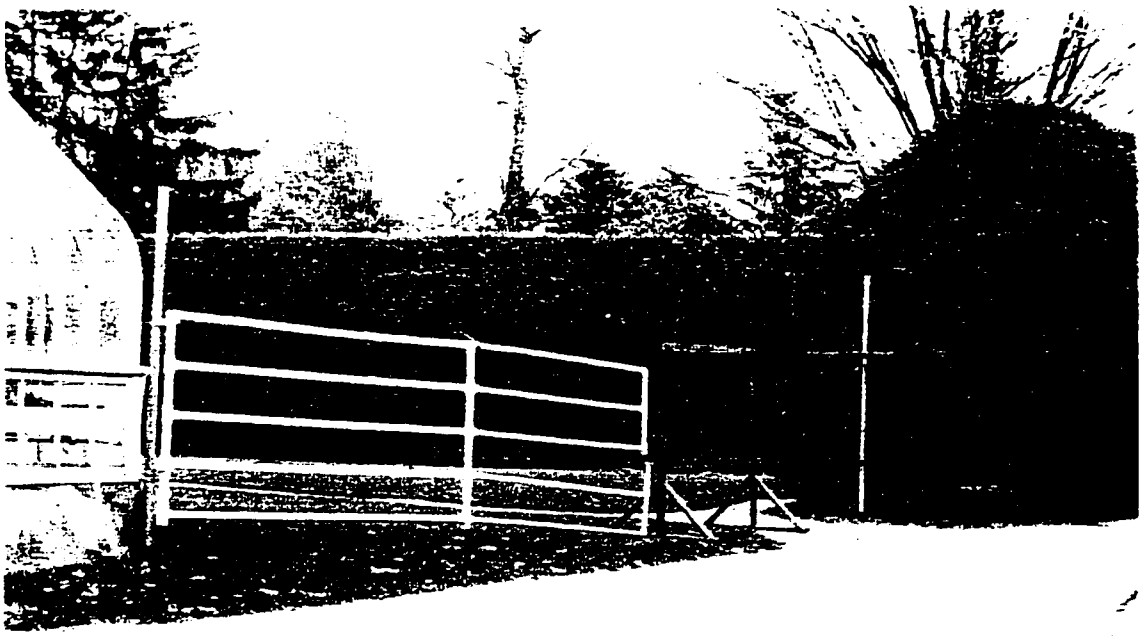


Figure 4.119: Deer fence gates at the west entrance to the rose garden, 1997. (photograph by author).

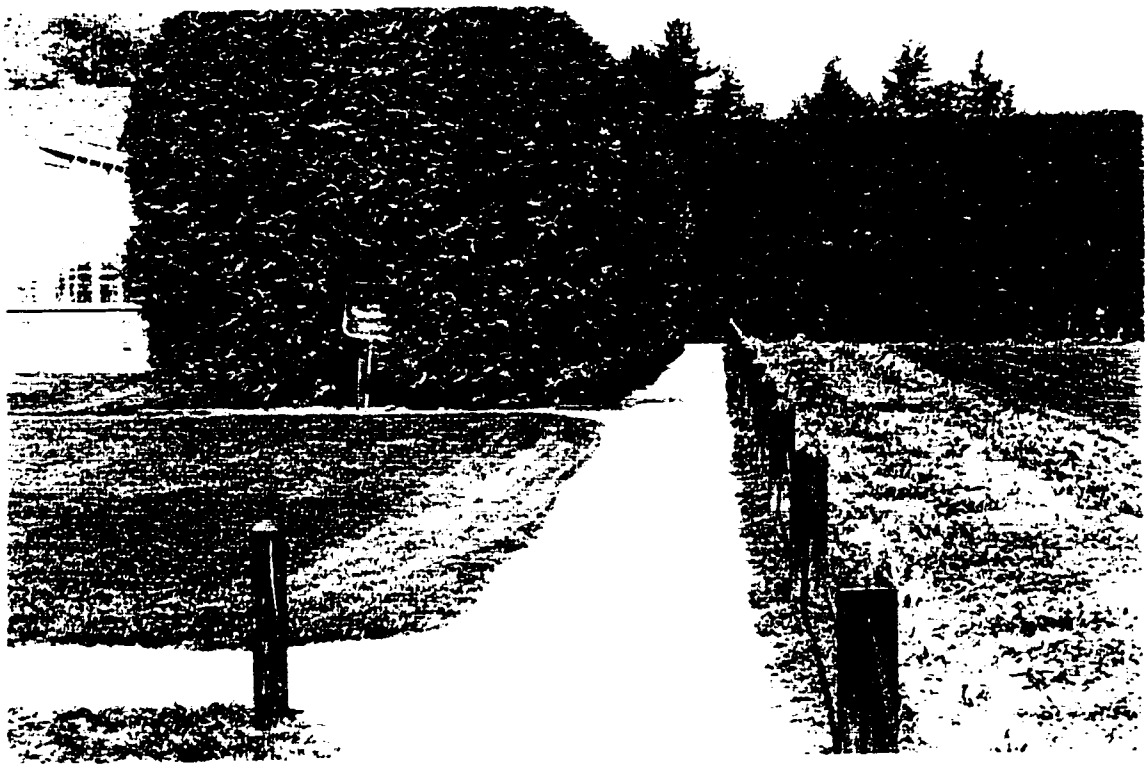


Figure 4.120: Information sign within the hemlock hedge, garden walkways, and fence, 1997. (photograph by author).

Vegetable Garden Subspace

Spatial Organization

The spatial organization of the vegetable garden subspace was dramatically altered in 1948 with the construction of a visitor parking area over the site of the large vegetable garden (figure 4.121). A row of hemlock trees planted directly south of the parking area as a screen segmented the space and eliminated views to the south. Although all the original definers of the space remain, the new screening hedge created two distinct spaces within the original vegetable garden space. The overall spatial configuration of the vegetable garden subspace is unchanged in terms of its shape, size, and defining edges.

Topography

The topography within the large vegetable garden was altered in 1948 with the removal of the large vegetable garden and construction of a visitor parking area. Although the ground is still relatively flat, major grading and regrading occurred within the area.

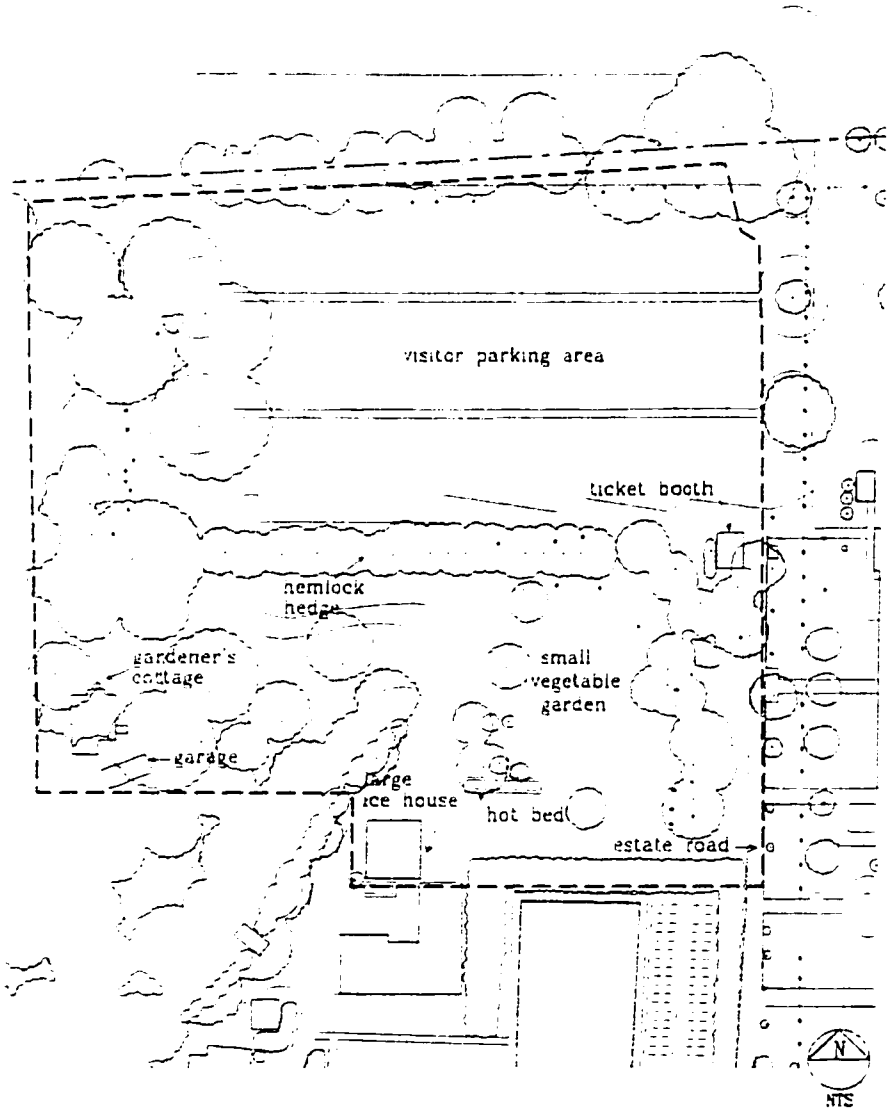


Figure 4.121: Spatial organization of the vegetable garden subspace. (K. Baker and G. Dallmann, SUNY CESF, 1998, based on the 1994 HPI map).

Buildings

The gardener's cottage (HS 15) was routinely maintained throughout the NPS Ownership Period. This work included repainting, chimney repair and replacement, and window repair and replacement.[56]

The existing condition of the gardener's cottage is unchanged from the historic period and it is currently used as offices for the National Park Service Public Safety staff (figure 4.122).

Figure 4.122: Gardener's cottage, north and east elevations, 1997. (photograph by author).

The large ice house (HS 09) was enlarged in 1950. The pump house addition was located near the northwest corner of the north elevation. The addition was square, 9 feet (N/S) by 9 feet (E/W), and one story high. The addition was sided with clapboard, color unknown. It had a north sloping shed roof, materials and color unknown. A door was located on the east elevation. The wood shingled roof of the large ice house was replaced in 1950 with asphalt shingles, color unknown.[57] The large ice house was restored between 1968 and 1970, including replacing the asphalt shingles with wood, color unknown, and repairing to the siding and cornices.[58] The pump house addition was removed in 1978.[59]

The existing condition of the large ice house is as described above and is used for storage (figure 4.123).

The gardener's garage (HS 16) was routinely maintained throughout the NPS Ownership Period. This work included repainting and replacing the roof. The gardener's garage was structurally stabilized and rehabilitated in 1993.[60] The building was gray and its roof had gray asphalt shingles.

The existing condition of the garage is as described above and is used for storage (figure 4.124).

Figure 4.123: Large ice house, south and west elevations, 1997. (photograph by author).

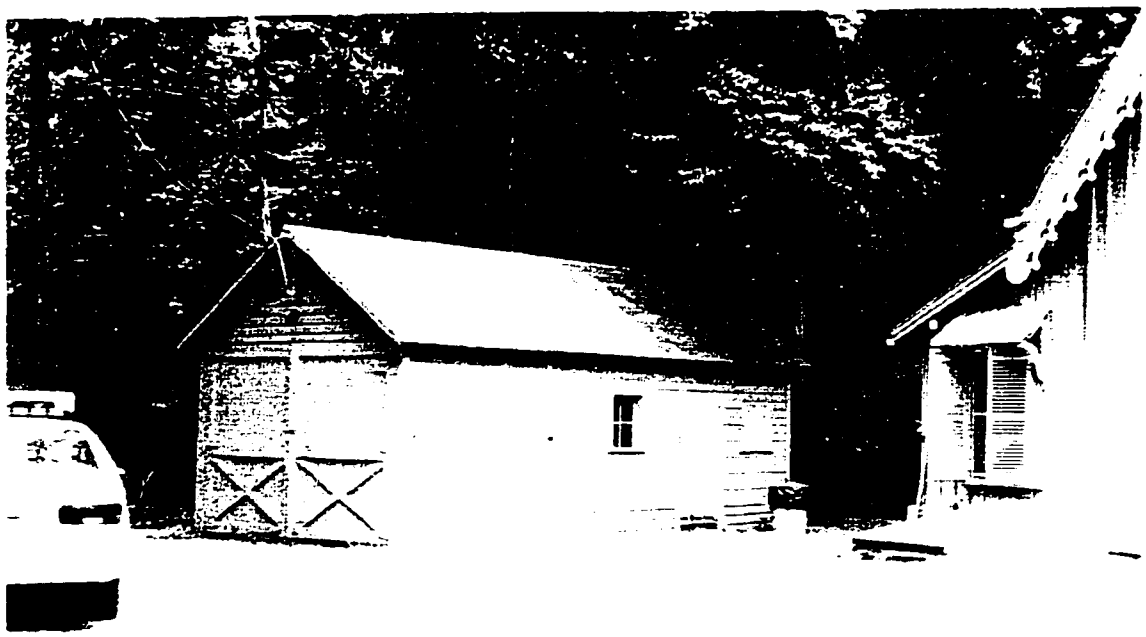


Figure 4.124: Gardener's garage, north and east elevations, 1997. (photograph by author).

The 240th Battalion guard houses were removed during the NPS Ownership Period, exact date unknown.

The secret service building was removed sometime after 1945, exact date unknown.

A ticket booth was constructed in 1948 and located 80 feet west of the library (figure 4.125 and figure 4.126). The building was rectangular, 10 feet long (N/S) by 8 feet wide (E/W), and sided with clapboard painted a light color, exact color unknown.[61] The asphalt shingled, front-gabled roof was light in color, exact color unknown. A door was located near the southwest corner of the west elevation. In 1951 the ticket booth was enlarged with an addition 20 feet long (N/S) by 10 feet wide (E/W) on its west elevation which gave the ticket booth 20 foot by 20 foot in size overall (figure 4.127 and see Appendix P).[62] It was sided with clapboard and the entire roof was reconstructed with a black asphalt, front-gabled roof. A door was located in the center of the south elevation. Between 1965 and 1994, exact date unknown, the color of the ticket booth was changed from the light color to red.

The existing condition of the ticket booth is as described above, and it is used for ticket sales for tours of both Springwood and the library (figure 4.128).

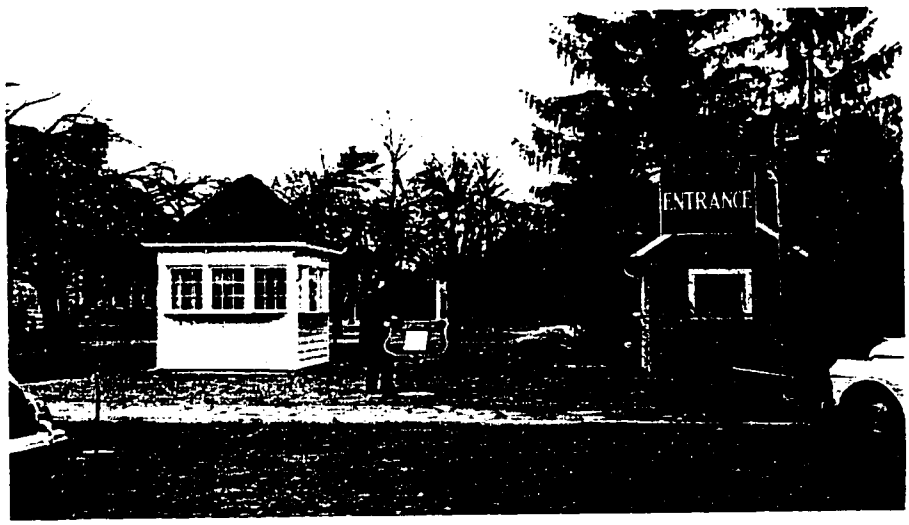


Figure 4.125: Ticket booth (right hand side) and card stand (left), north elevations, c. 1948. (The Home of Franklin D. Roosevelt NHS, neg. series 430-432).

Figure 4.126: Ticket booth (right) and card stand (left), c. 1948. (The Home of Franklin D. Roosevelt NHS, neg. series 430-432).

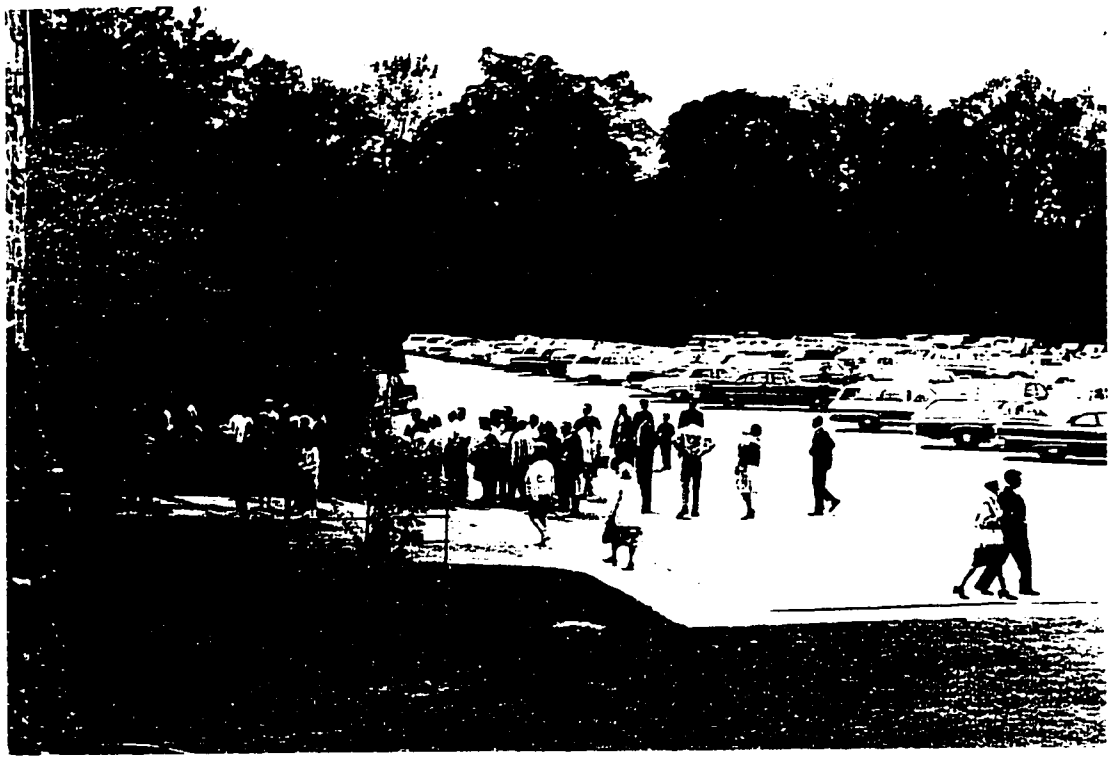


Figure 4.127: Enlarged ticket booth and visitors parking area, east elevation, May 30, 1965. (Franklin D. Roosevelt Library, NPx 65-780 (6)).

Figure 4.128: Ticket booth, north and east elevations, phone booth, trash receptacle, and information sign, 1997. (photograph by author).

A card stand was constructed in 1948 east of the ticket booth (figure 4.129 and see figures 4.125 and 4.126).[63] It was square and approximately 12 feet long by 12 feet wide. Windows were on the north, east, and west elevations, and a door was on the south elevation. It had white clapboard siding and a pyrimidally hipped, black asphalt shingle roof. This structure no longer remains on the site, as it was removed sometime before 1965, exact date unknown.[64]

The fire hose structure, in 1948, was located west of the visitors parking area (figure 4.130). The fire hose structure was relocated 60 feet north of the gardener's cottage, exact date unknown. During its relocation the structure was reoriented so its door was on the south elevation (figure 4.131). It was painted gray and its roof covered with gray asphalt shingles.

The existing condition of the fire hose structure is as described above.

Figure 4.129: Card stand, east elevation, c. 1948. (The Home of Franklin D. Roosevelt NHS, neg. series 430-432).

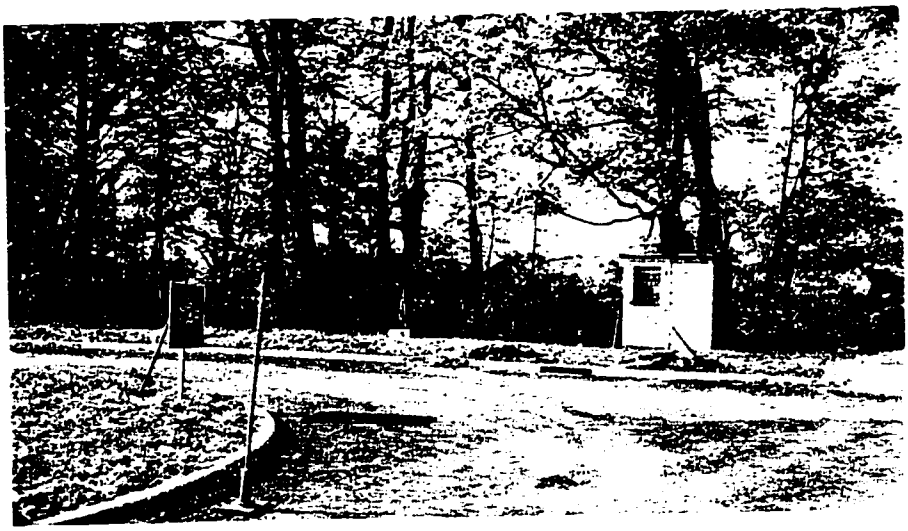


Figure 4.130: Fire hose structure, east elevation, c. 1948. (The Home of Franklin D. Roosevelt NHS photograph collection).

Figure 4.131: Fire hose structure, south and east elevations, 1997. (photograph by author).

Structures

The apiary, constructed in the Late Roosevelt Ownership Period, was located at the northwest corner of the vegetable garden, but was removed from the site in 1948 during the installation of the visitor parking lot.

The hot bed (HS 26), constructed in the Late Roosevelt Ownership Period, is currently used in the summer by National Park Service employees as a holding place for greenhouse plants (figure 4.132).

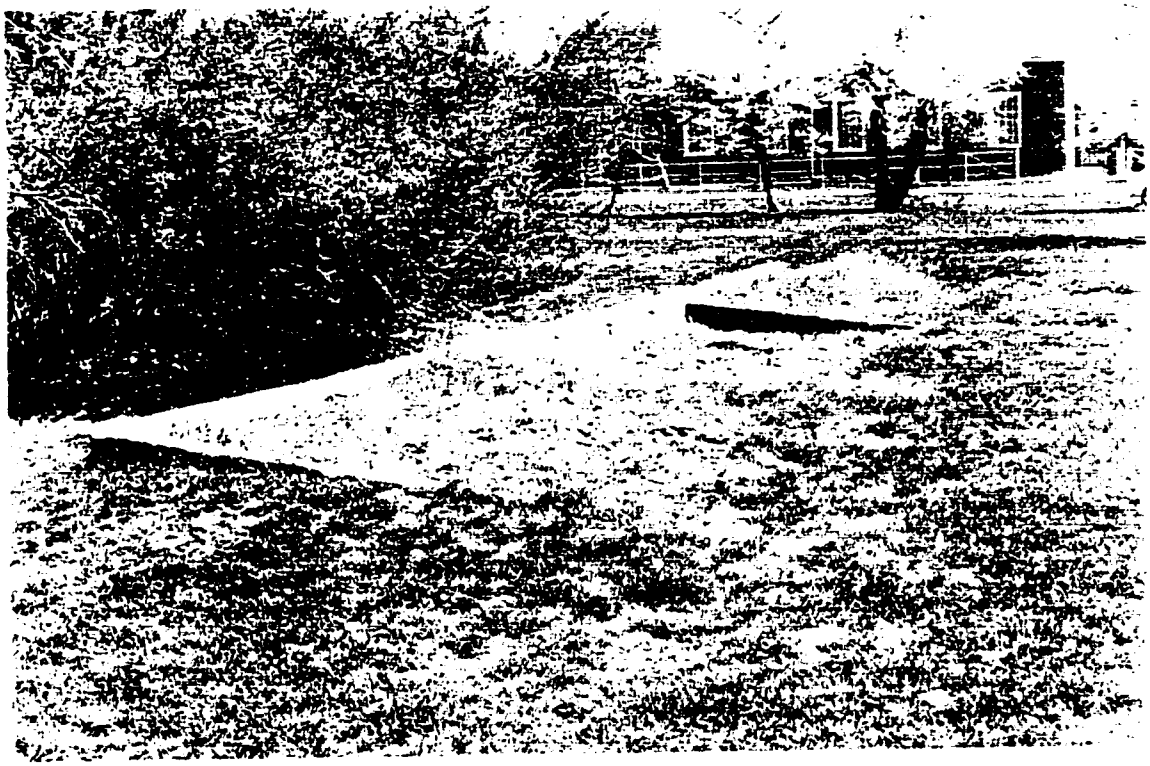


Figure 4.132: Hot bed located in the small vegetable garden, 1997. (photograph by author).

Mechanical Systems

The water faucet, installed in the Late Roosevelt Ownership Period, is located 130 feet north of the large ice house (figure 4.133). The faucet is painted green.

Fire hydrants were added to the property in 1958-59. Four metal fire hydrants are located within the vegetable garden subspace, each are 1 1/2 feet high, and painted red.

Vegetation

Fruit trees, including apple (*Malus* sp.) and cherry (*Prunus* sp.) trees, were added between 1946 and 1947 to the eastern portion of the small vegetable garden, and 7 of them remain today. The small garden was used by the NPS as late as 1965 for growing flowers. After 1965 the beds were left to return to grass, which is the existing condition of the small garden (figures 4.134 and 4.135).

Figure 4.133: Water faucet located in the small vegetable garden, 1997. (photograph by author).

Figure 4.134: Trees within the small vegetable garden, view looking east, 1997. (photograph by author).

Figure 4.135: Trees within the small vegetable garden, view looking west, 1997. (photograph by author).

Four Norway spruce trees (*Picea abies*), from the Late Roosevelt Ownership, are currently located south of the ticket booth (figure 4.136).

A row of hemlock trees (*Tsuga canadensis*) was planted in 1948, located directly south of the visitors parking lot to serve as a screen between the parking lot and the small vegetable garden. (figure 4.137).

Currently 18 hemlock trees remain from the 1948 planting.

When the visitors parking area was expanded northward in the late 1980s, a grassy island was created. Located within this island were the trees that were once part of the historic property boundary line. These trees include a number of horsechestnuts (*Aesculus hippocastanum*), Norway spruce (*Picea abies*), and black locusts (*Robinia pseudoacacia*). The arrangement of the existing trees is unchanged and the mature vegetation provides a partial screen and varying textures between the evergreen and various deciduous vegetation.

Six hemlock trees were planted in 1996 to surround a sculpture located west of the parking lot (figure 4.138). These trees are 5 to 6 feet in height.

Figure 4.136: Norway spruce trees, 1997. (photograph by author).

Figure 4.137: Hemlock hedge located between the parking lot and the site the of small vegetable garden, 1997. (photograph by author).

Figure 4.138: Hemlock trees and sculpture located west of the parking lot, 1997. (photograph by author).

Circulation

The northern half of the estate road, which extended north through the vegetable garden in the Pre, Early, and Late Roosevelt Periods, was eliminated with the construction of the visitors parking lot. After the construction of the parking area in 1948, the southern half continued to serve as an important circulation corridor to move visitors from the parking lot to Springwood. The surface of the road was changed to asphalt, exact date unknown.

The existing condition of the estate road is as described above (figure 4.139).

The garden roads, which ran through the large vegetable garden in the Early and Late Roosevelt Ownership Periods, was eliminated with the construction of the visitor parking lot.

Figure 4.139: Estate road, view looking south, 1997. (photograph by author).

A visitor parking lot was constructed in 1948 in the area where the large vegetable garden was located. The parking lot was approximately 400 feet long (E/W) by 180 feet wide (N/S), and its construction eliminated vegetable plots, fruit trees, and garden roads (figures 4.140, 4.141, 4.142, and 4.143).[65] In the late 1980s the visitors parking area was doubled and expanded northward into the historic Morgan Estate property (see Appendix Q). This new addition was approximately 360 feet long (E/W), including connector roads, by 80 feet wide (N/S) and provided bus and recreational vehicle parking spaces.

The existing condition of the parking lot is approximately 400 feet long (E/W) by 240 feet wide (N/S). It contains approximately 161 parking spaces and 17 spaces for buses or large recreational vehicles (figure 4.144, 4.145, and 4.146 and see Existing Conditions plan). It has an asphalt surface and concrete curbing.

Figure 4.140: Construction of the visitors parking area, sculpture pictured, 1948. (The Home of Franklin D. Roosevelt NHS, neg. # R-399).

Figure 4.141: Construction of the visitors parking area, 1948. (The Home of Franklin D. Roosevelt NHS, neg. series R- 373-391).

Figure 4.142: Construction of the visitors parking area, 1948. (The Home of Franklin D. Roosevelt NHS, neg. series R- 373-391).

Figure 4.143: Construction of the visitors parking area, 1948. (The Home of Franklin D. Roosevelt NHS, neg. series R- 373-391).

Figure 4.144: Visitors parking area, view looking east, 1997. (photograph by author).

Figure 4.145: Visitors parking area, view looking west, 1997. (photograph by author).

Figure 4.146: Visitors parking area, view looking north, 1997. (photograph by author).

A flagstone walkway was constructed in 1948. It was located north of the ticket booth and extended northward through the grassy islands in the visitors parking area. The walkway was 6 feet wide and constructed of brown-colored flagstone.

The existing condition of the flagstone walkway is as described above (figure 4.147).

Furnishings and Objects

The sculpture given to FDR before his death was located at the northwest corner of the library pump house in 1948. The sculpture was relocated at the time of the library's expansion in 1971 and placed northwest of the visitors parking area, at the end of the line of trees located on the historic boundary line. The sculpture was moved in 1990-1991, when the parking area was expanded, to its current location west of the visitors parking area (see figure 4.138).

The existing condition of the sculpture is as described above.

A phone booth was installed during the NPS Ownership Period, exact date unknown. It was located at the southeast corner of the ticket booth (see figure 4.128). It was 4 feet tall and stood on a square metal post.

The existing condition of the phone booth is as described above.

Three information signs, were installed during the NPS Ownership Period, exact date unknown, and located adjacent to the ticket booth and within the small vegetable garden area. The first sign was an interpretive sign for the Eleanor Roosevelt National Historic Site (figure 4.148). It was located south of the ticket booth and adjacent to the estate road. The sign was 3 feet wide and 6 feet high. It was constructed of brown-colored metal.

An information sign with a graphic description of the entire Hyde Park Trail System was located at the northwest corner of the ticket booth (figure 4.149). The sign was approximately 4 feet long and 3 feet high. The map of the Hyde Park Trial system was set at an angle on these posts and was 5 feet long and 2 feet wide. The sign rested on two round, rough-cut, unpainted, wood posts 6 to 8 inches in diameter.

An information sign of the Roosevelt Woods Trail was located at the start of the river road (figure 4.150). The entire sign was 3 feet high and 3 feet long. The map of the Roosevelt Woods Trail was 3 feet long and 2 1/2 feet wide and set within a metal frame. The sign sat on two metal rectangular posts. A metal box, containing maps of the trail, was attached to the sign's northern side.

The existing condition of the information signs is as described above.

Department of Transportation traffic signs, including "No Left Turn," "One Way," and "Do Not Enter" notices are located at various points within the visitors parking area. These signs vary in size and shape.

Figure 4.147: Flagstone walkway in visitor parking area, 1997. (photograph by author).

Figure 4.148: Information sign on the Eleanor Roosevelt National Historic Site, 1998. (photograph by author).

Figure 4.149: Information sign of the Hyde Park Trail System, 1997. (photograph by author).

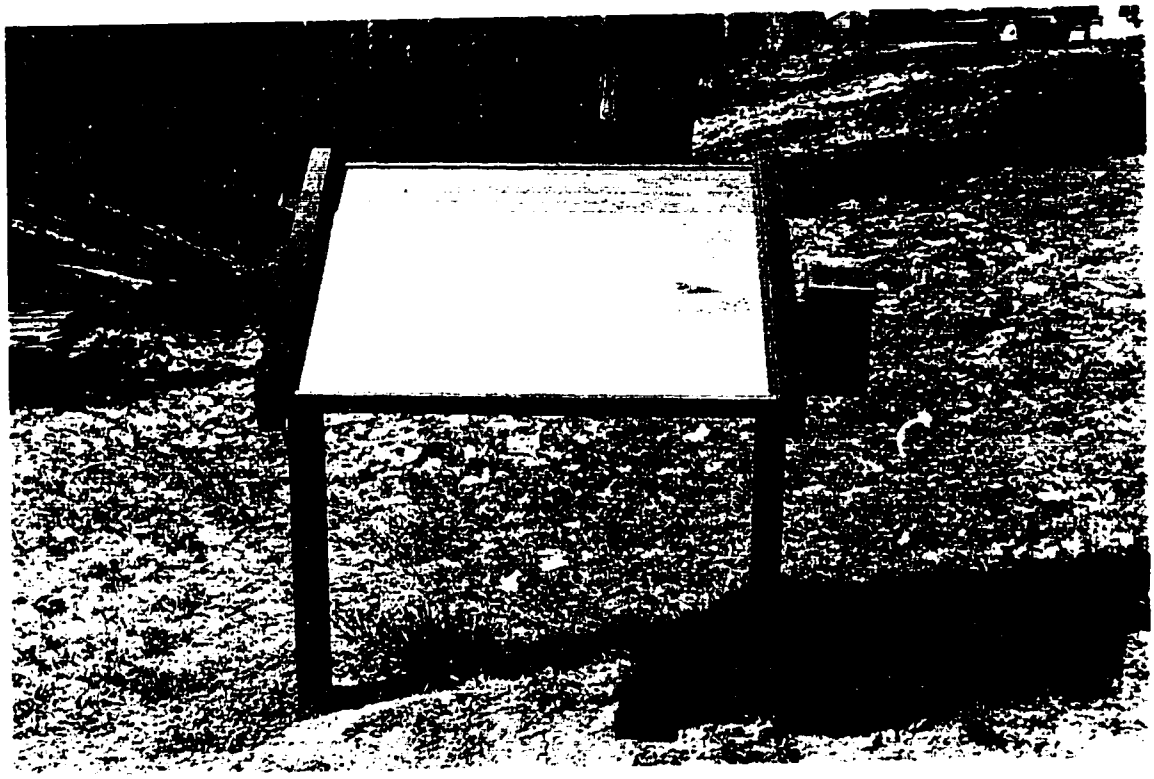


Figure 4.150: Information sign for the Roosevelt Woods Trail, 1997. (photograph by author).

Two benches were installed during this period, exact date unknown. One bench was located at the southeast corner of the ticket booth, and the other 20 feet west of the ticket booth (figure 4.151). The benches were 5 feet long and constructed of metal legs and wooden seats and backrests. The metal portions of the benches were painted black, and the wooden seats and backrests were unpainted.

The existing condition of the benches is as described above.

Two types of trash receptacles were installed during this period, exact date unknown. One type of receptacle was located 15 feet south of the ticket booth (see figure 4.128). It was square, 2 feet by 2 feet, approximately 3 1/2 feet high, and black and brown in color. It was constructed of metal and hard plastic. Two of the other receptacles were located in the grassy area that separated the 1948 and mid-1980s parking lots. They were round, 2 feet in diameter, 3 feet high, and constructed of gray metal.

The existing condition of the trash receptacle is as described above.

Picnic tables were installed during this period, exact date unknown. They were located in the grassy area that separated the 1948 and mid-1980s parking lots (figure 4.152). These tables were 6 feet long by 4 feet wide, the seats were 1 1/2 feet high, and the top of the table was 3 feet high. They were constructed of unpainted wood and gray metal.

The existing condition of the picnic tables is as described above.

Two light fixtures were installed during the NPS Ownership Period, exact date unknown. They were located east of the remaining portion of the estate road. Each light fixture was constructed of brown metal, was approximately 10 feet high with a round light at the top of the pole 1 foot diameter

The existing condition of the light fixtures is as described above.

Figure 4.151: Bench and trash receptacle located south of the ticket booth, 1997. (photograph by author).

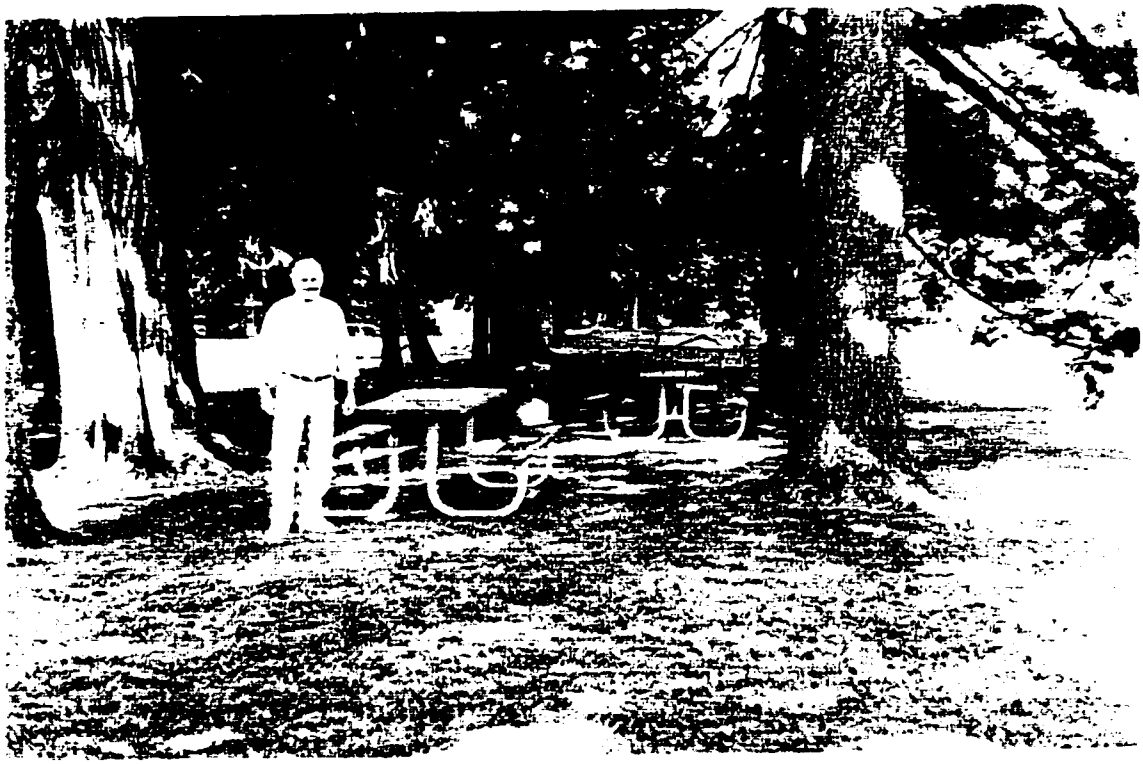


Figure 4.152: Picnic tables located in grassy area between parking lots, 1997. (photograph by author).

WOODLAND SPACE

When FDR donated the 33.23 acres to the NPS, the woodland space was not included. It was left to his family, who sold it shortly after FDR's death. The NPS reacquired the woodland space between 1952 and 1964, many changes occurred. The plantations were left unmanaged, as were roads and the lower field, which was unmaintained and ultimately reverted back to woodland.

Lower Orchard Subspace

Spatial Organization

By 1960 most of the lower orchard had a solid canopy. During the NPS Ownership Period a number of trees have been replaced producing an uneven and open canopy. The spatial configuration of the lower orchard subspace is unchanged in terms of its shape, size, and defining edges (figure 4.153).

Topography

The topography of the lower orchard remains unchanged.

Vegetation

The lower orchard was intact in 1946, but soon was overgrown. The two western rows were replanted in 1981-1982 and include such apple species as Yellow Newtown (*Malus* "Yellow Newtown"), Macintosh (*Malus* "Macintosh"), Macoun (*Malus* "Macoun"), and other unidentified species. The two eastern rows were replanted in 1982 and include such apple species as Baldwin (*Malus* "Baldwin"), Golden Russet (*Malus* "Golden Russet"), Stayman Winesap (*Malus* "Stayman Winesap"), and other unidentified species.

Historic apple trees which were identified in 1994 to be Macintosh (*Malus* "Macintosh") and Golden Delicious (*Malus* "Golden Delicious"). In 1995, six of the oldest trees were removed and replaced with propagated cuttings from historic material.

Currently, many of the trees are in decline, and the area became overrun with poison ivy (figure 4.154 and figure 4.155).

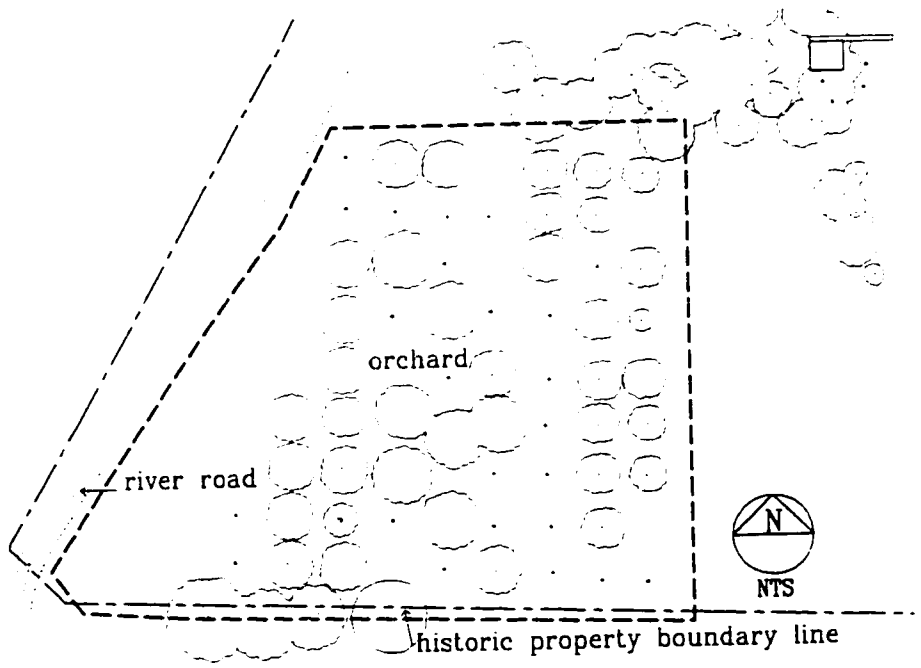


Figure 4.153: Spatial organization of the lower orchard subspace. (K. Baker and G. Dallmann, SUNY CESF, 1998, based on the 1994 HPI map).

Figure 4.154: Lower orchard, view looking southwest, 1997. (photograph by author).

Figure 4.155: Lower orchard, view looking northwest, 1997. (photograph by author).

River Wood Lot Subspace

Spatial Organization

The overall spatial configuration of the river wood lot subspace is unchanged in terms of its shape, size, and defining edges (figure 4.156).

Topography

The topography was altered in 1959 with the construction of a furnace house. Moderate grading occurred, but the extent of the change to the grade is unknown. The remaining topography of the river wood lot is unchanged.

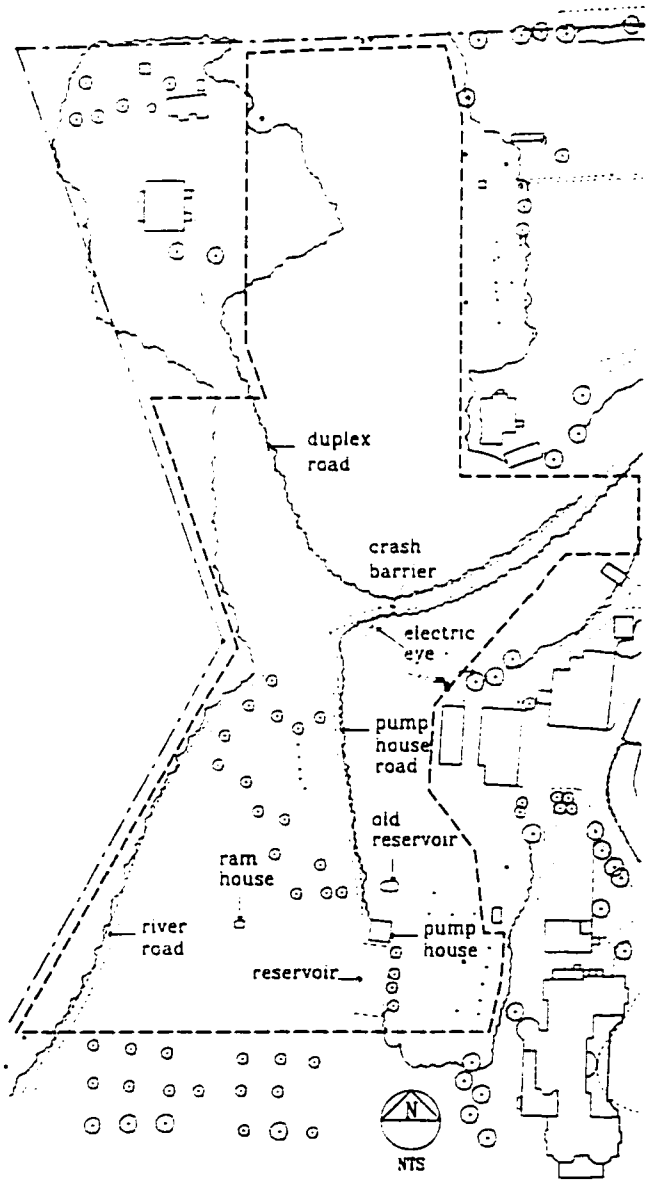


Figure 4.156: Spatial organization of the river wood lot subspace. (K. Baker and G. Dallmann, SUNY CESF, 1998, based on the 1994 HPI map).

Buildings

The pump house (HS 13) was no longer used after 1959 when it was replaced with a new water distribution system that connected the site to the Hyde Park Fire and Water District.[66] Electricity to the pump house was discontinued between 1959 and 1974. The original roof shingles, which were wood, were replaced with black asphalt shingles.

The existing condition of the pump house is as described above (figure 4.159).

The 240th Battalion guard houses were removed during this period, exact date unknown.

A furnace house was constructed in 1958 located 80 feet west of Springwood, on the ridge slope (figure 4.157). It was almost square in shape, 14 feet 8 inches (N/S) by 16 feet 8 inches (E/W). The east side of the structure was built into the slope and extended westward over the slope on concrete supports. The structure was rectangular, 16 feet 8 inches long (N/S) by 14 feet 8 inches wide (N/S) and 7 feet high. The furnace house was constructed of concrete block and painted gray. It had a flat roof with tar and gray gravel. A door was located near the northwest corner of the west elevation. A stairway was located from the top of the ridge to the north side of the structure. It was approximately 40 feet long and 4 feet wide. The stairs were constructed of concrete with metal tubing handrails. The furnace house was enlarged, date unknown. The addition was located on its west elevation and was rectangular, 14 feet 8 inches long (N/S) and 4 feet wide (E/W), and 7 feet high. The addition was constructed of wood and painted gray. It had a flat roof with tar and gray gravel. The door was located near the northwest corner of the north elevation.

The existing condition of the furnace house is as described above (figure 4.158).

Structures

Currently the ram house, extant from the Late Roosevelt Ownership Period, is extremely deteriorated.[67]

Mechanical Systems

Currently the old reservoir, extant for the Late Roosevelt Period, exists in its historic location north of the pump house (figure 4.160).

Figure 4.157: Masonry furnace house, view looking east, 1958. (The Home of Franklin D. Roosevelt NHS).

Figure 4.158: Masonry furnace house, north elevation, 1998. (photograph by author).

Figure 4.159: Pump house, south elevation. 1998. (photograph by author).

Figure 4.160: Old reservoir. 1998. (photograph by author).

Circulation

The river road leading from the parking lot to Mericnes Kill dam was paved with asphalt in the early 1970s, and used as an interpretive trail. This work did not alter the road's alignment.

The existing conditions of the rover road are as described above (figure 4.161).

The pathway, what ran from the river road to stairs near the shed, reverted back to grass during the NPS Ownership Period, date unknown. The stairs exist but their condition was not evaluated for this report.

Water Features

The Roosevelt Cove exists but its condition was not evaluated for this report.

Furnishings and Objects

Stone walls, extant from the Early Roosevelt Ownership Period, still exist adjacent to the river road.

The posts from the crash barriers currently remain on either side of the river road just east of where it splits for the duplex (figure 4.162). The posts are rusted.

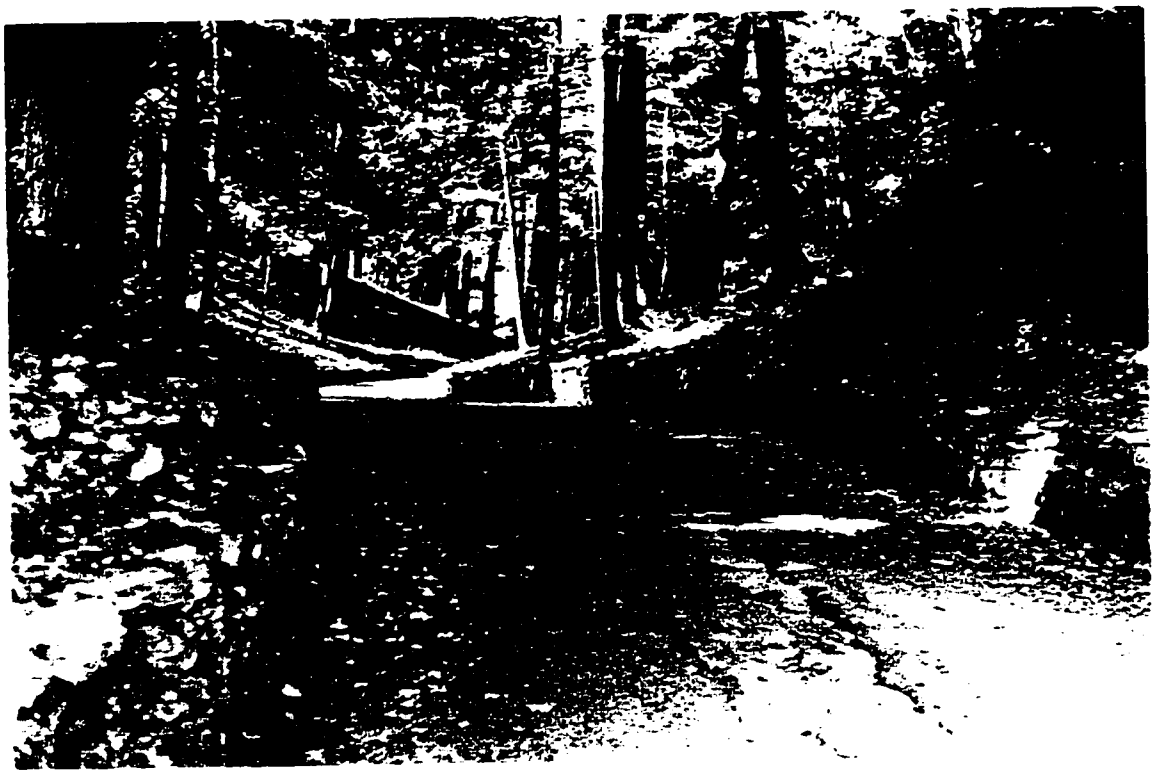


Figure 4.161: River road, view looking west, 1997. (photograph by author).

Figure 4.162: Posts from the crash barrier, river road, 1998. (photograph by author).

An interpretive audio station was constructed between 1966 and the early 1970s to provide visitors with a self-guided tour (see Appendix R). It was one of two on the property and was located on the east bank of the pond. The audio station was rectangular and 11 1/2 feet long. The audio station had two sections, a bench and a stone audio housing unit. The bench was rectangular, 8 feet long by 1 feet 4 inches wide and 1 1/2 feet high. The bench was constructed of eight wood pieces 8 feet long by 2 inches wide. The bench was set on two stone forms that were 1 foot 2 inches square and 1 1/2 feet high. It was constructed of brown-colored stone. The stone audio housing was adjacent to the bench and was 2 feet 2 inches square and 2 feet 9 inches high. The speaker and activating button were located in the center of the unit. The audio portion of the interpretive station including the speaker was dismantled, date unknown.

The existing condition of the interpretive audio station is as described above (figure 4.163).

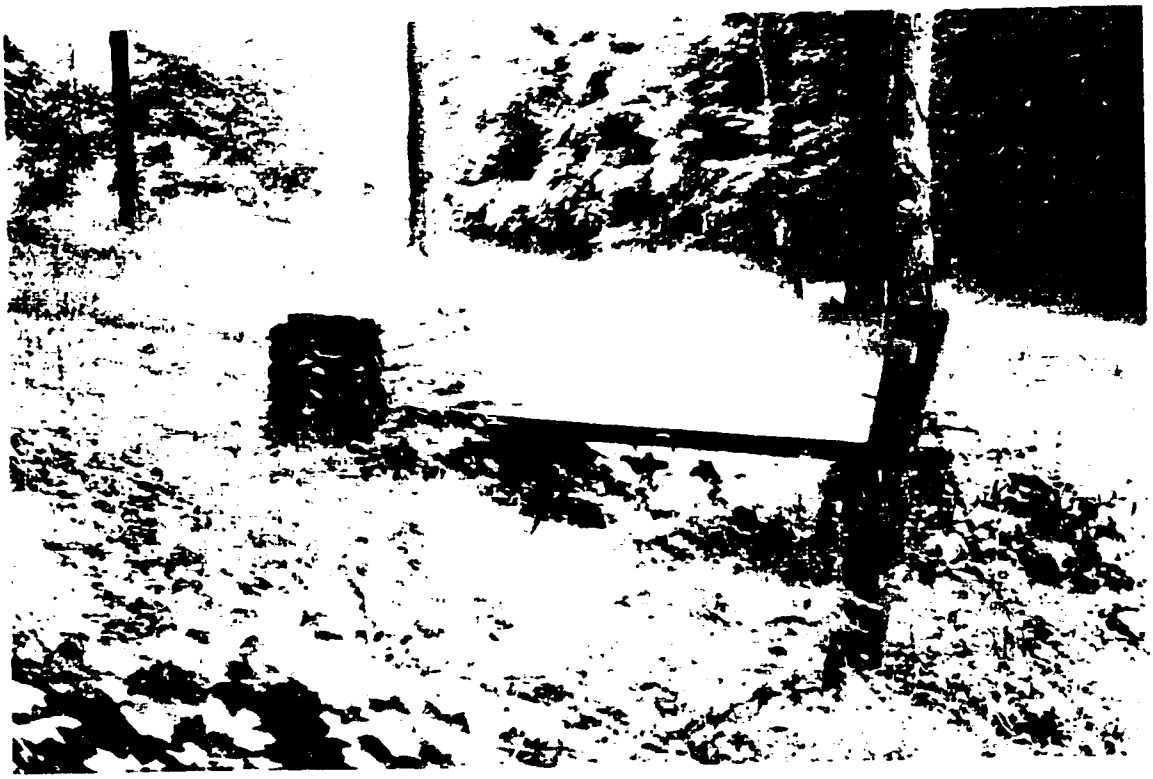


Figure 4.163: Interpretive audio station, 1997. (photograph by author).

Pond/Dam Subspace:

Topography

The topography of the pond/dam remains unchanged.

Structures

Currently the exterior of the ram house (HS 30) is extremely deteriorated (figure 4.164).[68]

Mechanical Systems

The dam (HS 31) was rehabilitated in 1972 which included installing a new sluice gate and repairing the dam wall.[69] The dam was repaired again that year after the pond was allowed to fill back up and water flowed around its sides. The repairs included extending the west side of the dam 12 feet and the east side 6 feet. The extensions were constructed of local brown-colored fieldstone. Two inches were removed from the top of the dam and a new concrete top constructed.[70]

The existing condition of the dam is as described above, although the dam is leaking around the eastern support wall and is again in need of repair (figure 4.165 and figure 4.166).

Figure 4.164: Ram house, south elevation, 1998. (photograph by author).

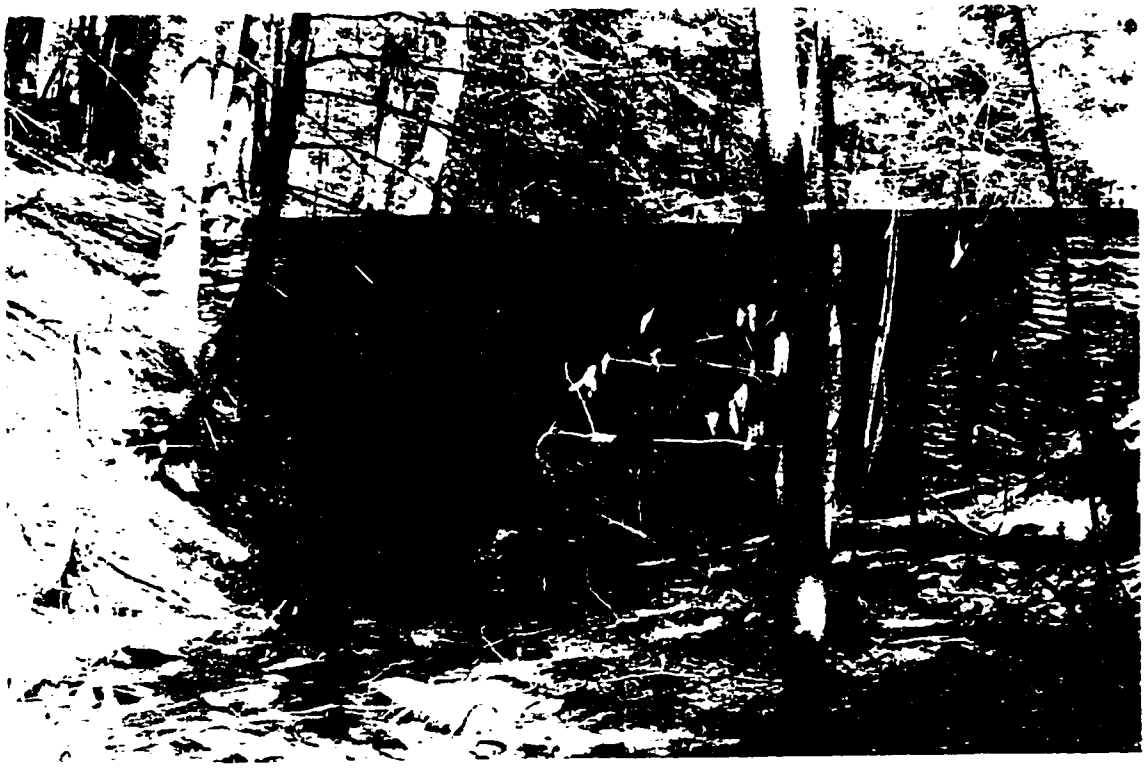


Figure 4.165: Dam, south elevation, 1998. (photograph by author).

Figure 4.166: Top of the dam and sluice gate, 1998. (photograph by author).

Water Feature

The pond was dredged in 1972, but its size and shape remained unchanged. Currently the pond contains a large amount of silt (figure 4.167).

Furnishings and Objects

The rustic bridge handrails, which were part of the bridge to the south of the dam that spanned Meriches Kill, were removed during the NPS Ownership Period, date unknown (figure 4.168). The bridge base and two concrete sections that are 4 feet long by 1 1/2 feet wide remain.

An audio interpretive station, between 1966 and the early 1970s, was located to the east of the dam (see description in River Wood Lot Subspace).

Currently this bench and the stone column housing the audio remains near the dam (see figure 4.159).

Figure 4.167: Pond, view looking northeast, 1998. (photograph by author).

Figure 4.168: Rustic bridge located near the dam, 1997. (photograph by author).

Lower Field Subspace

Spatial Organization

The spatial organization changed dramatically throughout this period, as at one time the entire south field reverted from meadow grass to densely vegetated trees and understory. Although the space is smaller than it was historically, its definers have remained the same. The definers include vegetation to the north, vegetation of the woodland to the south and west, and the ridge line to the east.

Topography

The topography of the lower field may have been altered during the NPS Ownership Period when stumps from successional vegetation that took over the lower field were removed, but the extent of the change to the grade is unknown.

Buildings

The 240th Battalion guard houses were removed during this period, exact date unknown.

Vegetation

The lower field was not included in the original 33.23 acres given to the United States for the historic site. The field was no longer maintained and began to revert into woodland in 1945, and by 1984 the lower field had reverted to successional forest growth (see figure 4.50). Over time, the land between Springwood and the river and that of the lower field was reacquired by the NPS. The lower field was cleared in 1989 to reestablish its historic shape, size, and use as a meadow (see main lawn section for discussion of how changes in lower field affected the view).

The existing condition of the lower field is as described above (figure 4.169).

Furnishing and Objects

The stone wall, extant from the Early and Late Roosevelt Periods, west of the lower field remains today. Portions of the wall are collapsing. The wall ranges from 1 to 3 feet high and from 1 to 1 1/2 feet wide.

Figure 4.169: The lower field, 1998. (photograph by author).

Duplex Compound Space

Spatial Organization

Three of the buildings within the space were removed between 1946 and 1960, eliminating the internal subspaces in the duplex compound subspace (figure 4.170). Despite this, the overall spatial configuration of the duplex compound subspace is unchanged in terms of its shape, size, and defining edges.

Topography

The topography of the duplex compound was altered between 1946-1960, exact date unknown, with the removal of the duplex compound outbuildings. The extent of changes to the grade are unknown.

Buildings and Structures

The duplex (HS 20) was routinely maintained from 1945 until 1957. It was vacated due to its deteriorated condition in 1959. Demolition of the building was proposed, but it was rehabilitated in 1963.[71] Between 1963 and 1988 the duplex was painted, color unknown, and the roof reshingled with asphalt shingles many times, color unknown.[72]

The duplex is currently gray with black trim. Its roof has black asphalt shingles. The duplex is used as a private residence for National Park Service staff (figure 4.171).

The duplex garage, chicken coop, and privy outbuildings were removed between 1946 and 1960, exact date unknown.

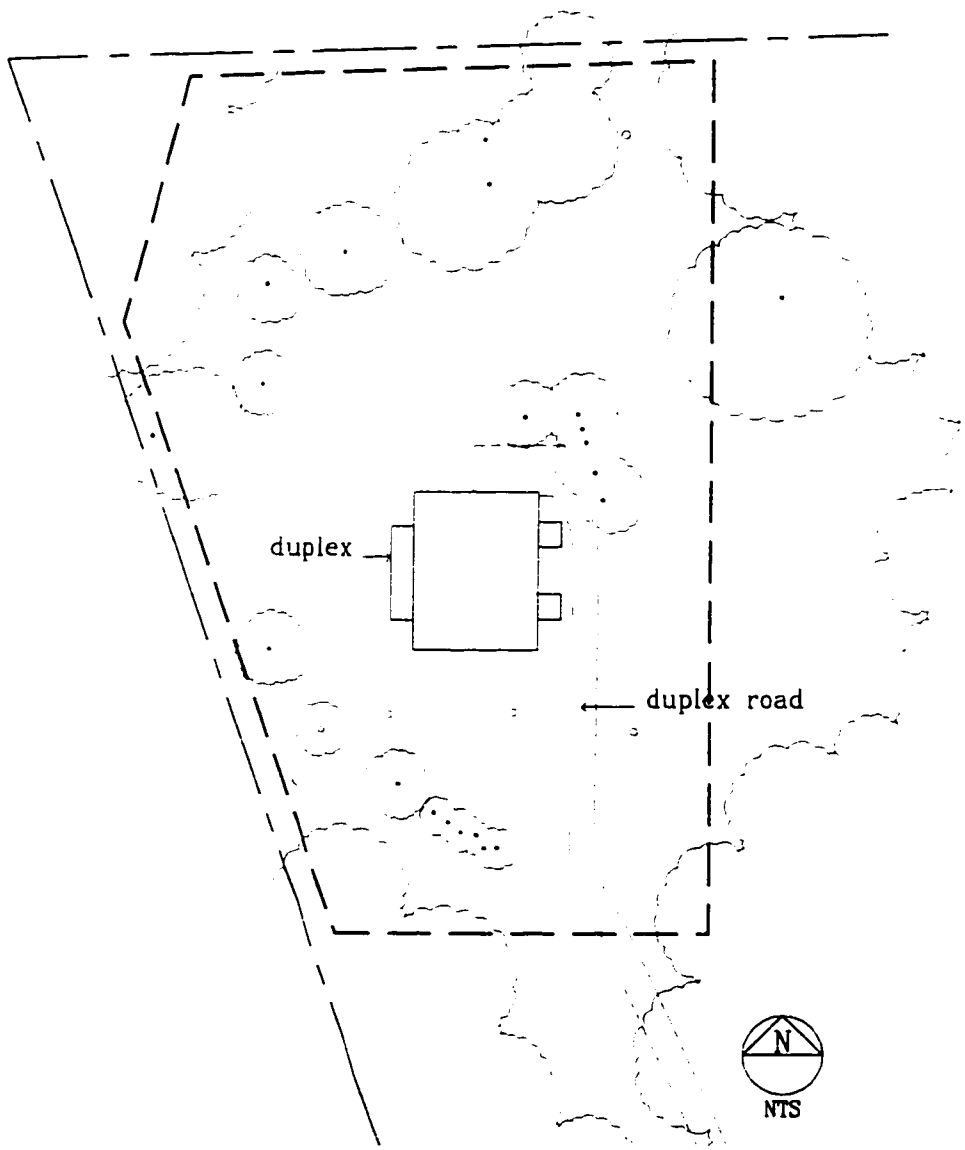


Figure 4.170: Spatial organization of the duplex compound subspace. (K. Baker and G. Dallmann, SUNY CESF, 1998, based on the 1994 HPI map).

Figure 4.171: South elevation of the duplex, 1998. (photograph by author).

Plantation Subspaces

Topography

The topography of the plantation subspaces was not evaluated for this report.

Vegetation

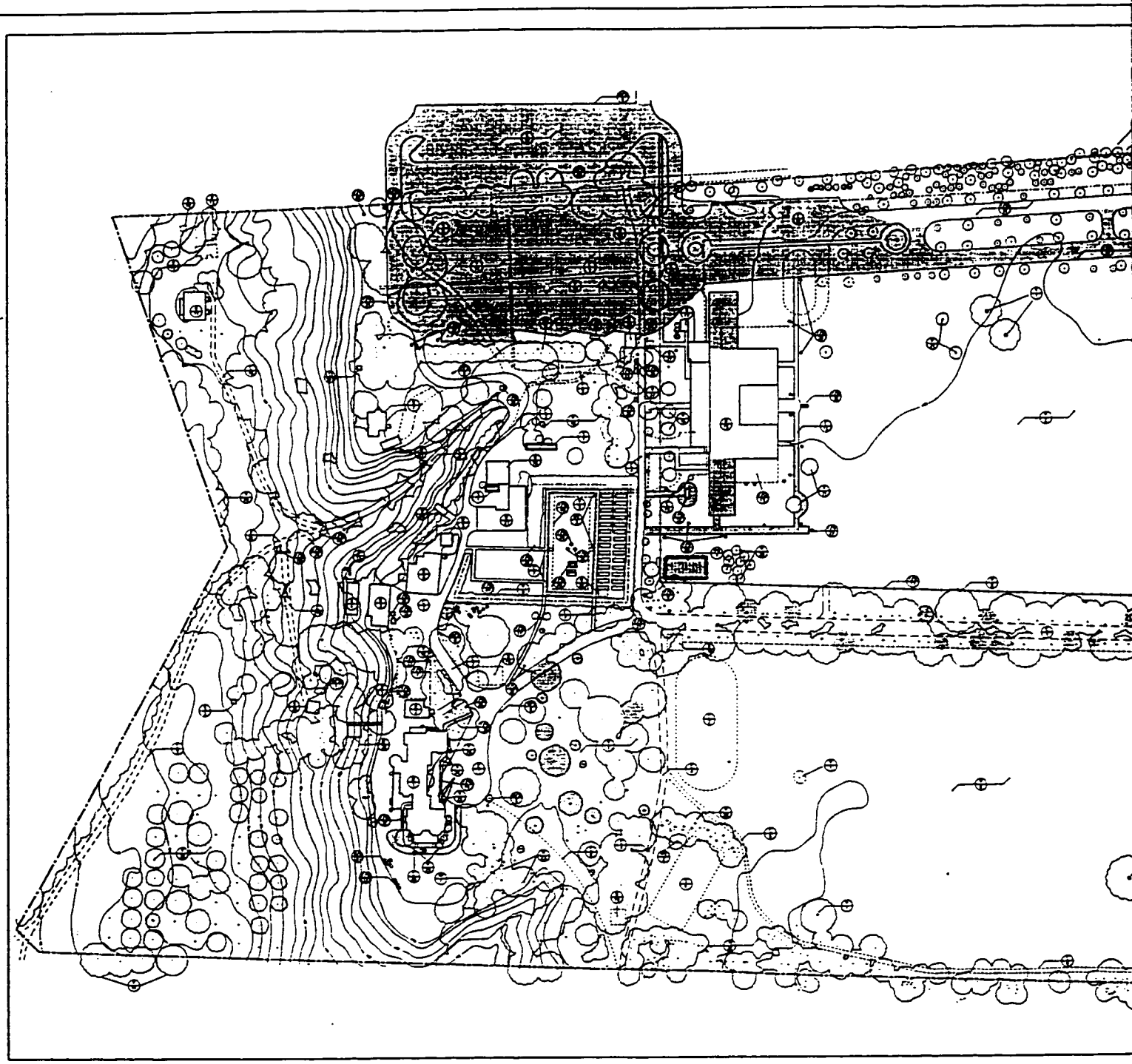
In 1954 the National Park Service Regional Forester completed a report that suggested treatment of the forest plantations at the Home of FDR NHS. It stated:

> We would suggest a simple loop trail through the plantations to be exhibited. Undergrowth and vines which obstruct the view could be cut back in the trailside areas "feathering out" the cutting so that visitors can see 50 to 75 feet into the plantations on each side of the trail. Within the strips to be treated, dead trees may be cut and flattened to the ground and the other cut material may be disposed of in the same manner. Poison ivy will need to be kept in check within and close to the trails.
>
> Clearing out the undergrowth and opening up conditions throughout the plantations will probably invite sufficient trampling and soil compaction to be detrimental to the planted trees. In that respect the treatment of the Roosevelt plantations for the exhibit purposes should, of necessity, be more restricted than is sometimes applied to strictly commercial forest plantations.[73]

The plantations exist, but an in-depth analysis of each plantations condition was not completed for this report.

Summary

During the National Park Service Ownership, which still continues today, many changes were made to the property to allow for visits by the public. Although the original NPS acreage only included 33.23 acres of the Roosevelt estate, more than 200 acres of FDR's estate was reacquired throughout this period. This acquisition of land protected and buffered the site from the development on adjacent properties. Other changes that occurred included the elimination of the historic vegetable garden, the creation of the visitors parking area, and the rehabilitation of historic buildings for interpretive and informational purposes.



CULTURAL LANDSCAPE REPORT: THE HOME OF FRANKLIN D. ROOSEVELT NATIONAL HISTORIC SITE

Prepared for:
UNITED STATES DEPARTMENT OF INTERIOR
NATIONAL PARK SERVICE
Northeast Region
Cooperative Agreement: CA6000-1-9012, 1996-1998

Prepared by:
STATE UNIVERSITY OF NEW YORK
COLLEGE OF ENVIRONMENTAL SCIENCE AND FORESTRY
Faculty of Landscape Architecture, Syracuse, New York
Research Assistant Kristin T. Baker & Project Director George E. Curry

NATIONAL PARK SERVICE OWNERSHIP
EXISTING CONDITIONS: 1945-1998

ALBANY POST ROAD
HYDE PARK
DUTCHESS COUNTY, NEW YORK

Character-Defining Features

GPS Descriptor			
FEATURE	CLASS	FEATURE TYPE (GPS'd)	DATE
Land Organization		North Access Lot	
Buildings	B-10	Library (HS-02)	C-1928-1940
	B-16	gatehouse (HS-03)	C-1928-1940
	B-17	gatehouse (HS-04)	C-1928/ca-1939
	B-18	Caretaker quarters (former)	C-ca.1928/ca-1940
Vanderbilt Gallery	HS-1	air conditioner	C-1970
Vegetation	B-1	cedar and trees	C-1915
	B-2	stone avenue underbrush, trees	C-1915
	B-3	north hedgerow	C-1915
	B-4	Albany Post Road vegetation	C-ca.1930
	B-19	orchard	C-ca.1920-1930
	B-20	Trail trees	C-1915
	B-21	cedar grove hedges	C-1924
	B-22	site plantings	C-ca.1932-1940
	B-23	site dogwood and trees	C-ca.1934-1935
Circulation	C-11	driveway road	C-1924
	C-12	parking lot	1970s/80s/90s
	C-13	Library walkway	C-1928-1930/ca-1940
	C-14	overlooked trail road	C-ca.1930
	C-15	old road	C-1915
	C-16	walkway to woodland	C-1928
Furnishings & Objects	FO-1	Albany Post Road stone wall	C-1915
	FO-2	Booth Shelter boundary marker	C-1935
	FO-3	Library boundary marker	C-ca.1930
	FO-10	stone walled - gatehouse	C-ca.1928-1940
	FO-11	Library bench	C-ca.1928-1940
	FO-12	entrance lights	C-ca.1928-1940
	FO-13	Library entrance sign	1970/80s/90s
	FO-14	outdoor garden	C-ca.1928-1940/ca-1940
	FO-15	Bell of 1928	C-1928
	FO-17	Bell of 1928	C-1967
	FO-18	Entrance signs/plaque	C-1970
	FO-19	Library lights	C-ca.1940-1950
	FO-20	restroom identification sign	C-ca.1940-1950
	FO-21	entrance signs	C-ca.1940-1950
	FO-22	remnants of Tree shelters	C-1928
Land Organization		Existing Road	
Buildings	B-10	Gatehouse guard house	C-ca.1928/40-ca.1940
Vegetation	B-1	cedar and trees	C-ca. 1915
Circulation	C-1	Cedar road	C-ca. 1915
Furnishings & Objects	FO-1	stone wall	C-ca. 1915
	FO-2	cedar walkway/path	C-1927
	FO-6	granite corner	C-ca.1928-1930/ca-1940
Land Organization		South Access Lot	
Structures	S-1	service road (HS-02)	C-ca.1928-1930/ca-1940
Vanderbilt Gallery	HS-1	cedar trees	C-1928
Vegetation	B-1	cedar and trees	C-1915
	B-4	Albany Post Road vegetation	C-ca.1930
	B-5	south avenue underbrush, trees	C-1915
	B-17	trees along south boundary	
	B-19	cedar and hedge	1934
	B-20	planting adjacent to service road	c. 1928
Circulation	C-1	walking paths	C-ca.1928-1930/ca-1940
	C-2	service road	
	C-4	south avenue trees road	
	C-14	overlooked trail road	
	C-15	overlooked trail road	
Furnishings & Objects	FO-1	granite wall	C-1915
Land Organization		Main Lawn	
Buildings	B-1	Springwood (HS-01)	C-1915/20-1930/40
	B-10	Guard Cottage (HS-03)	1970s
	B-13	Gatehouse guard house	C-ca.1928/30-1940
Vanderbilt Gallery	HS-1	Pergola/Arbor	C-1938
Vegetation	B-1	Evergreen tree	
	B-4	Southern hedge	C-ca.1930
	B-13	cedar and shrubbery	C-1940
	B-14	large grove	C-ca.1915
	B-15	grounds	C-ca.1930
	B-16	cedar	C-ca.1930
Circulation	C-1	Cedar road/driveway	C-ca.1930
	C-3	service road	C-ca.1930
	C-7	garden walkways	C-ca.1930/ca-1940
	C-8	path - to Rosecroft	C-ca.1930/ca-1940
	C-10	Temporary walkway	C-ca.1930/ca-1940
Water Feature	W-1	pond/fountain	C-1915
Furnishings & Objects	FO-17	cedar posts	C-ca.1930
	FO-18	handrails	C-1932
	FO-21	walkway rail	C-ca.1930/ca-1940
	FO-28	trash receptacle	C-ca.1930/ca-1940
	FO-31	benches	C-1935-1937
	FO-34	light fixtures	C-1935-1937
	FO-35	entrance signs	C-1935-1937
	FO-36	recreational rocks	N/A
	FO-37	rail planters	N/A
Land Organization		Service Area	
Buildings	B-1	Rosecroft (HS-17)	C-ca. 1930
	B-3	garage/staff/Tenant Apartment (HS-05)	C-ca.1928/30-1930/40-1970s
	B-11	Garage (HS-07)	C-1931
	B-12	Shed (HS-08)	C-1931
	B-1	south car house (HS-09)	C-ca.1930

NATIONAL PARK SERVICE OWNERSHIP
EXISTING CONDITIONS: 1945–1998

ALBANY POST ROAD
HYDE PARK
DUTCHESS COUNTY, NEW YORK

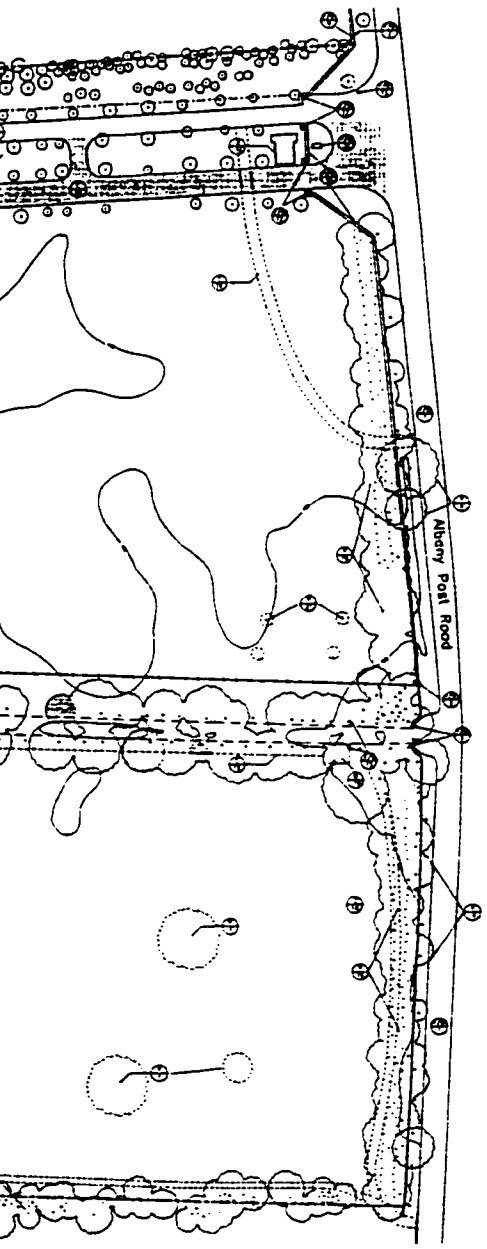
DRAWING #
1795-737-00075
DRAWN BY:
GUSTAVO DALLMANN
SHEET #
1 of 1
DATE February 1999

MAP SOURCE: Location of buildings, roads, topography, and plant material from the United States Department of the Interior Geological Survey for the Home of Franklin D. Roosevelt National Historic Site, 1946.
Location and names of plants from Olmsted Center for Landscape Preservation, Historic Plant Inventory, 1994.
NOTES: The addition or subtraction of some character-defining features is based on archival research conducted for this Cultural Landscape Report
Location of some plants based on field measurements,1997-1998
All locations should be verified by survey

SCALE 1"=60'
0 30 60 120

ORIENT

Existing Contour
Trees removed and not replaced
Trees
Shrubs
Fence line
Building
Historic Symbol
Historical Area
Stone wall
Road centerline
Historic Boundary
Property line
Removed during construction



Character-defining Features

Date notification (+ constructed, - demolished, R= removed, +/- date unknown

HP1 Designation			
FEATURE	CLW	FEATURE NAME (HP1 #)	DATE
Varied Circumstances		North Avenue Mall	
Buildings	B-15	Library (HP1-402)	C-1928-1930
	B-16	gatehouse (HP1-39)	C-1928-1930
	B-17	gatehouse (HP1-39)	C-1934/R-1937
	B-18	Robinson guard house	C-c.1940/R-1970
Vegetation	VB-1	air conditioner	C-1970
	B-1	white ash trees	C-1915
	B-2	white cedar arborvitae/shrub form	C-1915
	B-3	north hedgerow	C-1915
	B-4	Albany Post Road vegetation	C-c.1915
	B-5	orchard	C-c.1920-1930
	B-6	bed trees	C-1915
	B-7	white pine stands	C-1915
	B-8	tulip poplars	C-c.1920-1942
	B-9	elm thousand oak trees	C-c.1930-1935
Circulation	C-11	entrance road	C-1930
	C-12	parking lot	1970/1980/replacing 1915
	C-13	Library walkway	R-1930-1930/R-1970
	C-14	concentrated oak road	C-c.1930
	C-15	oak road	C-1930
	C-16	walkway to residence	C-1930
Furnishings & Objects	F/O-1	Albany Post Road stone wall	C-1915
	F/O-2	patch Thomas boundary marker	C-1930
	F/O-3	Library boundary marker	C-c.1930
	F/O-4	stone walled - gatehouse	C-c.1928-1930
	F/O-11	Library fence	C-c.1970-1980
	F/O-12	entrance lights	C-c.1928-1930
	F/O-13	Library entrance sign	C-c.1930-1940/R-1970, 1980
	F/O-15	visitors gazebo	C-c.1970-1980/R-1997
	F/O-17	bust of 1928	C-1967
	F/O-20	Robinson signalbarrier	C-1970
	F/O-21	Library lights	C-c.1970-1980
	F/O-28	research identification sign	C-c.1970-1997
	F/O-29	vehicular signs	C-c.1970-1997
	F/O-30	remainder of Post vegetation	C-1930
Varied Circumstances		Albany Road	
Buildings	B-10	Robinson guard house	C-c.1972/R-c.1975
Vegetation	B-3	stone wall sites	C-c. 1930
Circulation	C-1	stone road	C-c. 1930
Furnishings & Objects	F/O-1	stone wall	C-c. 1915
	F/O-4	gate entrance	C-1907
	F/O-10	single banner	C-c.1930/R-1970-1997
Varied Circumstances		North Avenue Mall	
Structures	S-1	bronze statue (HP1-39)	C-c.1930/R-1970-1997
Mechanical Systems	MS-2	water tanks	C-1930
Vegetation	B-1	white ash trees	C-1915
	B-3	Albany Post Road vegetation	C-c.1930
	B-4	south avenue arborvitae/shrub forms	C-1915
	B-17	trees along south boundary	
	B-18	white pine hedge	1970
	B-22	plants adjacent to bronze statue	C. 1930
Circulation	C-1	walking surface	C-c.1930/R-1970-1997
	C-3	asphalt road	C-1930
	C-4	south avenue tarvia road	C-1930
	C-14	concentrated oak road	C-1930
	C-15	concentrated oak road	C-1930
Furnishings & Objects	F/O-1	stone wall	C-1915
Varied Circumstances		Main Lawns	
Buildings	B-1	Springwood (HP1-41)	C-c.1930/R-1970/R-1997 removed
	B-19	Home Cottage (HP1-39)	C-c.1930
	B-20	Robinson guard houses	C-c.1972/R-c.1975
Mechanical Systems	MS-1	fire-protection	C-1930
Vegetation	B-3	arborvitae hedge	
	B-4	hemlock screen	C-c. 1930
	B-23	white pine plantation	C-1915
	B-24	large pines	C-c.1915
	B-25	spruce	C-c.1930/R-1970/R-1997
	B-26	white	C-c.1930/R-1970/R-1997
Circulation	C-1	motor road/turnarounds	C-c.1930
	C-2	service road	C-c.1930
	C-3	gravel walkways	C-c.1930/R-1970-1997
	C-4	path - new Gatehouse	C-c.1930/R-1970-1997
	C-20	Gatehouse walkway	C-c.1930/R-1970/R-1997
New Feature	NF-1	pond/fountain	C-1970
Furnishings & Objects	F/O-17	cast statue	C-c.1930/R-1970-1997
	F/O-19	hydrants	C-1930
	F/O-21	address sign	C-c.1930/R-1970-1997
	F/O-26	bike turnstiles	C-c.1930-1970
	F/O-31	benches	C-1970-1997
	F/O-34	light fixtures	C-1970-1997
	F/O-35	information signs	C-1970-1997
	F/O-36	replacement signs	1970
	F/O-37	exit clearance	1970
Varied Circumstances		Service Area	
Buildings	B-2	Assembly (HP1-39)	C-c. 1930
	B-3	Carriage House/Garage/Stable conversion (HP1-39)	C-c.1930/R-1970/C-1974
	B-4	shed (HP1-402)	C-1911
	B-5	shed on house (HP1-401)	C-c.1930

	B-6	wood house (HP1-40)	C-1930
	B-10	greenhouse (see also HP1-37)	C-1911
Structures	S-1	site of (HP1-39)	
Vegetation	B-16	open lot	
Circulation	F-1	service road	C-c.1930
Furnishings & Objects	F/O-1	retaining walls	C-c.1927-1930/R-1970-1997
	F/O-11	lampposts	C-c.1970-1980/R-1997
	F/O-12	Albany Post Road signpost (HP1)	C-c.1970/R-1980-1997
	F/O-13	trash	C-c.1930-1997
	F/O-14	bike rack	C-c.1930-1997
	F/O-15	mail boxes	C-c.1930-1997
	F/O-16	trash receptacles	C-c.1930-1997
Varied Circumstances		New Facility	
Buildings	B-21	gatehouse (HP1-111)	C-1991
	B-22	generator guard house	C-1970, R - c. late 1970s
Structures	S-1	fuel tank (HP1-39)	
Mechanical Systems	MS-1	water heaters	
Circulation	C-2	service bridge	C-c. 1930
	C-3	Tower entrance	C-1970
Circulation	C-7	service walkways	C-1970
Furnishings & Objects	F/O-31	benches	C-1970
	F/O-32	bike racks (removed)	C-1970/R-1997
	F/O-33	flag poles	C-1970/R-1997
	F/O-34	light fixtures	C-1970/R-1997
	F/O-35	information signs	C-1970/R-1997
	F/O-36	trash receptacles	C-1970/R-1997
	F/O-37	exit clearance	1970
	F/O-38	vending machines	
	F/O-43	phone booths	C-c.1930/R-1997
	F/O-44	lampposts	C-c.1930/R-1997
Varied Circumstances		Lower Entrance	
Vegetation	B-28	woodlot	C-1915/R-1930
	B-29	hedge	
Varied Circumstances		Alley Road Lot	
Buildings	B-30	greenhouse (HP1-39)	C-1915
	B-31	Service House	C-1930
Structures	S-1	main house (HP1-40)	C-1915
Mechanical Systems	MS-1	oil reservoir	C-c. 1930/R-1970
Circulation	C-5	drive road	C-1930
	C-16	piazza terrace road	C-1915/R-1970-1980
	C-17	motor path/drive	C-1915/R-1930-1970
Furnishings & Objects	F/O-39	electric sign	C-c.1930/R-1930-1997
	F/O-40	guard shelter	C-c.1930/R-1930-1997
	F/O-41	trash enclosures (other)	C-c.1930-1997/R-1970s
Varied Circumstances		Chapel	
Buildings	B-11	chapel	C-c.1930-1930
	B-12	garage	C-c.1930-1930/R-1960-1980
	B-13	gate	C-c.1930-1930/R-1960-1980
	B-14	chapel steps	C-c.1930-1930/R-1960-1980
Vegetation	B-19	tulip poplar plantation	C-1915
Circulation	C-18	chapel road	C-c.1930-1930

V. SIGNIFICANCE AND SITE ANALYSIS

This chapter of the Cultural Landscape Report contains three sections: (1) a review of the significance of the Home of Franklin D. Roosevelt National Historic Site; (2) the site analysis, a comparison and evaluation of the landscape features during the period of significance and in 1998; and (3) the evaluation of the integrity of the entire site. The review of significance is based on the National Register of Historic Places Nomination Form. The sites significance provides the basis for the site analysis. The site analysis is a comparison and evaluation of individual landscape features that contribute to the character of the historic landscape. This analysis forms the basis for the evaluation of integrity of the entire site. The evaluation of integrity of the property as a whole is based on the seven aspects of integrity described in the National Register Criteria (discussed at the end of this chapter).

Review of Significance

The Home of Franklin D. Roosevelt National Historic Site was listed on the National Register of Historic Places in 1979. The National Register of Historic Places Nomination Form was reviewed for this section of the report (see Appendix S).

> The Home of Franklin Delano Roosevelt National Historic Site now contains 264.51 acres that extended from the eastern shore of the Hudson River to U.S. 9 about one mile south of the hamlet of Hyde Park.[1]

The Description (Item 7) and Statement of Significance (Item 8) include the 33.23 acres of the estate, the library property, and 'Bellefield,' the Newbold/Morgan estate.

According to the Secretary of the Interior, a property is significant if it represents part of the "...history, architecture, archeology, engineering, or culture of a community, State, or the nation."[2] A property can achieve significance in several ways (four criteria), those:

> A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
> B. That are associated with the lives of persons significant in our past; or
> C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possesses high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or
> D. That have yielded, or may be likely to yield, information in prehistory or history.[3]

> The Home of Franklin D. Roosevelt National Historic Site is the only place in the United States where a President was born, grew to manhood, and lies buried. It bears the stamp of his remarkable personality in countless ways, both physical and intangible.[4]

The statement of significance indicates that the site is significant under Criteria A- events, B - significant persons, and C- architecturally significant. The area of significance is in politics/government.

Under Criteria A the nomination form states:

> The home of Franklin Roosevelt is intimately connected with events great and small that provide an insight to the man. The site was the locale of Roosevelt's battle from 1921 to 1928 to overcome polio and return to politics. Until 1941 the two ice houses were filled with ice from the ponds each winter, and FDR claimed the ice had a special taste that made drinks a little better. Each election eve, beginning in 1910, Roosevelt's neighbors came in a torchlight parade to wish him well, and during his Presidency, he and his advisors kept running totals of elevation returns in the dining room. Christmas at Hyde Park was very much a part of the Presidential years. From the small study, Franklin Roosevelt delivered some of his famous "fireside chats" and made decisions that determined the world's destiny.[5]

Under Criteria B the nomination form states:

> Roosevelt's roots were deep in the Hyde Park estate, known as "Springwood." The famous rose garden and hemlock hedge, both about 125 years old, surround his chosen grave site. The headstone follows his design. The pond was a significant element as he swam there in efforts to recover from polio. Poignantly, he often spoke of the splendid view from his bedroom looking toward the Hudson and the mountains beyond. FDR stated in the deed donating the property that the view should be preserved. In addition, the setting is preserved by the Newbold/Morgan Mansion and grounds.[6]

Under Criteria C the nomination form states:

> The Home of Franklin Delano Roosevelt is architecturally significant because it displays alterations made to an early Fedralist style house by a family which continually occupied the structure for over seventy-five years.[7]

The statement of significance also includes comments regarding trees planted by FDR, the Newbold/Morgan Estate and the Franklin D. Roosevelt Library. With regard to the trees the nomination form states:

> Over 200,000 trees planted throughout Roosevelt's adult life in plantations, orchards, specimens and as forestry experimentations covered his entire estate--1,200 acres [*sic*] at the greatest--twice that of Frederick Vanderbilt's estate to the north. His deed to the property included explicit requirements for tree replacement.[8]

Although not included in this CLR, the Newbold/Morgan Estate is included in the statement of significance:

> The significance of the Newbold/Morgan Mansion in its own right derives form its association with the era 1890 to World War One when Dutchess County was the country home of many of America's most prominent industrialists, financiers, and politicians. Thomas Newbold was a man of local importance serving as State Senator for the Hyde Park district from 1883 to 1885. His house is significant architecturally because it demonstrates how the architectural firm McKim, Mead and White remodeled and enlarged a late-eighteenth century sixteen-room house. Currently the house serves as the Park Headquarters for the Roosevelt-Vanderbilt National Historic Sites.[9]

With regards to the Franklin D. Roosevelt Library the nomination form states:

> Though not administered by the Park Service, The Franklin D. Roosevelt Library is an integral and essential part of the area and a major element in the grand scheme. The basic design and choice of materials were Roosevelt's and the building was erected by a private corporation whose members he knew. The authorizing resolution gave him almost complete control in his capacity as donor. He laid the cornerstone and welcomed visitors when the museum was opened. His personal office, reminiscent of the White House years, had a strategic location. His final imprint was in the basic design of the two wings added in 1971.[10]

The period of significance of the site is from 1900, the year that FDR's father died and ownership of the estate passed on to Sara Roosevelt and FDR, to 1945, the year of FDR's death. In 1941 the Historic American Buildings Survey documented Springwood, and the extensive information generated through the survey provided comprehensive documentation on both the building and its interior layout and furnishings. Thus the period of interpretation for the interior of Springwood is from 1941 to 1945.

The Home of Franklin D. Roosevelt National Register of Historic Places Nomination Form was completed in 1979. As in many nomination forms completed at that time, the landscape features were not completely recognized nor listed as contributing to the property's historic character. Landscape features specifically listed in the Nomination Form included the tennis court, two hot beds, and the Roosevelt's graves and rose garden. The Description of Significance narrative also mentions the hemlock hedge, pond, views to the Hudson, plantations, orchards, and specimen trees. It is recommended that the National Register Nomination Form be amended to describe all the landscape features that contribute to the property's historic character.

Site Analysis

The site analysis is a comparison of the character-defining features of the period of significance (1900 to 1945) and their existing conditions (1998). There are three parts to the comparison: (1) a summarization of each feature during the period of significance; (2) a summarization of each feature in 1998 (existing conditions); and (3) an analysis of the feature.

The existing condition includes an assessment of the physical condition of the feature by assigning one of three general categories: good (stable), fair (stable but has missing or deteriorated historic characteristics), and poor (unstable, with deteriorated or missing characteristics). Although the Franklin D. Roosevelt Library and its grounds are not operated by the NPS, their character-defining features were included in the analysis section because they have a direct impact on the historic character of the site. A Historic Structure Report has already been completed for Springwood, the greenhouse, and the outbuildings on the property, and therefore a comprehensive assessment of the condition of these buildings was not completed for this report.[11]

In part three, the feature is classified as existing, partially existing, or not existing. A determination is then made regarding the existing feature's contribution to the historic character of the property. A contributing feature is one that was "...present during the period of significance and possesses historic integrity reflecting its character at that time or is capable of yielding important information about the period."[12] A noncontributing feature is one that was "...not present during the period of significance, or due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period."[13]

Landscape Context:

Historic Condition: In 1867 James Roosevelt purchased the 110-acre Springwood estate. Between 1867 and 1886 he acquired land on both sides of the Albany Post Road. This acreage included the southern half of the southern portion of Water Lot Six from the Hudson River to Maritje Kill to the east. On the western side of the Albany Post Road, the property was bound by the Morgan/Rogers estate to the north, or the historic northern portion of the southern half of Water Lot Six. The acreage extended south to below Roosevelt Cove. By the time of his death, James owned a total of 750 acres.

During the Late Roosevelt Ownership Period, FDR would more than double the 750 acres. The western portion of the estate (west of the Albany Post Road) and the core remained unchanged from the Early Roosevelt Ownership Period. This section of the property was the operational center throughout FDR's lifetime and included the 33.23 acres FDR donated to the United States Government in 1943 before his death. The land acquired by FDR was primarily located on the eastern side of the Albany Post Road. At the time of his death, FDR owned a total of 1,614.16 acres.

Existing Conditions: In 1945, after FDR's death, the NPS acquired the Home of FDR National Historic Site, which included 33.23 of FDR's 1,614.16 acres. Between 1952 and 1998, additional properties that were given to, or acquired by the NPS, expanded the size of the site. During the NPS Ownership Period, the land across Albany Post Road to the east, which was once owned by FDR, was developed with housing subdivisions, strip malls, and fast food chains. As of 1998, the Home of Franklin D. Roosevelt National Historic Site consists of 292.84 acres located east of the Albany Post Road. The NPS owns the entire acreage from the Hudson River to Albany Post Road that was once owned by FDR as well as the Bellefield estate to the north.

Analysis: Existing, contributing

The landscape context of the Home of FDR NHS contributes to the site because the historic core was given by FDR and the surrounding outer acreage, also owned by FDR, was later acquired by the NPS and reflects the historic character of the site.

Topography

Historic Condition: The acreage of this site consisted of three major topographical zones: the first, a relatively flat plateau extending from the Albany Post Road west for approximately 1,500 feet to a north/south running ridge; the second, the ridge slope; and the third, the land extending from the bottom of the ridge to the Hudson River. Springwood was located along the western edge of the plateau and ridge line overlooking the Hudson River to the west. The top of this ridge line was approximately 180 feet above sea level and it extended north and south for many miles along the eastern side of the Hudson River. The land sloped downward from this ridge line, and the land between river and high plateau consisted of rough terrain with rocky ridges and deep ravines running parallel to river. The highest elevation was at the entrance to the property at the Albany Post Road, and the lowest elevation was at the Roosevelt Cove area and along the Hudson River shoreline.

Existing Conditions: The three major topographical zones of the property are unchanged and are in good condition.

Analysis: Existing, contributing

The three topographical zones contribute to the site because their configuration and grade remain intact and therefore reflect the historic character of the period of significance.

ENTRY SPACE

North Avenue Lot Subspace:

Spatial Organization

Historic Condition: The north avenue lot subspace was established during the Early Property Ownership Period, exact date unknown. It was located northeast of Springwood. The rectangular space was approximately 1,200 feet long (E/W) by 640 feet wide (N/S). It was defined to the north by trees along the boundary line, to the south by the tree allée along the home road, to the east by trees along the Albany Post Road, and to the west by trees along the estate road. The ground was flat and consisted of field crops and trees that were objects in rather than definers of the space. Views out of the space were partially screened, but open to the sky. The space was altered in the Early Roosevelt Ownership Period, exact date unknown, with the planting of an orchard along the entire northern edge of the north avenue lot. The orchard was an internal space within the north avenue lot. The space was altered again in 1914 with the planting of a white pine hedge along the entire eastern edge of the north avenue lot. The hedge screened views to the east. The space was altered a third time in 1939 with the construction of a Presidential Library along the western edge of the north avenue

lot. The library reduced the length of the space to 960 feet (E/W) and screened views to the west.

Existing Conditions: The space was altered slightly in 1971 with the construction of two wings to the library. The enlarged library further screened views to the west. Despite this, the overall spatial configuration of the north avenue lot subspace is unchanged in terms of its shape, size, and defining edges.

Analysis: Existing, contributing

The spatial configuration of the north avenue lot subspace contributes to the site because its internal subspaces, the defining edges, base plane, and materials remain intact and therefore reflect the historic character of the period of significance.

Topography

Historic Condition: The topography of the north avenue lot was altered slightly in c. 1939-1941 with the addition of the library, entrance/exit road, and parking area. Because the ground was relatively flat, these features only slightly altered the grade of the north avenue lot.

Existing Conditions: The topography of the north avenue lot is relatively unchanged. The addition of the exit road in 1948 only slightly altered the grade.

Analysis: Existing, contributing

The topography of the north avenue lot contributes to the site because its configuration and grade remain relatively unchanged and therefore reflect the historic character of the period of significance.

Buildings

Library (HS 02)

Historic Condition: The library was constructed between 1939 and 1940. It was located in the western section of the north avenue lot. The building was U-shaped, 140 feet long (N/S) by 120 feet wide (E/W) and two stories high. The Dutch Colonial-style library was constructed of local brown-colored fieldstone. It had a cross-gabled roof formed by the two wings with slate shingles which were gray in color. The main entrance was located at the center, along with the entrance courtyard, of the east elevation within the U. A door was also located in the center of the south wing on the east elevation.

Existing Conditions: The library was enlarged with the addition of two wings in 1971. The additions were located on the north and south elevations. They were rectangular, 80 feet long (N/S) by 35 feet wide (E/W) and two stories high. The additions gave the building a total length of 320 feet. The additions were constructed of local brown-colored fieldstone. The roof was gabled and therefore gave the entire library a double cross-gabled roof with slate shingles which were gray in color. A door was constructed in the center of the north wing of the original structure, on the east elevation. The library exists and appears to be in good condition.

Analysis: Existing, contributing

The library contributes to the site because its location, shape, size, materials, and color remain intact and therefore reflect the historic character of the period of significance. The 1971 wings also contribute because they were planned by FDR before his death.

Gate House (HS 25)

Historic Condition: The gate house was constructed in c. 1939-1940. It was located in the northeast corner of the north avenue lot approximately 80 feet west of the Albany Post Road. The building was T-shaped with two sections. The first section, parallel to the entrance/exit road, was 28 feet long (E/W) by 16 feet wide (N/S) and one story high, with an open porch on the north elevation 24 feet long (E/W) by 8 feet wide (N/S). The other section was 20 feet long (N/S) by 14 feet wide (E/W). The gate house was constructed of local brown-colored fieldstone. It had a cross-gabled roof with slate shingles which were gray in color. A door was located in the center of the north elevation of the first section, and near the southwest corner of the south elevation on the second section.

Existing Conditions: The gate house exists, is unchanged from its historic condition, and appears to be in good condition.

Analysis: Existing, contributing

The gate house contributes to the site because its location, shape, size, materials, and color remain intact and therefore reflect the historic character of the period of significance.

Pump House (HS 24)

Historic Condition: The pump house was constructed in c. 1939-1940. It was located 40 feet from the library's northwest corner. The building was 10 feet square and approximately 9 feet high. The pump house was constructed of local brown-colored fieldstone. It had a front-gabled roof with slate shingles which were gray in color. A door was located in the center of the south elevation.

Existing Conditions: The pump house was enlarged in c. 1971. The addition was rectangular, 10 feet long (N/S) by 10 feet wide (E/W), and approximately 9 feet high. The pump house had an overall dimension of 20 feet long (N/S) by 10 feet wide (E/W). The addition was constructed of local brown-colored fieldstone, but the shape of the fieldstone was different from the original. It had a front-gabled roof with slate shingles which were gray in color. The pump house exists and appears to be in good condition.

Analysis: Existing, contributing

The pump house contributes to the site because its location, materials, and color remain intact and therefore reflect the historic character of the period of significance. The 1971 addition does not contribute because it did not exist during the period of significance. However, it does not detract from the historic character because its shape, size, and materials are compatible with the original pump house.

Guard House

Historic Condition: Two guard houses were constructed in c. 1942 to house the 240th Military Battalion stationed on the library property. One of the guard houses was located at the entrance near the Albany Post Road, and the other was located at the northwest corner of the north avenue lot, adjacent to the estate road. No documentation

was located on these specific buildings, however it can be presumed they were similar to the other guard houses on the property. These buildings were square, approximately 5 feet by 5 feet, and 10 feet high. The guard houses were sided with clapboards and painted green. They had both front-gabled and side-gabled roofs, material and color unknown. A door was located in the center of the front elevation. It is assumed the door faced the entrance/exit road.

Existing Conditions: The guard house was removed since 1945, exact date unknown. In 1997 a guard house, reported to be from the property, was given to the NPS. This guard house has a pyramidal-hipped roof with asphalt shingles that are gray in color. This guard house is currently stored in the Bellefield maintenance area and is in poor condition.

Analysis: Not existing

Although the guard houses no longer exist, they were important features during FDR's presidency that reflected the historic character of the period of significance.

Tool Shed (parallel to fence)

Historic Condition: The tool shed did not exist during the period of significance.

Existing Conditions: The tool shed was constructed in c. 1985. It is located approximately 70 feet south of the library and parallel to the southern library fence. The tool shed's shape, size, materials, and color was not evaluated for this report.

Analysis: Existing, noncontributing

The tool shed does not contribute because it did not exist during the period of significance and detracts from the site.

Tool Shed (perpendicular to fence)

Historic Condition: The tool shed did not exist during the period of significance.

Existing Conditions: The tool shed was constructed in c. 1972 approximately 70 feet south of the library and perpendicular to the southern library fence. The tool shed's shape, size, materials, and color was not evaluated for this report.

Analysis: Existing, noncontributing

The tool shed does not contribute because it did not exist during the period of significance and detracts from the site.

Mechanical Systems

Air Conditioning Cooling Tower

Historic Condition: The air conditioning cooling tower did not exist during the period of significance.

Existing Conditions: The air conditioning cooling tower was constructed in c. 1971. It is located approximately 70 feet south of the library and consisted of two towers. The towers were replaced between 1993 and 1995. The air conditioning cooling tower's shape, size, materials, and color was not evaluated for this report.

Analysis: Existing, noncontributing

The air conditioning cooling tower does not contribute because it did not exist during the period of significance and detracts from the site. However, the furnace house is functionally important to the library.

Vegetation

Oak Trees

Historic Condition: At least three white oak trees (*Quercus alba*) were present when James Roosevelt purchased the site, and were possibly planted in the 1700s, exact date unknown. The three white oak trees were randomly located within the northwestern portion of the north avenue lot in 1945, and were large in size with a spreading, drooping habit. Six additional white oak trees were planted, exact date unknown, and two were located in close proximity to the original white oak trees. The other four white oak trees were located in the southeast corner of the north avenue lot. In addition three red oak trees (*Quercus rubra*) were planted east of the library in c. 1941. The trees planted at this time were small in size with an upright habit.

Existing Conditions: Two of the original white oak trees plus four trees planted during the Late Roosevelt Ownership Period, including two of the four oak trees located in the southeast corner, exist and are in fair condition. The three red oaks east of the library also exist and are in fair condition. The existing nine trees are large with a spreading habit.

Analysis: Existing, contributing

The white and red oak trees contribute to the site because their location, form, habit, texture, and color remain intact and therefore reflect the historic character of the period of significance.

Field Crops

Historic Condition: Various field crops, exact species unknown, were grown in the north avenue lot beginning in the Early Property Ownership Period and continuing to the Late Roosevelt Ownership Period. In c. 1939 hay was grown in the north avenue lot, and in 1942 corn was grown in the north avenue lot.

Existing Conditions: Meadow grass is grown within the north avenue lot. The three-foot-high meadow grass is harvested by a local farmer under contract with the NPS and the library. The meadow grass exists and is in good condition.

Analysis: Existing, contributing

The meadow grass contributes to the site because its form, habit, and texture are in keeping with the historic character of the period of significance.

Orchard

Historic Condition: The orchard may have been established during the Early Roosevelt Ownership Period, exact date unknown. It was located along the northern border of the north avenue lot. Four rows of fruit trees extended from the Albany Post Road west to the estate road, and the total length of the orchard was approximately 1,040 feet (N/S) by 120 feet (E/W). The trees were planted approximately 30 to 40 feet apart. Trees were replaced when lost. In c. 1941 the size of the orchard was reduced to accommodate the gate house to the west and parking area to the east and became 820 feet long by 120 feet wide. In 1945 the orchard contained 87 trees including 3 pear trees (*Prunus* spp.) and 84 apple trees (*Malus* spp.). The even placement of these trees created a regular and open canopy of uniform texture.

Existing Conditions: The orchard contains 80 fruit trees. Trees within the orchard have been removed and replaced since 1945, exact date unknown. The condition of the

fruit trees in the orchard is undetermined, but are consistent with the characteristics of fruit trees during the period of significance.

Analysis: Existing, contributing

The orchard contributes to the site because its location, grouping, form, texture, and color remains intact and therefore reflects the historic character of the period of significance. Individual replacement species within the orchard do not contribute because they did not exist during the period of significance. However, they do not detract from the historic character because their location, grouping, form, and texture reflects the historic character of the period of significance.

Trees

Historic Condition: Trees other than the orchard and oak trees within the north avenue lot included two rows of fruit trees east of the estate road that were planted during the Early Roosevelt Ownership Period, date unknown. In 1945 these fruit trees included 20 apple trees (*Malus* spp.) and 9 cherry trees (*Prunus* spp.), which formed a dense screen of uniform texture. A group of 10 tulip poplars (*Liriodendron tulipifera*) were planted in c. 1941 and located south of the library. These trees created a partial screen. A group of 10 Norway spruce (*Picea abies*) were planted in c. 1941 northwest of the library, and these trees created a partial screen for the parking lot.

Existing Conditions: The historic tulip poplars still exist and are large in size and still serve as a screen. All the historic fruit trees located east of the estate road and west of the library were lost but replanted over the years, retaining a partial screen. The Norway spruce trees were removed in c. 1948. Trees located adjacent to the library were not identified for this project, but are contemporary additions to the property.

Analysis: Existing, contributing

The trees within the north avenue lot contribute to the site because their location, form, habit, and texture remain intact and therefore reflect the historic character of the period of significance. Recent plantings do not contribute because they did not exist during the period of significance. However, they do not detract from the historic character because their location and material is similar to the trees they replaced.

White Pine Hedge

Historic Condition: The white pine hedge (*Pinus strobus*) was planted in 1914. It was located along the entire eastern section of the north avenue lot, adjacent to the Albany Post Road. The entire planting was rectangular in shape, and consisted of three closely-planted rows. The hedge was approximately 600 feet long (N/S) by 20 feet wide (E/W). By 1945 these trees formed a dense mass of uniform texture.

Existing Conditions: Since 1945, exact date unknown, individual trees within the hedge died and were removed but not replaced. The remaining trees within the hedge are large with a broad canopy. Slightly more than half the historic trees remain, and the hedge still retains its general character and purpose as a screen from the Albany Post Road. The white pine hedge exists and is in fair condition.

Analysis: Existing, contributing

The white pine hedge contributes to the site because its location, grouping, form, texture, and color remain intact and therefore reflect the historic character of the period of significance.

Circulation

Entrance/Exit Road

Historic Condition: The entrance/exit road to the library was constructed in c. 1939-1941. It was located in the orchard, north of the gate house. This two-way road was 18 feet wide and 900 feet long, with an asphalt surface and no edging or curbing. The road terminated at a small, paved visitor parking area to the north of the library.

Existing Conditions: In 1948 an exit road was constructed south of the original entrance/exit road in the orchard. With the former road becoming a one-way exit route, the latter road became a one-way entrance corridor. The two roads were 18 feet wide and paved with asphalt. The entrance and exit roads were connected by three U-turn lanes that were 18 feet wide and paved with asphalt. Concrete curbing was located along the entrance and exit roads where it joined Albany Post Road, but did not line the entire length of the roads or the U-turn lanes. The entrance and exit roads exist and are in good condition.

Analysis: Existing, contributing

The original entrance/exit road contributes to the site because its alignment and dimensions remain intact and therefore reflect the historic character of the period of significance. The 1948 exit road does not contribute because it did not exist during the period of significance. However, the road does not detract from the historic character because its alignment and dimensions are compatible with the original 1941 road.

Parking Lot

Historic Condition: The parking lot was constructed in c. 1939-1941. It was located north of the library, at the terminus of the entrance/exit road. The parking lot was 120 (N/S) feet by 70 feet (E/W). The number of parking spaces is unknown. East of the parking lot was a turn-around/drop-off area that formed a 90-foot-long by 40-foot-wide oval-shaped grassy area. The parking lot was paved with asphalt. It is unknown if it was lined with curbing or edging.

Existing Conditions: A new parking lot was constructed in 1948 on the site of the large vegetable garden and extending to the north of the library (see the vegetable garden subspace for further discussion of the visitor parking area). The 1941 parking lot was expanded with parking spaces located north and south of both sides of the entrance and exit roads. A drop-off area was located between the library and the exit road. The parking lot was reconfigured again in 1971, when additions were added to the library's north and south elevations. To accommodate this expansion, the drop-off area and the parking spaces south of the exit road were eliminated. The modified parking lot extended to the northern property boundary and was approximately 80 feet (N/S) by 180 feet (E/W) and contained 51 parking spaces. It had an asphalt surface and was edged with concrete pavers. The parking lot exists and is in good condition.

Analysis: Existing, contributing

The 1941 parking lot does not contribute to the site because it has been modified from the period of significance. However, it does not detract from the historic character because its dimensions and alignment are similar to the original parking lot.

Compacted Soil Road

Historic Condition: The compacted soil road was developed in c. 1939-1942. The road began at the entrance/exit road near the gate house and exited at the Albany Post road through a hole in the stone wall. It may have been created to provide extra parking and an exit for the library or by the Military Battalion stationed on the property. The road was 320 feet long (N/S) and 80 feet wide (E/W).

Existing Conditions: The compacted soil road was removed in c. 1948 after the parking lot was constructed and visitors no longer used the north avenue lot to park their cars.

Analysis: Not existing

Although the compacted soil road no longer exists, it was an important feature that reflected the historic character of the period of significance.

Walkway

Historic Condition: The walkway was constructed in c. 1939-1941. It was located along the library's east elevation and connected the parking area to the library entrance courtyard. The walkway was approximately 160 feet long and 8 feet wide. Its surface material is unknown.

Existing Conditions: The walkway was expanded in c. 1948. This addition extended the walkway to the south around the library to connect with the estate road. The surface material is unknown. In 1971 the walkway was expanded again to surround the library's new southern addition. The walkway was 7 feet 8 inches wide, 330 feet in length along the library's eastern elevation, 200 feet in length along the southern elevation, and constructed of gray flagstone. The walkway exists and is in good condition.

Analysis: Existing, contributing

The original walkway contributes to the site because its alignment and dimensions remain intact and therefore reflect the historic character of the period of significance. The 1971 walkway does not contribute because it did not exist during the period of significance. However, the walkway does not detract from the historic character because its dimensions, alignment, and material are compatible with the original walkway.

Sculpture Walkway

Historic Condition: The sculpture walkway did not exist during the period of significance.

Existing Conditions: The walkway was installed in c. 1994 at the southwest corner of the library and terminated at a sculpture. The walkway is approximately 8 feet wide and terminates in an oval approximately 28 feet long (N/S) by 26 feet wide. The sculpture is located in the center of the oval. The walkways surface is gray colored concrete. The sculpture walkway exists and is in good condition.

Analysis: Existing, noncontributing

Although walkways are necessary to support visitor needs, it does not contribute to the site because it did not exist during the period of significance. The current walkway's location, shape, size, and materials detract from the historic character of the period of significance.

Furnishings and Objects

Stone Wall

Historic Condition: The stone wall was constructed in the Early Property Ownership Period, exact date unknown. It was located along the Albany Post Road and the eastern border of the north avenue lot and extended south through the home road and south avenue lot subspaces. The stone wall was 1 1/2 feet wide and 3 feet high and was constructed of local brown-colored fieldstone. It was moved slightly to the west, exact date and distance unknown, as the Albany Post Road was widened.

Existing Conditions: The trunk of a large sycamore tree, located near the southeast corner of the north avenue lot, caused a portion of the wall to fall over, date unknown. The wall was reconstructed in a semi-circle around the tree, construction date unknown. The stone wall exists and is in good condition.

Analysis: Existing, contributing

The stone wall contributes to the site because its shape, size, materials, and color remain intact and therefore reflect the historic character of the period of significance.

Boundary Marker

Historic Condition: A boundary marker was installed in 1866 by Josiah Wheeler during the Early Property Ownership Period. It was located at the northeast corner of the north avenue lot and west of the stone wall along the Albany Post Road. The boundary marker was 1 foot high and 1 foot wide, with a slightly rounded top. It was constructed of brown-colored fieldstone and was inscribed, "JW 1866".

Existing Conditions: The boundary marker exists and is in good condition.

Analysis: Existing, contributing

The boundary marker contributes to the site because its location, shape, size, materials, and color remain intact and therefore reflect the historic character of the period of significance.

Post and Wire Fence

Historic Condition: The post and wire fence was constructed by 1932 in the southwest corner of the north avenue. It surrounded a rectangular-shaped area that was approximately 70 feet long (N/S) and 40 feet wide (E/W). It may have surrounded a vegetable garden or a was place to keep animals. The fence was removed between 1932 and when the Library was constructed in 1939.

Existing Conditions: The post and wire fence no longer exists.

Analysis: Not existing

Although the post and wire fence no longer exists, it was an important feature used by the Roosevelt family. Because it was removed during the period of significance, its loss does not diminish the historic character of the site.

Library entrance sign

Historic Condition: A library entrance sign was constructed in c. 1939-1941 north of the entrance/exit road. The sign was constructed of a square vertical post approximately 5 inches long by 5 inches wide and 8 to 10 feet high. A horizontal arm was connected to the top of the vertical post and extended approximately 3-4 feet from the post. The sign attached to this horizontal arm was approximately 4 feet long and 3

to 4 feet high. The top of the sign had a graphic representation of the Presidential Library, and the entire sign was painted white with black lettering that read, "Franklin D. Roosevelt Library." Additional writing on the sign could not be determined. Both the post and horizontal members were white.

Existing Conditions: The library entrance sign was removed, exact date unknown, probably in 1948, with the construction of the exit road and new entrance sign that identified both the library and Home of Franklin D. Roosevelt National Historic Site.

Analysis: Not existing

Although the library entrance sign no longer exists, it was an important feature that reflected the historic character of the period of significance.

Entrance Lights

Historic Condition: Two lights were constructed in c. 1939-1941. They were located east of the gate house and north and south of the library entrance/exit road. The lights were approximately 10 feet high with horizontal arms that extended 1 1/2 feet from the main posts. From each arm hung a four-sided lantern-shaped light approximately 6 to 8 inches long and 4 to 6 inches wide.

Existing Conditions: The two lights were removed and relocated westward to accommodate the widening of the entrance road in 1948. Two identical lights were added in 1948, located on either side of the exit road. The lights exist and are in good condition.

Analysis: Existing, contributing

The original lights contribute to the site because their shape, size, materials, and color remain intact and therefore reflect the historic character of the period of significance. The two 1948 lights do not contribute because they did not exist during the period of significance. However, these lights do not detract from the historic character because their size and shape are compatible with the original lights.

Library Boundary Markers

Historic Condition: Library boundary markers were installed in c. 1939 at the northeast, southeast, southwest, and northwest corners of the north avenue lot. The library boundary markers were 5 inches long by 5 inches wide and 6 to 8 inches high. They had flat tops and the corners were flattened. They were constructed of gray stone and were inscribed, "+" on the top and "U.S.- F.D.R. 1939" on one side.

Existing Conditions: Three of the four library boundary markers exist. The marker located at the northwest corner of the property was probably removed in 1948 when the visitor parking lot was expanded. The existing boundary markers are in good condition.

Analysis: Existing, contributing

The library boundary markers contribute to the site because their location, shape, size, materials, and color remain intact and therefore reflect the historic character of the period of significance.

Sunken Sculpture Garden

Historic Condition: The sunken sculpture garden was constructed in c. 1939-1941 adjacent to the library's south elevation. The garden was rectangular and approximately 80 feet long (E/W) by 40 feet wide (N/S), depth unknown. Steps were located in the center of the southern portion of the garden, material unknown. The garden appears to have been a combination of retaining walls, grass, and vegetation, although materials and species are unknown. The focal point of the garden was a bust of FDR in the northern portion, near the library's south elevation. The shape, size, and materials of the bust are unknown.

Existing Conditions: The sunken sculpture garden was removed in 1971 when the additions to the library were constructed.

Analysis: Not existing

Although the sunken sculpture garden no longer exists, it was an important feature that reflected the historic character of the period of significance.

Library Fence

Historic Condition: The library fence was installed in c. 1939-1941 along the library property's north, south, and western borders. The library fence was 4 feet high and approximately 1,160 feet in length along the northern and southern boundaries, and 330 feet in length along the western boundary. It was constructed of metal posts spaced 8 feet apart and 3 or 4 metal horizontal rails, exact number unknown, located 1 1/2 feet apart. Its color is unknown.

Existing Conditions: The northern section of the west fence was removed, probably in 1948, with the construction of the visitors parking area. The entire northern section of fence along the property line was removed in the late 1970s. The remaining fence is painted gray and is rusted. The library fence exists and is in fair condition.

Analysis: Existing, contributing

The remaining portion of the library fence contributes to the site because its alignment, shape, size, and materials remain intact and therefore reflect the historic character of the period of significance.

Entrance Stone Wall(s)

Historic Condition: The stone wall was constructed in the Early Property Ownership Period, exact date unknown. It was located along the Albany Post Road and eastern border of the north avenue lot, and extended southward through the home road and south avenue lot subspaces. The stone wall was 1 1/2 feet wide by 3 feet high and constructed of brown-colored fieldstone. It was moved slightly to the west, exact date and distance unknown, as the Albany Post Road was widened.

Existing Conditions: In 1948 when the exit road was added, the area at the junction of the Albany Post Road was widened, removing a portion of the original stone wall east of the gate house. A new wall was constructed 50 feet west of where the original wall stood and 16 feet east of the gate house. This wall is 52 feet long by 1 foot wide, and 3 1/2 feet high. It was constructed of local brown-colored fieldstone. In addition new stone walls constructed to the north and south of the entrance and exit roads flared out diagonally and connected with the original stone wall. These walls were 70 feet

long by 1 foot wide and 3 1/2 feet high. They were constructed of local brown-colored fieldstone. The stone walls exist and are in good condition.

Analysis: Existing, noncontributing

The entrance stone walls do not contribute to the site because they did not exist during the period of significance. However, the entrance stone walls do not detract from the historic character because of their shape, size, and materials are compatible with the original stone wall.

Bust of FDR

Historic Condition: The bust of FDR did not exist during the period of significance.

Existing Conditions: The bust of FDR was installed in c. 1947, and was located in the library's entrance courtyard. It was relocated, exact date unknown, to the southeast corner of the library walkway. The bust is approximately 6 feet high and consists of two parts. The base is square, 1 1/2 feet by 1 1/2 feet, and 4 feet high. It is constructed of marble that has a black shiny surface. Inscribed on the top of the base is, "Franklin Delano Roosevelt, 1882-1945," and at the bottom, "Presented by the International Ladies' Garment Worker's Union, 1947." The bust of FDR sits atop the base, is 2 feet high, and constructed of gray stone. The bust of FDR exists and is in good condition.

Analysis: Existing, noncontributing

The bust of FDR does not contribute to the site because it did not exist during the period of significance. However, the bust of FDR does not detract from the site because of its location and materials.

Entrance Sign/Planter

Historic Condition: The entrance sign/planter did not exist during the period of significance.

Existing Conditions: The entrance sign/planter was constructed in 1979. It was located 25 feet east of the library gate house. The sign was 11 feet long (E/W) and 12 1/2 feet high (N/S). It was constructed of wooden posts painted white, with a wooden sign 3 1/2 feet high by 8 feet wide that was painted black with white letters. It was placed within a brown-colored fieldstone planter. The planter was 15 feet long (E/W) by 5 feet wide (N/S) and 2 feet 8 inches high. The entrance sign/planter exists and is in good condition.

Analysis: Existing, noncontributing

Although an entrance sign is necessary to support visitor needs, it does not contribute to the site because it did not exist during the period of significance. The current sign's location, shape, size, and materials detract from the historic character of the period of significance.

Library Lights

Historic Condition: The library lights did not exist during the period of significance.

Existing Conditions: Library lights were installed since 1945, exact date unknown. Fifteen lights are located east and south of the library. They are located on gray concrete bases, each approximately 1 foot in diameter and 6 inches high. The light

posts are round, vary from approximately 3 to 5 inches in diameter, and are 9 feet high. The light fixtures are four-sided lantern-shaped lights that are approximately 6 to 8 inches long and 4 to 6 inches wide. The light post are black and are in good condition.

Analysis: Existing, noncontributing

Although lighting is necessary to support visitor needs, they do not contribute to the site because they did not exist during the period of significance. The current light's location, shape, size, and material detract from the historic character of the period of significance.

Museum identification sign

Historic Condition: The museum identification sign did not exist during the period of significance.

Existing Conditions: A museum identification sign was constructed since 1945, exact date unknown. It is located directly east of the library. The sign is constructed of a square vertical post approximately 6 inches long by 6 inches wide and 7 to 8 feet high. A horizontal arm is connected to the top of the vertical post and extends approximately 4 to 5 feet from the post. The sign attached to this horizontal arm is approximately 4 feet long and 3 feet high. The sign is painted white with black lettering that reads, "Franklin D. Roosevelt Library, Museum Entrance." Both the post and horizontal members are white. The museum identification sign exists and is in good condition.

Analysis: Existing, noncontributing

Although signage is necessary to support visitor needs, it does not contribute because it did not exist during the period of significance. The current sign's location, shape, size, and material detract from the historic character of the period of significance.

Vehicular Signs

Historic Condition: The vehicular signs did not exist during the period of significance.

Existing Conditions: A number of standard Department of Transportation (DOT) directional vehicular signs were installed since 1945, exact date unknown. They are located along the entrance and exit roads, and in parking areas. These signs include speed limit, stop, and no turn signs. The vehicular signs exist and are in good condition.

Analysis: Existing, noncontributing

Although vehicular signs are necessary to support visitor needs, they do not contribute to the site because they did not exist during the period of significance. The current sign's location, shape, size, and material detract from the historic character of the period of significance.

Freedom of Fear Sculpture

Historic Condition: The Freedom of Fear sculpture did not exist during the period of significance.

Existing Conditions: The Freedom of Fear sculpture, created by one of Winston Churchill's granddaughters, Edwina Sandys, was installed in 1994 near the library's southwest corner. It includes two figures, one male and one female, that are 9 to 10

feet high. They are constructed from pieces of the Berlin wall and are surrounded by an oversized barbed wire fence painted orange. The Freedom of Fear sculpture exists and is in good condition.

Analysis: Existing, noncontributing

The Freedom of Fear sculpture does not contribute to the historic character of the site because it did not exist during the period of significance. Its location, shape, size, and materials detract from the historic character of the period of significance.

Home Road Subspace:

Spatial Organization

Historic Condition: The home road subspace was established c. 1793. It was located northeast of Springwood. The rectangular space was approximately 1,200 feet long (E/W) by 40 to 60 feet wide (N/S). It was defined to the north and south by the trees of the allée, to the east by the Albany Post Road, and to the west by the estate road. The ground was flat and consisted of both grass and compacted soil and later crushed stone or gravel. The allée formed a dense canopy of varying textures. Views out of the space were open.

Existing Conditions: The spatial configuration of the home road subspace is unchanged in terms of its shape, size, and defining edges.

Analysis: Existing, contributing

The spatial configuration of the home road subspace contributes to the site because its defining edges, base plane, and materials remain intact and therefore reflect the historic character of the period of significance.

Topography

Historic Condition: The topography of the home road was relatively flat and was unchanged during all ownership periods.

Existing Conditions: The topography of the home road remains unchanged.

Analysis: Existing, contributing

The topography of the home road contributes to the site because its configuration and grade remain intact and therefore reflect the historic character of the period of significance.

Buildings

Guard House

Historic Condition: Seventeen guard houses were constructed in c. 1942 to house the 240th Military Battalion stationed on the property. Two of the buildings were located in the home road subspace at the entrance of the home road, and near the intersection of the home and estate road. No documentation was located on these specific buildings, however it can be presumed they were similar to the other guard houses on the property. These buildings were square, approximately 5 feet by 5 feet, and 10 feet high. The guard houses were sided with clapboards and painted green. They had both front-gabled and side-gabled roofs, material and color unknown. A

door was located in the center of the front elevation. For these guard houses, it is assumed the door faced the home road.

Existing Conditions: The guard house was removed during the NPS Ownership Period, exact date unknown. In 1997 a guard house, reported to be from the site, was given to the NPS. This guard house has a pyramidal-hipped roof with gray asphalt shingles. This guard house is currently stored in the Bellefield maintenance area and is in poor condition.

Analysis: Not existing

Although the guard houses no longer exist, they were important features during FDR's presidency that reflected the historic character of the period of significance.

Vegetation

Home Road Allée

Historic Condition: The home road allée was planted along the home road northeast of Springwood in 1793. It was approximately 1,200 feet long (E/W) and 40 to 60 feet wide (N/S). During the Early Roosevelt Ownership Period, there were two, and in some cases three, irregular rows of trees located on either side of the road. By the Late Roosevelt Ownership Period, there was one row of trees per side. The trees were spaced in a random fashion instead of in regular rows. Trees were replaced in kind when lost. The allée was a mix of deciduous and evergreen species, and the majority of the trees were maple. In 1945 many of the trees were large with spreading habits. The combination of the evergreen and deciduous trees formed a dense canopy of varying textures.

Existing Conditions: Due to the maturation and loss of the historic vegetation, some trees were removed and replaced in kind. These trees now form a more open and irregular canopy and the allée is relatively unchanged in terms of the number and types of plants, still creating varying textures between the evergreen and deciduous vegetation. The home road allée exists and is in fair condition.

Analysis: Existing, contributing

The home road allée contributes to the site because its location, form, and texture remain intact and therefore reflect the historic character of the period of significance. Individual replacement species within the allée do not contribute because they did not exist during the period of significance. However, they do not detract from the historic character because their form, texture, and habit reflects the historic character of the period of significance.

Circulation

Home Road

Historic Condition: The home road was created in c. 1790. It extended from the Albany Post Road westward to Springwood. The width of the road varied from 14 feet to 20 feet and it was 1,160 feet in long, with a compacted soil and later crushed stone or gravel surface. The grass adjacent to the road was neatly edged.

Existing Conditions: The road was closed to vehicular use during the NPS Ownership Period, exact date unknown. The road is no longer edged and has a

compacted soil, gravel, and grass surface. The home road exists and is in fair condition.

Analysis: Existing, contributing

The home road contributes to the significance of the site because its alignment and dimensions remain intact and therefore reflects the historic character of the period of significance.

Furnishings and Objects

Stone Wall

Historic Condition: The stone wall was constructed in the Early Property Ownership Period, exact date unknown. It was located along the Albany Post Road and eastern border of the home road subspace and extended north and south through the north and south avenue lot subspaces. The stone wall was 1 1/2 feet wide by 3 feet high and constructed of brown-colored fieldstone. It was moved slightly to the west, exact date and distance unknown, as the Albany Post Road was widened. This section of stone wall was curved westward at the home road to accommodate the gate posts and give the wall a curvilinear, half circle shape. It is unclear when the wall was realigned.

Existing Conditions: The stone wall exists and is in fair condition.

Analysis: Existing, contributing

The stone wall contributes to the site because its alignment, shape, size, materials, and color remain intact and therefore reflect the historic character of the period of significance.

Gate Posts and Gate

Historic Condition: The gate posts and gate were constructed at James Roosevelt's former home, Mount Hope, date unknown, and reassembled at Springwood in c. 1867. They were located at the west end of the home road where it intersected the Albany Post Road. The brownstone gate posts were roughly grooved and were composed of four different sections with a total height of 10 feet 8 inches. The width of the gate posts varied from 2 1/2 feet to 14 inches, and were square in shape. The top section of each gate post ended in an octagonal point. Connected to the gate posts was a cast iron gate. The gate was hinged to the southern gate post, closed or latched to the northern gate post and swung west towards Springwood. The gate was 12 feet 3 inches wide and 6 feet 10 inches high at either end of the gate, and increased to 7 feet 4 inches in height at the center. The vertical members were approximately 5 feet 6 inches high, 7/8 inches in diameter, spaced 8 inches on center, and each ended in an ornamental point. Spaced between these vertical members were shorter vertical members, 3 feet 4 inches high, 3/4 inches in diameter, spaced 8 inches on center, and each also ended in an ornamental point.

Existing Conditions: A chain was added, date unknown, that encircles the northern gate post and connects to the gate to keep it shut. It has worn away a portion of the gate post. In addition the lower hinge and a portion of the brownstone on the southern gate post was sheered off, date unknown. The gate is rusted. The gate posts and gate exist and are in fair condition.

Analysis: Existing, contributing

The gate posts and gate contribute to the site because their location, shape, size, materials, and color remain intact and therefore reflect the historic character of the period of significance.

Crash Barrier

Historic Condition: A crash barrier was installed in c. 1942. It was one of two on the site and was located approximately 30 feet west of the gate posts and gate. The crash barrier was constructed of two posts located approximately 30 feet apart, and three metal cables that were strung between the posts. The posts were round, 6 inches in diameter, 2 1/2 feet high, and made of metal. Three round eyelets that held the cables for the barrier were located along the post in a row from top to bottom. The color is unknown.

Existing Conditions: The cables were removed from the crash barrier, exact date unknown. The crash barrier posts exist and are in fair condition.

Analysis: Existing, contributing

The crash barrier posts contribute to the site because their location, shape, size, and materials remain intact and therefore reflect the historic character of the period of significance.

South Avenue Lot Subspace:

Spatial Organization

Historic Condition: The south avenue lot subspace was established during the Early Property Ownership Period, exact date unknown. It was located directly east of Springwood. The rectangular space was approximately 1,200 feet long (N/S) by 480 feet wide (E/W). It was defined to the north by the tree allée along the home road, to the south the definer is unknown, to the east by trees along the Albany Post Road, and to the west by the edge of the main lawn. A trotting course was located in the northwest section of the space and formed an internal subspace. During the Early and Late Roosevelt Ownership Periods trees were randomly planted along the southern border and partially lined the southern edge of the subspace. Overall, the ground was flat and comprised of field crops and trees that were objects in rather than definers of the space. The view out of the space was partially screened, but open to the sky. The space was altered in 1914 with the planting of a white pine hedge along the entire eastern edge of the south avenue lot. The hedge screened views to the east. The space was altered again in c. 1920 with the construction of the tennis court that formed an internal subspace in the southwest section. The tennis court was partially screened to the north, south, and east by trees.

Existing Conditions: The space was slightly altered during the NPS Ownership Period, exact date unknown, when the trotting course was left to revert to meadow grass. The spatial configuration of the south avenue lot subspace is unchanged in terms of its shape, size, and defining edges.

Analysis: Existing, contributing

The spatial configuration of the south avenue lot subspace contributes to the site because its internal subspaces, defining edges, and base plane remain intact and therefore reflect the historic character of the period of significance.

Topography

Historic Condition: The topography of the south avenue lot was altered slightly in c. 1850 with the addition of the trotting course. It was altered again in c. 1920 with the addition of the tennis court. Because the ground was relatively flat, these features only slightly altered the grade of the south avenue lot.

Existing Conditions: During the NPS Ownership Period the tennis court and trotting course were left to revert to grass, but the grade was unaltered. The topography of the south avenue lot remains unchanged.

Analysis: Existing, contributing

The topography of the south avenue lot contributes to the site because its configuration and grade remain relatively unchanged and therefore reflect the historic character of the period of significance.

Structures

Tennis Court (HS 32)

Historic Condition: The tennis court was constructed in c. 1920. It was located in the southwest corner of the south avenue lot, and oriented in a southwest by northeast direction. It was rectangular and 130 feet long (NE/SW) by 52 feet wide (NW/SE). The backstops for the tennis court were made of iron pipes and knuckle joints, and covered with chicken wire, color unknown. The surface of the tennis court may have been clay.

Existing Conditions: The tennis court's surface and net were removed between 1945 and 1966. The surface of the tennis court is grass, and the backstops are painted black but are deteriorated. The tennis court exists but is in poor condition.

Analysis: Existing, contributing

The tennis court contributes to the site because its location, shape, size, and some materials remain intact and therefore reflect the historic character of the period of significance.

Mechanical Systems

Water Faucet

Historic Condition: The water faucet was installed in 1935 near the northwest corner of the tennis court. This faucet was approximately 2 1/2 feet high and constructed of a metal casting, color unknown.

Existing Conditions: The faucet is rusted and its handle is missing. The water faucet exists, but is in poor condition.

Analysis: Existing, contributing

The water faucet contributes to the site because its location, shape, size, and materials remain intact and therefore reflect the historic character of the period of significance.

Vegetation

Oak Trees

Historic Condition: Seven large white oaks (*Quercus alba*) were located within the south avenue lot during the Early and Late Roosevelt Ownership Period, exact planting date unknown. In 1945 the trees were randomly located within the south avenue lot and varied in size from large with a spreading, drooping habit, to mid-size with a more dense crown.

Existing Conditions: Two of the historic oak trees are located in the south avenue lot. They are large with a spreading habit. One replacement red oak (*Quercus rubra*) was planted during the NPS Ownership Period, exact date unknown, in the eastern portion of the south avenue lot. The two historic white oak trees exist and are in fair condition.

Analysis: Existing, contributing

The oak trees contribute to the site because their location, form, habit, and texture remain intact and therefore reflect the historic character of the period of significance. The replacement tree does not contribute because it did not exist during the period of significance. However, it does not detract from the historic character because its location and material is similar to the tree they replaced.

Field Crops

Historic Condition: Field crops were grown in the south avenue lot space during the period of significance. The original vegetation type is unknown.

Existing Conditions: Meadow grass is grown within the south avenue lot. The three-foot-high meadow grass is harvested by a local farmer under contract with the NPS. The meadow grass exists and is in good condition.

Analysis: Existing, contributing

The meadow grass contributes to the site because its form, habit, and texture are in keeping with the historic character of the period of significance.

White Pine Hedge

Historic Condition: The white pine hedge (*Pinus strobus*) was planted in 1914. It was located along the entire eastern section of the south avenue lot and adjacent to the Albany Post Road. The entire planting was rectangular in shape and consisted of three closely planted rows. The hedge was approximately 560 feet long (N/S) by 20 feet wide (E/W). By 1945 these trees formed a dense mass with a uniform texture.

Existing Conditions: During the NPS Ownership Period individual trees within the hedge died and removed but not replaced. The remaining trees within the hedge are large with a broad canopy. Slightly more than half the historic trees remain and the hedge still retains its general character and purpose as a screen from the Albany Post Road. The white pine hedge exists and is in fair condition.

Analysis: Existing, contributing

The white pine hedge contributes to the site because its location, form, habit, texture, and materials remain intact and therefore reflect the historic character of the period of significance.

Trees along Southern Border

Historic Condition: Trees were planted along the southern border of the south avenue lot subspace throughout the Early and Late Roosevelt Ownership Periods, exact date unknown. In 1945, both deciduous and evergreen trees were located in the same species groups and randomly placed along this border. The groupings of these evergreen and deciduous trees formed a partial screen, and in areas where groupings were located adjacent to each other, a dense screen was formed with a mixture of textures.

Existing Conditions: During the NPS Ownership Period some of the trees along the border of the south avenue lot were lost and not replaced. The arrangement of the existing trees is unchanged and the mature vegetation still provides a partial screening and a more dense canopy.

Analysis: Existing, contributing

The trees along the border of the south avenue lot contribute to the site because their general location, grouping, form, habit, texture, and color remain intact and therefore reflect the historic character of the period of significance.

Trees Adjacent to Tennis Court

Historic Condition: Trees were planted adjacent to the tennis court during the Late Roosevelt Ownership Periods, exact date unknown. In 1945 both deciduous and conifer trees were planted as specimen trees and in the same species groups. The grouping of these evergreen and deciduous trees formed a partial screen to and from the tennis court. The combination of the evergreen and deciduous trees formed an irregular, and in some areas, dense canopy of varying textures.[14]

Existing Conditions: During the NPS Ownership Period some of the trees were lost and not replaced. The trees adjacent to the tennis court exist and range from good to poor condition. The arrangement of the existing trees is unchanged and the mature vegetation still provides partial screening but a less dense canopy.

Analysis: Existing, contributing

The trees surrounding the tennis court contribute to the site because their location, form, habit, and texture remain intact and therefore reflect the historic character of the period of significance.

Circulation

Trotting Course

Historic Condition: The trotting course was established in c. 1850. It was located in the northwest corner of the south avenue lot and used throughout the Early and Late Roosevelt Ownership Periods. The trotting course was oval in shape, approximately 160 feet long by 65 feet wide, with a compacted soil surface.

Existing Conditions: The trotting course was no longer used or maintained during the NPS Ownership Period and as a result reverted to meadow grass.

Analysis: Not existing

Although the trotting course no longer exists, it was an important feature that reflected the historic character of the period of significance.

Estate Road

Historic Condition: The estate road, date of construction unknown, existed during the period of significance. It extended north and south between the main lawn and south avenue lot subspaces. The road was approximately 10 feet wide and its surface was crushed stone or gravel.

Existing Conditions: A portion of the estate road was realigned during the NPS Ownership Period, exact date unknown. As the canopy of a low-branching beech tree within the main lawn grew, the estate road was moved slightly eastward around this tree. The estate road exists and is in fair condition.

Analysis: Existing, contributing

The estate road contributes to the site because its general alignment, dimensions, and materials remain intact and therefore reflect the historic character of the period of significance.

South Avenue Farm Road

Historic Condition: The south avenue farm road was established in c. 1867. It ran between the estate road and the Albany Post Road at the southern edge of the space. The road was approximately 8 feet wide with a compacted soil surface and no edging.

Existing Conditions: The alignment of the south avenue farm road exists, but the road was not maintained and its surface reverted to meadow grass.

Analysis: Partially existing

Although the south avenue farm road only partially exists, it was an important feature that reflected the historic character during the period of significance.

Furnishings and Objects

Stone Wall

Historic Condition: The stone wall was constructed in the Early Property Ownership Period, exact date unknown. It was located along the Albany Post Road and eastern border of the south avenue lot, and extended northward through the home road and north avenue lot subspaces. The stone wall was 1 1/2 feet wide by 3 feet high and constructed of brown-colored fieldstone. It was moved slightly to the west, exact date and distance unknown, as the Albany Post Road was widened.

Existing Conditions: The stone wall exists and is in fair condition.

Analysis: Existing, contributing

The stone wall contributes to the site because its alignment, shape, size, materials, and color remain intact and therefore reflect the historic character of the period of significance.

HOUSE LOT SPACE

Main Lawn Subspace:

Spatial Organization

Historic Condition: The main lawn subspace was established during the Early Property Ownership Period, exact date unknown. It was located directly west of the south avenue lot subspace and included Springwood. The rectangular space was approximately 460 feet long (N/S) by 400 feet wide (E/W). It was defined to the north by the hemlock hedge, to the south by the vegetation along the ridge, to the east by the estate road, and to the west by the plateau ridge line. Within the space were two internal subspaces, the east lawn and south lawn. The ground of the east lawn was relatively flat or slightly undulating and consisted of grass and specimen trees that were objects in rather than definers of the space. The trees created an irregular, enclosed canopy. The ground of the south lawn was flat and consisted of grass. Views into and out of the overall subspace were fairly open to the sky.

Existing Conditions: The spatial configuration of the main lawn subspace is unchanged in terms of its shape, size, and defining edges.

Analysis: Existing, contributing

The spatial configuration of the main lawn subspace contributes to the site because its internal subspaces, defining edges, base plane, and materials remain intact and therefore reflect the historic character of the period of significance.

Views/Vista

Historic Condition: The vista of the Hudson River and mountains from Springwood were important to both James Roosevelt and FDR. The vista was addressed in James and FDR's wills to ensure they were preserved and maintained.

Existing Conditions: The NPS did not own the property that secured the vista until 1998, and as this unmaintained vegetation reached its mature size, it eliminated the vista to the Hudson River. The vista from Springwood to the Hudson River no longer exists.

Analysis: Not existing

Although the vista from the house to the Hudson River no longer exists, it was an important feature that reflected the historic character of the period of significance.

Topography

Historic Condition: The topography of the main lawn was altered slightly during the Early Roosevelt Ownership Period, exact date unknown, with the establishment of the Boulevard path and walkways to the rose garden. It was altered again in 1915 with the enlargement of Springwood. Because the ground was relatively flat, these features slightly altered the grade of the main lawn.

Existing Conditions: During the NPS Ownership Period the construction of a flagstone walkway and the reversion of the Boulevard path back to grass only slightly altered the topography of the main lawn subspace. The topography of the main lawn remains relatively unchanged.

Analysis: Existing, contributing
The topography of the main lawn contributes to the site because its configuration and grade remain relatively unchanged and therefore reflect the historic character of the period of significance.

Buildings

Springwood (HS 01)

Historic Condition: The exact date Springwood was constructed is unknown, although it may have existed as early as 1793. The original house was thought to have been a Federal-style farmhouse. The building was rectangular, 46 feet long (N/S) by 39 feet deep (E/W) and two-and-one-half stories high. It may have been sided with clapboard.

Springwood may have been enlarged during the Wheeler Ownership Period, exact dates unknown. A three-story Italianate tower was constructed on the southeast corner of the house. The tower addition was sided with clapboards, color unknown. It had a pyramidal-hipped roof, materials unknown. A covered porch or piazza was constructed on the east elevation of the house and also wrapped around the tower to the south. An uncovered veranda was also added on the west elevation. A two-story service wing on the north end may have been built by the Wheelers, but this cannot be verified. Springwood was sided with clapboard and may have been painted a light color with dark trim, but the exact color is unknown. It had a cross-gabled roof with light colored wood shingles. A door was located in the center of the east elevation.

Springwood was enlarged in 1887, by an addition on the west elevation. The addition was a single story, deep bay that extended to the rear of the house. A single story octagonal smoking room was also constructed in 1887 on the west elevation. Springwood's color was changed from a light to a darker color between 1881 and 1887, exact date and color unknown. The veranda was enlarged to encircle the southwest elevation of the house in 1893. This addition formed a continuous piazza from the dining room door at the west elevation, around the south elevation, and to the front elevation.

Springwood underwent its final alteration in 1915, dramatically changing its appearance. The Italianate-style house was transformed into a large, Colonial Revival mansion. The roof was raised to create a full third story, and each end of the house was reconfigured with a two-story stone wing by lowering the tower on the south end and adding a tower to the north, creating an H-shape structure. Springwood was 143 feet long (N/S) by 50 to 70 feet wide (E/W). The clapboard exterior of the central portion of the house was removed and walls refinished with a tan stucco. In addition the old veranda was removed and replaced with a bluestone terrace, balustrade, and small colonnaded portico. The roof of Springwood was a combination of several roof types and surface materials. The main house's east side was almost flat and covered with a tar and gravel surface, while the west side was center cross-gabled with a gray slate roof. The northeast and south wings were flat with a tar and gravel surface. The north and south towers were a raised-seam metal hip roof painted red. The service wing consisted of three sections of roof including a pitched west slope, a pitched north slope, and a flat east corner. The roof was covered with flat seam metal and slate.

Handrails were constructed for FDR after he contracted polio and returned to Hyde Park in the spring of 1922. Located at the southern edge of Springwood's front terrace steps, they were constructed of wood and bolted to the terrace steps. The handrails were painted white and the top rail portion was unpainted wood.

Existing Conditions: A fire escape staircase was installed in 1949 on the west facade, from the second story to the west porch, where visitors could exit at ground level. The staircase was set on metal supports. It was constructed of metal railings with open, 3-foot-wide risers. A concrete pad was located at the base of the stairway. In 1982 a fire caused extensive damage to Springwood and reconstruction was completed in 1984. The handrails were removed, date unknown, and are stored in the site's museum collection. They are in poor condition. A universally accessible ramp, date unknown, was added at the northeastern section of Springwood on the east facade. The ramp is approximately 42 feet long by 4 1/2 feet wide. Springwood exists and appears to be in good condition.

Analysis: Existing, contributing

Springwood is architecturally significant in its own right and contributes to the site because its location, shape, size, materials, and color remain intact and therefore reflect the historic character of the period of significance. The NPS additions, including the fire escape stairs and universally accessible entrance at the front of the building, do not contribute because they did not exist during the period of significance. Although the additions are necessary to support visitor needs, their location, shape, size, and materials detract from the historic character of the period of significance.

Swan Cottage Playhouse

Historic Condition: A playhouse, Swan Cottage, was constructed in May 1935. It was located approximately 270 feet east of Springwood on the west side of the estate road, approximately 40 feet from the southwest corner of the tennis court. The building was rectangular, 17 feet 4 inches long by 11 feet 3 inches wide and approximately 15 feet high. It had a small covered porch in the center of the front elevation that was approximately 6 feet long by 6 feet wide. Two round 8-inch columns were located at the front of the porch. The Swan Cottage playhouse was sided with clapboard and painted off-white. It had a hipped roof with a ridge and the entire roof had wood shingles, color unknown. A door was located in the center of the east elevation and faced the tennis court.

Existing Conditions: The Swan Cottage playhouse was removed and was relocated to Eleanor Roosevelt's home at Val-Kill after FDR's death in 1945. The playhouse exists and is located at the Val-Kill NHS. It appears to be in good condition.

Analysis: Not existing

Although the Swan Cottage playhouse is no longer located on the site, it was an important feature used by FDR's grandchildren that reflected the historic character of the period of significance.

Guard Houses

Historic Condition: Seventeen guard houses were constructed in c. 1942 to house the 240th Military Battalion stationed on the property. Three of the buildings were located in the main lawn subspace. Two guard houses were located on the east lawn,

exact location unknown. The third, the Main Booth, was located south of the hedge where the home road and service road intersected. No documentation was located on these specific buildings, however it can be presumed they were similar to the other guard houses on the property. These buildings were square, approximately 5 feet by 5 feet, and 10 feet high. The guard houses were sided with clapboards and painted green. They had both front-gabled and side-gabled roofs, material and color unknown. A door was located in the center of the front elevation.

Existing Conditions: The guard houses were removed during the NPS Ownership Period, exact date unknown. In 1997 a guard house, reported to be from the site, was given to the NPS. This guard house has a pyramidal-hipped roof with gray asphalt shingles. This guard house is currently stored in the Bellefield maintenance area and is in poor condition.

Analysis: Not existing

Although the guard houses no longer exist, they were important features during FDR's presidency that reflected the historic character of the period of significance.

Mechanical Systems

Fire Hydrants

Historic Condition: Fire hydrants did not exist during the period of significance.

Existing Conditions: Fire hydrants were added to the property in 1958-59 and four of them are located within the main lawn area. One fire hydrant is located south of Springwood, one directly east of Springwood, one at the northwest corner of Springwood, and the last is north of Springwood near the service area fence. The metal hydrants are 1 1/2 feet high and red in color. The fire hydrants exist and are in good condition.

Analysis: Existing, noncontributing

Although fire hydrants are necessary as part of the fire suppression system, they do not contribute to the historic character because they did not exist during the period of significance. Their location, shape, size, material, and color detract from the historic character of the period of significance.

Vegetation

Trees

Historic Condition: Trees were planted within the main lawn throughout the Early and Late Roosevelt Ownership Periods, dates unknown. The trees were randomly located within the main lawn area and replaced in kind when lost. In 1945 the majority of the 61 trees in this area were deciduous and located close to Springwood, within the center of the main lawn. Of the 11 types of deciduous trees, American elms were the dominant species in terms of both number and size. Groupings of conifer trees were located near the edges of the main lawn and included three types of evergreens. A group of white pine trees, referred to as a plantation, were located southeast of Springwood. In 1945 many of the deciduous trees were large specimen trees with spreading habits, and the large conifer trees had upright habits. The combination of

these evergreen and deciduous trees formed an irregular, and in some areas, dense canopy of varying textures.[15]

Existing Conditions: Throughout the NPS Ownership Period, some of the trees within the main lawn were lost due to storm damage or disease. All 11 American elm trees were lost to Dutch elm disease during the 1960s and 1970s. Four were replaced in the 1980s with disease-resistant elm trees. Other replacement trees were planted in close proximity to the original plant locations. The 22 newly planted trees, along with those that remain from the Late Roosevelt Ownership Period, are still randomly located throughout the main lawn. These young trees now form a more open and irregular canopy but are relatively unchanged in terms of the number and types of plants, and still create varying textures between the evergreen and various deciduous vegetation.[16] The main lawn trees are in good condition.

Analysis: Existing, contributing

The pre-1945 trees within the main lawn contribute to the site because their location, form, habit, and texture remain intact and therefore reflect the historic character of the period of significance. The trees planted by the NPS do not contribute because they did not exist during the period of significance. However, they do not detract from the historic character of the site because their location, form, habit, texture, and color create a character similar to the historic trees they replaced.

Shrubs

Historic Condition: Shrubs were planted within the main lawn throughout the Early and Late Roosevelt Ownership Periods, dates unknown. The shrubs were located near the edges of the main lawn and adjacent to Springwood. Climbing roses were located on the trellis that spanned the westernmost pathway from the rose garden to the house. Two Pee Gee Hydrangea (*Hydrangea paniculata*) flanked the western walkway to the rose garden. Large barberry shrubs (*Berberis* sp.) were located on either side of the west porch stairs, as well as at Springwood's southwest corner. Shrubs within the main lawn included randomly planted groups of mockorange (*Philadelphus coronarius*) and rhododendron (*Rhododendron* sp.). Euonymous (*Euonymous fortunii*) was planted adjacent to the front terrace.

Existing Conditions: Extant shrubs from the Late Roosevelt Ownership Period include 1 Pee Gee hydrangea (*Hydrangea paniculata*) east of the garden walkway and a group of mockorange (*Philadelphus coronarius*) south of the hemlock hedge. A mass planting of rhododendron (*Rhododendron* sp.) is located in the area east of the service area. Barberry (*Berberis* sp.) are adjacent to the west porch stairs as well as at Springwood's southwest corner. The euonymous (*Euonymous fortunii*) plants located along the front terrace were replaced in the 1960s with yews (*Taxus* sp.). The NPS has planted, dates unknown, five-leaf aralia (*Akebia quinata*), spireas (*Spiraea x vanhouttei*), two varieties of mockorange (*Philadelphus x virginalis* and *Philadelphus coronarius*), and barberry (*Berberis thunbergii*), which are located adjacent to the south elevation. The shrubs are in fair to good condition.

Analysis: Existing, contributing

The pre-1945 shrubs within the main lawn contribute to the site because their location, form, habit, texture, and color remain intact and therefore reflect the historic character of the period of significance. However, the shrubs planted by the NPS do not

contribute because they did not exist during the period of significance and detract from the historic character of the period of significance.

Vines

Historic Condition: Vines were planted after the redesign of Springwood in 1915 and were located on the east elevation of the house. They included Virginia creeper (*Parthenocissus quinquefolia*), Japanese honeysuckle (*Lonicera japonica*), and climbing hydrangea (*Hydrangea* sp.). The combination of the vines created a varying texture as they grew on Springwood's east elevation.

Existing Conditions: Extant vines include Virginia creeper (*Parthenocissus quinquefolia*), which is located on Springwood's eastern elevation, just south of the main entrance, and Japanese honeysuckle (*Lonicera japonica*), which is located to the north of the main entrance. The climbing hydrangea (*Hydrangea* sp.) was removed after the 1981 fire. The vines are in good condition.

Analysis: Existing, contributing

The vines contribute to the site because their location, form, habit, texture, and color remain intact and therefore reflect the historic character of the period of significance.

Sago Palms and Small Trees

Historic Condition: Six sago palms trees and an unknown number of small trees were placed on the wood balustrade of Springwood's front terrace during the Late Roosevelt Ownership Period. They were located in wooden planters (description in Furnishings and Objects section) and moved to the greenhouse during the fall and winter months. The trees were approximately 4 feet in height in the planter.

Existing Conditions: The Sago Palms continue to be placed on the balustrade of the front terrace during the summer and kept in the greenhouse during the fall and winter. Six of these palms are historic and were located on the terrace when FDR was alive. Four additional palms were propagated from the original plants. The Sago Palms exist and are in good condition.

Analysis: Existing, contributing

The Sago Palms contribute to the site because their location, form, habit, texture, and color remain intact and therefore reflect the historic character of the period of significance.

Circulation

Turnaround

Historic Condition: The turnaround was constructed c. 1850 directly east of Springwood's front terrace. During the Early Roosevelt Ownership Period the turnaround was oval in shape, located at the front stairs, and extended eastward for approximately 30 feet. It was moved slightly east in 1915 with the reconstruction of Springwood, but its dimensions remained the same. The surface was gravel or crushed stone.

Existing Conditions: The turnaround's surface was changed to asphalt by the NPS, exact date unknown. The turnaround exists and is in good condition.

Analysis: Existing, contributing

The turnaround contributes to the site because its alignment and dimensions remain intact and therefore reflect the historic character of the period of significance.

Service Area Road

Historic Condition: The service area road was constructed c. 1850. During the Early Roosevelt Ownership Period it branched off from the home road and extended northwest toward the service area. In 1945 it was approximately 16 feet wide with a compacted soil or gravel surface.

Existing Conditions: The service area road's surface was changed to asphalt by the NPS, exact date unknown. The service road exists and is in good condition.

Analysis: Existing, contributing

The service area road contributes to the site because its alignment and dimensions remain intact and therefore reflect the historic character of the period of significance.

Walkways

Historic Condition: The walkways to the garden were established in c. 1850. Two walkways were located from the home road and extended north to the hemlock hedge and into the rose garden. One walkway was located near the center of the southern hedge, and the other was located near the southeast corner. Another walkway, which connected these two walkways, was located approximately 10 feet south of the hedge and parallel to it. These walkways were 4 to 5 feet wide with a compacted soil, and later, date unknown, gravel surface.

Existing Conditions: The connecting path, located just south of the hemlock hedge, was removed during the NPS Ownership Period, exact date unknown. The surface of the walkways was changed to asphalt, exact date unknown. The walkways to the garden exist and are in good condition.

Analysis: Existing, contributing

The walkways contribute to the site because their alignment remains intact and therefore reflects the historic character of the period of significance.

The Boulevard path

Historic Condition: The Boulevard path was established during the Early Roosevelt Ownership Period, date unknown. It was located from Springwood's turnaround and extended southeast along the ridge, connecting with the estate road and the Red House. It was approximately 2 feet wide and was compacted soil.

Existing Conditions: The path's surface was not maintained and reverted to grass. The general alignment of the path is still visible in the main lawn area.

Analysis: Partially existing

Although the Boulevard path only partially exists, it was an important feature used by the Roosevelt family that reflected the historic character of the period of significance.

Flagstone walkway

Historic Condition: The flagstone walkway did not exist during the period of significance.

Existing Conditions: A flagstone walk was constructed between 1946 and 1949. This walkway's exact location and configuration is unknown. It connected the

turnaround to the south side of Springwood. It was constructed of flagstone, color unknown. In 1981 the walkway was crushed by fire trucks during the fire at Springwood. It was replaced in 1982 and is located from the turnaround to the south side of Springwood. The walkway is 10 feet wide, extends 60 feet along the south elevation, and ends in a semicircle near the fire escape stairway at the southwest corner of the house. It is constructed of tan-colored flagstone. The walkway exists and is in good condition.

Analysis: Existing, noncontributing

The flagstone walkway does not contribute because it did not exist during the period of significance. However, the walkway does not detract from the site because of its location and materials.

Water Features

Pool/Fountain

Historic Condition: A pool/fountain, exact date of installation unknown, was located southeast of the house, along the edge of the ridge and tree line. The fountain basin was oval shaped, 4 feet long by 2 1/2 feet wide, and constructed of stone. A statue of a cherub holding a shell over its head with a dove perched on the side was located on the south side of the basin. The statue was constructed of cast metal, and stood approximately 2 1/2 feet high.

Existing Conditions: The cherub located on the southern side of the pool/fountain has been removed, exact date unknown, and is now stored in the site's museum collection and is in good condition. The fountain basin is full of brackish water and almost entirely covered by a large shrub. The basin exists and is in fair condition.

Analysis: Existing, contributing

The pool/fountain basin contributes to the site because its location, shape, size, materials, and color remain intact and therefore reflect the historic character of the period of significance.

Furnishings and Objects

Tree Bench

Historic Condition: The tree bench was constructed during the Early Roosevelt Ownership Period, exact date unknown, and was located around the trunk of a tree south of the hemlock hedge. The size and shape of the bench are unknown. The bench was constructed of wood.

Existing Conditions: The tree bench no longer exists.

Analysis: Not existing

Although the tree bench no longer exists, it was an important features used by the Roosevelt family. Because it was removed during the period of significance, its loss does not diminish the historic character of the site.

Lawn Bench

Historic Condition: The lawn bench in was installed during the Early Roosevelt Ownership Period and was located on the south lawn, under the oak/chestnut tree. The dimensions and materials are unknown, but it may have been made of wrought iron.

Existing Conditions: The lawn bench no longer exist.

Analysis: Not existing

Although the lawn bench no longer exists, it was an important features used by the Roosevelt family. Because it was removed during the period of significance, its loss does not diminish the historic character of the site.

Rose Arbor

Historic Condition: A rose arbor was constructed between 1901 and 1905. It was located approximately 20 feet from the south side of the hemlock hedge and spanned the eastern walkway to the rose garden. The arbor was constructed of cedar posts and had a 6-foot span. The arbor was approximately 2 1/2 to 3 feet wide with three vertical members and an arched top. The rose arbor was approximately 9 feet high.

Existing Conditions: The rose arbor was removed and reconstructed at some point after 1954, exact date unknown. The arbor is in the same location as the historic arbor. The current structure is post and lintel in form with a span of 6 feet and a height of 7 feet. It is constructed of two vertical members and two horizontal overhead members and is 3 feet wide. The arbor exists and is in good condition.

Analysis: Existing, noncontributing

The existing arbor does not contribute because it did not exist during the period of significance. However, it does not detract from the site because its location and materials are similar to those used in the original arbor.

Planters

Historic Condition: The planters that held the Sago Palms and other plants brought out seasonally to the front terrace were constructed in c. 1915 during the Late Roosevelt Ownership Period. The planters were round, approximately 1 1/2 feet in diameter, and 1 1/2 to 2 feet high. The planters were constructed of wood and painted gray or green. They had iron handles on each side and stood on three iron legs.

Existing Conditions: The original planters no longer exist, date of removal unknown. The Sago Palms are currently located in round planters that look similar to the historic planters, but have different handles and legs. The new planters exist and are in good condition.

Analysis: Existing, noncontributing

The existing planters do not contribute because they did not exist during the period of significance. However, they do not detract from the site because their location, shape, and materials are similar to those used in the original planters.

Play Apparatus

Historic Condition: Three pieces of play apparatus existed on the site in c. 1918. The first, a movable swing with a canopy, was located on the lawn south of the hemlock hedge. It had a triangular metal frame that held a metal and wood bench swing. A striped cloth canopy was attached to the top of the swing, exact color

unknown. The second was a rope swing with a wood seat, which was tied to the branches of a tree. It was located to the south of the hemlock hedge. The third was a post and lentil structure, with a bar hanging from the top of the apparatus. It was located on the main lawn to the northwest of the tennis court. The structure was approximately 6 to 7 feet high and 5 feet wide. The metal bar, which was connected by two ropes from the top of the apparatus, was located approximately 3 feet above the ground. The play apparatus was removed during the period of significance, exact date unknown.

Existing Conditions: The play apparatus no longer exist.

Analysis: Not existing

Although the play apparatus no longer exist, they were important features used by FDR's children. Because they were removed during the period of significance, their loss does not diminish the historic character of the site.

Walking board

Historic Condition: The walking board was located on the south lawn in c. 1921. The walking board consisted of two parallel bars, but its size, shape, materials, and color are unknown. The walking board was used by FDR in an attempt to regain the use of his legs after he contracted polio in 1920. It was removed during the period of significance, exact date unknown.

Existing Conditions: The walking board no longer exists.

Analysis: Not existing

Although the walking board no longer exists it was an important feature used by FDR during his recovery of polio. Because it was removed during the period of significance, its loss does not diminish the historic character of the site.

Furniture

Historic Condition: Furniture including a rustic wood bench, chair, and table were located on the south lawn in c. 1933. It is unknown if the furniture belonged on the south porch and was moved outside occasionally, or if there were any additional pieces of furniture that were used outside. The bench was approximately 5 feet long and was constructed out of wood pieces 1 to 3 inches in diameter. Located in the center of bench's backrest was an ornamental diamond shape. The seat of the bench was constructed of flat pieces of wood laid from front to the back, approximately 1 to 1 1/2 feet long by 2 inches wide. The chair was approximately 2 1/2 feet long and constructed with a similar seat and backrest as the bench. The table was approximately 2 1/2 feet high with a round wooden top that was approximately 1 1/2 to 2 feet in diameter. The legs were constructed of four wood pieces 1 to 3 inches in diameter.

Existing Conditions: The furniture was removed, exact date unknown. The table is stored in the site's museum collection and is in good condition.

Analysis: Existing, noncontributing

Although the bench and chair no longer exist, they were important features that reflected the historic character of the period of significance. Although the table still exists, it does not contribute to the site because it was removed. However, it was an important feature of the period of significance.

Electric Eye

Historic Condition: An electric eye was installed by the Secret Service in c. 1942, after the start of WWII. It was one of two located on the site and was located between the southeast corner of the hemlock hedge and the estate road. The electric eye was approximately 4 to 5 feet high and constructed of a square metal post that housed the electrical system. The two metal 'eyes' were located at heights of approximately 2 1/2 feet and 4 to 5 feet. Its color is unknown.

Existing Conditions: The electric eye was removed during the NPS Ownership Period, date of removal unknown.

Analysis: Not existing

Although the electric eye no longer exists, it was an important feature during FDR's presidency that reflected the historic character of the period of significance.

Information Signs

Historic Condition: Information signs did not exist during the period of significance.

Existing Conditions: Three information signs of various sizes and materials were installed by the NPS, exact dates unknown. These signs are located near the northeast corner of Springwood, adjacent to the wheelchair ramp. The information signs exist and are in good condition.

Analysis: Existing, noncontributing

Although information signs are necessary to support visitor needs, they do not contribute because they did not exist during the period of significance. Their location, shape, size, and materials detract from the historic character of the period of significance.

Benches

Historic Condition: The benches did not exist during the period of significance.

Existing Conditions: Two benches were installed during the NPS Ownership Period, exact date unknown. They are located on the south lawn, near the top of the ridge. These benches are 5 feet long and constructed of metal legs with wood seats and backrests. The metal portion of the benches are painted black, and the wood seat and backrests are unpainted. The benches exist and are in good condition.

Analysis: Existing, noncontributing

The benches do not contribute to the significance of the property. Although they are necessary to support visitor needs, the current benches location, shape, size, and materials detract from the historic character of the period of significance.

Light Fixture

Historic Condition: The light fixtures did not exist during the period of significance.

Existing Conditions: Three light fixtures were installed on the property during the NPS Ownership Period, exact date unknown. One was located in the main lawn subspace along the home road between the two paths to the rose garden. The light fixtures are made of brown metal, are approximately 10 feet high round lights at the

tops of the poles that were 1 foot diameter. The light fixture exists and is in good condition.

Analysis: Existing, noncontributing

Although light fixtures are necessary to support visitor needs, they do not contribute because they did not exist during the period of significance. The current lights location, shape, size, and materials detract from the historic character of the period of significance.

Service Area Subspace:

Spatial Organization

Historic Condition: The service area subspace was established during the Early Property Ownership Period, exact date unknown. It was located directly north of Springwood. The roughly rectangular space was approximately 280 feet long (N/S) by 80 feet wide (E/W). It was defined to the north by the small ice house, to the south by Springwood, to the east by the hemlock hedge, and to the west by the shed. Within the space were other buildings that formed internal subspaces between them. The ground was flat and consisted of both grass and compacted soil, and gravel later. Views out of the space were screened but generally open to the sky.

The space was altered during the Early Roosevelt Ownership Period, exact date unknown, with the construction of a screening fence along the eastern edge of the service area. The fence further screened views to the east. The space was altered again during the Early Roosevelt Ownership Period, exact date unknown, with the planting of trees in the center of the service area. The trees were objects in rather than definers of the space and created an irregular, enclosed canopy. The space was altered in 1911 with the construction of a greenhouse tool shed. The addition of the building enlarged and redefined the space to the north.

Existing Conditions: The spatial configuration of the service area subspace is unchanged in terms of its shape, size, and defining edges.

Analysis: Existing, contributing

The spatial configuration of the service area subspace contributes to the site because its internal subspaces, defining edges, base plane, and materials remain intact and therefore reflect the historic character of the period of significance.

Topography

Historic Condition: The topography of the service area was altered throughout the ownership periods with the construction of various outbuilding, but the extent of these changes to the grade is unknown. The ground was relatively flat.

Existing Conditions: The topography of the service area remains unchanged.

Analysis: Existing, contributing

The topography of the service area contributes to the site because its configuration and grade remain relatively unchanged and therefore reflect the historic character of the period of significance.

Buildings

Laundry (HS 12)

Historic Condition: The laundry was constructed in c. 1850 and was 15 feet north of Springwood. The building was rectangular, 30 feet long (E/W) by 14 feet wide (N/S) and one story high. The laundry was sided with clapboards, color unknown. In 1911 it was painted dark green or dark gray with red trim. It had a side-gabled roof with wood shingles, color unknown. Doors were probably located on the north and south elevations, exact number and location unknown. The laundry was enlarged sometime before 1915, exact date unknown. The shed and porch addition was located on the its north elevation. The addition was rectangular, 30 feet long (E/W) by 10 feet wide (N/S) and one story high. The addition was sided with clapboard, color unknown. The roof line was extended to include this addition and had wood shingles, color unknown. Three doors were located on the south elevation, two on the west elevation, and two on the north elevation. A privacy screen was constructed by 1941, exact date unknown. The laundry was no longer used after 1941.

Existing Conditions: The laundry was routinely maintained between 1945 and 1959. This work included rebuilding the chimney, replacing the wood shingle roof, and repainting. The lattice privacy fence on the laundry's western elevation was removed sometime between 1946 and 1972, exact date unknown, and was replaced by 1989. Between 1983 and 1997, the laundry was repainted, the chimney repaired, and the roof replaced with new wood shingles. The laundry exists and appears to be in good condition.

Analysis: Existing, contributing

The laundry contributes to the site because its location, shape, size, materials, and color remain intact and therefore reflect the historic character of the period of significance.

Stable/Garage/Tourist Information Center (HS 04)

Historic Condition: The stable was constructed in c. 1850 and was 150 feet north of Springwood along the ridge line. The building was rectangular, 44 feet long (N/S) by 30 feet wide (E/W) and two-stories high. The basement or ground floor was located at grade on the west elevation. The stable was sided with clapboards and painted red or gray, or both. It had a centered-gable roof with slate shingles, color unknown. A double door was located at the center of the east elevation and on the west elevation. The stable was enlarged in 1910 to serve as a garage for the family's automobiles. The addition was located on the south elevation and was rectangular, 14 feet long (N/S) by 25 wide (E/W) and one story high. The addition was sided with clapboard, color unknown. It had a shed-style roof with wood shingles. A door was located at the center of the addition's east elevation.

Existing Conditions: The stable/garage was routinely maintained between the 1940s and 1950s, but the extent of work is unknown. In 1971 a fire destroyed the stable/garage, and only the stone foundation remained. The stable/garage was rebuilt in 1974 with a balloon frame and steel I-beam construction, but the exterior was rebuilt to replicate to the garage's original appearance, except the slate roof was replaced with wood shingles. The garage was converted in 1985 to its current use as a Tourist Information Center that includes a bookstore and public restrooms. Doors are located at the north end and in the center of the east elevation, the east end of the south elevation,

and in the center of the west elevation. The stable/garage/Tourist Information Center exists and appears to be in good condition.

Analysis: Existing, noncontributing

The stable/garage/Tourist Information Center does not contribute to the site because it did not exist during the period of significance. However, it does not detract from the historic character because it is in the historic location and is an accurate reconstruction of the 1910 building exterior.

Shed (HS 05)

Historic Condition: The shed was constructed in 1911 west of the stable/garage/Tourist Information Center and 180 feet northwest of Springwood. The building was rectangular, 46 feet long (N/S) by 18 feet wide (E/W) and one-story high. The shed was sided with wood clapboards and painted gray. It had a westward sloping shed-style roof, materials and color unknown. Four doors were located in the east elevation, including two entry doors and two sliding doors.

Existing Conditions: The shed was painted various colors during the NPS Ownership Period and ultimately was painted to its historically accurate color, rifle gray. The rear stone foundation was stabilized in 1991 to compensate for a bow in its foundation. Its roof is covered with composition roll-roofing material, color unknown. The shed exists and appears to be in good condition.

Analysis: Existing, contributing

The shed contributes to the site because its location, shape, size, materials, and color remain intact and therefore reflect the historic character of the period of significance.

Small Ice House (HS 06)

Historic Condition: The small ice house was constructed in c. 1850 and was 260 feet north of Springwood. The building was rectangular, 16 feet long (N/S) by 14 feet wide (E/W) and 8 feet high. The small ice house was sided with drop siding and painted gray. It had a front-gabled roof with wood shingles, color unknown. A small door was located in the center of the north elevation. The small ice house was used until 1941.

Existing Conditions: The small ice house was severely deteriorated by 1959. The interior foundation had collapsed. It was restored between 1959 and 1960, using as much of the original material as possible. The wood shingled roof was replaced in kind in 1991. The small ice house exists and appears to be in good condition.

Analysis: Existing, contributing

The small ice house contributes to the site because its location, shape, size, materials, and color remain intact and therefore reflect the historic character of the period of significance.

Coach House (HS 03)

Historic Condition: The coach house was constructed in 1886 and was 190 feet north of Springwood and west of the stable/garage. The building was L-shaped, with the eastern section 61 feet long (N/S) by 23 feet 4 inches wide (E/W) and two stories high. The western section was 42 feet 10 inches long (N/S) by 21 feet 6 inches wide (E/W) and two stories high. The overall width of the coach house was 44 feet 10

inches. The local vernacular adaptation of the Queen Anne-style building was sided with weather board and shingles and painted red and gray. It had a cross-gabled roof with wood shingles, color unknown. Two entry doors were located on the west elevation, and two double doors on the north and south elevations. The coach house was enlarged sometime before 1924, exact date unknown. The sleeping porch addition was located on the second story of the west elevation. The addition was rectangular, 12 feet 4 inches long (E/W) by 10 feet 2 inches wide (N/S), and supported by two wood posts that were approximately 6 to 8 inches in diameter. The addition was sided with clapboard, color unknown. It had a westward sloping shed-style roof with wood shingles, color unknown.

Existing Conditions: The coach house was routinely maintained during the NPS Ownership Period. This work included repainting, replacing the wood shingle roof in kind, and repairing or replacing woodwork. The coach house exists and appears to be in good condition.

Analysis: Existing, contributing

The coach house contributes to the site because its location, shape, size, materials, and color remain intact and therefore reflect the historic character of the period of significance.

Greenhouse Tool Shed (HS 07)

Historic Condition: The greenhouse tool shed was constructed in 1911 and was 300 feet north of Springwood and north of the small ice house. The building was rectangular, 18 feet long (E/W) by 9 feet wide (N/S) and approximately 10 feet high. The greenhouse tool shed was sided with clapboard and painted gray. It had a front-gabled roof, materials and color unknown. A double door was located in the center of the east elevation.

Existing Conditions: The greenhouse tool shed was routinely maintained during the NPS Ownership Period. It was painted rifle gray and the roof repaired. The roof has green asphalt shingles. The greenhouse tool shed exists and appears to be in good condition.

Analysis: Existing, contributing

The greenhouse tool shed contributes to the site because its location, shape, size, materials, and color remain intact and therefore reflect the historic character of the period of significance.

Structures

Ash Pit

Historic Condition: The date the ash pit was constructed is unknown. It was located 40 feet northwest of Springwood, at the edge of the ridge. The structure was rectangular, 5 1/2 feet long (N/S) by 4 feet wide (E/W) and 2 feet high, with an arched brick top. It was constructed of red brick and located mainly below ground. A small door was located in the center of the north elevation.

Existing Conditions: The ash pit exists and is unchanged from its historic condition. The ash pit's brick roof is caving in and appears to be in poor condition.

Analysis: Existing, contributing

The ash pit contributes to the site because its location, shape, size, materials, and color remain intact and therefore reflect the historic character of the period of significance.

Vegetation

Trees

Historic Condition: In 1945 four white pine trees (*Pinus strobus*), date of planting unknown, were located near the southeast corner of the stable/garage, in the center of the service area. The pine trees were arranged in a square and were large trees that created a dense canopy and uniform texture.

Existing Conditions: The original white pines no longer exist, date of removal unknown. One replacement white pine was planted in the 1970s, exact date unknown, and is in good condition.

Analysis: Not existing

Although one replacement white pine tree exists, it does not contribute to the significance of the property because it did not exist during the period of significance and it does not convey the historic character of the four historic trees it replaced.

Circulation

Service Area Road

Historic Condition: The service area road was established in c. 1850. The road connected the coach house and stable, and extended south along the ridge to the west side of the laundry. The surface of the service area road was compacted soil or crushed gravel. The remaining portion of the service area was grass that extended from the laundry to within approximately 40 feet of the coach house.

Existing Conditions: The surface of the service area road was changed to asphalt, exact date unknown. The remaining portion of the service area is gravel and is used for parking. The road is in fair condition.

Analysis: Existing, contributing

The service area road contributes to the site because its alignment and dimensions remain intact and therefore reflect the historic character of the period of significance.

Furnishings and Objects

Screening Fence

Historic Condition: The screening fence was constructed during the Early Roosevelt Ownership Period, exact date unknown. It was located at the northeast corner of Springwood and extended northward for approximately 80 feet. The fence was wood and constructed in a diagonal, lattice pattern. Its color is unknown. The fence was removed and replaced with a new fence during the Late Roosevelt Ownership Period, exact date unknown. The new fence was constructed of large round vertical posts supporting small, diagonal, wood lattice pattern. The location of this fence between Springwood and the laundry changed in 1915 and the fence was moved approximately 15 feet to the east and extended 20 feet north. A gate was located

in this section of fence. The exact color of the fence is unknown, but it was a light color.

Existing Conditions: The southern portion of the fence and gate, located between the laundry and Springwood's northern porch, remains as it was during the Late Roosevelt Ownership. During the NPS Ownership Period, exact date unknown, the northern section of the screening fence (from the northeast corner of the laundry northward) was replaced. The lattice fencing is more closely spaced, but is similar to the historic fence's appearance. The northern section of the fence is gray and the section between Springwood and the laundry is white. Both sections of the screening fence exist and are in good condition.

Analysis: Existing, contributing

The 1915 screening fence contributes to the site because its alignment, shape, size, and materials remain intact and therefore reflect the historic character of the period of significance. The 60-foot northern section of the fence does not contribute because it did not exist during the period of significance. However, it does not detract from the historic character because its location and materials are similar to those of the historic fence.

Dog houses

Historic Condition: Two dog houses were constructed during the Late Roosevelt Ownership Period, exact date unknown. They were located directly adjacent to the screening area fence near its northern end. The structures were approximately 3 feet square and 3 feet high. The doghouses were constructed of wood, color unknown. They had front-gabled roofs, material and color unknown. Each had a door in the center of its west elevation.

Existing Conditions: The dog houses no longer exist, date of removal unknown.

Analysis: Not existing

Although the dog houses no longer exist, they were important features that reflected the historic character of the period of significance.

Laundry Lines

Historic Condition: Laundry lines were installed in the service area in c. 1850. They ran from a post in the fence behind the dog houses to a post in the yard. The exact length, configuration, and materials of these lines is unknown.

Existing Conditions: The laundry lines no longer exist, date of removal unknown.

Analysis: Not existing

Although the laundry lines no longer exist, they were important features that reflected the historic character of the period of significance.

Rail Fence

Historic Condition: The rail fence did not exist during the period of significance.

Existing Conditions: The rail fence was constructed during the NPS Ownership Period, exact date unknown. It is located along the ridge line, 20 feet east of the laundry. The fence is 18 feet long and 3 1/2 feet high. It is constructed of square vertical posts 3 1/2 feet high, spaced 6 feet apart, and 6-foot-long horizontal rails

spaced 1 foot apart. The fence is unpainted. The rail fence exists and is in fair condition.

Analysis: Existing, noncontributing

The rail fence does not contribute to the site because it did not exist during the period of significance. The fence's location, shape, size, and materials detract from the historic character of the period of significance.

Bench

Historic Condition: The bench did not exist during the period of significance.

Existing Conditions: The bench was installed during the NPS Ownership Period, exact date unknown. It is located adjacent to the east elevation of the stable/garage/Tourist Information Center. The bench is 5 feet long and has metal legs with a wood seat and backrest. The metal portion of the bench is painted black, and the wood seat and backrest are unpainted. The bench exists and is in good condition.

Analysis: Existing, noncontributing

Although benches are necessary to support visitor needs it does not contribute to the site because it did not exist during the period of significance. The current benches location, shape, size, and materials detract from the historic character of the period of significance.

Trash Receptacle

Historic Condition: The trash receptacle did not exist during the period of significance.

Existing Conditions: The trash receptacle was installed during the NPS Ownership Period, exact date unknown. It is located adjacent to the east elevation of the stable/garage/Tourist Information Center. The trash receptacle was rectangular, approximately 2 feet long by 2 feet wide and 3 1/2 feet high. It is constructed of metal and plastic and is black and brown in color. The trash receptacle exists and is in good condition.

Analysis: Existing, noncontributing

Although trash receptacles are necessary to support visitor needs, it does not contribute to the site because it did not exist during the period of significance. The current receptacles location, shape, size, and materials detract from the historic character of the period of significance.

Bicycle Rack

Historic Condition: The bicycle rack did not exist during the period of significance.

Existing Conditions: The bicycle rack was installed during the NPS Ownership Period, exact date unknown, adjacent to the service area fence. The bike rack is 10 feet long, 3 feet high, and constructed of metal tubing. The bicycle rack exists and is in poor condition.

Analysis: Existing, noncontributing

The bicycle rack does not contribute to the site because it did not exist during the period of significance. The current bicycle rack's location, shape, size, and materials detract from the historic character of the period of significance.

Rose Garden Subspace:

Spatial Organization

Historic Condition: The rose garden subspace was constructed during the Wheeler Ownership Period in c. 1850. It was located northeast of Springwood and was a rectangular space approximately 160 feet long (N/S) by 220 feet wide (E/W). It was defined to the north by the hemlock hedge and greenhouse, to the south and east by the hemlock hedge, and to the west by the hemlock hedge and greenhouse. The configuration of the garden during this period is unknown. Views out of the rose garden were heavily screened.

During the Early Roosevelt Ownership Period the rose garden contained two internal subspaces. The first (from east to west) was rectangular in shape and the ground was flat and planted with roses. The second subspace was located in the center of the garden. It was rectangular in shape and the ground was flat and contained of vegetables and fruit trees that were objects in rather than definers of the space and formed an irregular canopy. Views out of the rose garden were screened. The rose garden was altered in 1908 with the removal of the original greenhouse and construction of a new greenhouse in the northwestern section of the rose garden. The new greenhouse continued to screen views to the north and northwest.

The rose garden was altered again in 1912 with the removal of the fruit trees and reorganization of the garden. The space then contained three internal subspaces, the first (from east to west) was rectangular in shape and the ground was flat and consisted of rose beds and grass. The second subspace was in the center of the garden. It was rectangular in shape and the ground was flat and consisted of a grassy area bordered with perennial flower beds and surrounded by a crushed gravel walkway. The third subspace was located at the southwest section of the space. It was rectangular in shape and the ground was flat and consisted of a grass area surrounded by a crushed gravel walkway and flanked with a perennial flower bed to the south. Views out of the rose garden were heavily screened, but open to the sky.

Existing Conditions: The size and shape of the hedge has increased to a 20-foot width and approximate 16 to 17 foot height, which further strengthens the sense of enclosure. The spatial configuration of the rose garden subspace is unchanged in terms of its shape, size, and defining edges.

Analysis: Existing, contributing

The spatial configuration of the rose garden subspace contributes to the site because its internal subspaces, the defining edges, base plane, and materials remain intact and therefore reflect the historic character of the period of significance.

Topography

Historic Condition: The topography of the rose garden was altered slightly between 1906 and 1908 with the removal of the original greenhouse and construction of a new one. It was altered again in 1912 when the garden was reorganized. Because the ground was relatively flat, these changes only slightly altered the grade of the rose garden.

Existing Conditions: The topography of the rose garden remains unchanged.

Analysis: Existing, contributing

The topography of the rose garden contributes to the site because its configuration and grade remain unchanged and therefore reflect the historic character of the period of significance.

Buildings

Original Greenhouse

Historic Condition: The original greenhouse was constructed in c. 1850, in the southwest corner of the rose garden. It consisted of two sections, one larger than the other. The shape, size, materials, and color of this greenhouse are unknown. The greenhouse was removed in 1908.

Existing Conditions: The original greenhouse no longer exists.

Analysis: Not existing

Although the original greenhouse no longer exists, it was an important feature used by the Roosevelt family. Because it was removed during the period of significance, its loss does not diminish historic character of the site.

Greenhouse (HS 11)

Historic Condition: The new greenhouse was constructed in 1906. It was located 290 feet northeast of Springwood within the northwest section of the rose garden. The building was L-shaped with an overall size of 68 feet long and 30 feet wide (east-west section) and 60 feet long and 30 feet wide (north-south oriented section), and consisted of four sections. The largest of these sections, the rose house, was oriented in an east-west direction along the southern elevation of the greenhouse. The rose house was rectangular, 68 feet 10 inches long by 18 feet 4 1/2 inches wide and 14 feet high. The second section, the potting shed, was located north of and adjacent to the rose house and was oriented in an east-west direction. It was rectangular, 25 feet 11 inches long, 12 feet 6 inches wide, and approximately 11 feet high. The third section, the fern house, was located north of and adjacent to the rose house and east of the potting shed. The fern house was rectangular, 18 feet 7 inches long by 9 feet wide and approximately 11 feet high. The forth section, the carnation house, was oriented in a north-south direction. It was rectangular, 60 feet 5 1/2 inches long by 24 feet 4 inches wide and 14 feet high. The greenhouse had a cross-gabled glass roof. The potting shed had a north sloping shed roof, materials and color unknown. Doors were located on the west elevation of the rose house and potting shed, and in the center of the north elevation of the carnation house.

Existing Conditions: The greenhouse was routinely maintained during the NPS Ownership Period. The work on the greenhouse included repainting, reglazing the glass, and replacing broken panes. All the windows were removed and replaced or reglazed between 1989 and 1990, and any deteriorated wood support structures replaced. The greenhouse exists and appears to be in good condition.

Analysis: Existing, contributing

The greenhouse contributes to the site because its location, shape, size, materials, and color remain intact and therefore reflect the historic character of the period of significance.

Guard House

Historic Condition: A guard house was constructed in c. 1945 adjacent to the garden's southeastern entrance and directly adjacent to the hedge. The building was square, approximately 8 feet (N/S) by 8 feet (E/W), and 11 to 12 feet high. The guard house was sided with clapboards, color unknown. It had a pyramidal-hipped roof with wood shingles, color unknown. A door was located in the center of the west elevation.
Existing Conditions: The guard house was removed after 1960, exact date unknown.
Analysis: Not existing
Because the guard house was added and removed after the period of significance, its loss does not diminish the historic character of the site.

Structures

Hot Bed (HS 10)

Historic Condition: The hot bed was constructed in c. 1850 in the northwest section of the rose garden. The structure was rectangular, 20 feet long (N/S) by 7 feet 9 inches wide (E/W) and was 8 inches high on the north side and sloped to ground level on the south side. The hot bed was constructed of concrete and unpainted. It had a wooden framed glass top during the Late Roosevelt Ownership Period, color unknown.
Existing Conditions: The hot bed no longer has its wooden framed glass top, date of removal unknown. The hot bed exists and is in fair condition.
Analysis: Existing, contributing
The hot bed contributes to the site because its location, shape, and size remain intact and therefore reflect the historic character of the period of significance.

Mechanical Systems

Water Faucets

Historic Condition: Two water faucets were installed during the period of significance, exact date unknown. One was located at the northeast corner of the center grassy area and the other along the eastern border of the center grassy area. The metal faucets were 2 feet high and painted green.
Existing Conditions: Two additional water faucets were added to the rose garden during the NPS Ownership Period, exact date unknown. They are approximately 1 1/2 feet high and unpainted. The historic water faucets exist and are in good condition, but are no longer used. The NPS water faucets exist and are in good condition.
Analysis: Existing, contributing
The original water faucets contribute to the site because their location, shape, size, materials, and color remain intact and therefore reflect the historic character of the period of significance. The NPS water faucets do not contribute because they did not exist during the period of significance. However, the water faucets do not detract from the historic character because their size, shape, and materials are compatible with the original water faucets.

Vegetation

Hemlock Hedge

Historic Condition: The hemlock hedge (*Tsuga canadensis*) was planted in c. 1850. It was 220 feet northeast of Springwood and enclosed a vegetable/flower garden and later the rose garden. It was 140 feet long along the north side, 260 feet long along the south side, 180 feet long along the east side, and 70 feet long along the west side. There were three entrances into the garden, two on the south side and one at the northeast corner of the hedge. The top of the hedge, which was flat during the Early Roosevelt Ownership Period, was trimmed into a point in the Late Roosevelt Ownership Period to allow snow to roll off. In 1945 the hedge was approximately 10 feet wide and 14 feet high.

Existing Conditions: In 1946 the entrance at the northeast corner of the hemlock hedge was eliminated for better visitor control. The hedge has gradually increased in size over the years and is currently 20 feet wide and 16 to 17 feet high. In-kind replacements of individual plants occurred during the NPS Ownership Period, exact dates unknown. The trees located between the two southern entrances were damaged in a 1997 storm and replaced in kind in 1998. The hedge exists and is in fair condition.

Analysis: Existing, contributing

The hemlock hedge contributes to the site because its location, grouping, form, texture, and color remain intact and therefore reflect the historic character of the period of significance.

Rose Beds

Historic Condition: The eastern area of the garden was turned into a rose garden in 1912. Some 15 rows of rose beds (N/S), each with 2 beds, created a total of 30 beds within the eastern section of the garden. Each bed was approximately 10 feet long by 4 feet wide with approximately 4 feet of neatly edged grass between each bed. The beds were planted with monthly-blooming tea roses in front, in the western portion of the area, and hearty roses in back.

Existing Conditions: Approximately half the plants remain from the period of significance, and the other half have been replaced with different varieties by the NPS. The two southernmost beds were removed in c. 1945 when the guard house was constructed in the garden. After the guard house was removed, date unknown, these beds were reestablished, but were later removed, exact date unknown, due to the lack of sunlight. The rose beds exist and are in good condition.

Analysis: Existing, contributing

The rose beds contribute to the site because their location, grouping, shape, size, and material remain intact and therefore reflect the historic character of the period of significance. The roses planted by the NPS do not contribute to the site because they did not exist during the period of significance. However, they do not detract from the historic character because their location, form, habit, texture, and color create a character similar to the historic roses they replaced.

Circulation

Garden Walkways

Historic Condition: The garden walkways were established during the Early Roosevelt Ownership Period, exact date unknown. They were located in the center of the rose garden. The walkways were approximately 3 feet wide with stone dust surfaces and no edging.

Existing Conditions: The garden walkways exist and are in good condition.

Analysis: Existing, contributing

The garden walkways contribute to the site because their alignment, dimensions, and material remain intact and therefore reflect the historic character of the period of significance.

Furnishings and Objects

Sundial

Historic Condition: The sundial may have been installed in the garden after its change from a vegetable/rose/perennial garden to a rose/perennial garden in 1912, exact date unknown. It was located at the center of the center grassy area of the garden. The base was round, approximately 1 foot in diameter, tapered upward to 10 inches in diameter, and was 3 feet high. The top of the dial was square, 8 inches by 8 inches. It was constructed from white-colored cut stone. A metal dial was located on the top of the sundial base. In 1945 the sundial was moved slightly to the north to accommodate FDR's grave monument.

Existing Conditions: The metal dial was removed during the NPS Ownership Period, exact date unknown. The stone base is deteriorating. The sundial exists but is in poor condition.

Analysis: Existing, contributing

The sundial contributes to the site because its location, shape, size, and color remain intact and therefore reflect the historic character of the period of significance.

Dog Grave Markers

Historic Condition: A grave marker was installed for FDR's dog, Chief, in 1933. It was located 1 foot south of the sundial in the center grassy area. The marker was round, 1 foot in diameter, and flush with the grass. It was white marble and inscribed, "Chief, 1918-1933."

Existing Conditions: An identical marker was installed in 1952 for FDR's Scottish Terrier, Fala, according to FDR's wishes before his death. The marker was located 1/2 foot east of Chief's marker and was inscribed, "Fala 1940-1952." The dog grave markers exist and are in good condition.

Analysis: Existing, contributing

Chief's grave marker contributes to the site because its location, shape, size, materials, and color remain intact and therefore reflect the historic character of the period of significance. Although Fala's grave marker was added during the NPS Ownership Period, it also contributes to the site because it was added according to FDR's wishes before his death.

FDR and Eleanor Roosevelt's Grave Monument

Historic Condition: The grave monument for FDR, which he designed himself, was installed in the garden in October 1945. It was located in the center of the garden in the central grassy area. The white marble monument was rectangular in shape, 8 feet long (E/W) by 4 feet wide (N/S) and 3 feet high. It sat on a marble base that extended 2 feet out from monument and was 6 inches high.

Existing Conditions: The FDR grave monument has not changed in appearance from the Late Roosevelt Period, except for inscribing of Eleanor Roosevelt's date of death under her name. The grave monument exists and is in good condition.

Analysis: Existing, contributing

The FDR and Eleanor Roosevelt grave monument contributes to the site because it was designed by FDR and introduced to the site shortly after his death, according to his written wishes. Its location, shape, size, materials, and color remain intact and therefore reflect the historic character of the period of significance.

Information Sign

Historic Condition: The information sign did not exist during the period of significance.

Existing Conditions: An information sign was installed in 1997 within the portion of the hedge east of the greenhouse. The metal sign is 1 1/2 feet high by 1 foot 2 inches wide and attached to a 4-foot-high square wood post anchored into the ground. The sign is brown with white letters. The information sign exists and is in good condition.

Analysis: Existing, noncontributing

Although information signs are necessary to support visitor needs, it did not exist during the period of significance. The current information sign's location, shape, size, and materials detract from the historic character.

Fence

Historic Condition: The fence did not exist during the period of significance.

Existing Conditions: A post and chain fence was constructed by the NPS in the late 1960s. The fence is located around the center grassy area. The posts are 1 1/2 feet high, placed at 4 foot intervals, and are connected with a metal chain. The fence exists and is in good condition.

Analysis: Existing, noncontributing

The fence does not contribute because it did not exist during the period of significance. However, the fence does not detract from the site because of its location, size, shape, and materials.

Deer Fence

Historic Condition: The deer fence did not exist during the period of significance.

Existing Conditions: The deer fence was installed in 1991 in the middle of the entire length of the hemlock hedge. The brown vinyl-coated mesh fence is 6 feet high. Gates are located at the two southern entrances and are constructed of silver metal frames and wire. They are on rollers that retract into the hedge during the day. The western entrance is closed off using a white metal gate attached to the greenhouse. This gate is approximately 15 feet long and constructed of 3 round vertical posts connected

to 5 round metal horizontal pieces spaced 1 foot apart. The gate is 5 feet high. The remaining portion of the entrance is closed off using two movable wood sections of fencing painted brown that are 8 foot long by 6 feet high. The deer fence exists and is in good condition.

Analysis: Existing, noncontributing

Although a deer fence is necessary to protect the vegetation within the garden from deer, it does not contribute to the site because it did not exist during the period of significance. The current fence's location, size, shape, and materials detract from the historic character of the period of significance.

Vegetable Garden Subspace:

Spatial Organization

Historic Condition: The vegetable garden subspace was established during the Wheeler Ownership Period in c. 1850. It was located northeast of Springwood and directly north of the rose garden. The square space was approximately 400 feet long (E/W) by 400 feet wide (N/S). It was defined to the north by a fence along the property line, to the south by the hemlock hedge, to the east by vegetation along the estate road, and to the west by vegetation along the ridge line.

Within the space were three internal subspaces, the small vegetable garden, large vegetable garden, and orchard. The small vegetable garden was located in the southern section of the space. The ground was flat and contained fruits and vegetables, exact species unknown. The large vegetable garden was located in the northeastern section of the space and the ground was flat and contained fruits and vegetables. The orchard was located in the northwestern section of the space. The ground was flat and probably consisted of grass or meadow grass and fruit trees that created a regular, enclosed canopy. The views out of the vegetable garden were partially screened. The space was altered during the Late Roosevelt Ownership Period, exact date unknown, with the removal of the orchard and expansion of the large vegetable garden, and the addition of a number of service and garden roads.

Existing Conditions: The space was altered in 1948 with the construction of a visitor parking area in the large vegetable garden subspace. A row of hemlock trees planted directly south of the parking area as a screen divided the space and screened views to the south. Although all the original definers of the space remain, the new screening hedge created two distinct internal spaces within the original vegetable garden space. The spatial configuration of the vegetable garden subspace is unchanged in terms of its overall shape, size, and defining edges.

Analysis: Existing, contributing

Although the vegetable garden has been subdivided, its spatial configuration contributes to the site because its defining edges and some of its materials remain intact and therefore reflect the historic character of the period of significance.

Topography

Historic Condition: The topography of the vegetable garden was altered in 1898 with the construction of the large ice house. It was altered again during the Late Roosevelt Ownership Period, exact date unknown, with the construction of various garden and service roads. The extent of these changes to the grade is unknown. The ground was relatively flat or slightly undulating, with only moderate changes in grade. The topography of the southwest section of the vegetable garden subspace contained a steep slope facing west.

Existing Conditions: The topography within the large vegetable garden was altered in 1948 with the removal of the large vegetable garden and the construction of a visitor parking area. Although the ground is still relatively flat, major grading and regrading occurred within the area of the large vegetable garden.

Analysis: Existing, noncontributing

The topography of the vegetable garden does not contribute to the site because its configuration, contours, and slopes no longer remain intact and therefore no longer reflect the historic character of the period of significance.

Buildings

Gardener's Cottage (HS 15)

Historic Condition: The gardener's cottage was constructed in c. 1850. It was located 420 feet north of Springwood and northeast of the rose garden. The building was rectangular, 28 feet long (E/W) by 26 feet wide (N/S) and two stories high. The Carpenter Gothic-style building was sided with vertical board and batten, color unknown. It had a cross-gabled roof with wood shingles, color unknown. A door was located in the center of the north elevation, but the location of other doors is unknown.

The gardener's cottage may have been enlarged by William Plog in c. 1897. The addition was located on the south elevation and was rectangular, 25 feet long (E/W) by 10 feet wide (N/S). The addition was sided with vertical board and batten, color unknown. It had a southern-sloping shed roof, materials and color unknown. A bulkhead door may have been added at this time and was located on the addition's east elevation.

The gardener's cottage was enlarged between 1904 and 1926, exact date unknown. The addition was located on the south elevation and was rectangular, 16 feet long (E/W) by 10 feet wide (N/S) and one story high. The addition was sided with vertical board and batten, color unknown. It had a southern-sloping shed roof with wood shingles, color unknown. A door was located near the northeast corner of the addition's east elevation.

Existing Conditions: The gardener's cottage has been routinely maintained during the NPS Ownership Period. This work included repainting the cottage gray, chimney repair and replacement, and repair and replacement of windows. The gardener's cottage exists and appears to be in good condition.

Analysis: Existing, contributing

The gardener's cottage contributes to the site because its location, shape, size, and materials remain intact and therefore reflect the historic character of the period of significance.

Large Ice House (HS 15)

Historic Condition: The large ice house, constructed in 1898, was 360 feet northeast of Springwood and near the northwest corner of the rose garden. The building was rectangular, 30 feet long (E/W) by 18 feet wide (N/S) and 19 feet high. The large ice house was sided with clapboard and was painted gray, with the cupola and shingled gable painted red. It had a front-gabled roof with wood shingles, color unknown. Three stacked doors were located in the center of the east elevation, and an entry door was located in the center of the west elevation.

The ice house was enlarged between 1899 and 1932, exact date unknown. The shed addition was located on the south elevation and was rectangular, 30 foot long (E/W) by 11 feet wide (N/S) and approximately 6 feet high. The addition was sided with clapboard and was painted gray. It had a steeply sloped roof with wood shingles, color unknown, that formed a continuous roof line with the roof of the original structure. A door was located near the northeast corner of the addition's east elevation and a sliding door was located in the center of the south elevation.

Existing Conditions: The large ice house was enlarged in 1950. The pump house addition was located near the northwest corner of the north elevation. The addition was square, 9 feet (N/S) by 9 feet (E/W), and one story high. The addition was sided with clapboard, color unknown. It had a north-sloping shed roof, materials and color unknown. A door was located in the east elevation. The wood shingled roof of the large ice house was replaced in 1950 with asphalt shingles, color unknown. The large ice house was restored to its historic condition between 1968 and 1970, which included replacing the asphalt shingles with wood, color unknown. The pump house addition was removed in 1978. The large ice house exists and appears to be in good condition.

Analysis: Existing, contributing

The large ice house contributes to the site because its location, shape, size, materials, and color remain intact and therefore reflect the historic character of the period of significance.

Gardener's Garage (HS 16)

Historic Condition: The gardener's garage was constructed in 1906 and was located 400 feet north of Springwood and 20 feet southeast of the Gardener's Cottage. The building was rectangular, 11 feet 4 inches long (NW/SE) by 9 feet wide (NE/SW) and 12 feet high. The garage was sided with clapboard, color unknown. It had a front-gabled roof, material and color unknown. A double door was located in the center of the west elevation. The garage was enlarged in 1916 with an addition on the east elevation. The addition was rectangular, 16 feet 7 inches long (E/W) by 11 feet 4 inches wide (N/S) and 12 feet high. It was sided with clapboard, color unknown. It had a gabled roof, material and color unknown. A door was located in the center of the addition's northeast elevation.

Existing Conditions: The gardener's garage was structurally stabilized and rehabilitated in 1993. The building is gray and its roof has gray asphalt shingles. The gardener's garage exists and appears to be in good condition.

Analysis: Existing, contributing

The gardener's garage contributes to the site because its location, shape, size, and materials remain intact and therefore reflect the historic character of the period of significance.

Guard Houses

Historic Condition: Seventeen guard houses were constructed in c. 1942 to house the 240th Military Battalion stationed on the property. Two of the buildings were located in the vegetable garden subspace. One guard house was located along the estate road north of the intersection of the garden road, and the second was located along the northern property boundary. No documentation was located on these specific buildings, however it can be presumed they were similar to the other guard houses on the property. These buildings were square, approximately 5 feet by 5 feet, and 10 feet high. The guard houses were sided with clapboards and painted green. They had both front-gabled and side-gabled roofs, material and color unknown. A door was located in the center of the front elevation.

Existing Conditions: The guard house was removed during the NPS Ownership Period, exact date unknown. In 1997 a guard house, reported to be from the site, was given to the NPS. This guard house has a pyramidal-hipped roof with gray asphalt shingles. This guard house is currently stored in the Bellefield maintenance area and is in poor condition.

Analysis: Not existing

Although the guard houses no longer exist, they were important features during FDR's presidency that reflected the historic character of the period of significance.

Secret Service Building

Historic Condition: The main secret service building was constructed in c. 1932 at the northwest corner of the large garden, but its exact location, shape, size, materials, color, and roof type are unknown.

Existing Conditions: The secret service building was removed sometime after 1945, exact date unknown.

Analysis: Not existing

Although the secret service building no longer exists, it was an important feature that reflected the historic character of the period of significance.

Fire Hose Building

Historic Condition: The fire hose building was probably constructed during the Late Roosevelt Ownership Period, exact date unknown. It was located west of the large vegetable garden and at the terminus of the east-west garden road. The building was square, 6 feet (N/S) by 6 feet (E/W), and 6 feet high. The fire hose building was sided with clapboards, color unknown. It had a shallow pitched-shed roof, materials and color unknown. A door was located near the western corner of the south elevation.

Existing Conditions: The fire hose building was relocated during the NPS Ownership Period, approximately 60 feet north of the gardener's cottage, exact date unknown. During its relocation the building was reoriented so its door was on the south elevation. It is painted gray and its roof is covered with gray asphalt shingles. The fire hose building exists and appears to be in fair condition.

Analysis: Existing, noncontributing

The fire hose building does not contribute to the site because it has been moved from its original location. However, it does not detract from the historic character because its shape, size, and materials reflect the historic character of the period of significance.

Ticket Booth

Historic Condition: The ticket booth did not exist during the period of significance.

Existing Conditions: The ticket booth was constructed in 1948 and located 80 feet west of the library. The building was rectangular, 10 feet long (N/S) by 8 feet wide (E/W) and 10 feet high. The ticket booth was sided with clapboard painted a light color, exact color unknown. It had a front-gabled roof with light-colored asphalt shingles, color unknown. A door was located near the southwest corner of the west elevation.

The ticket booth was enlarged in 1951. The addition was located on the west elevation and was rectangular, 20 feet long (N/S) by 10 feet wide (E/W) and 15 feet high. The addition was sided with clapboard and painted a light color, color unknown. The entire roof was reconstructed to a front-gabled roof with black asphalt shingles. A door was located in the center of the south elevation. The color of the ticket booth was changed between 1965 and 1994, exact date unknown, from a light color to red. The ticket booth exists and appears to be in good condition.

Analysis: Existing, noncontributing

Although a ticket booth is necessary to support visitors needs, it does not contribute to the site because it did not exist during the period of significance. The current ticket booth detracts from the historic character of the site because its location, shape, size, and materials detract from the historic character of the period of significance.

Card Stand

Historic Condition: The card stand did not exist during the period of significance.

Existing Conditions: The card stand was constructed in 1948 and was approximately 20 feet east of the ticket booth. The building was square, approximately 12 feet (N/S) by 12 feet (E/W), and 12 feet high. The card stand was sided with clapboard and painted white. It had a pyramidal-hipped roof with black asphalt shingles. A door was located on the south elevation. The building was removed from the site sometime before 1965, exact date unknown.

Analysis: Not existing

The card stand did not exist during the period of significance and therefore its removal does not diminish the historic character of the site.

Structures

Apiarys

Historic Condition: The apiary was constructed during the Early Roosevelt Ownership Period, exact date unknown. It was located in the center of the small vegetable garden, approximately 60 feet north of the hemlock hedge. The structure was rectangular, approximately 10 feet long by 4 to 5 feet wide and 6 to 7 feet high. The apiary was constructed of wood and stabilized with round, rough cut posts 4 to 5 inches diameter. The color of the structure is unknown, but it was probably unpainted. It had a hipped roof with a ridge constructed of small branches lashed together, color unknown. Both of its sides were open. The apiary contained approximately 16 hives. It was removed in c. 1913 and a new apiary constructed within the large vegetable garden, approximately 200 feet north of the gardener's cottage. The structure was rectangular, approximately 18 feet long by 6 feet wide and 9 feet high. The apiary was constructed of boards 6 inches wide and stabilized with two round, rough cut posts 5 to 6 inches diameter that were spaced six feet on center across the front of the structure. It had a hipped roof with a ridge, material and color unknown. It had an open front along the southern elevation.

Existing Conditions: The c. 1913 apiary was removed in c. 1948.

Analysis: Not existing

Although the c. 1913 apiary no longer exists, it was an important feature that reflected the historic character of the period of significance.

Hot Bed (HS 26)

Historic Condition: The hot bed was constructed in 1920 and was located 30 feet northeast of the large ice house. It was rectangular, 43 feet long by 7 feet 4 inches wide and 6 inches high on the north side, sloping to ground level on the south side. It was constructed of concrete. It is unknown if this hot bed was covered.

Existing Conditions: The hot bed exists and is in fair condition.

Analysis: Existing, contributing

The hot bed contributes to the site because its location, shape, size, materials, and color remain intact and therefore reflect the historic character of the period of significance.

Mechanical Systems

Water Tower

Historic Condition: The water tower was constructed between 1915 and 1916 and was located 120 feet northeast of the gardener's cottage. Water was pumped up to it from the spring-fed reservoir at the bottom of the hill. The shape, size, materials, and color of the water tower are unknown. The water tower was removed in the 1930s.

Existing Conditions: The water tower no longer exists.

Analysis: Not existing

Although the water tower no longer exists, it was an important feature used by the Roosevelt family. Because it was removed during the period of significance, its removal does not diminish the historic character of the site.

Water Faucet

Historic Condition: The water faucet may have been installed as part of the water distribution system established in c. 1915. It was located 130 feet north of the large ice house. It was 2 feet high, constructed of metal, and painted green.

Existing Conditions: The water faucet exists and is in good condition.

Analysis: Existing, contributing

The water faucet contributes to the site because its location, shape, size, materials, and color remain intact and therefore reflect the historic character of the period of significance.

Telephone Poles

Historic Condition: Two telephone poles were installed on the property by 1932, exact date unknown. One of these poles was located at the northwest corner of the hotbed. The other was located approximately halfway between the hemlock hedge and the northern property boundary. The round wood poles were approximately 12 inches in diameter and 18 to 20 feet high. Their color is unknown.

Existing Conditions: The telephone poles no longer exist. They were removed during the 1948 construction of the parking lot.

Analysis: Not existing

Although the telephone poles no longer exist, they were important features that reflected the historic character of the period of significance.

Fire Hydrants

Historic Condition: The fire hydrants did not exist during the period of significance.

Existing Conditions: The four fire hydrants added to the vegetable garden in 1958-59 were located within the vegetable garden space. The metal fire hydrants are 1 1/2 feet high and painted red. The fire hydrants exist and are in good condition.

Analysis: Existing, noncontributing

Although the fire hydrants are necessary as part of the fire suppression system, they do not contribute to the site because they did not exist during the period of significance. The four fire hydrant's location, shape, size, materials, and color detract from the historic character of the period of significance.

Vegetation

Small Vegetable Garden

Historic Condition: The small vegetable garden was established in c. 1850. It was located just north of the hemlock hedge and extended north to the east-west garden road, east to the estate road, and west to the service area road. It was square, 160 feet long (N/S) by 160 feet wide (E/W). In the eastern half of the small vegetable garden, plots were laid out in a north-south direction and included grape vines. In the western section, north of the hotbed, plots were laid out in an east-west direction, exact species of plants unknown. Three pear trees (*Pyrus* spp.) were randomly planted in the small vegetable garden, exact date unknown. Four Norway spruce (*Picea abies*), were planted, exact date unknown, within a small, triangular piece of land between the

service road and the estate road. The combination of the smaller fruits and vegetables and the deciduous and evergreen trees created a combination of patterns and textures within the small vegetable garden.

Existing Conditions: Sixteen fruit trees including crabapples and cherry trees (*Malus* spp. and *Prunus* spp.) were planted between 1946 and 1947 in the eastern half of the small vegetable garden along the estate road, and six of these trees remain and are in fair to poor condition. This garden was used by the NPS as late as 1965 for growing flowers. After 1965, the beds were unmaintained and reverted to grass, which is the current condition of the small garden. The four historic Norway spruce and three historic pear trees remain and are in good condition.

Analysis: Partially existing

Although the beds within the small vegetable garden no longer exist, they were important features to the Roosevelt family that reflected the historic character of period of significance.

Large Vegetable Garden

Historic Condition: The large vegetable garden was established in c. 1850. It was located north of the small vegetable garden and the east-west garden road, and extended north to the Boorman property line, to the east by the estate road, and to the west by the ridge line. The large vegetable garden area was rectangular, 40 feet long (N/S) by 340 feet wide (E/W). Plantings within this large garden ran in a north-south direction, and fruits and vegetables included currents, raspberries, rhubarb, asparagus, potatoes, and corn. The specific location and variety of these crops is unknown. Also located within this garden were pole beans and a small number of fruit trees. Apple trees (*Malus* spp.) were located in a grassy area in the southern portion of the large vegetable garden, as well as along the western side of the estate road. A portion of this garden near the Gardener's Cottage may have been a nursery for the young plantation seedlings. The mixture of the smaller seasonal crops and larger deciduous trees created a combination of patterns and textures within the large vegetable garden. The trees located within the large vegetable garden are in good condition.

Existing Conditions: The fruit and vegetable beds and trees within the large vegetable garden no longer exist. They were removed in 1948 when the parking area was constructed. When the visitors parking area was expanded northward in the late 1980s a grass island area was created. Located within this island were the trees that were once part of the historic property boundary line. The arrangement of the existing trees is unchanged, and the mature vegetation provides a partial screen and varying textures between the evergreen and various deciduous vegetation.

Analysis: Not existing

Although the large vegetable garden no longer exists, it was an important feature that reflected the historic character of the period of significance.

Circulation

Estate Road

Historic Condition: The estate road may have been constructed as early as c. 1850, exact date unknown. It was located at the eastern edge of the vegetable garden, separating it from the north avenue lot, and extended in a north/south direction connecting with the adjacent estates to the north and south. The road was 400 feet in length through this area and 10 wide with a crushed stone or gravel surface and no edging.

Existing Conditions: Approximately half of the estate road was removed when the parking area was constructed in 1948. The remaining portion is now 180 feet in length and 10 feet wide with an asphalt surface. The southern half of the estate road exists and is in good condition.

Analysis: Existing, contributing

Although only 180 feet of the estate road exists, it contributes to the site because its alignment and width remain intact and therefore reflect the historic character of the period of significance.

Garden Roads

Historic Condition: Three garden roads (within the vegetable garden subspace) were constructed during the Early Roosevelt Ownership Period, exact date unknown. Two roads crossed in approximately the center of the large vegetable garden. The north-south road connected at the south near the beginning of river road, and the east-west road connected at the east at the estate road. The third road crossed the garden in a diagonal line beginning at the intersection of the river road and north-south service road, and running westward to the northwest corner of the garden. The garden roads varied from 6 to 8 feet in width and their surface was probably compacted soil, crushed stone, or gravel, without edging.

Existing Conditions: The garden roads no longer exist. They were removed in 1948 when the parking area was constructed.

Analysis: Not existing

Although the garden roads no longer exist, they were important features that reflected the historic character of the period of significance.

Visitor Parking Area

Historic Condition: The parking area did not exist during the period of significance.

Existing Conditions: The parking area was constructed in 1948 and its construction altered the topography and eliminated the vegetation of the large vegetable garden. It was located 185 feet north of the hemlock hedge. It was a rectangular lot and was approximately 360 feet long (E/W) by 180 feet wide (N/S). In the late 1980s the visitors parking area was enlarged and expanded northward into the historic Morgan Estate property. This new addition was approximately 380 feet long (E/W) by 80 feet wide (N/S), and provided parking spaces for bus and recreational vehicles. It is separated from the 1948 parking area by a grassy area 65 feet (N/S) by 375 feet (E/W) that contains the historic boundary trees. The total size of the parking lot is approximately 380 feet long (E/W) by 325 feet wide (N/S). It contains approximately

161 parking spaces and 17 spaces for buses and larger recreational vehicles. It has an asphalt surface and concrete curbing. The parking area exists and is in good condition.
Analysis: Existing, noncontributing
Although the parking area is necessary to support visitor needs, it does not contribute to the site because it did not exist during the period of significance. The current parking area's location, shape, size, and materials detract from the historic character of the period of significance.

Parking Area Walkway

Historic Condition: The walkway did not exist during the period of significance.
Existing Conditions: A flagstone walkway was constructed in 1948 north of the ticket booth and extending northward through the grassy islands in the visitor parking area. This walkway is 6 feet wide and constructed of brown-colored flagstone. The parking area walkway exists and is in good condition.
Analysis: Existing, non-contributing
Although a walkway is necessary to support visitors needs, it does not contribute to the historic character of the site because it did not exist during the period of significance. The current parking area walkway's location, shape, size, and materials detract from the historic character of the period of significance.

Furnishings and Objects

Post and Wire/Picket-style fence

Historic Condition: The post and wire fence was constructed during the Wheeler Ownership Period, exact date unknown. It was located along the northern property line, but its size and shape are unknown. The post and wire fence was removed during the Early Roosevelt Ownership Period, exact date unknown. A new picket-style fence was constructed, date and dimensions unknown. The fence was removed during the Late Roosevelt Ownership Period, exact date unknown.
Existing Conditions: The picket-style fence no longer exists.
Analysis: Not existing
Although the picket-style fence no longer exists, it was an important feature used by the Roosevelt family. Because it was removed during the period of significance, its removal does not diminish the historic character of the site.

Sculpture

Historic Condition: A piece of sculpture was given to FDR before his death, but its location is unknown. The sculpture was of a woman sitting with her knees pulled up to her chest and her head bent. It was rectangular, 2 feet wide by 1 foot deep, and 3 1/2 feet high. It was constructed of cut stone and was grayish tan in color.
Existing Conditions: The sculpture was located at the northwest corner of the library pump house in 1948. The sculpture was moved in c. 1971 and placed northwest of the visitor parking area along the property boundary line. It was moved again in the late 1980s when the visitor parking area expanded northward. It is located 20 feet west of the visitor parking area. The sculpture exists and is in good condition.
Analysis: Existing, noncontributing

The sculpture does not contribute to the site because it has been moved twice and its original location is unknown. However, it does not detract from the historic character because its shape, size, and materials reflect the historic character of the period of significance.

Phone Booth

Historic Condition: The phone booth did not exist during the period of significance.
Existing Conditions: A phone booth, date of installation unknown, is currently located at the southeast corner of the ticket booth. It is 4 feet tall and stands on a square metal post. The phone booth exists and is in good condition.
Analysis: Existing, noncontributing
Although a phone is necessary to support visitor needs, it does not contribute to the site because it did not exist during the period of significance. The current phone's location, shape, size, and materials detract from the historic character of the period of significance.

Information Signs

Historic Condition: The information signs did not exist during the period of significance.
Existing Conditions: Information signs were installed during the NPS Ownership Period, exact dates unknown. These signs vary in shape, size, and construction materials. The information signs exist and are in good condition.
Analysis: Existing, noncontributing
Although information signs are necessary to support visitor needs, they do not contribute to the site because they did not exist during the period of significance. The current sign's location, shape, size, and materials detract from the historic character of the period of significance.

Benches

Historic Condition: The benches did not exist during the period of significance.
Existing Conditions: Two benches were installed during the NPS Ownership Period, exact date unknown. One bench is located at the southeast corner of the ticket booth, and the other is 20 feet west of the ticket booth. The benches are 5 feet long and each is constructed of metal legs, a wood seat, and backrest. The metal portion of the bench is painted black, and the wood seat and backrest are unpainted. The benches exist and are in good condition.
Analysis: Existing, noncontributing
Although benches are necessary to support visitor needs, they do not contribute to the site because they did not exist during the period of significance. The current benches location, shape, size, and materials detract from the historic character of the period of significance.

Trash Receptacles

Historic Condition: The trash receptacles did not exist during the period of significance.

Existing Conditions: Two types of trash receptacles were installed during the NPS Ownership Period, exact date unknown. One type of receptacle is located 15 feet south of the ticket booth. It is square, 2 feet by 2 feet, approximately 3 1/2 feet high, and is black and brown in color. It is constructed of metal and hard plastic. Two of the other receptacles are located in the grassy area that separates the 1948 and late-1980s parking lots. They are round, 2 feet in diameter, 3 feet high, and constructed of gray metal. The trash receptacles exist and are in good condition.

Analysis: Existing, noncontributing

Although trash receptacles are necessary to support visitor needs, they do not contribute to the historic character of the site because they did not exist during the period of significance. The current receptacles location, shape, size, and materials detract from the historic character of the period of significance.

Picnic Tables

Historic Condition: The picnic tables did not exist during the period of significance.

Existing Conditions: The picnic tables were installed during the NPS ownership Period, exact date unknown. Four tables are located in the grassy area that separates the 1948 and late-1980s parking lots. These tables are 6 feet long by 4 feet wide, the seats are 1 1/2 feet high, and the top of the table is 3 feet high. They are constructed of unpainted wood and gray metal. The picnic tables exist and are in good condition.

Analysis: Existing, noncontributing

Although picnic tables are necessary to support visitor needs, they do not contribute to the historic character of the site because they did not exist during the period of significance. The current picnic tables location, shape, size, and materials detract from the historic character of the period of significance.

Light Fixtures

Historic Condition: The light fixtures did not exist during the period of significance.

Existing Conditions: Two light fixtures were installed during the NPS Ownership Period, exact date unknown. They are located east of the remaining portion of the estate road. The light fixtures are constructed of brown metal and are each approximately 10 feet high with a round light at the top of the pole that is 1 foot in diameter. The light fixtures exist and are in good condition.

Analysis: Existing, noncontributing

Although they are necessary to support visitor needs, they do not contribute to the historic character of the site because they did not exist during the period of significance. The current light fixtures location, shape, size, and materials detract from the historic character of the period of significance.

WOODLAND SPACE

Paddock Lot/Lower Orchard Subspace:

Spatial Organization

Historic Condition: The paddock lot subspace was established during the Early Property Ownership Period, exact date unknown. It was located southwest of Springwood. The rectangular space was approximately 340 feet long (E/W) by 240 feet wide (N/S). It was defined to the north by the river wood lot, to the south by trees along the property boundary, to the east by the ridge, and to the west by the vegetation of the river wood lot. The ground had a steep to moderately undulating slope. Views out of the space were screened but open to the sky. The space was altered in 1916 with the planting of an orchard. The ground was downward sloping to the east and consisted of meadow grass and trees. The north/south orientation of the trees created even rows and an even, partial canopy overhead. Views out of the space were fairly open.

Existing Conditions: By 1960 most of the lower orchard had a solid canopy. From the 1960s to the 1980s the orchard tree's health declined and rows of trees were replaced by the NPS. In 1995 approximately six of the historic trees in the lower orchard were removed and replaced with propagated stock. The spatial configuration of the paddock lot/lower orchard subspace is changed in terms of size of the trees and canopy. However, the subspace is unchanged in terms of its shape and defining edges.

Analysis: Existing, contributing

The spatial configuration of the paddock lot/lower orchard subspace contributes to the site because its defining edges, base plane, and materials remain intact and therefore reflect the historic character of the period of significance.

Topography

Historic Condition: The topography of the paddock lot/lower orchard subspace may have been altered in 1916 with the installation of the orchard, but the extent of the change to the grade is unknown. The ground contained a moderate slope, facing west.

Existing Conditions: The topography of the lower orchard remains unchanged.

Analysis: Existing, contributing

The topography of the lower orchard contributes to the site because its configuration and grade remain unchanged and therefore reflect the historic character of the period of significance.

Vegetation

Orchard

Historic Condition: The orchard was planted in 1916. It was located at the bottom of the ridge, approximately 140 feet west of the Springwood. The orchard was almost square, 240 feet (N/S) by 250 feet (E/W). The tree rows were planted in a north-south, east-west pattern. The trees were approximately 30 feet on center. Sixty-two apple trees, including Macintosh (*Malus* "Macintosh") and Golden Delicious (*Malus* "Golden Delicious"), were located in the orchard. The placement of the trees created an even, partial canopy.

Existing Conditions: The orchard was intact in 1946, but soon was overgrown. Two western rows were replanted in 1981-1982 and include such apple species as Yellow Newtown (*Malus* "Yellow Newtown"), Macintosh (*Malus* "Macintosh"), Macoun (*Malus* "Macoun"), and other unidentified species. Two eastern rows were replanted in 1982 and include such apple species as Baldwin (*Malus* "Baldwin"), Golden Russet (*Malus* "Golden Russet"), Stayman Winesap (*Malus* "Stayman Winesap"), and other unidentified species. In 1995 six of the oldest trees were removed and replaced with propagated cuttings from historic material. The spacing of replacement trees has created a more open and irregular canopy within the orchard. The trees in the orchard range from good to poor condition.

Analysis: Existing, contributing

The orchard contributes to the site because its location, grouping, form, texture, and color remains intact and therefore reflects the historic character of the period of significance. Individual replacement species within the orchard do not contribute because they did not exist during the period of significance. However, they do not detract from the historic character of the site because their location, form, habit, texture, and color create a character similar to the historic trees they replaced.

Furnishings and Objects

Post and Wire Fence

Historic Condition: The post and wire fence was constructed during the Early Roosevelt Ownership Period, exact date unknown, within the paddock lot. It was located to the west of the house, running south from the river road to a row of trees within the paddock lot, and west through the trees. It is unknown how the fence enclosed the area.

Existing Conditions: The post and wire fence no longer exists.

Analysis: Not existing

Although the post and wire fence no longer exists, it was an important feature constructed by the Roosevelt family. Because it was removed during the period of significance, its loss does not diminish the historic character of the site.

River Wood Lot Subspace:

Spatial Organization

Historic Condition: The river wood lot subspace was established during the Early Property Ownership Period, exact date unknown. It was located west of Springwood. The rectangular space was approximately 2,600 feet long (E/W) by 1,000 feet wide (N/S). The definers of the space to the north and south were not distinguishable because the woodland continued onto both properties, but it was defined to the east by the paddock lot and ridge line and to the west by the Hudson River. The ground varied from flat to undulating to deep ravines, and consisted of rock outcrops, understory vegetation, and trees. The exact composition of the vegetation and the type of canopy it created is unknown. Views unknown.

The space was altered three times between 1881 and 1928, when new subspaces were created from land that was once included in the river wood lot

subspace. It was altered for the first time in 1881 with the creation of a pond/dam subspace (see pond/dam subspace description). Between 1886 and 1895, exact date unknown, the space was altered with the creation of a duplex compound subspace (see duplex compound subspace description). The space was altered for the third time between 1914 and 1928 with the creation of plantation subspaces (see plantation subspace description). The spatial configuration of the river wood lot subspace is unchanged in terms of its overall shape, size, and defining edges.

Existing Conditions: The overall spatial configuration of the river wood lot subspace is unchanged in terms of its shape, size, and defining edges.

Analysis: Existing, contributing

The spatial configuration of the river wood lot subspace contributes to the site because its internal subspaces, the defining edges, base plane, and materials remain intact and therefore reflect the historic character of the period of significance.

Topography

Historic Condition: The topography of the river wood lot was altered in 1868 with the construction of the river road. It was altered again in 1915 with the construction of various outbuildings. The extent of these changes to the grade is unknown. The ground was a combination of relatively flat to moderately and steeply sloping grades with numerous rock outcroppings.

Existing Conditions: The space was altered in 1959 with the construction of a furnace house. Moderate grading occurred, but the extent of this change to the grade is unknown. The topography of the river wood lot is unchanged.

Analysis: Existing, contributing

The topography of the river wood lot contributes to the site because its configuration and grade remain relatively unchanged and therefore reflect the historic character of the period of significance.

Buildings

Boat House

Historic Condition: A boat house was relocated from Mount Hope and installed on the property in 1868. It was located north of Roosevelt's Cove. The exact location, shape, size, materials, and color of this building are unknown. The boat house was removed during the Late Roosevelt Ownership Period, exact date unknown.

Existing Conditions: The boat house no longer exists.

Analysis: Not existing

Although the boathouse no longer exists, it was an important feature used by the Roosevelt family. Because it was removed during the period of significance, its removal does not diminish the historic character of the site.

Pump House (HS 13)

Historic Condition: The pump house was constructed between 1915 and 1916, exact date unknown. It was located 120 feet west of Springwood, on the ridge slope facing the river road. The structure was rectangular, 14 feet long (N/S) by 12 1/2 feet wide (E/W), and 8 feet high. The pump house was constructed of crude red stretcher bond brick. It had a hipped roof, materials unknown. A door was located near the northwest corner on the west elevation.

Existing Conditions: The site was connected to the Hyde Park Fire and Water District in 1959, eliminating the need for the pump house. Its roof has black asphalt shingles. The pump house exists and appears to be in good condition.

Analysis: Existing, contributing

The pump house contributes to the site because its location, shape, size, materials, and color remain intact and therefore reflect the historic character of the period of significance.

Guard Houses

Historic Condition: Seventeen guard houses were constructed in c. 1942 to house the 240th Military Battalion stationed on the property. Nine of the buildings were located in the river wood lot subspace. Two guard houses were located near the intersection of the duplex and river road, five adjacent to the railroad, and two near the property line in the southern section of the river wood lot. No documentation was located on these specific buildings, however it can be presumed they were similar to the other guard houses on the property. These buildings were square, approximately 5 feet by 5 feet, and 10 feet high. The guard houses were sided with clapboards and painted green. They had both front-gabled and side-gabled roofs, material and color unknown. A door was located in the center of the front elevation.

Existing Conditions: The guard house was removed during the NPS Ownership Period, exact date unknown. In 1997 a guard house, reported to be from the site, was given to the NPS. This guard house has a pyramidal-hipped roof with gray asphalt shingles. The guard house is currently stored in the Bellefield maintenance area and is in poor condition.

Analysis: Not existing

Although the guard houses no longer exist, they were important features during FDR's presidency that reflected the historic character of the period of significance.

Furnace House

Historic Condition: The furnace house did not exist during the period of significance.

Existing Conditions: The furnace house was constructed in 1958 located 80 feet west of Springwood on the ridge slope. The east side of the structure was constructed into the slope and extended westward over the slope on concrete supports. The structure was rectangular, 16 feet 8 inches long (N/S) by 14 feet 8 inches wide (N/S) and approximately 7 feet high. The furnace house was constructed of concrete block painted gray. It had a flat, built up roof of tar and gray gravel. A door was located near the northwest corner of the west elevation. A stairway was located from the top of the ridge to the north side of the structure. It was approximately 40 feet long and 4 feet

wide. The stairs were constructed of concrete with metal tubing handrails. The furnace house was enlarged, date unknown. The addition was located on its west elevation. The addition was rectangular, 14 feet 8 inches long (N/S) by 4 feet wide (N/S) and 7 feet high. The addition was constructed of wood painted gray. It had a flat, built up roof of tar and gray gravel. The door was located near the northwest corner of the north elevation. The furnace house exists and appears to be in good condition.

Analysis: Existing, noncontributing

Although the furnace house is functionally important to the site, it does not contribute to the site because it did not exist during the period of significance. Its location, shape, size, and materials detract from the historic character of the period of significance.

Structures

Ram House (HS 14)

Historic Condition: The ram house was constructed in 1915, located 240 feet west of Springwood and built into the ridge slope. The structure was rectangular, 6 feet long (E/W) by 4 feet wide (N/S) and at grade. The ram house was constructed of red brick and stone. It had a stone slab roof covered by earth. A door was located in the center of the west elevation. Its roof type and color are unknown.

Existing Conditions: The ram house's roof was removed during the NPS Ownership Period, exact date unknown. The ram house exists but appears to be in poor condition.

Analysis: Existing, contributing

The ram house contributes to the site because its location, size, shape, and materials remain intact and therefore reflect the historic character of the period of significance.

Mechanical Systems

Old Reservoir

Historic Condition: The reservoir was constructed in c.1915 as part of the estate's first water system. It was located 120 feet northwest of Springwood. The structure was oval, approximately 10 feet long (E/W) by 5 to 6 feet wide (N/S), and at grade on the east side and 2 feet above grade on the west. It was constructed of brick. It is unclear if the top of the reservoir was covered.

Existing Conditions: The top of the old reservoir is covered with concrete. The old reservoir exists and appears to be in good condition.

Analysis: Existing, contributing

The old reservoir contributes to the site because location, shape, size, materials, and color remain intact and therefore reflect the historic character of the period of significance.

Vegetation

Historic Condition: The vegetation of the river wood lot subspace was not evaluated for this report.

Existing Conditions: Not evaluated for this report.

Analysis: Undetermined

Circulation

River Road

Historic Condition: The river road was constructed in 1868. It was located from the top of the ridge, approximately 80 feet north of the large ice house, and extended in a southwest direction to the Hudson River. The river road was 8 feet wide with a compacted soil or crushed gravel surface, color unknown. It was lined on both sides by retaining walls. The retaining walls began at the head of the road near the large ice house and continued for 280 feet. The retaining walls were 1 to 2 feet high and constructed of local brown-colored fieldstone.

Existing Conditions: The river road was paved with asphalt in the early 1970s, exact date unknown, from the head of the road to where it joined the duplex road. The road is used as an interpretive trail. The river road exists and is in good condition.

Analysis: Existing, contributing

The river road contributes to the site because its alignment and dimensions remain intact and therefore reflect the historic character of the period of significance.

Pump House Road

Historic Condition: The pump house road was developed in 1915. It ran from the river road and extended south to provide access to the pump house. The road was approximately 5 feet wide with a compacted soil surface and had no edging material.

Existing Conditions: The pump house road no longer exists, exact date of abandonment unknown.

Analysis: Not existing

Although the pump house road no longer exists, it was an important feature that reflected the historic character of the site during the period of significance.

Pathway and Stairs

Historic Condition: The pathway and stairs may have been constructed during the Late Roosevelt Ownership Period, exact date unknown. The path began at the river road and ran east toward the shed (west of the stable/garage). The pathway was approximately 3 to 4 feet wide and 100 feet long. It was probably compacted soil, but its exact surface material is unknown. The stairs were located directly adjacent to the shed's north elevation but its dimensions and materials were not evaluated for this report.

Existing Conditions: The pathway that ran from the river road to stairs near the shed reverted back to grass during the NPS Ownership Period, date unknown. The stairs exist but their condition was not evaluated for this report.

Analysis: Not existing/Existing, contributing

Although the pathway no longer exists, it was an important feature that reflected the historic character of the site during the period of significance. The stairs contribute to the site because their location, shape, size, and materials remain intact and therefore reflect the historic character of the period of significance.

Water Features

Roosevelt Cove

Historic Condition: Roosevelt Cove was created in 1850 with the construction of a causeway for the Hudson Valley Railroad. It was located southwest of Springwood, roughly oval in shape, 1,600 feet long (NW/SE), and 200 to 400 feet wide (NE/SW). The water level of the cove rises and falls with the Hudson River's tidal changes. Its eastern edge was a natural, vegetation-covered sloping bank.

Existing Conditions: The Roosevelt Cove exists but its condition was not evaluated for this report.

Analysis: Existing, contributing

The Roosevelt Cove contributes to the site because its location, shape, size, edge, and reflective quality remain intact and therefore reflect the historic character of the period of significance.

Furnishings and Objects

Crash Barrier

Historic Condition: The crash barrier was installed in c. 1942. It was one of two located on the site and was located at the bottom of the river road, approximately 20 feet east of the intersection of the duplex road. The crash barrier was constructed of two posts located approximately 20 feet apart, and three metal cables strung between the posts. The posts were round, 6 inches in diameter, 2 1/2 feet high, and made of metal. Three round eyelets that held the cables for the barrier were located along the post in a row from top to bottom. The color is unknown.

Existing Conditions: The cables were removed from the crash barrier, exact date unknown. The crash barrier posts exist and are in fair condition.

Analysis: Existing, contributing

The crash barrier posts contribute to the site because their location, shape, size, and materials remain intact and therefore reflect the historic character of the period of significance.

Electric Eye

Historic Condition: The electric eye was installed in c. 1942. It was one of two located on the site and was located at the intersection of the river and duplex road. The electric eye was approximately 4 to 5 feet high and constructed of a square metal post that housed the electrical system. The two metal 'eyes' were located at heights of approximately 2 1/2 feet and 4 to 5 feet. Its color is unknown.

Existing Conditions: The electric eye was removed during the NPS Ownership Period, exact date unknown.

Analysis: Not existing

Although the electric eye no longer exists, it was an important feature that reflected the historic character of the period of significance.

Audio Interpretive Station

Historic Condition: The audio interpretive station did not exist during the period of significance.

Existing Conditions: The audio interpretive station was constructed in the 1970s, exact date unknown. It was one of two on the property and was located at the intersection of the river and duplex roads to provide visitors with information for a self-guided tour. The audio station was rectangular and 11 1/2 feet long (N/S). The audio station consisted of two sections, a bench and a stone audio housing unit. The bench was rectangular, 8 feet long by 1 feet 4 inches wide and 1 1/2 feet high. It was constructed of eight wood pieces, 8 feet long by 2 inches wide. The bench was set on two stone forms that were each 1 feet 2 inches long by 1 feet 2 inches wide and 1 1/2 feet high. It was constructed of brick-size stones. The stone audio housing unit was located adjacent to the bench. The stone audio housing unit was 2 feet 2 inches by 2 feet 2 inches, and 2 feet 9 inches high. The speaker and activating button were in the center of the unit. The bench and stone audio housing unit exist and are in fair condition, but the audio no longer works.

Analysis: Existing, noncontributing

The audio interpretive station does not contribute to the site because it did not exist during the period of significance. Its location, shape, size, and materials detract from the historic character of the period of significance.

Pond/Dam Subspace:

Spatial Organization

Historic Condition: The pond/dam subspace was constructed in 1881. It was located southwest of Springwood within the river wood lot subspace. The rectangular space was approximately 450 feet long (E/W) by 200 feet wide (N/S). It was defined to the north, south, east, and west by the vegetation of the river wood lot. The ground was a combination of steep slopes and deep ravines created by the Meriches Kill that flowed through the space, and consisted of understory vegetation and trees. Views out of the space were heavily screened and partially open to the sky.

Existing Conditions: The spatial configuration of the pond/dam subspace is unchanged in terms of its shape, size, and defining edges.

Analysis: Existing, contributing

The spatial configuration of the pond/dam subspace contributes to the site because its defining edges, base plane, and materials remain intact and therefore reflect the historic character of the period of significance.

Topography

Historic Condition: The topography of the pond/dam was dramatically altered in 1881 with the construction of the dam and pond on Meriches Creek. The extent of these changes is unknown. The ground consisted of a combination of moderate to steep slopes and ravines.

Existing Conditions: The topography of the pond/dam remains unchanged.

Analysis: Existing, contributing

The topography of the pond/dam contributes to the site because its configuration and grade remain relatively unchanged and therefore reflect the historic character of the period of significance.

Structures

Ram House (HS 30)

Historic Condition: The ram house was constructed during the Early Roosevelt Ownership Period, exact date unknown. It was located approximately 60 feet south of the dam on the east bank of the Meriches Kill. The structure was almost square, 8 feet 8 inches long (N/S) by 9 feet wide (E/W) and 4 feet 10 inches high. The ram house was constructed of rustic local brown-colored fieldstone. It had a flat roof constructed of stone and covered with soil. A stone door was located in its south elevation. The ram house was no longer used after 1915.

Existing Conditions: The ram house no longer has its pump, date of removal unknown. The ram house exists and appears to be in good condition.

Analysis: Existing, contributing

The ram house contributes to the site because its location, shape, size, materials, and color remain intact and therefore reflect the historic character of the period of significance.

Mechanical Systems

Dam (HS 31)

Historic Condition: The dam was constructed in 1881. It was located approximately 850 feet west of Springwood. The dam was linear, 15 feet long (N/S) by 3 feet wide (E/W). It had a flat concrete top and a sluice gate was constructed of local brown-colored fieldstone. The pond was located on its north side with the water outlet to the south.

Existing Conditions: The dam was restored in 1972. The work included installing a new sluice gate and repairing to the dam wall. The dam was repaired again that same year after water flowed around its sides. The repairs included extending the west side of the dam 12 feet and the east side 6 feet. The extensions were constructed of local brown-colored fieldstone. Two inches were removed from the top of the dam and a new concrete top constructed. The dam exists and appears to be in poor condition.

Analysis: Existing, contributing

The dam contributes to the site because its location, materials, and color remain intact and therefore reflect the historic character of the period of significance. The 1972 extensions to the dam do not contribute because they did not exist during the period of

significance. However, they do not detract from the historic character because their location and materials are similar to those of the historic dam.

Water Features

Pond

Historic Condition: The pond was formed in 1881 when the dam was constructed across the Meriches Kill. It was located north of the dam. It was oval, approximately 150 feet long (N/S) by 50 feet wide (E/W). The pond's depth is unknown. Its edge was a natural, vegetation-covered sloping bank.

Existing Conditions: The pond was dredged in 1972, but the size and shape of the dam remained the same. The pond exists, but its condition was not evaluated for this report.

Analysis: Existing, contributing

The pond contributes to the site because its location, shape, size, edge, and reflective quality remain intact and therefore reflect the historic character of the period of significance.

Furnishings and Objects

Rustic Bridge

Historic Condition: The rustic bridge was constructed during the Early Roosevelt Ownership Period, exact date unknown. It was located on the river road and crossed the Meriches Kill 100 feet southeast of the pond. The rustic bridge was rectangular, approximately 10 to 12 feet long (NE/SW), spanned the Meriches Kill with and 8-foot wide (NW/SE), and was 10 feet above the creek bed. The base was a local brown-colored fieldstone round-arched bridge, its diameter and height undetermined. The rustic bridge's deck was compacted soil and gravel. Two concrete blocks were located on either side of the bridge. They were approximately 6 feet long by 1/2 foot wide and 2 1/2 feet high. The sides of the bridge were constructed of wood posts and rails with diagonal cross members. Posts were approximately 2 1/2 feet high by 2 to 3 inches in diameter, placed approximately 4 feet on center. The posts were connected by top and bottom rails that were 2 to 3 inches in diameter. Diagonal cross pieces, 1 to 2 inches in diameter, joined the posts. Located at each end of the post and rail sides was a diagonal member that ran from the top rail to the bridge deck.

Existing Conditions: The wood post and rails no longer exist, date of removal unknown. The base of the bridge and the two side concrete blocks remain and are in poor condition.

Analysis: Existing, contributing

The rustic bridge base contributes to the site because its location, shape, size, materials, and color remain intact and therefore reflect the historic character of the period of significance.

Audio Interpretive Station

Historic Condition: The audio interpretive station did not exist during the period of significance.

Existing Conditions: The audio interpretive station was constructed in the 1970s, exact date unknown, to provide visitors with information on a self-guided tour. It was one of two on the property and was located on the east bank of the pond. The audio station was rectangular and 11 1/2 feet long (N/S). The audio station was had two sections, a bench and a stone audio housing unit. The bench was rectangular, 8 feet long by 1 feet 4 inches wide, and 1 1/2 feet high. It was constructed of eight wood pieces, each 8 feet long by 2 inches wide. The bench was set on two stone forms that were 1 foot 2 inches square and 1 1/2 feet high. It was constructed of brick-size stones. The stone audio housing was located adjacent to the bench and was 2 feet 2 inches square and 2 feet 9 inches high. The speaker and activating button were located in the center of the unit. The bench and stone audio housing unit exist and are in fair condition, but the audio no longer works.

Analysis: Existing, noncontributing

The audio interpretive station does not contribute to the site because it did not exist during the period of significance. Its location, shape, size, and materials detract from the historic character of the period of significance.

Lower Field Subspace:

Spatial Organization

Historic Condition: The space was created in 1886 with the addition of land purchased to the south. It was located southwest of Springwood. The rectangular space was approximately 850 feet long (N/S) by 600 feet wide (E/W). It was defined to the north by trees along the paddock lot subspace, to the south by the vegetation of the river wood lot, to the east by the ridge line, and to the west by the vegetation of the river wood lot subspace. The ground was undulating and consisted of field crops and trees that acted as objects in rather than definers of the space. Views were open.

Existing Conditions: During the NPS Ownership Period the shape and size of the lower field subspace was reduced due to encroaching vegetation. The lower field was cleared in 1989 to reestablish its historic use as a meadow. The spatial configuration of the lower field subspace is unchanged in terms of its defining edges.

Analysis: Existing, contributing

The spatial configuration of the lower field subspace contributes to the site because most of its defining edges, base plane, and materials remain intact and therefore reflect the historic character of the period of significance.

Topography

Historic Condition: The topography of the lower field was moderately to gradually sloping to the south and west. No changes, other than plowing, occurred during the ownership periods.

Existing Conditions: The topography of the lower field may have been slightly altered during the NPS Ownership Period when it was cleared in 1989 to reestablish the meadow, but the extent of the change to the grade is unknown.

Analysis: Existing, contributing

The topography of the lower field contributes to the site because its configuration and grade remain relatively unchanged and therefore reflect the historic character of the period of significance.

Buildings

Guard Houses

Historic Condition: Seventeen guard houses were constructed in c. 1942 to house the 240th Military Battalion stationed on the property. Two of the buildings were located in the lower field subspace, exact location unknown. No documentation was located on these specific buildings, however it can be presumed they were similar to the other guard houses on the property. These buildings were square, approximately 5 feet by 5 feet, and 10 feet high. The guard houses were sided with clapboards and painted green. They had both front-gabled and side-gabled roofs, material and color unknown. A door was located in the center of the front elevation.

Existing Conditions: The guard house was removed during the NPS Ownership Period, exact date unknown. In 1997 a guard house, reported to be from the site, was given to the NPS. This guard house has a pyramidal-hipped roof with gray asphalt shingles. The guard house is currently stored in the Bellefield maintenance area and is in poor condition.

Analysis: Not existing

Although the guard houses no longer exist, they were important features during FDR's presidency that reflected the historic character of the period of significance.

Vegetation

Historic Condition: Field crops, exact species and rotation unknown, were grown in the lower field during the Early Property Ownership Period. It continued to be planted with such field crops as corn and grain during the Late Roosevelt Ownership Period.

Existing Conditions: The lower field was not included in the original 33.23 acres given to the United States for the Historic Site. The field was no longer maintained and began reverting into woodland and by 1984 the lower field was a woodland. Over time the land between Springwood and the river and that of the lower field was acquired by the NPS and rejoined with the site. The lower field was cleared in 1989 to reestablish its historic shape, size, and planted with meadow grass. The meadow grass exists and is in good condition.

Analysis: Existing, contributing

The lower field contributes to the site because its location, shape, and size remain intact and therefore reflect the historic character of the period of significance.

Furnishings and Objects

Stone Wall

Historic Condition: The stone wall was located in the lower field in c. 1894, exact date of construction unknown. It was located along the western edge of the lower field and extended from the river road to the north to the lower field to the south. The height and width of the stone wall is unknown. It was constructed from local brown-colored fieldstone.

Existing Conditions: The stone wall exists but portions of it are collapsing. The wall ranges from 1 to 3 feet high and 1 to 1 1/2 feet wide. The stone wall exists and is in poor condition.

Analysis: Existing, contributing

The stone wall contributes to the site because its alignment, materials, and color remain intact and therefore reflect the historic character of the period of significance.

Duplex Compound Subspace:

Spatial Organization

Historic Condition: The duplex compound subspace was constructed during the Early Roosevelt Ownership Period between 1886 and 1895, exact date unknown. It was located northwest of Springwood within the river wood lot subspace. The rectangular space was approximately 180 feet long (E/W) by 120 feet wide (N/S). It was defined to the north, south, east, and west by the vegetation of the river wood lot. Within the space were buildings that formed internal subspaces between them. The ground was flat and slightly undulating, materials unknown. Views out of the space were screened but open to the sky.

Existing Conditions: Three of the buildings within the space were removed between 1946 and 1960. The spatial configuration of the duplex compound subspace is unchanged in terms of its shape, size, and defining edges.

Analysis: Existing, contributing

The spatial configuration of the duplex compound subspace contributes to the site because its defining edges, base plane, and materials remain intact and therefore reflect the historic character of the period of significance.

Topography

Historic Condition: The topography of the duplex compound was altered slightly between 1886 and 1895, exact date unknown, with the construction of the duplex compound buildings. The extent of the change to the grade is unknown. The ground consisted of a grade sloping moderately west.

Existing Conditions: The topography of the duplex compound was slightly altered between 1946 and 1960, exact date unknown, with the removal of the duplex compound outbuildings. The extent of the changes to the grade are unknown.

Analysis: Existing, contributing

The topography of the duplex compound contributes to the site because its configuration and grade remain relatively unchanged and therefore reflect the historic character of the period of significance.

Buildings

Duplex (HS 20)

Historic Condition: The duplex was constructed between 1886 and 1895, exact date unknown. It was located approximately 660 feet northwest of Springwood. The building was rectangular, 40 feet long (N/S) by 30 feet wide (E/W) and two stories high. The duplex was sided with clapboard and painted red with green shutters. It had a side-gabled roof, materials and color unknown. Two doors were located on the east elevation and two on the west.

Existing Conditions: In 1959 the duplex was vacated because of its deteriorated condition. Demolition of the building was proposed, but the duplex was rehabilitated in 1963. It was painted, color unknown, and the roof reshingled with asphalt shingles, color unknown, many times between 1963 and 1988. The duplex is currently gray with black trim and its roof has black asphalt shingles. The duplex is used as a private residence for National Park Service staff. The duplex exists and appears to be in good condition.

Analysis: Existing, contributing

The duplex contributes to the site because its location, shape, size, and materials remain intact and therefore reflect the historic character of the period of significance.

Duplex Garage

Historic Condition: The duplex garage was constructed between 1886 and 1895, exact date unknown. It was located approximately 50 feet northeast of the duplex. The two bay structure was F-shaped, approximately 30 feet long (E/W) by 12 feet wide (N/S). The garage's height, materials, color, and roof type are unknown.

Existing Conditions: The duplex garage was removed between 1946 and 1960, exact date unknown.

Analysis: Not existing

Although the duplex garage no longer exists, it was an important feature that reflected the historic character of the period of significance.

Chicken Coop

Historic Condition: The chicken coop was constructed sometime between 1886 and 1895, exact date unknown. It was located approximately 20 feet northwest of the garage. The structure was square, 8 feet long by 8 feet wide, and constructed of wood and wire. The chicken coop's height, color, and roof type are unknown.

Existing Conditions: The chicken coop was removed between 1946 and 1960, exact date unknown.

Analysis: Not existing

Although the chicken coop no longer exists, it was an important feature that reflected the historic character of the period of significance.

Privy

Historic Condition: The privy was constructed sometime between 1886 and 1895, exact date unknown. It was located approximately 4 feet northeast of the garage. The structure was rectangular, 8 feet long (N/S) by 5 feet wide (E/W). The privy's height, materials, color, and roof type are unknown.

Existing Conditions: The privy was removed between 1946 and 1960, exact date unknown.
Analysis: Not existing
Although the privy no longer exists, it was an important feature that reflected the historic character of the period of significance.

Circulation

Duplex Road

Historic Condition: The duplex road was constructed between 1886 and 1895, exact date unknown. It was located off the river road and extended northward to end at the duplex compound. The duplex road was approximately 6 to 7 feet wide and had no edging. Its surface material and color are unknown.
Existing Conditions: The duplex road was paved with asphalt during the NPS Ownership Period, exact date unknown. The duplex road exists and is in good condition.
Analysis: Existing, contributing
The duplex road contributes to the site because its alignment and dimensions remain intact and therefore reflect the historic character of the period of significance.

Plantation Subspace:

Spatial Organization

Historic Condition: The spatial organization for the plantation subspace was not evaluated for this report.
Existing Conditions: Not evaluated for this report.
Analysis: Undetermined

Topography

Historic Condition: The topography of the plantation subspace was not evaluated for this report.
Existing Conditions: Not evaluated for this report.
Analysis: Undetermined

Vegetation

Trees

Historic Condition: Six tree plantations were planted in the river wood lot subspace between 1914 and 1928. In 1914 a plantation of white and red pines (*Pinus strobus* and *Pinus resinosa*) was planted along the east side of Meriches Kill located southwest of the duplex compound subspace. In 1915 a plantation of white and Scotch pines (*Pinus strobus* and *Pinus sylvestris*) was planted east of the duplex road near the junction of river road. In 1916 two white pine (*Pinus strobus*) plantations were planted. One was located south of Springwood and the other was south of the river road as it enters the river wood lot. In 1917 a plantation of tulip poplars (*Liriodendron*

tulipifera) was planted southwest of the duplex. In 1928 another plantation of tulip poplar was planted southwest of the duplex. The shape, size, and number of trees planted within these plantations was not determined for this report.

Existing Conditions: The plantations still exist, but an in-depth analysis of each plantations condition was not completed for this report.

Analysis: Existing, contributing

The plantations contribute to the site because their location, form, habit, and texture remain intact and therefore reflect the historic character of the period of significance.

Statement of Integrity

A property must not only be significant but must also have integrity to be listed in the National Register. The assessment of is based on thorough understanding of the property, its features, and how they relate to the property's significance. The National Register criteria recognizes seven aspects or qualities of integrity: location, design, setting, materials, workmanship, feeling, and association.[17]

Location

"Location is the place where the historic property was constructed or the place where the historic event occurred."[18] The Home of FDR NHS retains high integrity of location. The principle orienting features including the spatial organization, topography, historic buildings and structures, vegetation, circulation, and water features of the property have remained unchanged in terms of their defining characteristics. The Springwood mansion has changed only slightly since 1945, and is located on the high plateau overlooking the Hudson River.

Design

"Design is the combination of elements that create the form, plan, space, structure, and style of a property."[19] The Home of FDR NHS retains a high integrity of design. The overall layout and organization, including form, plan, space, structure, and style of the Home of FDR NHS are intact. Within these spaces and their subspaces the spatial organization, views, topography, buildings and structures, vegetation, circulation, water features, and furnishings and objects are relatively unchanged from their historic condition.

Some of the features introduced to the property since 1945, such as the visitor parking lot and informational signs, detract from the historic character of the site.

Setting

"Setting is the physical environment of a historic property."[20] The Home of FDR NHS retains partial integrity of setting. The acreage immediately surrounding Springwood is similar to the character of its historic rural landscape. The Home of FDR is buffered by

the Bellefield estate to the north and Kessler estate to the south, which limits inappropriate development immediately adjacent to the property and guarantees the historic view to the Hudson River. The acreage to the west, between Springwood and the Hudson River, was acquired by the NPS and ensures the rural character of the site is retained. The development to the east of the Albany Post Road affects the setting of the Home of FDR NHS. Commercial businesses such as restaurants and shopping developments negatively affect the rural character of the setting.

Materials

"Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property."[21] The Home of FDR NHS retains a high degree of integrity in its materials. Although some changes have occurred, the extant composition of the character-defining features clearly illustrate the historic pattern and configuration of the property.

Workmanship

"Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory."[22] Workmanship is not as important for the evaluation of integrity for the Home of FDR NHS. Appropriate examples of workmanship did not characterize the site during the period of significance. Therefore, the integrity of workmanship for the landscape is not applicable to this site.

Feeling

"Feeling is a property's expression of the aesthetic or historic sense of a particular period of time."[23] The Home of FDR NHS retains high integrity of feeling. Springwood is synonymous with FDR and the Roosevelt family and is relatively unchanged since 1945, thus creating a strong sense of place. The historic character of the property is maintained and conveys a strong expression of feeling that existed during FDR's lifetime.

Association

"Association is the direct link between an important historic event or person and a historic property."[24] The Home of FDR retains high integrity of association because of its direct link with Franklin D. Roosevelt, 32nd President of the United States. The Springwood estate is where FDR was born, raised as a child, raised his own children, campaigned for political offices, convalesced from polio, conducted presidential affairs, and was buried. The estate was the family home to three generations of Roosevelts for 78 years. The property's physical features and condition convey to the observer the historic character of the property with which FDR was associated his entire life.

CONCLUSION

Franklin Delano Roosevelt was born in 1882 to James and Sara Roosevelt. He grew up at the Hyde Park estate, married Eleanor Roosevelt in 1905, and they raised their five children there as well. When he died in 1945 he was, according to his wishes, buried in the Springwood rose garden. Franklin Delano Roosevelt was a multifaceted man with many passions and it was at this home that he first learned and used his skills. Springwood served as FDR's campaign headquarters when he ran for political office, and the land served as his canvas for forestry and conservation programs he would later implement throughout the country. The Springwood estate was so cherished by FDR that he created the first Presidential Library on the site and donated 33 acres of the land to the United States Government as a National Historic Site. The site represents the marriage between FDR's political career and his devotion to forestry, nature, conservation, his family, the Hyde Park community, and the country.

The purpose of this Cultural Landscape Report is to document the history of the property and evaluate the existing condition of its attributes as related to their historic character. The site history section illustrates the evolution of the property during each of the specific ownership periods, focusing on the period of significance from 1900 to 1945. The existing conditions section discusses the changes to the landscape's defining features that have occurred since FDR's death in 1945. Finally, the site analysis section summarizes historic conditions and existing conditions to evaluate the significance of each character-defining feature. Despite some changes to the property, the site remains remarkably intact and the historic character of a working farm and private residence is still evident. This Cultural Landscape Report for the Home of Franklin D. Roosevelt National Historic Site should serve as the foundation for future preservation strategies and management decisions related to this significant cultural landscape.

ENDNOTES

Endnotes - Introduction

1 Bronwyn Krog and Marleen Rockmore, The National Register of Historic Places Nomination Form (United States Department of the Interior, National Park Service, 1979) 9.

2 Robert Page, *A Guide to Cultural Landscape Reports*, DRAFT, (Department of the Interior, National Park Service, June 1997), 3-4.

3 George W. Curry, Regina M Bellavia, and David L. Uschold *Landscape Features: Character-defining features for documentation of Cultural Landscapes* (Faculty of Landscape Architecture, College of Environmental Science and Forestry, State University of New York, 1993). This study developed the list of character-defining features that was used in documenting the cultural landscape for this CLR.

4 Ibid.

5 Peggy A. Albee, *Historic Structures Report, Home of Franklin D. Roosevelt, Architectural Data Section, Roosevelt-Vanderbilt Sites, Hyde Park, New York* (Building Conservation Branch, Northeast Resources Center, Northeast Field Area, National Park Service, U.S. Department of the Interior, Lowell, Massachusetts, 1996; Marie L. Carden, *Outbuildings, Historic Structures Report, Home of Franklin D. Roosevelt National Historic Site, Hyde Park, New York*, DRAFT (Building Conservation Branch, Northeast Cultural Resources Center, New England Support Office, National Park Service, U.S. Department of the Interior, 1997).

6 National Park Service, "Land Protection Plan, Home of Franklin D. Roosevelt," Hyde Park, New York, May, 1989, 3.

7 National Park Service, "Statement of Management, The Home of Franklin D. Roosevelt National Historic Site," 1978.

Endnotes - Chapter I: Early Property Ownership Period

Quote on page 11 Beatrice Fredriksen, *Our Local Heritage, A Short History of the Town of Hyde Park*, (Cross Road Press, Inc., Hyde Park, NY, 1962), 7.

1 Katy Lacy, "Home of Franklin D. Roosevelt National Historic Site, Cultural Landscape Inventory, Level II: Preliminary Assessment" (National Park Service, North Atlantic Region, 1993), 1.

2 Eleanor Roosevelt, *Franklin D. Roosevelt and Hyde Park: Personal Recollections of Eleanor Roosevelt* (Printed by the Hyde Park Historical Association, Hyde Park, New York, nd), 2.

3 Franklin D. Roosevelt, correspondences, Box 21, Franklin D. Roosevelt Library.

4 Dana C. Linck, *Archaeological Survey of the Grounds at the F.D. Roosevelt Home National Historic Site, Hyde Park, New York* (1977), 2-3.

5 Franklin D. Roosevelt, "The Garden of Mrs. James Roosevelt and the Garden of Mr. J.R. Roosevelt at Hyde Park, Dutchess County" *Gardens of Colony and State, Volume I.* by Alice G.B Lockwood (Garden Club of America, 1931), 291.

6 Peggy A. Albee, *Historic Structures Report, Home of Franklin D. Roosevelt, Architectural Data Section, Roosevelt-Vanderbilt Sites, Hyde Park, New York* (Building Conservation Branch, Northeast Resources Center, Northeast Field Area, National Park Service, U. S. Department of the Interior, Lowell, Massachusetts, 1996), 470.

7 George Y. Wilkins, "A Report on the Birthplace and Home of Franklin Delano Roosevelt" (National Park Service, 1950), 5.

8 Ibid.

9 Ibid., 4.

10 Lauren J. Cook, "Archaeological Investigations for Proposed Vista Clearance at the Home of Franklin D. Roosevelt National Historic Site in Hyde Park, New York, Part One: Background Research" (Office of Public Archaeology, Boston University, 1987), 7.

11 Wilkins, "A Report on the Birthplace and Home of Franklin Delano Roosevelt," 5.

12 Albee, *Historic Structures Report, Home of Franklin D. Roosevelt, Architectural Data Section, Roosevelt-Vanderbilt Sites, Hyde Park, New York*, 471.

13 Hendryck TenEyck and James Marshall are the only two partners whose names do not appear within the nine lots of the 1734 map of the Nine Partners Patent, but another map shows that James Marshall owned Water Lot Nine and Hendryck TenEyck owned Water Lot One.

14 Wilkins, "A Report on the Birthplace and Home of Franklin Delano Roosevelt," 5.
Due to time restraints, ownership and developments of the other lots was not researched for inclusion in this report.

15 Otis Graham and Megan Wander, *Franklin D. Roosevelt, His Life and Times: An Encyclopedia View* (G.K Hall and Co., 1985), 196.
Evidently, during the American Revolution, the Home of Jacobus Stoughtenburg, which was located north of Water Lot Six, was bombed by British ships making their way up the Hudson River from New York City to burn the town of Kingston to the north and west side of the river. Although never confirmed, FDR believed cannon balls recovered from his brother James R. Roosevelt's estate were the result of revolutionary activity. Cook, "Archaeological Investigations for Proposed Vista Clearance at the Home of Franklin D. Roosevelt National Historic Site in Hyde Park, New York, Part One: Background Research," 8.

16 Cook, "Archaeological Investigations for Proposed Vista Clearance at the Home of Franklin D. Roosevelt National Historic Site in Hyde Park, New York, Part One: Background Research," 6.

17 Albee, *Historic Structures Report, Home of Franklin D. Roosevelt, Architectural Data Section, Roosevelt-Vanderbilt Sites, Hyde Park, New York*, 472.

18 The advertisement referred to the river landing associated with the estate where the Vanderbilt Mansion now stands: "Curious fine, flat, purple, stones brought from Hide [*sic*] Park." Fredriksen, *Our Local Heritage, A Short History of the Town of Hyde Park*, 7.

19 Cook, "Archaeological Investigations for Proposed Vista Clearance at the Home of Franklin D. Roosevelt National Historic Site in Hyde Park, New York, Part One: Background Research," 7.

20 Ibid.

21 The royal governor of New York, Edward Hyde, provided the estates' owners with patent land. Graham and Wander, *Franklin D. Roosevelt, His Life and Times: An Encyclopedia View*, 196; and Cook, "Archaeological Investigations for Proposed Vista Clearance at the Home of Franklin D. Roosevelt National Historic Site in Hyde Park, New York, Part One: Background Research," 8.

22 Fredriksen, *Our Local Heritage, A Short History of the Town of Hyde Park*, 30.

23 Cook, "Archaeological Investigations for Proposed Vista Clearance at the Home of Franklin D. Roosevelt National Historic Site in Hyde Park, New York, Part One: Background Research," 8.

24 Fredriksen, *Our Local Heritage, A Short History of the Town of Hyde Park*, 24.

25 Graham and Wander, *Franklin D. Roosevelt, His Life and Times: An Encyclopedia View*, 197.

26 Wilkins, "A Report on the Birthplace and Home of Franklin Delano Roosevelt," 6.

27 Ibid.

28 National Park Service, *Master Plan, Home of Franklin D. Roosevelt National Historic Site*, 1977, 26.

29 Albee, *Historic Structures Report, Home of Franklin D. Roosevelt, Architectural Data Section, Roosevelt-Vanderbilt Sites, Hyde Park, New York*, 9.

30 Ibid. FDR felt the original core of the house was erected during the Holbrook residency (1826-1843), but he questioned this after seeing the type of construction found in the main walls during the 1915 renovation. According to the Historic Structure Report for the Home of Franklin D. Roosevelt, "...the physical evidence and the documentation indicate that the original part of the Home could have been built prior to 1793, during Elsey Ray Everson's ownership, or some years thereafter."

31 Wilkins, "A Report on the Birthplace and Home of Franklin Delano Roosevelt," 7.

32 Ibid.

33 Ibid., 8.

34 Charles W. Snell, "Historic Structure and Grounds Report, Bellefield Mansion and Estate, Home of Franklin D. Roosevelt National Historic Site, Hyde Park, New York" (United States Department of the Interior, National Park Service, Denver Service Center, 1981), 78-79.

35 Wilkins, "A Report on the Birthplace and Home of Franklin Delano Roosevelt," 8.

36 Ibid., 7.

37 Ibid., 10.

38 Ibid.

39 Ibid., 9.

40 Ibid., 10.

41 Snell, "Historic Structure and Grounds Report, Bellefield Mansion and Estate, Home of Franklin D. Roosevelt National Historic Site," Hyde Park, New York, 12.

42 Ibid. After James Boorman's death, the 131-acre northern half of lot six was sold. Originally this portion of the property included 175 acres.

There is a conflict in the existing information on two points. The first is that much of the documentation states Boorman sold 76 acres to James Wheeler, while Snell's "Historic Structure and Grounds Report, Bellefield Mansion and Estate, Home of Franklin D. Roosevelt National Historic Site, Hyde Park, New York," states Boorman sold 100 acres to Wheeler. The Abstract of Title prepared in 1935 for the establishment of 33.23 acres as a National Historic Site states that Boorman sold Wheeler 94 acres more or less, and this

figure will be used for this report. The second point is that various documentation indicates James Roosevelt purchased 76 acres, 110 acres, and 116 acres from the Wheelers. Again the figure of 110 acres determined by the Abstract of Title prepared in 1935 will be used for this report. It is unknown if this additional 16 acres of land was from the installation of the railroad and the creation of the marshy area, or from land added from the Boorman estate after James Boorman's death.

43 Cook, "Archaeological Investigations for Proposed Vista Clearance at the Home of Franklin D. Roosevelt National Historic Site in Hyde Park, New York, Part One: Background Research," 14.

44 Ibid.

45 Due to a lack of documentation on the topography of the property for this period the exact topographic makeup of this area is unknown. However, despite the changes in the topography throughout the years, the 1946 USGS map of the Late Roosevelt Ownership provides a fairly accurate representation of the overall topography that existed during this period.

46 "A visitor of 1870 noted that: Hyde Park has one feature not often to be found in this country, namely good roads, and plenty of shade. For a distance of ten miles there is a road, hard drive lined with tall maples, now just turning crimson, which afford ample shade even from the noon-day sun, and makes travel a delight instead of a bore." Fredriksen, *Our Local Heritage, A Short History of the Town of Hyde Park*, 41.

47 Documentation of the vegetation along the home road was based on a photograph taken of the home road during the Early Roosevelt period, 1898 (Franklin D. Roosevelt Library, NPx 72-199:4).

48 Franklin D. Roosevelt, "History of the President's Estate at Hyde Park, NY with Anecdotes" (Roosevelt Family Papers - Children, Container 21, Franklin D. Roosevelt Library), 5.

49 Albee, *Historic Structures Report, Home of Franklin D. Roosevelt, Architectural Data Section, Roosevelt-Vanderbilt Sites, Hyde Park, New York*, 9.

50 Ibid., 24.

51 Ibid.

52 This information was determined by studying the size of the trees within this area from photographs taken during the Early Roosevelt Ownership period.

53 No documentation was found to indicate there was indeed a turnaround during this period, but it seems likely there was some form of a turnaround for horse carriages in front of the house.

54 Marie L., Carden, DRAFT, "Outbuildings, Historic Structures Report, Home of Franklin D. Roosevelt National Historic Site, Hyde Park, New York," 109.

55 Ibid., 50.

56 Ibid., 53.

57 Ibid., 54.

58 Ibid., 79.

59 Ibid., 65.

60 James P. Horracks, "History of the Gardens and Greenhouses at Home of Franklin D. Roosevelt National Historic Site, Hyde Park, New York" (Roosevelt-Vanderbilt National Historic Sites, Hyde Park, New York, January 15, 1965), 8.

61 NPS, *Master Plan: Home of Franklin D. Roosevelt National Historic Site, New York* (1977), 26.

62 Krog and Rockmore, *National Register of Historic Places Inventory -- Nomination Form*, 5.

63 Horracks, "History of the Gardens and Greenhouses at Home of Franklin D. Roosevelt National Historic Site, Hyde Park, New York," 9.

64 Although unverified, it seems likely there was a circulation feature located in this portion of the site to connect Mary (Boorman) Wheeler to her parents' Bellefield estate.

65 Although there is no evidence to support this claim, it seems likely a garden road may have existed to connect the service area with the large vegetable garden and estate road.

66 Horracks, "History of the Gardens and Greenhouses at the Home of Franklin D. Roosevelt National Historic Site, Hyde Park, New York," 9.

67 Lacy, "Home Of Franklin D. Roosevelt National Historic Site, Cultural Landscape Inventory, Level II: Preliminary Assessment," 29.

68 Ibid., 5.

Endnotes - Chapter II: Early Roosevelt Ownership Period

Quote on page 35 Geoffrey C. Ward, *Before the Trumpet, Young Franklin D. Roosevelt* (Harper & Row, New York, 1984), 55. By James Roosevelt while watching robins preparing nests in the corners of Springwood's piazza.

1 Fredriksen, *Our Local Heritage, A Short History of the Town of Hyde Park*, 24.

2 Ibid., 41.

3 Charles W. Snell, "Historical Handbook Manuscript: The Home Of Franklin D. Roosevelt National Historic Site" (Hyde Park, New York, 1952), 6.

4 Franklin D. Roosevelt to Helen Roosevelt, Roosevelt Family Papers- Children, General Correspondence, Container 21, Franklin D. Roosevelt Library.
"The Wheeler place was for sale and my father bought it and moved the stable [breeding of trotting horses] to it." Roosevelt, F., "History of the President's Estate at Hyde Park, NY with Anecdotes," 5.

5 Kenneth S. Davis, *FDR, The Beckoning of Destiny, 1882-1928.* (New York: Random House, 1972), 31.

6 Doris Kearns Goodwin, *No Ordinary Time* (Simon & Schuster, 1994), 76.

7 Interestingly, Elliott Roosevelt, FDR's godfather, was a close friend (and relative) to James and Sara, who would later become the father of Anna Eleanor Roosevelt, and FDR's future father-in-law.

8 Snell, "Historical Handbook Manuscript: The Home of Franklin D. Roosevelt National Historic Site," 8.

9 Kenneth S. Davis, *FDR, The Beckoning of Destiny, 1882-1928* (New York: Random House, 1972), 30.

10 Ibid.

11 Ward, *Before the Trumpet, Young Franklin D. Roosevelt*. (Harper & Row, New York, 1984), 146.

12 Richard Thayer Goldberg, *The Making of Franklin D. Roosevelt, Triumph over Disability* (Abt Books, Cambridge, Massachusetts, 1935), 5.

13 Ward, *Before the Trumpet, Young Franklin D. Roosevelt*, 120-121.

14 Roosevelt, E., *Franklin D. Roosevelt and Hyde Park: Personal Recollections of Eleanor Roosevelt*, 8.

15 Ibid., 1.

16 This was an assumption made by studying Sara Roosevelt's diary entries, which indicated that large amounts of time were spent in the greenhouse and garden.

17 Davis, *FDR, The Beckoning of Destiny 1882-1928*, 77.

18 George A. Palmer, interview of William Plog, Transcript, November 13, 1947, Cartridge # 10, the Home of Franklin D. Roosevelt NHS.

19 Olin Dows, *Franklin Roosevelt at Hyde Park* (American Artists Group, Inc., New York, 1949), 27. This book could be classified as a children's book as a bibliography does not exist for the quotes cited.

20 Sara Roosevelt to Franklin D. Roosevelt, 1896-1941, Roosevelt Family Papers - Children, Container 8, Franklin D. Roosevelt Library.

21 While the Roosevelts continued to live and spend time at their home in New York City and Campobello Island and make an occasional trip to Europe, much of their time was spent in Hyde Park. Thus it can be described as their permanent residence.

22 Snell, "Historic Structure and Grounds Report, Bellefield Mansion and Estate, Home of Franklin D. Roosevelt National Historic Site, Hyde Park, New York," 13.

23 Ibid., 13-14.

24 Ownership of the surrounding properties to the south and east was not compiled for this report.

25 This was determined based on the size of the trees in 1939.

26 In 1945 three oak trees were located within the north avenue lot, but the exact number of trees within this period is unknown. FDR stated there were eight old white oak trees within the north and south avenue lots when he was a boy.

27 Davis, *FDR, The Beckoning of Destiny 1882-1928*, 66.

28 Rebecca Howland Roosevelt, diary transcript, Volume III, October 2, 1869 - November 5, 1870, Roosevelt Family Papers, IV, Container 63, Franklin D. Roosevelt Library.

29 Rebecca Howland Roosevelt diary transcript, Volume III.

30 The Last Will and Testament of James Roosevelt, 26.

31 June 26, 1867, "...walked to the spring and garden, cut roses and picked strawberries..." Rebecca Howland Roosevelt, diary transcript, Volume I, May 17, 1865 to October 18, 1867, Roosevelt Family Papers, IV, Container 63. Franklin D. Roosevelt Library.

October 14, 1867, "...Had the last grapes today. ... Marked trees in the afternoon..." Roosevelt, R., diary transcript, Volume I.

June 5, 1868, "...had strawberries, ice cream and peaches. ..." Rebecca Howland Roosevelt, diary transcript, Volume II, June 1, 1868 to October 1, 1869, Roosevelt Family Papers, IV, Container 63. Franklin D. Roosevelt Library.

July 28, 1868, "...gathered my roses and sat on the piazza until lunch time." Roosevelt, R., diary transcript, Volume II.

July 28, 1868, James has been busy all day with his hay makers. Had the first melon of the season for dinner from the hot bed." Roosevelt, R., diary transcript, Volume II.

32 The trees located on the east lawn in 1900 were verified by using two sources. The first was a 1905 photograph (NPx 79-69 (52), and the second source was the tree diameters indicated on the 1946 USGS map.

33 In 1998 there was no chestnut/oak tree in that location.

34 "Saturday, May 17, 1884, had been an unusually crisp spring day at Hyde Park, and when Franklin, Mamie, and his mother hurried across the south lawn early that evening, they were warmly dressed. A gently curved path was always kept open through the woods, and the party of three moved along it as fast as Franklin, not yet three, could manage. A big bracketed red house stood at the end of the path...." Geoffrey C. Ward, *Before the Trumpet, Young Franklin D. Roosevelt* (Harper & Row, New York, 1984), 129.

The exact date this 'path' was first started is unknown, although since James Roosevelt gave Rosy and Helen the house in 1878, it seems likely foot travel back and forth from these houses started shortly thereafter.

35 Rebecca Howland Roosevelt, diary transcript, Volume IV, November 5, 1970 - January 11, 1873, Roosevelt Family Papers, IV, Container 63, Franklin D. Roosevelt Library.

36 Krog and Rockmore, *National Register of Historic Places Inventory -- Nomination Form*, 4.

37 Ibid.

38 Roosevelt, F., "History of the President's Estate at Hyde Park, NY with Anecdotes," 5.

39 Horracks, "History of the Gardens and Greenhouses at Home of Franklin D. Roosevelt National Historic Site, Hyde Park, New York," 4.

40 Mary Buchal and Bill Urbin, transcript from interview of William Plog by George A. Palmer, October 15, 1947, Cartridge #10, file: CR10PLOG.47, 8. Many entries in Rebecca Howland Roosevelt's diary are about her activities in the greenhouse

September 9, 1867 , "...tried the heating machine in the greenhouse. ..." Roosevelt, R., diary transcript, Volume I.

August 12, 1867, "...brought back a lot of stuff for the greenhouse..." Roosevelt, R., diary transcript, Volume I.

August 13, 1867, "Busy with the greenhouse." Roosevelt, R., diary transcript, Volume I.

Thursday, January, 5, 1971, " The roses are lovely." Roosevelt, R., diary transcript, Volume IV.

Friday, January, 6, 1971, "Lots of roses." Roosevelt, R., diary transcript, Volume IV.

June 7, 1868, " After lunch we walked out to the greenhouse and to see the horses..." Roosevelt, R., diary transcript, Volume II.

41 "...we use to have the nicest Marechal Neir roses you ever lain eyes on in that house during the winter." Buchal and Urbin, October 15, 1947, Cartridge #10, file: CR10PLOG.47, 8.

42 "October 1902- fixed and painted Green house shed roof..." and "August 5, 1905- "finished roof on G.H. shed." William Plog's Memorandum Book.

43 Two hotbeds are located within the garden area today, but the southernmost hotbed was chosen as the older one because of its close proximity to the original greenhouse. Roosevelt, R., diary transcript, Volume II.

44 Horracks, "History of the Gardens and Greenhouses at the Home of Franklin D. Roosevelt National Historic Site, Hyde Park, New York," 4; Roosevelt, R., diary transcript, Volume II.

45 Lacy, "Home of Franklin D. Roosevelt National Historic Site, Cultural Landscape Inventory, Level II: Preliminary Assessment," 33. During the Roosevelt ownership there was an additional entrance through the northeast corner of the hedge, however no other sources have been located for verification.

46 Wednesday, June 26, 1867, " ...walked to the spring and garden, cut roses..." and on Thursday, September 12, 1867, "Oh the roses!" Roosevelt, R., diary transcript, Volume I.
Tuesday, July 28, 1868, "...gathered my roses... ." and on Thursday, July 30, 1868, "...picked my roses in a rain but they are all the more perfect..." Roosevelt, R., diary transcript, Volume II.

47 Wilkins, "A Report on the Birthplace and Home of Franklin Delano Roosevelt," 19.

48 Carden, "Outbuildings, Historic Structures Report, Home of Franklin D. Roosevelt National Historic Site, Hyde Park, New York," 150.

49 Ibid.

50 Ibid., 98 & 102.

51 "Half a century ago a small boy took especial delight in climbing an old tree, now unhappily gone, to pick and eat ripe sickle pears. That was about one hundred feet to the west of where I am standing now." M. S. Venkataramani, "*The Sunny Side of FDR*" (Ohio University Press, 1979), 63.

52 Sara Delano Roosevelt to Franklin D. Roosevelt, Roosevelt Family Papers - Children 1886-1959, Container 8, Franklin D. Roosevelt Library.

53 Snell, "Historic Structure and Grounds Report, Bellefield Mansion and Estate, Home of Franklin D. Roosevelt National Historic Site, Hyde Park, New York," 12.

54 Many of the diary entries discuss boating and the boat house, so probably there was a boat house for these rowboats:
Saturday, June 5, 1868 " James and Rosy left early in the rowboat to catch a tow to take them down to the boat club house."
Monday, June 8, 1868 "James...rowed his boat home..." "...we took one of the men and walked to the river and back, cutting down trees and marking a path to the boat house..."
Wednesday, July 29, 1868 "Immediately after breakfast we went to the river and finding a lovely breeze sailed up to Hyde Park and back." Roosevelt, R., diary transcript, Volume II.
Sunday, April 30, 1871 " James and Rosy went down to the boat house..."
Saturday, May 11, 1872 " James cleaned his boathouse..." Roosevelt, R., diary transcript, Volume IV.

55 Roosevelt, R., diary transcript, Volume I.
According to information from Ward's *Before the Trumpet: Young Franklin Roosevelt*, 52, James had the boathouse poled downstream by canal boat from Rosedale to Springwood. However, Rosedale was located south of Springwood, and therefore downstream so the boathouse would have to have been poled upstream.

56 Roosevelt, F., "History of the President's Estate at Hyde Park, NY with Anecdotes," 5.

57 July 16, 1867 "James and I walked down to where they are building our dock." Roosevelt, R., diary transcript, Volume I.
"James is having the platform put down at the boathouse." Sara Delano Roosevelt, diary transcript, Book One, 1880-1897, Roosevelt Family Papers, V, Container 67, Franklin D. Roosevelt Library, 8.

58 "The oldest untouched forest borders the River Road from the field below the house to the swamp. It is one of the very few primeval forests on the river. It has never been lumbered and only live trees which had blown over have been cut up." Roosevelt, F., "History of the President's Estate at Hyde Park, NY with Anecdotes."

59 Roosevelt, R., diary transcript, Volume II.

60 Roosevelt, "History of the President's Estate at Hyde Park, NY with Anecdotes," 2.

61 Dows, *Franklin Roosevelt at Hyde Park*, 97.

62 Carden, "Outbuildings, Historic Structures Report, Home of Franklin D. Roosevelt National Historic Site, Hyde Park, New York," 190.

63 Ibid., 191.

64 Sara Delano Roosevelt, diary transcripts, Book One, 1880-1897, 8.

65 According to park records, the dam may have been stabilized during this period as gravel was poured on the west bank. Carden, "Outbuildings, Historic Structures Report, Home of Franklin D. Roosevelt National Historic Site, Hyde Park, New York," 199.

66 Determined by reviewing photograph NPx 49-48:13, Franklin D. Roosevelt Library.

67 Ibid., 171.

68 Ibid., 175.

69 Ibid.

70 The size of this structure based on the United States Geological Survey map of the Home of Franklin D. Roosevelt National Historic Site, 1946.

71 Ibid.

72 Ibid.

Endnotes - Chapter III: Late Roosevelt Ownership Period

Quote on page 85FDR, speech in Asheville, NC, September 10, 1936, *Master Plan Development Outline, Home of Franklin D. Roosevelt National Historic Site*, (Hyde Park, New York, Interpretation - December, 1951), Home of Franklin D. Roosevelt.

1 Snell, "Franklin D. Roosevelt and Forestry at Hyde Park, New York, 1911 to 1932," 2.

2 Roosevelt, E., *Franklin D. Roosevelt and Hyde Park, Personal Recollections of Eleanor Roosevelt*, 8.

3 Ibid., 15.

4 Snell, "Historical Handbook Manuscript: The Home of Franklin D. Roosevelt National Historic Site, Hyde Park, New York" 22.

5 National Park Service, *Master Plan: Home of Franklin D. Roosevelt National Historic Site, New York*, 19.

6 Joseph P. Lash, *Eleanor and Franklin: The Story of Their Relationship* (New York: Norton, 1971).

7 Goodwin, *No Ordinary Time*, 74.

8 James MacGregor Burns, *Roosevelt: The Soldier of Freedom* (New York: Harcourt Brace Jovanovich, Inc., 1970), 200.

9 Thomas Patton, "Franklin Roosevelt and ESF - Training a Forester President." *Alumni Newsletter* (State University of New York, College of Environmental Science and Forestry, Winter, Vol. 83, No. 1, 1980/81).

10 Franklin D. Roosevelt to Frederic A. Delano, January 22, 1936, Franklin D. Roosevelt's Personal File 430 NPS, Franklin D. Roosevelt Library.

11 Patricia O'Donnell, *Cultural Landscape Report of Vanderbilt Mansion National Historic Site* (United Sates Department of the Interior, National Park Service, 1992), 183.

12 This affection was not reciprocated in the polls, as FDR never carried the largely Republican Dutchess County.

13 Burns, *Roosevelt: The Soldier of Freedom*, 4.

14 National Park Service, *Master Plan: Home of Franklin D. Roosevelt National Historic Site, New York*, 19.

15 The Eleanor Roosevelt wings were added to the library in 1971. National Park Service, *Master Plan: Home of Franklin D. Roosevelt National Historic Site, New York*, 1.

16 Franklin D. Roosevelt Library web site.

17 Deed of Conveyance, December 29, 1943, The Home of Franklin D. Roosevelt National Historic Site, 4.

18 Ellen Paul Denker, DRAFT *Historic Furnishings Report, Springwood, Home of Franklin D. Roosevelt National Historic Site, Hyde Park, New York, Volume I* (National Park Service, United States Department of the Interior, 1996), 4.

19 Lacy, "Home of Franklin D. Roosevelt National Historic Site, Cultural Landscape Inventory, Level II: Preliminary Assessment."

20 Roosevelt, E., *Franklin D. Roosevelt and Hyde Park: Personal Recollections of Eleanor Roosevelt*, 18.

21 Lacy, "Home of Franklin D. Roosevelt National Historic Site, Cultural Landscape Inventory, Level II: Preliminary Assessment," 14-15.

22 Ibid.

23 Ibid.

24 Roosevelt, E., *Franklin D. Roosevelt and Hyde Park: Personal Recollections of Eleanor Roosevelt*, 15.

25 Lockwood, *Gardens of Colony and State*, 291.

26 James P. Horracks, "The Establishment of the Franklin D. Roosevelt Home as a National Historic Site" (Roosevelt-Vanderbilt National Historic Sites, Hyde Park, New York, December 20, 1962), 2.

27 Ibid., 3.

28 Ibid.

29 Roosevelt, F., "History of the President's Estate at Hyde Park, NY with Anecdotes," 3.
"...the story about the two fields in front of our house? There are still three or four very old white oaks and when I was a boy there were about eight of them." July 28, 1937, FDR's correspondences, Box 21, Franklin D. Roosevelt Library.

30 Newton Armstrong of Poughkeepsie to FDR August 24, 1928: "I was passing with Dr. Welch who is the head of the Department of Forest Tree Diseases at Cornell University. He was interested both in a glance at your estate & also in the cause of the die back in your large oaks which are visible from the road." Charles W. Snell, "Franklin D. Roosevelt and Forestry at Hyde Park, New York, 1911 to 1932," Roosevelt-Vanderbilt National Historic Sites, Hyde Park, New York, 1955, 36.

FDR's letter to Newton Armstrong on August 29, 1928, about large oak trees on property (located in north or south avenue lot?): "I hope you and he found some cause for the dieback in our large oaks. I have personally laid it to the infirmities of old age as they are probably pretty close to 300 years old." Snell, "Franklin D. Roosevelt and Forestry at Hyde Park, New York, 1911 to 1932," 36.

Newton Armstrong to FDR August 30, 1928: "Dr. Welch did find one organism that was entirely new to me, a fungus that causes root rot. He found many fruiting bodies coming up from the roots of the large oak on the right as you approach the house. ...Dr. Welch says that this particular organism has become very destructive in apple orchards... There is also a rot fungus that is working in the upper parts of the trees..." Snell, "Franklin D. Roosevelt and Forestry at Hyde Park, New York, 1911 to 1932," 36.

31 "We cut first hay." June 27, 1902, Sara Delano Roosevelt, diary transcript, Book Two, 43.
"...I hope to get in the hay north of the avenue..." Sara Delano Roosevelt to Franklin D. Roosevelt, July 21, 1917, Roosevelt Family Papers, Container 7.
"...a lot of wheat, rye and hay are being drenched by the rain." Sara Delano Roosevelt to Franklin D. Roosevelt, July 25, 1917, Roosevelt Family Papers, Container 7.

32 Franklin D. Roosevelt to Eleanor Roosevelt, July 27, 1912. Snell, "Franklin D. Roosevelt and Forestry at Hyde Park, New York, 1911 to 1932," 10.

33 September 20, 1948, Memorandum to the Regional Director, Region One, from George A. Palmer, Superintendent. "Mr. Plog tells me that the apples along the entrance road at the Library include Jonathans, Baldwins, MacIntoshes, Greenings, and Northern Spies." Acc VAMA 32 - Cat VAMA 4615, the Franklin D. Roosevelt NHS.

34 Sara Delano Roosevelt to Franklin D. Roosevelt, September 17, 1919, Roosevelt Family Papers, 1896-1941, Container 7, Franklin D. Roosevelt Library.
November 20, 1902, Sara mentioned that someone named Ellie and Mr. P. [Professor Powell] looked at the apple trees for signs of the San Jose scale, but found none. Sara Delano Roosevelt, diary transcript, Book Two, Jan. 1898- July 1905, Roosevelt Family Papers, V, Container 67, Franklin D. Roosevelt Library, pg. 46.
The fruit trees were once again mentioned by Sara in a letter to FDR in 1924, "These men here are beginning to scrape apple trees and clear away snow in certain spots... ." Sara Delano Roosevelt to Franklin D. Roosevelt, March 1, 1924, Roosevelt Family Papers, Container 7.

35 United States Geological Survey map of the Home of Franklin D. Roosevelt National Historic Site, 1946.

36 "Lot A. - North Avenue: Year 1914, April, Planted 3 rows of 4 year old white pines along highway...Lot B. - South Avenue Lot: Year 1914, April, Planted 3 rows of 4 year old white pines along highway." Snell, "Franklin D. Roosevelt and Forestry at Hyde Park, New York, 1911 to 1932," 12.

37 Determined by reviewing aerial photographs of the site.

38 Carden, "Outbuildings, Historic Structures Report, Home of Franklin D. Roosevelt National Historic Site, Hyde Park, New York," 207; and Mr. Curtis Roosevelt, telephone conversation with author, November 19 and 22, 1997. According to Mr. Roosevelt, the tennis court was clay that had to be rolled with a large hand roller.

39 "June, 1935 - Kimlin put in brass pipes from reservoir to tank & through garden to tennis court & playhouse." William Plog's daybook, 35.

40 William Plog to Franklin D. Roosevelt, March 24, 1916, "I suppose you wish to put them in places you spoke of when you were here to plant 25 in field just east of road near line between us and Mr. Rosa' & 25 in same field near Public road to be planted 10' apart..." Snell, "Franklin D. Roosevelt and Forestry at Hyde Park, New York, 1911 to 1932," 21.

41 Memorandum from Missy LeHand, FDR's secretary, to William Plog (Tree from Mr. A. J. Vocke), April 8, 1933: "A tree will be shipped to the President from Tippecanoe City... which the President would like to have planted near the tennis court at Hyde Park." Home of Franklin D. Roosevelt National Historic Site archives. It is unknown which tree the memorandum referred to, or if it is still located on the property in 1998.

42 Conversation between Louis DePew and FDR Jr. as they stood looking at the meadow east of home between Post Road and estates road. "The President wanted to put an apple orchard out in that meadow a long time ago, but his mother said 'No'." Then Depew added: "She always showed him who was boss around here." Home of Franklin D. Roosevelt National Historic Site archives.

43 Volume III, Section K, Abstracts of Important Documents, Home of Franklin D. Roosevelt National Historic Site archives.

44 For a complete discussion of the changes made to Springwood during this period refer to: Albee, *Historic Structures Report, Home of Franklin D. Roosevelt, Architectural Data Section, Roosevelt-Vanderbilt Sites, Hyde Park, New York*, 63.

45 Snell, "Historical Handbook Manuscript: The Home Of Franklin D. Roosevelt National Historic Site," 23.

46 Roosevelt, F., "History of the President's Estate at Hyde Park, NY with Anecdotes," 5.

47 "During the month of May 1934, Mrs. James Roosevelt had a play house built a short distance northwest of the northwest corner of the tennis court. It was built for Cistie & Buzzie Dahl." William Plog's daybook. Although this daybook entry indicates the date was May 1934, another entry in Plog's daybook on May 1935 states, "built play house."

48 "June, 1935- Kimlin put in brass pipes from reservoir to tank and through tennis court & playhouse." William Plog's daybook, 35.

49 May 15, 1901, "Arranged the first lilacs and lilies of the valley." Sara Delano Roosevelt, diary transcript, Book Two, 31.

"An enormous full moon, looks at me thro' the branches of the elms, while I sit in the little snuggery." Sara Delano Roosevelt to Franklin D. Roosevelt, February 21, 1924, Roosevelt Family Paper, Container 7.

May 6, 1906, "Cherry and pear blossoms out and all very lovely. ..." Sara Delano Roosevelt, diary transcript, Book Three, July 1905- Dec. 1911, Roosevelt Family Papers, V, Container 67, Franklin D. Roosevelt Library, 9.

April 20, 1902, "We rode, drove and planted some ferns and wild flowers." Sara Delano Roosevelt, diary transcript, Book Two, 42.

April 30, 1901, "Had the lawn mowed." Sara Delano Roosevelt, diary transcript, Book Two, 31.

May 17, 1901, "...went to the farm and helped Plog burn catapillar [*sic*] nests all the morning. It ought to have been done in April." Sara Delano Roosevelt, diary transcript, Book Two, 31.

"December, 1905 - Prune trees around house, ave. & Main Road; finish in February, 1906." Snell, "Franklin D. Roosevelt and Forestry at Hyde Park, New York, 1911 to 1932," 3.

50 "...trees from the Sequoia National Park and also several packages of seeds arrived and are being duly planted -- the trees in a sheltered location, and the seeds in the greenhouse for transplanting next year. I am delighted to have them and I do hope some of them may grow..." Franklin D. Roosevelt, Presidents Personal File, Box 308, Franklin D. Roosevelt Library.

51 "About April fifteenth there will come from California a consignment of six young sequoia gigantea. I take it they will be trees six or eight feet high and will be carefully wrapped with their roots damp. I think the sequoias which we put in and which died were the other variety - sequoia sempervirens. ..." Franklin D. Roosevelt, Correspondence, Alphabetical, Box 68, Franklin D. Roosevelt Library.

52 Snell, "Franklin D. Roosevelt and Forestry at Hyde Park, New York, 1911 to 1932," 3; "Plant shrubs, bulbs, & Rhondendrum [*sic*] by house & on end of lawn." William Plog's daybook.

53 Dows, *Franklin Roosevelt at Hyde Park*, 92; and Mr. Curtis Roosevelt, telephone conversation with author, November 19 and 22, 1997.

54 This estimate of a date of construction, between 1901 to 1905 was determined by studying photographs of this area. There is no trellis there in a 1901 photograph of FDR on the east lawn (NPx 48-22:3618 (86), but it is there in a 1905 photograph (NPx 79-69(52).

55 This has not been verified, but assumed by the author that this would be the only place around the hedge where the swing would be placed.

56 FDR used this to exercise on while recovering from polio. Dows, *Franklin Roosevelt at Hyde Park*, 97.

57 Mr. Roosevelt did not remember there being play apparatus on the grounds when he was a boy. Mr. Curtis Roosevelt, telephone conversation with author, November 19 and 22, 1997.

58 Sara Delano Roosevelt to Franklin D. Roosevelt, July 25, 1926, Roosevelt Family Papers, Container 7.

59 In the summer there was rustic furniture on the lawn that sat out through the summer rain. Mr. Curtis Roosevelt, telephone conversation with author, November 19 and 22, 1997.

60 Carden, "Outbuildings, Historic Structures Report, Home of Franklin D. Roosevelt National Historic Site, Hyde Park, New York," 112-113.

61 Ibid.

62 Ibid., 53.

63 Sara made references to this activity in her diary on June 3, 1911, "...having the old shed back of carriage house entirely rebuilt. ..." Sara Delano Roosevelt, diary transcript, Book Three.

64 Carden, "Outbuildings, Historic Structures Report, Home of Franklin D. Roosevelt National Historic Site, Hyde Park, New York," 65.

65 Ibid., 66.

66 Buchal and Urbin, interview of William Plog by George A. Palmer, April 19, 1948, Cartridge #10, file: CR14PLOG.48, the Home of Franklin D. Roosevelt NHS.

67 "There used to be a big icehouse down 'that' road and there used to be a big icehouse down there. You did use that then?" George Palmer.

"Yes, we used the big icehouse." William Plog.

Buchal and Urbin, interview of William Plog by George A. Palmer, April 19, 1948, Cartridge #10, file: CR14PLOG.48, the Home of Franklin D. Roosevelt NHS.

68 Carden, "Outbuildings, Historic Structures Report, Home of Franklin D. Roosevelt National Historic Site, Hyde Park, New York," Appendix B, #2.

69 "Ryan put up new portible [*sic*] garage... ." Ibid., 87.

70 Horracks, "History of the Gardens and Greenhouses at Home of Franklin D. Roosevelt National Historic Site, Hyde Park, New York," 8.

71 Wilkins, "A Report on the Birthplace and Home of Franklin Delano Roosevelt," 20-21.

72 Frank Briscoe, DRAFT, *Historic Structures Report: Greenhouse (HS 11), Home of Franklin D. Roosevelt National Historic Site* (Building Conservation Branch, North Atlantic Region, National Park Service, United Sates Department of the Interior, November 1990), 9.

73 "October 1902- fixed and painted Green house shed roof..." and "August 5, 1905- "finished roof on G.H. shed." William Plog's Daybook.

74 There is some speculation that this guard house may have been one of the guard houses used by the 240th Military Battalion between 1941 and 1945 when they were stationed on the site to protect FDR and the family during WWII. The guard house located in the garden could not have been one of the Battalion structures because their sizes were different. The Battalion guard houses were approximately 4 feet by 4 feet, while the grave site guard house is larger, approximately 8 feet by 8 feet.

75 According to Mr. Curtis Roosevelt the hemlock hedge was an important feature. He and his sister played tag in the hemlock hedge as children but were told to stop so they didn't make holes in the hedge. Mr. Curtis Roosevelt, telephone conversation with author, November 19 and 22, 1997.

76 June 1, 1902, "Cut the first white roses in the garden..." Sara Delano Roosevelt, diary transcript, Book Two, 43.

June 2, 1902, ...first strawberries today. One is out all the time in the soft air." Sara Delano Roosevelt, diary transcript, Book Two, 43.

June 7, 1902, "First peas." Sara Delano Roosevelt, diary transcript, Book Two, 43.

October 10, 1902, Sara makes reference to the first frost, and that the Sago palm was taken indoors. Sara Delano Roosevelt, diary transcript, Book Two, 43.

"This morning I cut roses for 2 hours in the garden to take off all the full blown ones." Sara Delano Roosevelt to Franklin D. Roosevelt, June 10, 1903, Roosevelt Family Papers, Container 7.

"...first frost was last night, and all the dahlias and cosmos are killed, the lovely garden spoiled'. ..." Sara Delano Roosevelt to Franklin D. Roosevelt, October 25, 1903, Roosevelt Family Papers, Container 7.

"I picked a bunch of larkspur and roses in the garden." Sara Delano Roosevelt to Franklin D. Roosevelt, October 28, 1927, Roosevelt Family Papers, Container 7.

77 National Park Service, "The Rose Garden at the Home of Franklin D. Roosevelt," nd, 2.

78 Roosevelt, E., *Franklin D. Roosevelt and Hyde Park, Personal Recollections of Eleanor Roosevelt*, 16.

79 Wilkins, "A Report on the Birthplace and Home of Franklin Delano Roosevelt," 21. On December 26, 1937, FDR dictated a memorandum that contained specifications concerning the monument for his grave.

80 Roosevelt Rose Garden, Questions and Answers, the Home of Franklin D. Roosevelt National Historic Site archives, originally from Franklin Roosevelt and the Delano Influence, 295-6. Soil from the Pan-American tree in Havana, Cuba (soil supplied by 20 republics at the time of planting) weighing 14 lbs., and Argentina, Guatemala, Haiti was sent out of respect for FDR.

81 Carden, "Outbuildings, Historic Structures Report, Home of Franklin D. Roosevelt National Historic Site, Hyde Park, New York," 151.

82 Ibid., 100.

83 Ibid.

84 Ibid., 163.

85 Ibid., 162-163.

86 Buchal and Urbin, interview of William Plog by George A. Palmer, November 13, 1947, Cartridge #10, file: CR10PLOG.47.

87 Horracks, "History of the Gardens and Greenhouses at Home of Franklin D. Roosevelt National Historic Site, Hyde Park," 10.

88 Carden, "Outbuildings, Historic Structures Report, Home of Franklin D. Roosevelt National Historic Site, Hyde Park, New York," 13.

89 NPS, *Master Plan*, Design and Construction, Eastern Office, Drawing # NHS - FDR, 3025, 2/66, sheet 2 of 3.

90 "June, 1935 - Kimlin put in brass pipes from reservoir to tank & through garden to tennis court & playhouse." From William Plog's daybook, 35.

91 Mr. Curtis Roosevelt, telephone conversation with author, November 19 and 22, 1997.

92 Ibid.

93 Horracks, "History of the Gardens and Greenhouses at Home of Franklin D. Roosevelt National Historic Site, Hyde Park," 10.

94 Buchal and Urbin, interview of William Plog by George A. Palmer, November 13, 1947, Cartridge #10, file: CR10PLOG.47.

95 Horracks, "History of the Gardens and Greenhouses at Home of Franklin D. Roosevelt National Historic Site, Hyde Park," 9.

96 Sara Delano Roosevelt to Franklin D. Roosevelt, July 10, 1918, Roosevelt Family Papers, Container 7.

97 Mr. Plog wrote down a forester's recommendations of plantings to be accomplished on the estate and referred to the boat house, "south east of boat house, east of swamp suggest willow." Snell, "Franklin D. Roosevelt and Forestry at Hyde Park, New York, 1911 to 1932," 6.

98 "June 17, 1903- put in new platform down by boat house." "December 5, 1916 - took up dock." William Plog's Memorandum Book, 5 and 24.

99 Carden, "Outbuildings, Historic Structures Report, Home of Franklin D. Roosevelt National Historic Site, Hyde Park, New York," 140.

100 Ibid.

101 Ibid., 132.

102 Ibid., 142.

103 Ibid., 128.

104 Snell, "Franklin D. Roosevelt and Forestry at Hyde Park, New York, 1911 to 1932," 3 and 17. Mr. Plog's letters, December 8, 1905, Snell, "Franklin D. Roosevelt and Forestry at Hyde Park, New York, 1911 to 1932," 3.

105 Sara Delano Roosevelt to Franklin D. Roosevelt, Roosevelt Family Papers, Container 7, Franklin D. Roosevelt Library.

106 Historic Base Map, Lacy, "Home of Franklin D. Roosevelt National Historic Site, Cultural Landscape Inventory, Level II: Preliminary Assessment," 16.

107 Carden, "Outbuildings, Historic Structures Report, Home of Franklin D. Roosevelt National Historic Site, Hyde Park, New York," 176. These stoops may have been replacements and not first-time additions.

108 Ibid., 176-177.

109 Patton, "Franklin Roosevelt and ESF - Training a Forester President."

110 The New York State College of Forestry was later changed to the New York State College of Environmental Science and Forestry (ESF).

111 Patton, "Franklin Roosevelt and ESF - Training a Forester President."

112 Ibid.

113 Alexander MacDonald, Commissioner of the State of New York Conservation Department to the Superintendent of State Forests, January 12, 1926, refers to an order of 2,000 red pine seedlings to be shipped from Saratoga nursery (order number 13,271), and E.F. Lewis, 131 Maple Avenue, Saratoga Springs, N.Y. should be contacted for any particular arrangements as to delivery for next spring. Roosevelt, F.D., Family Business & Personal Affairs, Tree Plantings, Box 22, Franklin D. Roosevelt Library.

114 Franklin D. Roosevelt to Nelson Brown, Roosevelt, F.D., Family Business & Personal Affairs, Tree Plantings, Box 22, Franklin D. Roosevelt Library.

115 Alexander MacDonald, Commissioner of the State of New York Conservation Department to the Superintendent of State Forests, June 27, 1928, stated: "The records of this Department show that you have planted about 65,000 forest trees, having planted in 1912, 1913, 1914, 1915, 1916, 1924, 1926, 1927, and 1928." Roosevelt, F.D. , Family Business & Personal Affairs, Tree Plantings, Box 22.

Endnotes - Chapter IV: National Park Service Ownership Period

Quote on page 311 Roosevelt, E., *Franklin D. Roosevelt and Hyde Park, Personal Recollections of Eleanor Roosevelt.*

1 Graham and Wander, *Franklin D. Roosevelt, His Life and Times: An Encyclopedia View*, 197.

2 Horracks, "The Establishment of the Franklin D. Roosevelt Home as a National Historic Site," 7.

3 Ibid.

4 Ibid., 8.

5 Ibid.

6 Ibid., 9. "Mr. Roosevelt, by his life here made the name of Hyde Park a symbol to the freedom-loving peoples of the world. Because he loved these trees, forests are growing from hundreds of millions of seedlings planted by the peace-time army of boys his leadership recruited for a gigantic program of restoration. Because he cherished these acres, millions of acres he never saw are fertile again, green and productive where once they were brown and eroded. Because he loved this home, the homes of other men were saved for their continued ownership in cities and towns and on farms all over this country. Because he loved these books and respected scholarship, hundreds of thousands of the nation's youth continued their learning in the dark days of the depression.

He had security here, so he wanted security for others. And he fought for freedom from want, a decent home for every family, an education for every child, and a good job for every man and women."

7 Horracks, "The Establishment of the Franklin D. Roosevelt Home as a National Historic Site," 11.

8 Volume III, Section K, Abstracts of Important Documents, Home of FDR NHS archives.

9 Horracks, "The Establishment of the Franklin D. Roosevelt Home as a National Historic Site," 11.

10 National Park Service, "Statement for Management, Eleanor Roosevelt National Historic Site, Home of Franklin D. Roosevelt National Historic Site, Vanderbilt Mansion National Historic Site," DRAFT, 1991-1992, 10.

11 Ibid., 14.

12 National Park Service, "Land Protection Plan, Home of Franklin D. Roosevelt & Eleanor Roosevelt National Historic Sites," 1989, 5.

13 National Park Service, "Home of Franklin D. Roosevelt National Historic Site, New York, Master Plan," March 1977, 48.

14 Ibid., 42-43.

15 Ibid., 50.

16 Volume III, Section K, Abstracts of Important Documents, Home of FDR NHS archives.

17 NPS, "Home of Franklin D. Roosevelt National Historic Site, New York, Master Plan," 1977, 50.

18 Ibid., 49.

19 Ibid., 48.

20 This figure does not include Val-Kill NHS nor the newly acquired Top Cottage, which were both part FDR's 1,600 acre estate.

21 "Mr. Plog tells me that the apples along the entrance road at the Library include Jonathans, Baldwins, MacIntoshes, Greenings, and Northern Spies. I am enclosing a copy of the letter from the New York State Agricultural Experiment Station recommending Delicious and

Greening as the hardiest of apple trees. I think some consideration might be given to the station's recommendation of crab apples."
George A. Palmer, Superintendent to Regional Director, Region One, September 20, 1948, Acc VAMA 32 - Cat VAMA 4615, the Home of Franklin D. Roosevelt NHS.

22 The fence that bounded the Bellefield side of the property was removed by former NPS maintenance chief Roger Groman in the late 1970s. Henry Von Brookhoven, from comments on CLR Site History draft, March 26, 1998.

23 Olmsted Center for Landscape Preservation, Historic Plant Inventory, Interview of Ron Galente, Horticulturist, on the plants of the Home of Franklin D. Roosevelt NHS, 1994.

24 Master Plan for the Home of FDR NHS, 1966, map, sheet 11.

25 National Park Service, "Home of Franklin D. Roosevelt National Historic Site, New York, Master Plan," 27.

26 Albee, *Historic Structures Report, Home of Franklin D. Roosevelt, Architectural Data Section, Roosevelt Vanderbilt Sites, Hyde Park, New York*, 103. Refer to this document for additional information about the fire.

27 This area may have been roped off to keep visitors from walking over the tree's roots and damaging the mature trees located in the main lawn.

28 Olmsted Center for Landscape Preservation, Historic Plant Inventory, Interview of Ron Galente.

29 Ibid.

30 Ibid.

31 Ibid.

32 Ibid.

33 Information based on an informal discussion with Paul Laurelli, gardener at HOFR, August 5, 1997.

34 The arched top rose arbor is evident in a 1954 aerial photograph. When Ron Galente, supervisory horticulturist, started working at HOFR 30 years ago, the arbor already had a flat top. He reconstructed the flat-topped rose arbor at various times during his tenure at HOFR as the base, and many of the smaller members would rot.

35 Carden, "Outbuildings, Historic Structures Report, Home of Franklin D. Roosevelt National Historic Site, Hyde Park, New York," 114.

36 Ibid., 114-115.

37 Ibid., 115-116.

38 Krog and Rockmore, *National Register of Historic Places Inventory -- Nomination Form.*

39 Ibid.

40 Carden, "Outbuildings, Historic Structures Report, Home of Franklin D. Roosevelt National Historic Site, Hyde Park, New York," 58.

41 Ibid., 67.

42 Ibid., 69.

43 Ibid., 81.

44 Ibid., 82.

45 Ibid., 35.

46 Olmsted Center for Landscape Preservation, Historic Plant Inventory, Interview of Ron Galente.

47 Ibid.

48 Briscoe, DRAFT, "Historic Structures Report: Greenhouse (HS 11), Home of Franklin D. Roosevelt National Historic Site," 9-14. Refer to this document for detailed information on the work completed during this period.

49 Ibid., 14.

50 Information based on an informal discussion with Paul Laurelli, gardener at HOFR, August 5, 1997.

51 Olmsted Center for Landscape Preservation, Historic Plant Inventory, Interview of Ron Galente.

52 "...green border around FDR monument is native yew (Taxus) canadensis stricta - FYI 6" plants are sold by Kelsey Nursery Service, 50 Church Street, NY, NY." George Palmer Superintendent to Fred A. Roenis, Acc VAMA 32 - Cat VAMA 4615, the Home of Franklin D. Roosevelt NHS.

53 Olmsted Center for Landscape Preservation, Historic Plant Inventory, Interview of Ron Galente.

54 Horracks, "The Establishment of the Franklin D. Roosevelt Home as a National Historic Site," 10.

55 The original plan called for precast white concrete posts 3 feet high, connected by a single aluminum chain.

56 Carden, "Outbuildings, Historic Structures Report, Home of Franklin D. Roosevelt National Historic Site, Hyde Park, New York," 152-154. Refer this document for a detailed description of the work accomplished on the Gardener's Cottage from 1945 to present.

57 Ibid., 101.

58 Ibid.

59 Ibid., 102.

60 Ibid., 165.

61 (Temporary) Parcel Checking Booth, Home of Franklin D. Roosevelt NHS, Hyde Park, NY by the United States Department of the Interior, National Park Service, Division of Planning and Construction (Feb. 20, 1951, drawing # NHS-FDR 2017A, sheet 1 of 1).

62 Ibid.

63 Ibid.

64 This structure does not appear in a 1965 photograph of the ticket booth.

65 When the Bellefield estate was acquired in the late 1970s, the 1977 Master Plan discussed the creation of a new parking area and visitors center within this property. According to this Master Plan, the "existing parking area and ticket booth will be removed, and the historic vegetable garden will be reestablished." NPS, "Home of Franklin D. Roosevelt National Historic Site, New York, Master Plan, 1977," 42.

66 Carden, "Outbuildings, Historic Structures Report, Home of Franklin D. Roosevelt National Historic Site, Hyde Park, New York," 133. The new water distribution was installed by the National Park Service under a "MISSION 66" project.

67 Ibid., 143 & 193.

68 Carden, "Outbuildings, Historic Structures Report, Home of Franklin D. Roosevelt National Historic Site, Hyde Park, New York," 143 & 193.

69 Ibid., 201.
70 Ibid., 201-202.

71 Carden, "Outbuildings, Historic Structures Report, Home of Franklin D. Roosevelt National Historic Site, Hyde Park, New York," 177.

72 Ibid., 178-179.

73 Fred H. Arnold, Regional Forester, Region One, to the Superintendent, Roosevelt -Vanderbilt NHS, February 24, 1954, regarding Treatment of Forest Plantations at the Home of FDR NHS, the Home of Franklin D. Roosevelt NHS.

Endnotes - Chapter V: Statement of Significance and Site Analysis

1 Krog and Rockmore, *National Register of Historic Places Inventory -- Nomination Form*, 1.

2 U.S. Department of the Interior. *National Register Bulletin 16A: How to Complete the National Register Registration Form*. The bulletin was completed by the Interagency Resources Division of the National Park Service, 1991, 3.

3 U.S. Department of the Interior. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. The bulletin was completed by the Interagency Resources Division of the National Park Service, 15.

4 Krog and Rockmore, *National Register of Historic Places Inventory -- Nomination Form*, Page 1 of Item 8.

5 Ibid.

6 Ibid.

7 Ibid.

8 Ibid.

9 Ibid., Page 2 of Item 8.

10 Ibid.

11 Buildings included in Historic Structures Report on Springwood, outbuildings and greenhouse: Springwood, laundry, stable/garage/Tourist Information Center, coach house, shed, large ice house, greenhouse tool shed, greenhouse, gardener's cottage, gardener's garage, duplex, pump house, ram houses, dam/pond. Buildings not included in Historic Structures Reports: library, pump house, gate house, ticket booth.

12 U.S. Department of the Interior. *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning*.

13 Ibid.

14 Trees planted by FDR prior to 1945 to surround the tennis court included black walnut (*Juglans nigra*), butternut (*Juglans cinerea*), Norway spruce (*Picea abies*), and white pines (*Pinus strobus*). Also located in this area were additional groupings of white pines, Norway spruce trees, and black locusts (*Robinia pseudoacacia*), as well as individual plantings of white oaks (*Quercus alba*), red oak (*Quercus rubra*), black walnut (*Juglans nigra*), sugar maple (Acer saccharum), magnolia (*Magnolia* sp.), and black cherry (*Prunus serotina*).

15 Specimen trees located within the main lawn area in 1945 included: 1 American elm (*Ulmus americana*), 1 magnolia (*Magnolia* sp.), 1 black locust (*Robinia pseudoacacia*), 1 Japanese maple (*Acer palmatum* 'atropurpureum'), 5 Norway spruce (*Picea abies*), 2 white pine (*Pinus strobus*), and 2 maples (*Acer* sp.). The specimen trees located within the east lawn area, included 9 American elms (*Ulmus americana*), 11 maple (*Acer* sp.), and 11 Norway spruce (*Picea abies*). Other specimen trees on the east lawn included 3 tulip poplars (*Liriodendron tulipifera*), 3 ash trees (*Fraxinus* sp.), 1 American beech (*Fagus grandifolia*), 1 European beech (*Fagus sylvatica*), 1 honey locust (*Gleditsia triacanthos*), 17 eastern hemlock (*Tsuga canadensis*), 30 white pines (*Pinus strobus*), 1 flowering dogwood (*Cornus florida*), and 1 large Camperdown elm (*Ulmus glabra* 'Camperdownii').

16 Extant trees include) American elm trees (*Ulmus americana*), 19 Norway spruce (*Picea abies*), 1 honey locust (*Gleditsia triacanthos*), 1 purple beech (*Fagus sylvatica* 'purpurea'), 1 European beech (*Fagus sylvatica*), 1 black locust (*Robinia pseudoacacia*), 16 white pine (*Pinus strobus*), 1 tulip poplars (*Liriodendron tulipifera*) 1 Japanese red-leaf maple (*Acer palmatum* 'Atropurpureum'), 2 ginkgo (*Ginkgo biloba*), and 2 sugar maple (*Acer saccharum*), and 14 eastern hemlock (*Tsuga canadensis*). Replacement trees include 4 elm (*Ulmus* sp.), 2 green ash (*Fraxinus pennsylvanica*), 1 Camperdown elm (*Ulmus glabra* 'Camperdownii'), 6 maples (*Acer saccharum*), 1 redbud (*Cercis canadensis*), 2 tulip poplars (*Liriodendron tulipifera*), 3 white pine (*Pinus strobus*), and 3 eastern hemlock (*Tsuga canadensis*).

17 U.S. Department of the Interior. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. 44.

18 Ibid.

19 Ibid.

20 Ibid., 45.

21 Ibid.

22 Ibid.

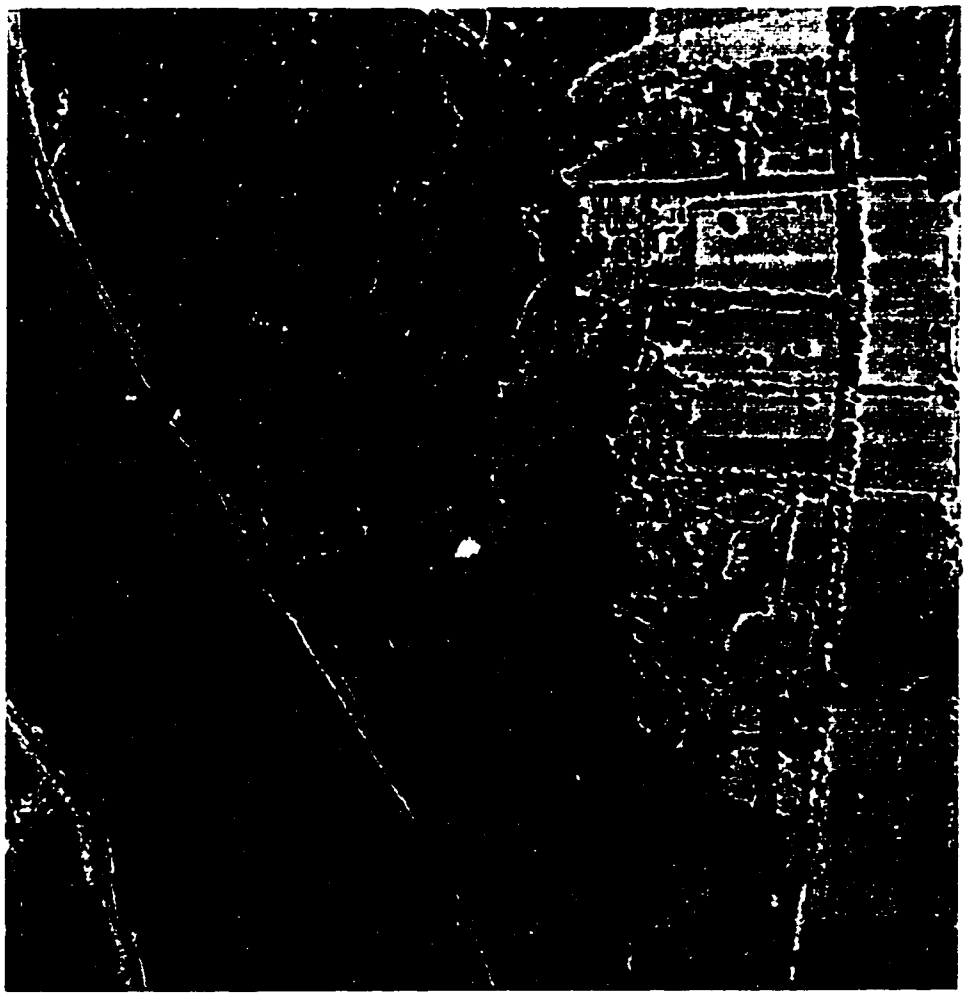
23 Ibid.

24 Ibid.

APPENDICES

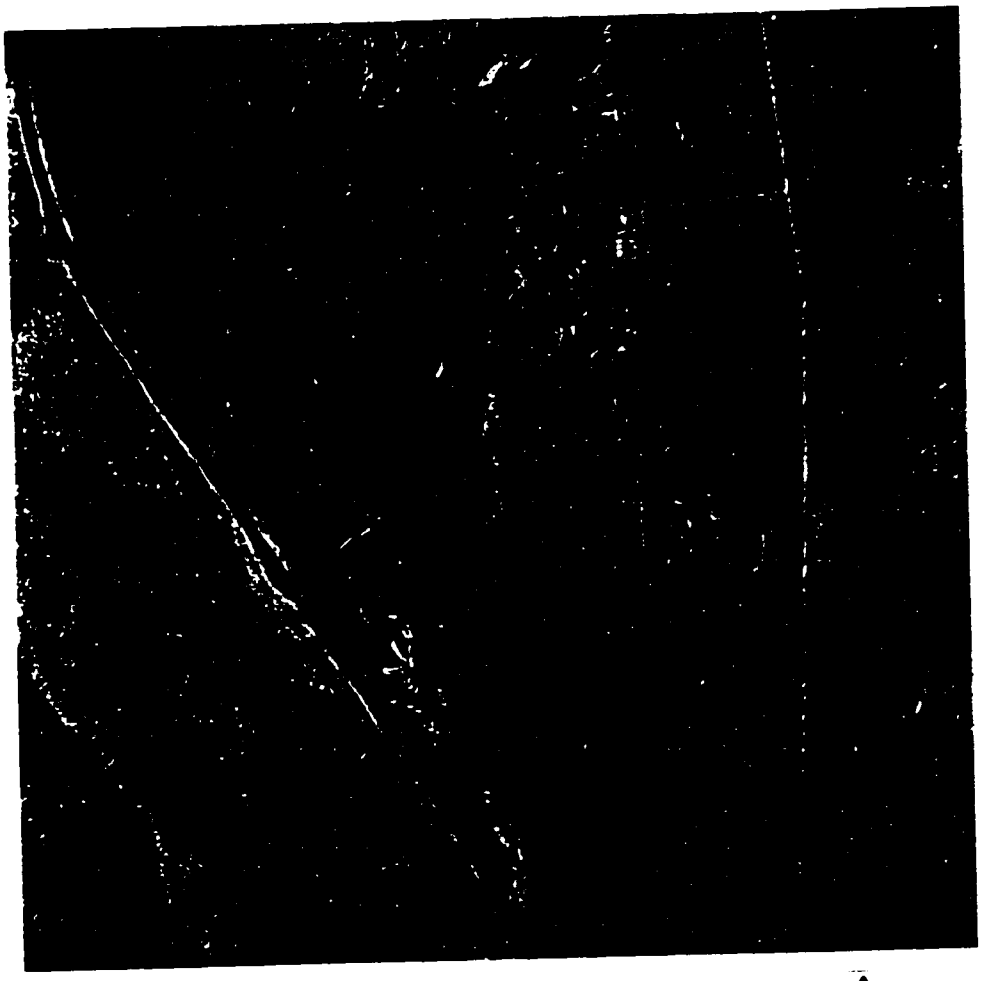
APPENDIX A: AERIAL PHOTOGRAPHS OF THE HOME OF FRANKLIN D. ROOSEVELT NHS

Source: The Home of Franklin D. Roosevelt National Historic Site.



North

C. 1945



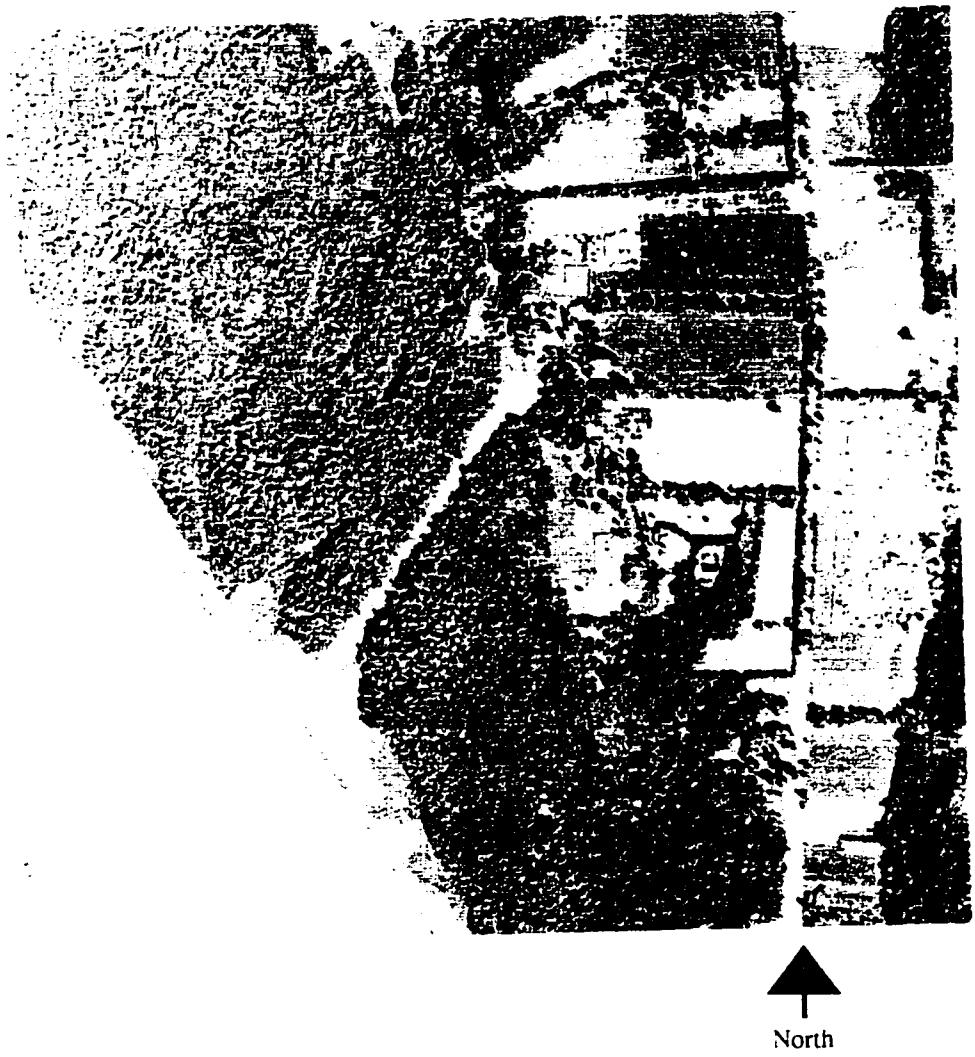
March 1946

North

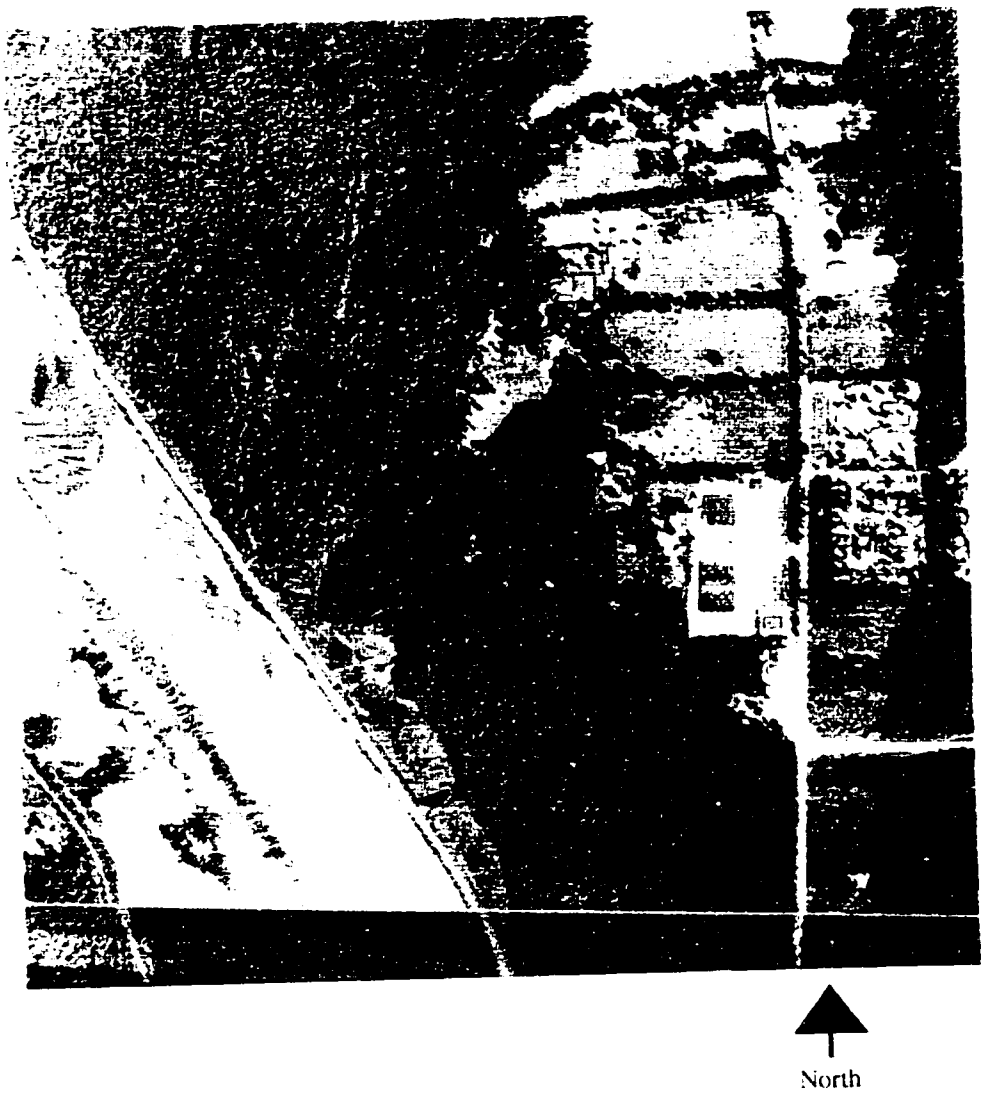
September 26, 1947

North

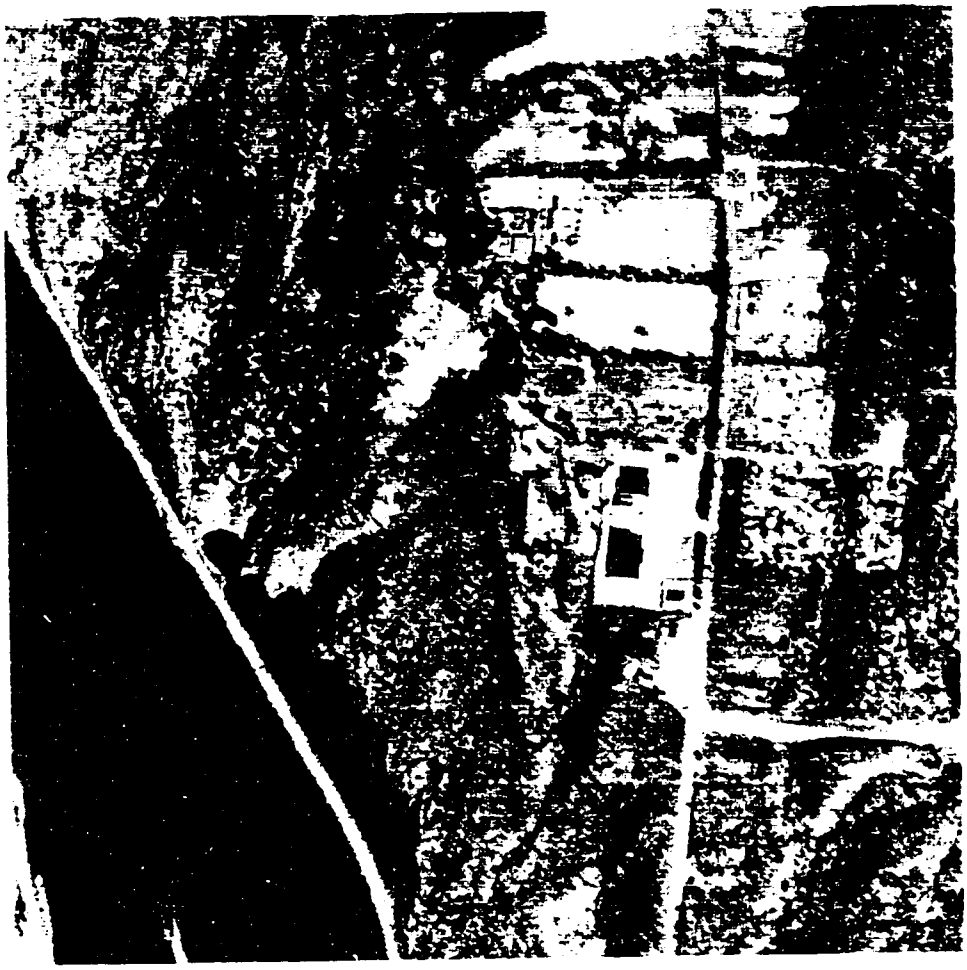
April 10, 1955



June 6, 1960



Date unknown, possibly late 1970s



North

March 26, 1984

April 14, 1990

APPENDIX B: NOTES FROM A TELEPHONE INTERVIEW WITH MR. CURTIS ROOSEVELT AND AUTHOR, NOVEMBER 19 AND 22, 1997

Note: This interview was not tape recorded. All information was written and may either be a direct quote by Mr. Roosevelt or a condensed version created by the author.

1. Did you visit the Hyde Park estate for long periods of time, live at Springwood, or both? What were the dates you lived there? How old were you?

It was my home and very earliest memories were of the nursery on the third floor and eating meals at the little table there.

From as early as he can remember up through the last time he spent Christmas at Springwood in 1944 when he was nearly 15.

His great grandmother was like a surrogate mother to him

2. How often did you visit or live there?

Visited on weekends and holidays

moved to west coast in 1937

Lived there all summer in 1937 and 38 and then again in 1943 and 44.

The place was very different during those last two summers because of the construction of the Library and during the war, they were two distinct periods

There was always a (one) State Trooper at the property from the time when FDR was Governor, but with the Battalion it changed the property

3. What is your most vivid memory of the landscape?

spent all summer there

horses were brought up from the stables in Washington

people along the Hudson spend the summers in New England because it was hot and it was prior to the drainage of certain areas along the river - [combination of two resulted in] cases of malaria (wasn't epidemic) historical society would have facts and figures about how many people died from malaria

Hudson was also very different because early on they would let it freeze over during the winter and at some point made the decision to keep it clear of ice - find date when it was kept clear

Prior to the clearing of ice, iceboats were very large (which reflected the style of living because they were also very expensive)

after WWI or so style of living went down and ice boats became smaller

[the change in size of ice boats reflects the change in culture and "demise of that wealthy way of life]

4. What was your favorite space/place in the landscape?

no favorite place

remembers playing tag with his sister in the hemlock hedge but was told not to so as to not make holes in the hedge

rose garden, greenhouse, icehouse, and laundry today are relatively untouched

machinery in laundry room probably dates back to the end of the 19th century [look at outbuildings report]

Main lawn

1. Did your great-grandmother, Sara Roosevelt build a playhouse, Swan Cottage, for you and your sister? Where exactly was it located on the main lawn? How was it situated (which direction did the front door face?)? What color was it?

located across the road from the tennis court at the southwest corner

the things that are in the playhouse are just as they were when he was a boy

cottage faced the tennis court

no foundation, was on cinder blocks

same cream color it is now

thinks it had a cold water tap, but not sure how or why

the path ran along the front of the playhouse

2. Was there any other play apparatus located on the main lawn (swings) or in any other part of the estate?

no recollection of play apparatus on the property (only at the White House)

swing may have hung from a tree, but it may have been near were the library is now (he stresses that tree branches die and these swings have been moved to various trees on the property)

3. There is a fountain on the property, do you know anything about it? Was this it's original location? When was it installed?

doesn't remember a fountain, and although it had a figure spitting water he wouldn't rule out that it could have been a watering place for the animals

bird baths were located at various points and shifted depending on his great-grandmother

4. Was the path which ran from Springwood to the Red House still there when you were a boy? What was the surface of this path (i.e. dirt, gravel)? How wide was it?

path was there in 1945

Sara used this path to visit 'Aunt Betty'

it was a dirt path which was beaten down by use

it was a couple of feet wide

it was used once or twice a day, but after the war with the Battalion there it was used every

hour

5. Were there any other objects located in the main lawn?

in the summer there was rustic furniture

a round or octagonal table - unfinished and made of rough, round pieces of wood

sat out throughout summer rain

free of objects, no others in main lawn, but sundial in garden

Gardens

1. Do remember what kinds of vegetables were planted within the small garden?

garden produced grapes (grape arbor), it was low enough that he could pick grapes as a child

the grapes were for consumption, not wine production

there were turnips and carrots

2. Do remember what kinds of vegetables were planted within the large garden?

Doesn't really remember large vegetable garden

the gardens were considered to be part of the farm

The garden changed size with the changes in family size and depending on need

the layout of the garden followed proper farming practices

the farmer and family could get milk and produce from the farm as part of their compensation. (find the author (a woman) who wrote the book about Hyde Park because she grew up on the farm and may have a lot of info on it)

3. Were there flowers planted in either of these gardens? Were they located? Do you remember what kind of flowers they were?

there were cutting flowers in the small vegetable garden (but not too many) because rose garden was large enough to provide the flowers needed

greenhouse was very active.

4. Were there pole beans grown on the site (figure: Plog and Van Curran tending pole beans)? Where?

there was a large enough plot north of the hedge so pole beans may have been there (but not positively sure or where they were)

5. Were there strawberries within the vegetable garden?

there were strawberries (doesn't remember where)

there were raspberry bushes to (doesn't remember where but could have been in back of laundry)

6. Did the location of the vegetables or flowers in these gardens change from year to year?

Didn't think so because proper farming practices were followed, but the garden changed in size depending on need

7. Was there a nursery for the seedlings associated with the forestry program? Where was this nursery located?

8. Was there a fence located between the vegetable garden and the neighbors to the north?

9. What was the surface of the paths within and to and from the rose garden? How wide were they?

dirt paths

with Battalion use, these paths were used much more and they became muddy when it snowed or rained and gravel may have been laid down when that happened

10. Were there any other objects located in the gardens?

North and South Avenue Lot

1. Do you know when the orchard, which is currently the site of the Library entrance, was planted?

Doesn't know when the orchard was planted but it could have been prior to James' death in 1900

It would be hard to date the trees because as a tree was diseased it was cut down and another planted in its place

2. What was planted in the north and south fields (corn, hay)? Did the crop change from year to year?

crops rotated in the fields depending on what was needed, corn was grown for the animals, not just for their consumption

these fields, and including the fields in front of the Red House were considered part of the farm

When Rosy was alive he probably participated in running the farm

3. What was the surface of the tennis court?

clay surface which needed to be roller with a large hand roller

4. Were there any other objects located in the north/south lots?

road horse along outside of fields so not to trample the hay

horse jumps were set up in the [field or the trotting course?] in the spring and taken down in the fall

Service Area

1. How was the service area laid out? How much of the area was grass?

was grass area but a road ran around to the kitchen [adjacent to the ridge line]

there were lines in this area where the laundry was hung

a lot of lines to dry very large sheets

this is why there was the fence to screen the main lawn from seeing the laundry, and a small fence on the west side of the laundry to screen the west lawn

there was gravel up the front drive, but there wasn't much to the stable, and none to the garage

(as children) you could not go into the kitchen or pantry without permission from the butler or cook, they respected that this was their space

2. Were there any trees in that area? Is this where the dog houses always were? Were carriages stored there?

there were no trees within the service area so that there was a lot of room for the laundry

doghouses were there, he and his sister didn't have dogs, but his mother and great-grandmother did.

whoever owned the animal was responsible for taking care of and feeding them (of course people would help out with the animals)

cat for mousing

Woodland

1. Was there a rustic bridge located within the woodland of the property (figure: rustic bridge) ?

does not remember but not surprised it's still there because wood would either deteriorate in 15-20 years or get moved from the force of snow in the winter

2. Was there a rustic bridge near the dam (figure: rustic bridge near dam)?

doesn't remember bridge, but the concrete forms on the side make sense because the bridges had to be very strong to hold the ice sleighs

3. Were there any other objects located in the woodland?

he spent more time around the house did not spend a lot of time in the woods, and if they did their nurse [nanny?] would have been with them

during the war, if they wanted to go into the woods they would have to clear it with the Battalion (which they thought was a nuisance)

remembers taking buggy rides (two wheeled carriage) to the river and putting a penny on the track

Boathouse

4. Was there a boathouse located at the end of the river road when you were a child? Was it located adjacent to the cove or across the railroad tracks and next to the river?

boathouse was gone when he was there, but heard about boat house

it was in cove area and used primarily for ice boats and maybe a row boat

this was during the period when small ice boats were used, and these could have been easily carried by two people across the train tracks

but all in all the boathouse was storage for the iceboats

5. If so, what did it look like? size, shape, materials, color? Was there a dock there as well?

doesn't know if there was a dock located there

Other Questions

1. The 240th Military Battalion was stationed here from 1943 until 1945, do you remember where any of the guard houses were located on the property?

main house was located at bend of road at junction of service road, at the Library crossroads, and on the south lawn near the gully and foundation

2. Because the Battalion was here to protect the family and the estate, were your movements within the estate limited?

crash barriers weren't added to the site until WWII

3. Were there floodlights on the property?

4. What did the Secret Service building look like?

5. According to the transcripts of the interviews of William Plog during the late 1940s, ice was taken from the pond associated with the Rogers/Morgan estate to the north and their ice house was used as well, can you confirm this?

doesn't know if that was ice house or not, but could have had their ice house near the pond and ice brought up on an as need basis if they had an ice box in the house

neither the Morgan's or the Roger's were in full time residence

went it snowed you couldn't get down that road/ down to the river

6. There is an existing foundation located near the pond on the Rogers/Morgan estate, could this be the ice house? Do you recall what it looked like? It's size or color?

Additional facts/comments/information provided by Mr. Curtis Roosevelt

rose garden was formal, but the rest of the estate was 'casual' in appearance

have to remember that the estate was run differently depending on who was there because

much of the time the occupancy was one old lady and two children, plus a few servants

Sara did not put in an icebox until the late 1930s and used until they left in 1945

ice was brought up on horse drawn cart which was about 20' long

ice was stored with hay in two ice house which lasted through the summer

front drive was gravel

the and the family felt that the presence of the Battalion marred the place

concerned with the emphasis of the Battalion because although they did occupy the property they weren't of importance to the overall picture of the style of life and occupation of the Roosevelt family for almost one hundred years

the Battalion occupation was just a "tip of the tail' of the history of the property

it was significant because of Sara's affect on the property and when his great-grandmother died the place died (this is evident because of the use after she died went down considerably)

style of life during that time - they could not have lived there without servants (videotapes of the English series "Upstairs Downstairs," although was set in an urban environment depicted this lifestyle well)

Hyde Park was the end of the trail, the end of a style of life, and its historic importance in of itself not just because FDR lived there

outbuildings, furnishings, and landscape should be looked at as a whole because they point to a style of life that is totally out of existence

remembers his great grandmother pronouncing Mr. Plog's name as [Plow] although the family may have referred to themselves as Plog [with a hard g] but doesn't know

they (children?) used to affectionately refer to Mr. Plog as Mr. Plug

APPENDIX C: LIST OF COMPLETED NATIONAL PARK SERVICE REPORTS

Albee, Peggy A. *Historic Structures Report, Home of Franklin D. Roosevelt, Architectural Data Section, Roosevelt-Vanderbilt Sites, Hyde Park, New York.* Building Conservation Branch, Northeast Resources Center, Northeast Field Area, National Park Service, U.S. Department of the Interior, Lowell, Massachusetts, 1996.

Briscoe, Frank. DRAFT, *Historic Structures Report: Greenhouse (HS 11), Home of Franklin D. Roosevelt National Historic Site.* Building Conservation Branch, North Atlantic Region, National Park Service, United Sates Department of the Interior, Boston, Massachusetts, November 1990.

Marie L., Carden, DRAFT, *Outbuildings, Historic Structures Report, Home of Franklin D. Roosevelt National Historic Site, Hyde Park, New York.* Building Conservation Branch, Northeast Cultural Resources Center, New England Support Office, National Park Service, U.S. Department of the Interior, 1997.

Lauren J. Cook, "Archaeological Investigations for Proposed Vista Clearance at the Home of Franklin D. Roosevelt National Historic Site in Hyde Park, New York, Part One: Background Research." Office of Public Archaeology, Boston University, 1987.

Denker, Ellen Paul. DRAFT *Historic Furnishings Report, Springwood, Home of Franklin D. Roosevelt National Historic Site, Hyde Park, New York, Volume 1.* National Park Service, U.S. Department of the Interior, 1996.

Horracks, James P.. "The Establishment of the Franklin D. Roosevelt Home as a National Historic Site." Roosevelt-Vanderbilt National Historic Sites, Hyde Park, New York, December 20, 1962.

Horracks, James P.. "The Establishment of the Franklin D. Roosevelt Home as a National Historic Site." Roosevelt-Vanderbilt National Historic Sites, Hyde Park, New York, December 20, 1962.

Horracks, James P.. "History of the Gardens and Greenhouses at the Home of Franklin D. Roosevelt National Historic Site, Hyde Park New York." Roosevelt-Vanderbilt National Historic Sites, Hyde Park, New York, January 15, 1965.

Lacy, Katy. "Home Of Franklin D. Roosevelt National Historic Site, Cultural Landscape Inventory, Level II: Preliminary Assessment." 1993.

Linck, Dana C.. "Archaeological Survey of the Grounds at the F.D. Roosevelt Home National Historic Site." Hyde Park, New York. 1977.

National Park Service, "The Rose Garden at the Home of Franklin D. Roosevelt," nd.

National Park Service. "Master Plan, Home of Franklin D. Roosevelt." Hyde Park, New York, March, 1977.

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Olmsted Center for Landscape Preservation. "Historic Plant Inventory." United States Department of the Interior, National Park Service, 1994.

Page, Robert. DRAFT *A Guide to Cultural Landscape Reports*, United States Department of the Interior, National Park Service, June 1997.

Roosevelt, Eleanor. *Franklin D. Roosevelt and Hyde Park: Personal Recollections of Eleanor Roosevelt.*. Printed by the Hyde Park Historical Association, Hyde Park, New York, nd.

Roosevelt, Franklin D.. *History of the President's Estate at Hyde Park, NY with Anecdotes.* Hyde Park, from the FDR Library.

Snell, Charles W.. "Historical Handbook Manuscript: The Home Of Franklin D. Roosevelt National Historic Site." Hyde Park, New York, 1952.

Snell, Charles W.. "Franklin D. Roosevelt and Forestry at Hyde Park, New York, 1911 to 1932." Roosevelt-Vanderbilt National Historic Sites, Hyde Park, New York, 1955.

Snell, Charles W.. "Historic Structure and Grounds Report, Bellefield Mansion and Estate, Home of Franklin D. Roosevelt National Historic Site, Hyde Park, New York." United States Department of the Interior, National Park Service, Denver Service Center, 1981.

United States Geological Survey map of the Home of Franklin D. Roosevelt National Historic Site, 1946.

U.S. Department of the Interior. *NPS-28, Cultural Resources Management Guidline.* Release No. 4, National Park Service, 1991.

----------. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.* The bulletin was completed by the Interagency Resources Division of the National Park Service, July 1994.

----------. *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning*. National Park Service.

Wilkins, George Y.. "A Report on the Birthplace and Home of Franklin Delano Roosevelt." Roosevelt-Vanderbilt National Historic Sites, Hyde Park, New York, 1950.

APPENDIX D: LEVELS OF INVESTIGATION

Source: U.S. Department of the Interior. *NPS-28, Cultural Resources Management Guidline*. Release No. 4, National Park Service, 1991.

Exhaustive Investigation: For historical studies this means employing all published and documentary sources of known or presumed relevance, interviewing all knowledgeable persons regardless of location, and thoroughly analyzing and presenting findings from all data of direct and indirect relevance. For archeological studies sufficient data are collected and analyzed to determine location, characteristics, and scientific values of archeological resources through systematic intensive surveys. Techniques include surface collection, subsurface testing, remote sensing, excavation, and thorough analysis of recovered materials. For architectural and landscape studies it means investigating all features, with destructive investigation as necessary, to establish a exactly as possible all recoverable detail (usually in response to a restoration or reconstruction management objective). For objects and specimens it means exhausting all original documentary sources, making physical comparisons with similar objects and specimens, and sampling and testing fabric for identification, dating, and circumstantial evidence. For ethnographic studies it means collecting empirical data by observation, interviews, and censusing and reviewing and analyzing accessible archival and documentary materials, requiring at least a year of full-time work and a team approach.

Thorough Investigation: For historical studies this means research in selected published and documentary sources of known or presumed relevance that re readily accessible without extensive travel and that promise expeditious extraction of relevant data, interviewing all knowledgeable persons who are readily available, and presenting findings in no greater detail than required by the task directive. For archeological studies, see discussion (above) on intensive surveys. For architectural and landscape studies it means nondestructive investigation using all appropriate technical means (usually in response to a preservation management objective). For objects and specimens it means seeking selective readily available documentation and making physical comparisons with similar objects and specimens. For ethnographic studies it means using the same methods as the exhaustive study but requiring no less than seven months.

Limited Investigation: For historical studies this means research in available published sources, usually of secondary character; research in documentary sources of easily accessible and known to be of high yield, brief interviews of readily available persons to answer specific questions; and a report in no greater detail than directly required by the task directive. For archeological studies it means collecting preliminary or predictive data about the distribution and general nature of archeological resources. Reconnaissance surveys provide only partial coverage with little or no surface collection or subsurface testing while sampling methods and remote sensing techniques are sufficient to guide initial planning, requiring intensive surveys for design and construction. For architectural and landscape studies it means nondestructive investigation (usually in response to a management objective regarding a feature). For objects and specimens it means checking existing documentation and making comparisons with similar objects and specimens through secondary sources. For ethnographic studies related to planning it means experienced ethnographers familiar with the literature and affected groups using Rapid Ethnographic Assessment, including focus group and individual interviews, site visits, and transects, requiring a team approach and completion within four months.

APPENDIX E: WILL OF JAMES ROOSEVELT

Source: The Home of Franklin D. Roosevelt National Historic Site.

The Last Will and Testament

of

James Roosevelt

I, JAMES ROOSEVELT, of the Town of Hyde Park, County of Dutchess and State of New York, being of sound mind and memory, do hereby make, ordain, publish and declare this to be my last Will and Testament.

First:—I desire my body to rest in my burial plot in St. James' Church Yard at Hyde Park, according to instructions which my Executors will find with this Will.

I wish my funeral to be as simple as possible and my remains to be borne to their last resting place by the men on my place.

Second:—I direct my Executors to pay to Elsefie McEachan, the sum of One Thousand Dollars ($1,000).

Third:—I give and bequeath unto my wife Sara Delano Roosevelt absolutely, all money to my credit in the Chemical Bank in New York City at the time of my decease, and also all my furniture, pictures, linen, wines, carriages, wagons, horses, harness, stock, farm and garden tools and implements of all kinds in my Country House and on my Country Place at Hyde Park. I give and bequeath unto my wife during her life, the use of all my plate and silverware, and at her decease, I give and bequeath the same unto my son Franklin D. Roosevelt. I also give, bequeath and devise unto my wife, during her life, the use and enjoyment of that part of my Real Estate in the Town of Hyde Park, which is known as the "Wheeler Place," and which is particularly described in a deed thereof made by Josiah Wheeler and wife to me, bearing date the 16th day of May, 1867, and recorded in the Dutchess County Clerk's Office in Liber 140 of Deeds at page 329, &c.

I do also give, bequeath and devise unto my wife for and during her life, the use and enjoyment of all that certain lot, piece or parcel of land (being now a part of my "Boreel Place") bounded and described as follows, viz: Beginning on the east shore of the Hudson River at the southwest corner of the farm known as the "Wheeler Place," heretofore conveyed to me by Josiah Wheeler and wife on the 16th day of May, 1867, and running thence along the south line of said Wheeler Place south 84 degrees, east 62 chains and 15 links to the west side of the Hyde Park Road, formerly known as the Albany Post Road, thence southerly along the west side of said road one hundred feet, thence north 84 degrees west, parallel with and keeping one hundred feet south of the south line of said Wheeler Place, about thirteen hundred and thirty-five feet to a point near the Cottage on the lot hereby described, thence north 83 degrees 20 minutes west about nine hundred and twenty feet to a point south of the Pond in the Wood, and distant one hundred and seventy-five feet south of said south line, thence north 84 degrees west, parallel with and keeping one hundred and seventy-five feet south of said south line, about sixteen hundred and fifty feet to the east shore of said River, thence along the east shore of said River, northerly about two hundred and fifty feet to the place of beginning. Containing six acres and 90-100 of an acre. Together with all lands under the waters of the Hudson River in front of and adjacent to the above described lands. And also together with the right to keep and maintain the sewage disposal, as it now exists, by emptying it into the streams leading to the said River. Also hereby giving unto my said wife full right and authority at any and all times during her occupancy of said Real Estate, as aforesaid, to enter upon said "Boreel Place" and the "Kirchner Farm" on the south thereof, both of which farms are now owned by me, to cut down and remove from each of said last named Farms all trees and timber of any and all kinds that may be necessary to secure and preserve to the said "Wheeler Place" and to the occupants and owners thereof, the River and Mountain Views as they now are from the said "Wheeler Place."

I also give, bequeath and devise unto my wife for and during her life, the use and enjoyment of all that part of my "Boreel Place" lying on the east side of the Albany Post Road, and which is bounded on the west by said Post Road, on the north by the "Bracken Place," on the south by the Jones Farm, and on the east by lands of Dunphy and others.

I also give, bequeath and devise unto my wife for and during her life, the use and enjoyment of all of that farm of land known as the "Bracken Place" and particularly described in a deed thereof from Thomas E. Parker, George H. McLean and Patrick J. Flynn as Executors of Timothy Bracken, deceased, to me, dated September 1st, 1871, and recorded in the Dutchess County Clerk's Office in Liber 162 of Deeds on pages 273, &c. Excepting however and reserving therefrom that part thereof heretofore sold by me to Thomas E. Parker.

In case my wife shall desire to have said Real Estate, or any part thereof, sold, then I direct my Executors, the survivor or survivors of them, to sell such part thereof as she may desire to have sold, either at public or private sale, and to make, execute and deliver all proper deeds thereof, invest

the proceeds in good securities, and the annual income thereof, to pay to my said wife, during her life, and at her death to pay the principal to my son Franklin D. Roosevelt.

On the death of my wife, I give, bequeath and devise all of said Real Estate, being the real estate which I have given my wife the use of during her life, or, so much thereof as shall not have been sold, as aforesaid, unto my said son Franklin D. Roosevelt forever, together with full right to him, his heirs and assigns, at any and all times hereafter, to enter upon the said Boreel and Kirchner Farms, to cut down and remove from each of said farms, all trees and timber of any and all kinds that may be necessary to secure and preserve to the said "Wheeler Place" and to the occupants and owners thereof, the River and Mountain views as they now are from the said "Wheeler Place," together with a right of way to the Hudson River over that part of the road constructed through and over the "Boreel Place," excepting and reserving to my son, James R. Roosevelt, the right to take ice and water from the Pond on said Real Estate, and the right of way to the River over the road leading thereto, as particularly mentioned and granted to my said son, James R. Roosevelt, in the Fourth Paragraph of this my Will.

Fourth:—I give, bequeath and devise unto my son, James R. Roosevelt, all of that part of my real estate situate in the Town of Hyde Park, known as the "Boreel Place," and particularly described in a deed thereof made by Robert Boreel and wife to me, dated February 14, 1868, recorded in the Dutchess County Clerk's Office in Liber 144. of Deeds on pages 117, &c., excepting and reserving therefrom all of that part thereof, together with the rights and easements hereinbefore given and devised unto my wife and to my son, Franklin D. Roosevelt. I do also give and devise unto my said son, James R. Roosevelt, his heirs and assigns forever, the right to take water by means of a ram, and also the right to take ice from the Pond on the property hereinbefore devised to my said son, Franklin D. Roosevelt, and also the Right of Way from the "Boreel Place" to the River over the Road on the land hereinbefore given and devised to my said son, Franklin D. Roosevelt.

I do also give, devise and bequeath unto my son, James R. Roosevelt, all of that tract of land situate in said Town of Hyde Park, known as the "Kirchner Place" and particularly described in a deed thereof made by Charles Kirchner and wife to me, dated the 18th day of October, 1886, and recorded in the Dutchess County Clerk's Office in Liber 227 of Deeds on pages 270, &c., excepting and reserving however, unto my wife, during her life, and to my son, Franklin D. Roosevelt, his heirs and assigns forever, full right, power and authority at any and all times hereafter to enter upon said real estate herein devised to my said son, James R. Roosevelt, to cut down and remove all trees and timber of any and all kinds which may be necessary to secure and preserve to the said "Wheeler Place" the occupants and owners thereof, the River and Mountain views, as they now are from the "Wheeler Place."

Fifth:—If any of the legacies or devises hereinbefore mentioned shall be subject to the Inheritance Tax, I direct my executors to pay such tax out of the residue of my Estate, and not out of such legacies or devises.

Sixth:—After the payment of my just debts, funeral and testamentary expenses, and all of the legacies and bequests above mentioned, I direct my Executors to divide all of the rest, residue and remainder of my Estate, Real and Personal, and of every name and kind into Three (3) equal parts, which I do hereby give, bequeath and devise as follows, viz:

One Part unto my son, James R. Roosevelt, his heirs and assigns forever.

One Part unto my Executors and Trustees, and to the survivors or survivor of them, in Trust, nevertheless, for my son, Franklin D. Roosevelt, until he shall attain the age of twenty-one years, at which time they shall pay the Principal to him, and I direct my Executors and Trustees to pay to my wife for the use and benefit of my said son, Franklin D. Roosevelt, all the income from this Trust as long as it exists. If my son Franklin D. Roosevelt shall die before he is of age, then I give, bequeath and devise One-Half of this One Part to my son, James R. Roosevelt, absolutely, and the remaining One-Half shall be held in Trust by my said Executors and Trustees for the use of my wife, she to have the Income thereof, during her life, and at her decease, I give and devise the Principal to my son, James R. Roosevelt, forever.

The said remaining Part or Third of my Estate I give and devise unto my Executors and Trustees, and to the survivor or survivors of them, in Trust, nevertheless, to be invested by them, and the Income thereof they shall pay to my wife during her life, and at her decease, I give, devise and bequeath the Principal of this last named Trust unto my sons, James R. Roosevelt and Franklin D. Roosevelt, their heirs and assigns forever.

The above legacies are given my wife in lieu of dower.

I do hereby authorize and empower and direct my Executors, and the survivor and survivors of them, to sell at public or private sale, all of my Real Estate, not herein specifically devised, at such time or times as they, the survivor or survivors of them, may deem expedient, and to make, execute, acknowledge and deliver to the purchaser or purchasers thereof all proper deeds and conveyances of the same, and until the sale of said real estate, the same shall be leased by my executors, and so much of the rent as may be required for that purpose shall be used by them to pay the taxes, insurance and repairs of such real estate and the balance of such rent, together with the pro-

ceeds of said real estate, shall be a part of the said residue and remainder of my estate, and shall be divided and disposed of as above directed in this, the sixth paragraph, of my last Will and Testament.

Seventh:—I direct my executors and trustees to make such investments as they may deem safe and proper, and they may retain as part of said trust funds, investments I have made during my life, they to be in no manner liable or responsible for any loss, except through fraud or gross negligence.

Eighth:—I do hereby appoint my wife sole guardian of my son Franklin D. Roosevelt, and I wish him to be under the influence of his mother.

Ninth:—I give and bequeath to each of my executors and trustees the sum of one thousand dollars, in lieu of executors' and trustees' fees and commissions, and they shall not be required to give bonds in either capacity.

And Lastly:—I do hereby nominate and appoint my beloved wife executrix, my son James R. Roosevelt, my brother John A. Roosevelt, and my brother-in-law Warren Delano, Jr., executors and trustees of this, my last Will and Testament, hereby revoking all former Wills by me made.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seal this 20th day of April in the year one thousand nine hundred (1900).

JAMES ROOSEVELT. [L. S.]

Witnesses: { JOHN HACKETT.
Jos. A. DAUGHTON.

The foregoing instrument was, on the day of the date thereof, signed, sealed, published and declared by James Roosevelt, the above named testator, as and for his last Will and Testament, in our presence, and we then and there at his request, in his presence, and in the presence of each other have hereunto subscribed our names as witnesses.

JOHN HACKETT, residing at Poughkeepsie, N. Y.

Jos. A. DAUGHTON, residing at Poughkeepsie, N. Y.

I, James Roosevelt, of the Town of Hyde Park, in the County of Dutchess and State of New York, being of sound mind and memory, do make, ordain, publish, acknowledge and declare this to be a Codicil to my last Will and Testament, bearing date April 20th, 1900, as follows, viz:—

WHEREAS, By my last Will and Testament, dated April 20th, 1900, I have given, bequeathed and devised unto my wife for and during her life, the use and enjoyment of all of that farm of land situate in the Town of Hyde Park, and generally known as the "Bracken Place," excepting that part which my Will states to have been theretofore sold by me to Thomas E. Parker; and

WHEREAS, The said sale to said Parker of said part of said Bracken Place was, in fact, no sale but simply a verbal agreement to sell to said Parker the north part of said "Bracken Place," and there never has been any transfer, deed or conveyance of any kind from me to said Parker of any part of the said "Bracken Place"; and

WHEREAS, The said Thomas E. Parker has recently concluded not to purchase any part of said "Bracken Place"; and

WHEREAS, The said Thomas E. Parker and I have heretofore settled and adjusted all matters involved in, relating to or affected by said agreement to sell to him said part of said "Bracken Place," and we have, for good and valuable considerations, paid by each to the other, cancelled and annulled said agreement for the sale to said Parker of said part of said "Bracken Place";

NOW, THEREFORE, I, being the exclusive owner of the whole of said "Bracken Place" and the said Parker having no right, title or interest of any kind, either in law or in equity therein, do hereby give, bequeath and devise unto my wife, for and during her life, the

use and enjoyment of all of the said "Bracken Place" and, on the death of my wife, I give, bequeath and devise all of said "Bracken Place" to my son, Franklin D. Roosevelt, forever, subject, however, to the right of my wife to have it sold, and if sold, to have the use of the proceeds thereof during her life in the same manner as my said last Will and Testament provides for the sale of all real estate of which my wife is to have the use during her life.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seal this 28th day of May, in the year one thousand nine hundred (1900).

JAMES ROOSEVELT. [L. S.]

Witnesses: { JOHN HACKETT. / JOS. A. DAUGHTON.

The foregoing instrument was, on the day of the date thereof subscribed by James Roosevelt, the testator therein named, as and for a Codicil to his last Will and Testament, he at the time of making such subscription, acknowledged that he made the same and declared the said instrument so subscribed by him to be a Codicil to his last Will and Testament. Whereupon we, then and there at his request, in his presence and in the presence of each other subscribed our names as witnesses thereto.

JOHN HACKETT, residing at Hyde Park, N. Y.
JOS. A. DAUGHTON, residing at Poughkeepsie, N. Y.

STATE OF NEW YORK, } ss.:
COUNTY OF DUTCHESS, SURROGATE'S OFFICE. }

I, JOSEPH V. LYONS, Clerk of the Surrogate's Court of the County of Dutchess, New York, do hereby certify that the annexed instrument is a copy of the last will and testament and Codicil thereto of JAMES ROOSEVELT, late of the Town of Hyde Park in said County of Dutchess, deceased, which said last will and testament and Codicil thereto was admitted to probate and record in said Court as a Will valid to pass both real and personal estate by a decree of the Surrogate's Court of the said County of Dutchess bearing date the 22nd day of December, 1900, and which said Will is recorded in the Dutchess County Surrogate's Office in Liber 15 of Wills, Page 303.
That I have compared said copy with the original record now in my custody, and that the same is a true transcript therefrom and of the whole thereof.

IN TESTIMONY WHEREOF, We have caused the seal of office of our Surrogate to be hereunto affixed. Witness Hon. FREDERICK S. QUINTERRO, Surrogate of our said County, at Poughkeepsie, in said County of Dutchess, this ..... day of ..... in the year of our Lord one thousand nine hundred and forty-

.....
Clerk of the Surrogate's Court.

APPENDIX F: CONGRESSIONAL RESOLUTION AUTHORIZING THE FRANKLIN D. ROOSEVELT LIBRARY AND HOME OF FRANKLIN D. ROOSEVELT NATIONAL HISTORIC SITE, JULY 18, 1939

Source: The 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

[CHAPTER 324]

JOINT RESOLUTION

July 18, 1939
[S. J. Res. 114]
[Pub. Res., No. 30]

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

Franklin D. Roosevelt Library.

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—

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

(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

TITLE II—FRANKLIN D. ROOSEVELT LIBRARY

Archivist authorized to accept library from donor.

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.

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

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.

Assistance by Public Buildings Administration.

Proviso. Reimbursement.

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

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.

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.

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

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 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 reproductions 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.

Archivist to prescribe suitable regulations.

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.

Proviso. Admittance fee.

Report to Congress.

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.

Appropriation authorized, payable from appropriations for National Archives Establishment.

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.

TITLE III—FRANKLIN D. ROOSEVELT RESIDENCE

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

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.

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

Local and State taxes.

Jurisdiction and control upon expiration of all life estates reserved.

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.

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, 1939.

APPENDIX G: DEED OF CONVEYANCE WITH ABSTRACT OF TITLE, DECEMBER 29, 1943

Source: The Home of Franklin D. Roosevelt National Historic Site.

D E E D

FRANKLIN D. ROOSEVELT and ANNA ELEANOR ROOSEVELT his wife

1943	FILE NO. 3933
FILED RECORD	6.00
INDEX	BOOK 209
WRITTEN BY T.O.D.	COMPARED

UNITED STATES OF AMERICA.

Dated:

Dutchess County Clerk's Office
Received in the 31 day of Dec 1943
at 2 o'clock P.M. Recorded in
Book No. 613 of Deeds
at page 209 and examined
FREDERIC A. SMITH, Clerk

Please record and return to:

Record & Return to
[illegible]

THIS INDENTURE made the 29th day of December, one thousand nine hundred and forty-three, between FRANKLIN D. ROOSEVELT and ANNA ELEANOR ROOSEVELT, his wife, both of the Town of Hyde Park, Dutchess County, State of New York, parties of the first part, and UNITED STATES OF AMERICA, party of the second part, WITNESSETH:

WHEREAS, by virtue of the provisions of Title III of a joint Resolution of Congress, approved July 18, 1939, (Pub. Res. No. 30, 76th Congress, 1st Session), the head of any executive department of the United States, pursuant to agreement between him and said Franklin D. Roosevelt, is authorized to accept as a donation for and in the name of the United States, title to any part of the Hyde Park estate of said Franklin D. Roosevelt for use in connection with any designated function of the Government administered in such department, and

WHEREAS, said Franklin D. Roosevelt has agreed to donate, subject to certain conditions and reservation hereinafter set forth, unto the United States of America, the premises hereinafter described, to be utilized as a national historic site, and

WHEREAS, by virtue of the provisions of an Act of Congress, approved August 21, 1935, (49 Stat. 666) the Secretary of the Interior of the United States is authorized to acquire, in the name of the United States, by gift, purchase or otherwise, title to any property, personal or real, or any interest or estate therein, for the purpose of preserving for public use historic sites, buildings and objects of national significance for the inspiration and benefit of the people of the United States;

NOW, THEREFORE, this Indenture Witnesseth, that the parties of the first part, for and in consideration of the

premises, do hereby grant and release unto the said party of the second part and its assigns, forever, subject to the life estate hereinafter reserved, and conditions and agreement hereinafter set out, and to be used as a national historic site, which use shall constitute a covenant running with the land, all that parcel of land, together with all improvements erected and standing thereon, situated in the Town of Hyde Park, County of Dutchess, and State of New York, particularly described as follows:

> 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 16.31 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 576 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 0.05 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 8.45 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° 06' 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 4.15 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° 56' East crossing a road leading to the river 0.68 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 5° 05' West 1.06 chains (69.96 feet) to the point or place of beginning, containing 33.23 acres, more or less, together with all the right, title and interest of the parties of the first part of, in and to the New York and Albany Post Road, lying in front of and adjoining the land hereinabove described and conveyed, to the center of said road, and being a part of the 110.0 acre tract which James Roosevelt, deceased, acquired during his lifetime from Josiah W. Wheeler and wife, by deed dated May 16, 1867 and recorded on June 6, 1867, in Dutchess County Clerk's Office in Book 140 of Deeds, at page 329, and which tract of land the said James Roosevelt, deceased, under his last will and testament, recorded on December 22, 1900 in the Surrogate's Office of Dutchess County in Liber 15 of Wills, at page 303, devised to his widow, Sara Delano Roosevelt, for life, and the remainder thereof, in fee, to his son, the said Franklin D. Roosevelt, the said Sara Delano Roosevelt having departed this life on September 7, 1941;

together with the appurtenances, and all the estate and rights of the parties of the first part in and to said premises; AND there is also granted and released unto the party of the second part and its assigns, the right, at any and all times hereafter, to enter upon the "Boreel and Kirchner Farms or Places" immediately south of the land herein conveyed, and upon "Wheeler Place" immediately west of the land herein conveyed, and cut down and remove from each of the said three named Places all trees and timber of any and all kinds that may be necessary to secure and preserve to the party of the second part and its assigns, the river and mountain views as they now exist.

60 Acres now NPS owned

The land hereinabove particularly described is granted and conveyed subject to the following conditions, reservation, and covenants:

FIRST: That at all times hereafter, the premises conveyed, consisting of the residence of Franklin D. Roosevelt, together with all appurtenances, shall be maintained as a National Historic Site and in a condition as nearly as possible approximating the condition of the residence and grounds prevailing at the expiration of the life estate of Franklin D. Roosevelt, as hereinafter reserved. In the maintenance of the property as such national historic site, no change, modification, alteration or improvement in connection with and upon the premises shall be made except such alterations or improvements which the party of the second part shall deem proper and necessary to protect and preserve the same;

SECOND: The premises above described are conveyed subject to and there is excepted and reserved unto said Franklin D. Roosevelt, an estate for and during the term of his natural life, subject to the following terms and conditions:

(a) The life tenant shall keep the premises herein conveyed in good condition and repair, and during the continuance of said life estate, no expense to the United States in connection with the ordinary maintenance of the premises conveyed herein shall be incurred;

(b) The acceptance hereunder by the United States of title to the premises herein conveyed shall not during the existence of the life estate herein reserved exempt the premises herein conveyed 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, except as provided in the following paragraph:

(c) The party of the second part shall have the right to take such action and to make such changes, modifications, alterations, and improvements in connection with and upon the premises herein conveyed, during the existence of the life estate herein reserved, as it 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 such life estate.

FIFTH: The party of the second part covenants and by accepting this conveyance and in consideration thereof agrees that at the termination of the said life estate excepted and reserved unto Franklin D. Roosevelt, it will permit Anna Eleanor Roosevelt, the wife of Franklin D. Roosevelt, and their five children, Anna R. Boettiger, James Roosevelt, Elliott Roosevelt, Franklin D. Roosevelt, Jr. and John A. Roosevelt, hereinafter referred to as "Joint Occupants", to reside in and occupy the above-described premises, or so much thereof as may be necessary, for personal residential purposes only, for and during the joint lives of said Anna Eleanor Roosevelt, Anna R. Boettiger, James Roosevelt, Elliott Roosevelt, Franklin D. Roosevelt, Jr. and John A. Roosevelt, and the life of the survivor, subject to the following terms and conditions:

(a) The party of the second part shall at all times have the right to possess or enter on the above-described premises for the purpose of making repairs or improvements thereon and preserving or assisting to preserve the said premises as a national historic site and for any other purpose which will not interfere with, prevent or impair the right of residence by the Joint Occupants.

(b) The Joint Occupants shall in no way use the said premises in such manner as to impair or tend to impair its value as a national historic site, but shall maintain and preserve the said premises with the improvements thereon in a condition as nearly as possible approximating the condition of the premises prevailing when their right of occupancy first commences, and shall keep the same in good repair and condition, reasonable wear and tear excepted.

(c) While so using and occupying the said premises, the Joint Occupants shall be jointly and severally bound by the same terms and conditions set out as subparagraphs (a), (b) and (c) of paragraph "Second" above, as fully as if the said subparagraphs were here at length set forth, the effect of these provisions being extended through the period of residence and occupancy by each or all of the Joint Occupants,

TO HAVE AND TO HOLD, the premises herein granted unto the party of the second part, and its assigns, forever subject to the life estate reserved to Franklin D. Roosevelt, the right of residence and occupancy herein created and subject also to all the above conditions and covenants hereinabove set forth, all of which conditions and covenants shall run with the land and constitute a charge thereon.

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

Sealed and Delivered
in the presence of:

Grace G. Miller (L. S.)

(L. S.)

DISTRICT OF COLUMBIA)
) ss:
)

On the _____ day of _____, 194_, before me personally came Franklin D. Roosevelt and Anna Eleanor Roosevelt, his wife, to me personally known, and known to me to be the individuals described in, and who executed, the foregoing instrument, and severally they duly acknowledged to me that they executed the same.

_____
Notary Public
My commission expires

My commission expires
February 15, 1948

Pursuant to authority vested in me by the provisions of a Joint Resolution of Congress, approved July 18, 1939 (Pub. Res. No. 30, 76th Congress, 1st Session), and an Act of Congress, approved August 21, 1935, (49 Stat. 666), I have on this 30th day of December, 1943, accepted on behalf of the United States of America the deed dated the 29th day of December, 1943, from Franklin D. Roosevelt and Anna Eleanor Roosevelt, his wife, to the United States of America, without, however, accepting, and by these presents expressly excluding, political jurisdiction over any portion of the land described in said deed which at present is or constitutes a part of the New York and Albany Post Road.

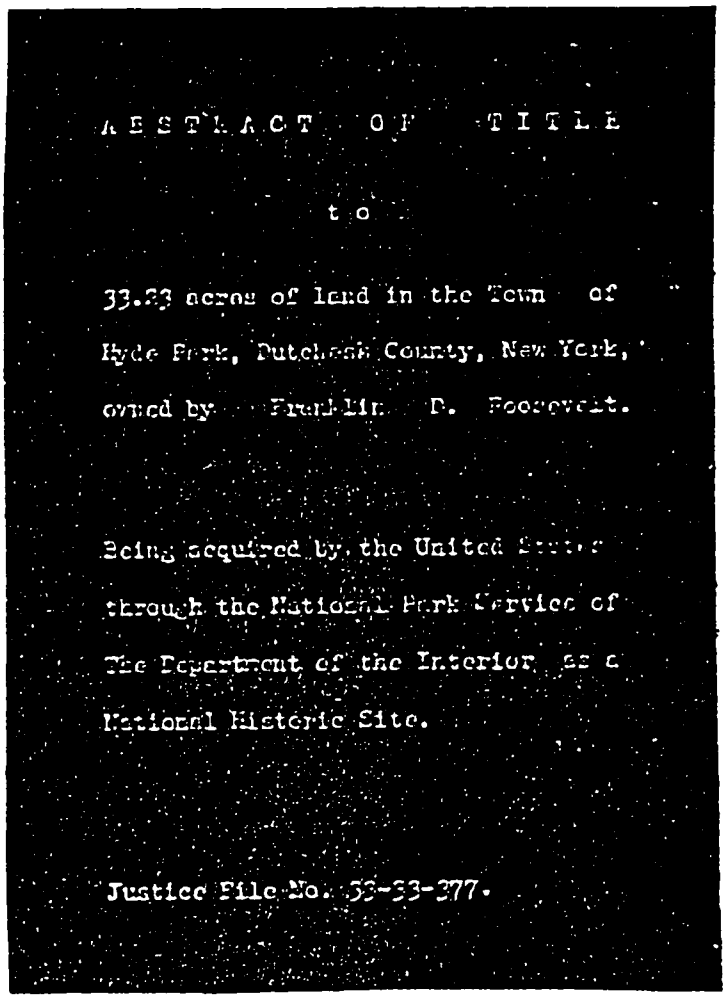
UNITED STATES OF AMERICA

By [illegible]
Secretary of the United States
Department of the Interior

DISTRICT OF COLUMBIA) ss:

On this [illegible] day of [illegible], one thousand nine hundred and forty-three, before me personally came [illegible], The Secretary of the United States Department of the Interior, known to be the individual described in and who executed the foregoing instrument and to me known to be The Secretary of the Department of the Interior, and said [illegible] acknowledged that he executed the foregoing instrument for and on behalf of the United States of America.

[illegible]
Notary Public
My Commission expires January 1, 19[illegible]



ABSTRACT OF TITLE

to

33.33 acres of land in the Town of Hyde Park, Dutchess County, New York, owned by Franklin D. Roosevelt.

Being acquired by the United States through the National Park Service of The Department of the Interior as a National Historic Site.

Justice File No. 33-33-377.

A B S T R A C T O F T I T L E

to

33.23 acres, more or less, in the Town Hyde Park, Dutchess County, New York, owned by Franklin D. Roosevelt.

Together with a Memorandum on the question of title to the bed of New York and Albany Post Road.

Above land is being acquired by donation by United States of America by authority of the provisions of Title III of Joint Res. of Congress, approved July 18, 1939, (Pub. Res. No. 30, 76th Congress, 1st Session), and Act of Congress approved Aug. 21, 1935. (49 Stat. 666).

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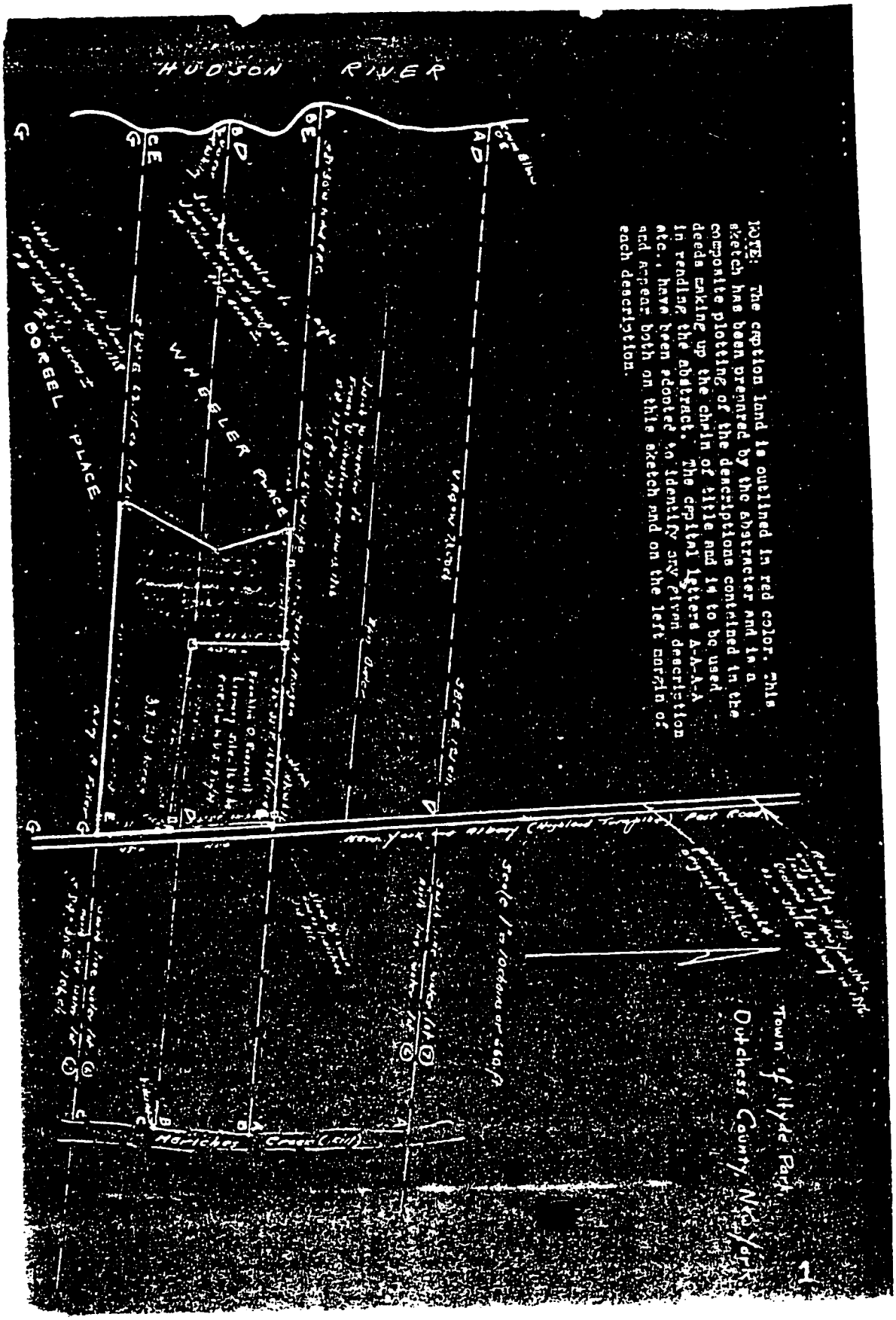
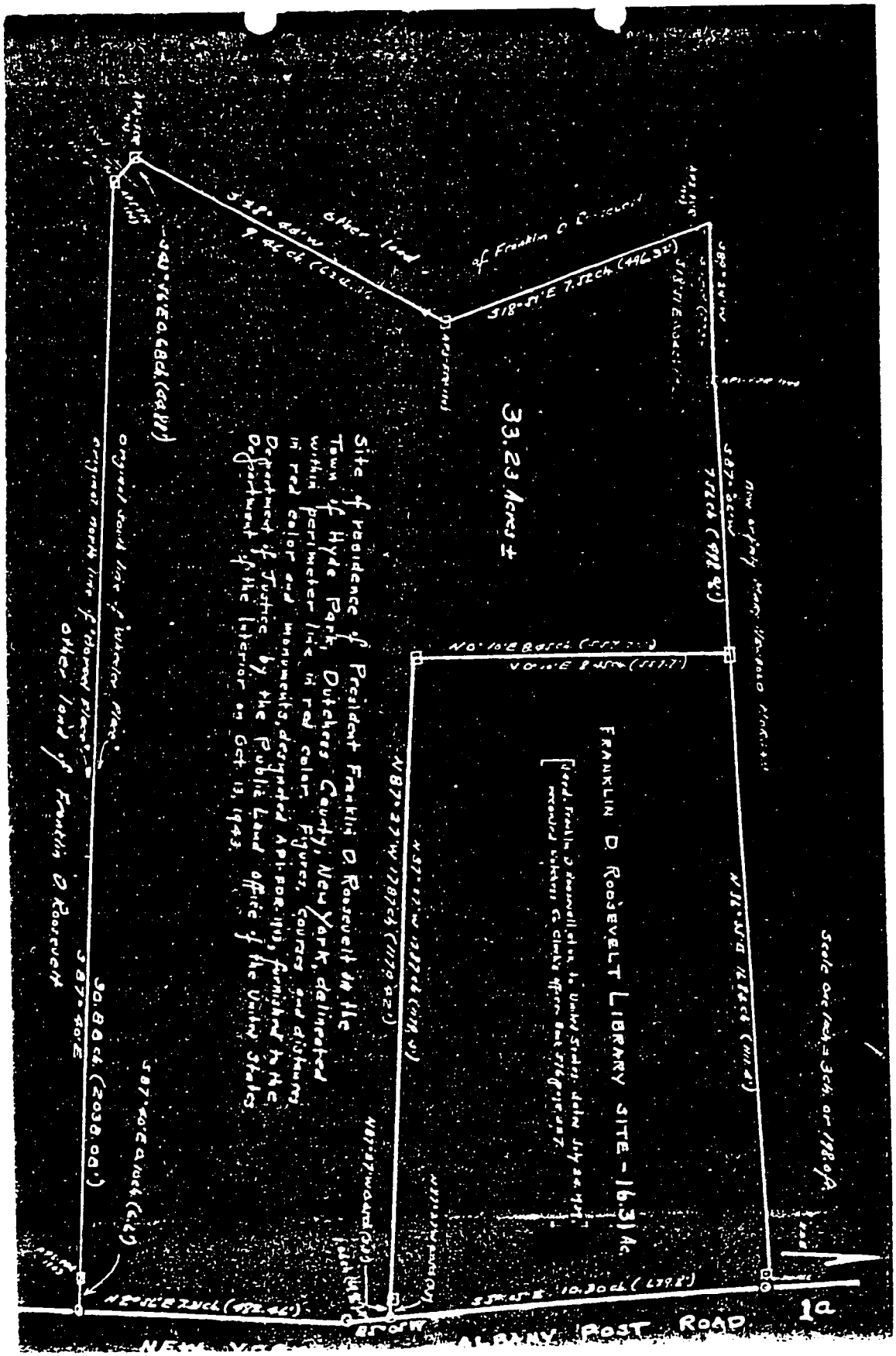

HUDSON RIVER
NOTE: The caption land is outlined in red color. This sketch has been prepared by the Abstracter and is a composite plotting of the descriptions contained in the deeds taking up the chain of title and is to be used in reading the abstract. The capital letters A-A-A-A etc., have been adopted to identify any given description and appear both on this sketch and on the left margin of each description.
Town of Hyde Park, Dutchess County, New York
1


33.23 Acres ±
Site of Residence of President Franklin D. Roosevelt in the Town of Hyde Park, Dutchess County, New York, delineated within perimeter line in red color. Figures, courses and distances in red color and monuments designated A91-ROR-1(1) furnished to the Department of Justice by the Public Land Office of the United States Department of the Interior on Oct 13, 1943.
FRANKLIN D. ROOSEVELT LIBRARY SITE - 16.31 Ac.
Scale one inch = 300 ft or 1" = 25 m
ALBANY POST ROAD
1a

CAPTIONED LANDS.

All that certain tract or parcel of land, situate, lying and being in the Town of Hyde Park, County of Dutchess and State of New York which is bounded and described as follows:

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 16.31 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 576 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 0.05 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 8.45 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° 06' 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 4.15 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° 44' West 9.46 chains (624.36 feet) to an iron pipe constructed as aforesaid and marked "AP4 FDR 1943"; and South 43° 56' East crossing a road leading to the river 0.68 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 "Boreal 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 5° 05' West 1.06 chains (69.96 feet) to the point or place of beginning, containing 33.23 acres, more or less, together with all the right, title and interest of the parties of the first part of, in and to the New York and Albany Post Road, lying in front of and adjoining the land hereinabove described and conveyed, to the center of said road, and being a part of the 110.0 acre tract which James Roosevelt, deceased, acquired during his lifetime from Josiah W. Wheeler and wife, by deed dated May 16, 1867 and recorded on June 6, 1867, in Dutchess County Clerk's Office in Book 140 of Deeds, at page 329, and which tract of land the said James Roosevelt, deceased, under his last will and testament, recorded on December 22, 1900 in the Surrogate's Office of Dutchess County in Liber 15 of Wills, at page 303, devised to his widow, Sara Delano Roosevelt, for life, and the remainder thereof, in fee, to his son, the said Franklin D. Roosevelt, the said Sara Delano Roosevelt having departed this life on September 7, 1941.

The Crown of England (William III)	:	PATENT
	:	
	:	Dated May 27, 1697
to	:	Rec. May 27, 1697
	:	In the office of Secretary of State, Albany, New York.
	:	
Caleb Heathcote, Major Augustine Graham, James Emott, Lt. Col. Henry Filkins, David Jamison, Hendryck TenEyck, John Aaretson, William Creed and Jarvis Marshall.	:	Liber 57, page 26.

The grantor conveys to the grantees in fee a tract of vacant land scituate, lying and being on Hudson's River in Dutchess County, bounded on the west by the said Hudson's River between the creek called Fish Creek (Crun Elbow) at the marked trees of Pauling (including the said creek) and the land of Myndert Harmanson & Company, thence bounded southerly by the land of said Myndert Harmenson & Company as far as their bounds go, westerly by the land of the said Harmenson and until a southerly line runs so far south until it comes to the south side of a certain meadow wherein there is a white oak tree marked with the letters "H.T.", thence southerly by an east and west line to the division line between the Province of New York and the Colony of Connecticut, and so easterly as far as it goes, and from the head of said creek by a parallel line to the south bounds east and west reaching the aforesaid division line.

Except and always reserving out of this grant unto us, our heirs and successors forever all mines of gold and silver; and also all white or other sort of pine trees fit for masts of the growth of 24" diameter and upwards at 12" from the earth for masts for the royal navy of us our heirs and successors.

EXPLANATION.

The tract of land described in the foregoing patent came to be known as "Great Nine Partners Patent". On May 8, 1699, the tract was first divided into 36 principal lots and 9 water lots fronting on the Hudson River. This division was known as the First Division of the Great Nine Partners Patent and which division is on file with the Clerk's Office of Dutchess County, N.Y.

The caption land is embraced within the boundary lines of the southerly half of water lot No. 6, which was set off to James Emmott, one of the original patantees.

Water lot No. 6, as shown on above map is disclosed to front on the easterly side of the Hudson River, 30 chains in width and extending easterly to a depth of $4\frac{1}{2}$ miles (360 chains). The pertinent section of water lot No. 6 has been delineated on sketch at page 1.

EXPLANATION.

In 1683 Dutchess County was included as one of the counties of the Province of New York. The Town of Clinton was then one of the geographical subdivisions of Dutchess County and embraced the caption land. On January 26, 1821, the Town of Clinton was changed to the name of the Town of Hyde Park.

The highway on which the caption land abuts is known by the designations of "Highland Turnpike" and "New York and Albany Post Road." This road originally was laid out by the Colonial Government by c.131 of the Colonial Laws passed June 19, 1703, as a public highway four rods (66 feet) wide. See page 37 where this act is set out in more detail. By c. 423 of the Laws of New York, 1896, this road was officially designated as a state highway to be known as "New York and Albany Post Road." See page 38 where this act is set out in more detail.

The abstracter has been unable to determine from the record why this road was formerly known as "Highland Turnpike." On information he was advised that possibly a road company known by the name of "Highland Turnpike Company" may have had something to do with either laying out this road or operating some transportation facility along the road. The abstracter has granteed and grantored "Highland Turnpike Company" but finds no conveyance into or out of it which affects this question.

EXPLANATION.

The following deed does not include any of the captioned lands, but is set out for purposes of location.

Jacob Bush and Elizabeth Bush, his wife,	:	WARRANTY DEED.
	:	Dated March 3, 1795
	:	Ack. March 3, 1795
to	:	Rec. June 12, 1795
	:	Liber 13 page 317
	:	Cons. 1050 pounds.
John Johnston.	:	

Grantors convey to grantee in fee.

Tract of land located in the Town of Clinton, Dutchess County, New York, in a patent called "Great Nine Partners" and is parcel of lot No. 6 in the first sub-division of the said patent, bounded as follows:

A-A-A

Beginning at the east bank of Hudson River at a place called Crum Elbow Point where there is some high rock or cliff with the letters "D I" cut on the rock and is the northwest corner of said lot No. 6 and southwest corner of lot No. 7, and running from thence S. 85° 45' E. in the line of lot No. 6 and Lot No. 7, 121 chains to a maple treet marked with a blaze and three notches on three sides standing on the west bank of a creek known by the name of "Mericbes Kill", thence southwardly and southwesterly down and along the kill until it comes to the middle of said Lot No. 6, thence N. 85° 45' W. through the middle of said lot No. 6, 114.50 chains to the Hudson River, thence northwardly up and along the said river to the beginning containing 175 acres, more or less, and excepting out of the same the burying ground of the Crooks family, being a piece of ground 50 feet square reserved for their use with free access to the same on all proper occasions.

EXPLANATION.

Title from the patentee comes down regularly and an unencumbered fee simple title to the following land is acquired by Cornelius and John Ray.

Cornelius Ray and Elizabeth Ray, his wife,	:	WARRANTY DEED.
	:	Dated December 21, 1799
	:	Ack. December 21, 1799
to	:	Rec. April 28, 1802
	:	Liber 17 page 334
	:	Cons. $937.00
John Johnston	:	

The grantors convey to the grantee in fee an equal undivided half part.

Tract of land in the Town of Clinton, Dutchess County, New York, (the said parcel of land being a part of that portion of lot No. 6 in the Great and Lower Nine Partners Patent which is known by the name of "the water lot in the first subdivision made within the said patent" bounded as follows:

Beginning at the southwest corner of said Johnston's land on the east bank of Hudson River, thence S. 84° 30' E. with the southern line of said John Johnston's land 119 chains to Mariches Creek or kill, thence southerly down the said creek to a buttermut tree marked standing on the west bank of the said creek 7.50 chains from the south line of said lot No. 6 in a course from said south line N. 3° 30' W. and thence N. 84° 30' W. 112 chains to a stone set on the bank of said Hudson River, thence up and along said river to place of beginning, containing 81 acres.

B-B-B

Cornelius Ray, only acting executor of the last will and testament of John Ray, deceased, to John Johnston.	:	EXECUTOR'S DEED.
	:	Dated December 2, 1799
	:	Ack. December 2, 1799
	:	Rec. April 28, 1802
	:	Liber 17 page 331
	:	Cons. $937.50

B-B-3

The grantor conveys to the grantee in fee an equal undivided half part (to the same 81 acres by the same description as set out in the foregoing deed recorded in Liber 17 page 334).

Richard Whiley and Marcia, his wife,		WARRANTY DEED.
to	Dated	February 2, 1811
	Ack.	February 3, 1811
	Rec.	February 13, 1815 Liber 24, page 527
	Con.	$3,800.00.
John Johnston.		

The grantors convey to the grantee in fee.

All that parcel in the Town of Clinton, County of Dutchess and State of New York, the said parcel being a part of that portion of lot No. 6 in the Great or Lower Nine Partners Patent which is commonly known and distinguished by the name of the water ~~lot in~~ the first subdivision made within the said patent and which parcel of land is bounded as follows:

Beginning at the southwest corner of the above mentioned lot No. 6 and by the northwest corner of the land of said Ann Barber and runs thence S. 84° 30' E. 106 chains to the Mericbes Creek or Kill; thence up and along the said creek to a buttermut tree marked standing 7.50 chains from the south line of the said lot No. 6 on a course N. 3° 30' W. from the south line; thence N. 84° 30' W. to Hudson's River; thence down and along said river to the place of beginning, containing 76 acres of land.

EXPLANATION: Title from the patentee comes down regularly and a fee simple title to the above described land is acquired by Richard Whiley.

John Johnston and Susannah, his wife,	:	WARRANTY DEED.
	:	Dated May 9, 1820
	:	Ack. May 9, 1820
to	:	Rec. September 2, 1821
	:	Liber 28 pages 321
	:	Cons. $3,800.00
Henry H. Cruger	:	

Grantors convey to grantee in fee.

C-C-C (The same 76 acres by the same description as set out in Liber 24 page 527).

Henry H. Cruger (marital status not stated)	:	WARRANTY DEED.	
	:	Dated	October 24, 1823
	:	Ack.	October 24, 1823
to	:	Rec.	October 31, 1823
	:	Liber	30 page 98
	:	Cons.	$3040.00
William Henderson.	:		

Grantor conveys to grantee in fee.

(Same 76 acres of land by the same description as set out in Liber 24 page 527), subject to mortgage from the grantor to William Hosson, dated June 8, 1821, to secure $2,000.00. (This mortgage has been duly cancelled of record).

Habendum in fee.

Full covenants and warranty, except as aforesaid.

EXPLANATION.

C-C-C.

William Henderson who acquired the fee to the land under examination by the foregoing deed from Henry H. Cruger (Liber 30 page 98) and by deed from John Johnston (Liber 30 page 100), died intestate sometime prior to April 6, 1825, leaving him surviving as his sole heirs at law and next of kin, Sarah Henderson, widow, James H. Henderson, William D. Henderson and Mary E. Lyman. There is no record of the administration of his estate which omission, because of the age, may be waived.

James H. Henderson	:	TRUST DEED.	
	:		
	:	Dated	August 24, 1825
to	:	Ack.	August 25, 1825
	:	Rec.	December 4, 1826
	:	Liber	36, page 469
Sarah Henderson, widow, and	:	Cons.	$10.00
William Demming, as Trustees.	:		

Recites intestacy of William Henderson, deceased, and that Sarah Henderson, widow, Mary E. Lyman, William D. Henderson and James H. Henderson are the sole survivors and heirs at law; that decedent died seized of a great deal of real estate under contract for sale which moneys are due to decedent and that such debts are insufficient to pay the debts of the decedent, and that the grantor, together with the other heirs have decided to convey the real estate in trust to the grantees for purposes of management and sale.

C-C-C and D-D-D

Conveys to the grantees all the real and personal estate of the said William Henderson, deceased, in which the grantor has interest, to hold upon the trust and for the purpose of selling at public or private sale for cash or credit the said property or any part thereof and to execute proper deeds, etc.

Theodore Lyman, Jr., and Mary E., his wife, and William D. Henderson,	:	TRUST DEED
	:	Dated April 6, 1825
	:	Ack. August 13, 1825
to	:	Rec. December 4, 1826
	:	Liber 36, page 471
Sarah Henderson, widow, and William Denning, as Trustees	:	Cons. $10.00.

Grantors convey to grantee all their right, title and interest in the estate of William Henderson, deceased, in trust and for the same purposes as described in the foregoing deed, Liber 36, page 469.

Sarah Henderson, widow and William Denning, Trustees,	:	SPECIAL WARRANTY DEED
	:	Dated October 25, 1826
	:	Ack. December 2, 1826
to	:	Rec. December 4, 1826
	:	Liber 36 page 475
	:	Cons. $12,000.00.
Ephriam Hallbrook.	:	

Recites that William Henderson died intestate seized of the lands hereinafter described, leaving him surviving, Sarah Henderson, his widow, and James H. Henderson, William D. Henderson and Mary E, the wife of Theodore Lyman, Jr., his only children and heirs at law.

Recites conveyances by James Henderson, William D. Henderson and Mary E. Lyman to the grantors of all their respective interests in the estate of William Henderson, deceased, in fee, in trust for the purposes expressed in the deeds of conveyance.

The grantors, as trustees, and by virtue of the trusts and powers embraced in the aforesaid deeds, convey in fee to the grantee.

The same 176 acre tract of land by the same particular description as set out in the foregoing deed recorded in Liber 30 page 100, subject to payment of mortgage made by William Henderson and Sarah, his wife, to the Farmers Fire Insurance and Loan Company, dated January 1, 1824, in the sum of $7,000.00, to be paid by the grantee. (The above described land has been released from this mortgage and subsequently this mortgage has been cancelled of record).

The same 76 acre tract of land by the same particular description as set out in the foregoing deed recorded in Liber 24 page 527, subject to a mortgage made by Henry H. Cruger to William Hosson, dated June 8, 1821, to secure the sum of $2,000.00, to be paid by the grantee and his heirs or assigns. (This mortgage has been duly cancelled of record).

Ephriam Hollbrook and Nancy, his wife,	:	WARRANTY DEED.
	:	Dated April 1, 1843
	:	Act. April 8, 1843
to	:	Rec. April 19, 1843
	:	Liber 75, page 216
	:	Cons. $27,500.00
James Boorman	:	

Grantors convey to grantee in fee.

Farm or tract of land in the Town of Hyde Park, County of Dutchess and State of New York, now and for several years past in the tenure and occupation of the said Ephriam Hollbrook and bounded and described as follows; viz: West by Hudson River, thence to the Highland turnpike, north and west by land now or late of E. Butler and by said Highland turnpike, north, south and west by land now or late of Benjamin T. Benson, east and north by land now or late of M. V. B. Schryver, east by the middle of Mariches Creek and the several courses thereof, and south by lands now or late of Dudley B. Fuller, containing by estimation 405 acres, and warranted to contain not less than 395 acres.

Habendum in fee.

Full covenants and warranty.

Signed, sealed and witnessed.

Acknowledged in due form in the City, County and State of New York, before Commissionar of Deeds. Authentication certificate as to Commissioners of Deeds duly annexed.

(NOTE: The captioned land is embraced within the above description).

James Boorman and Mary W., his wife,	:	Bargain and Sale Deed.
	:	Dated February 20, 1845
	:	Ack. February 21, 1845
to	:	Rec. February 25, 1845
	:	Liber 79, page 284
	:	Cons. $1.00
Josiah W. Wheeler.	:	

Grantor conveys to grantee in fee.

Tract of land in the Town of Hyde Park, County of Dutchess, State of New York, which was conveyed to the said James Boorman by Ephriam Hollbrook and wife by deed liber 75, page 216 &c, lying westerly of New York and Albany Post Road (formerly the Highland turnpike) and bounded and described as follows: Beginning at the point formed by the intersection of the northerly boundary line of the farm now owned and occupied by Dudley B. Fuller and the centre of said Post Road and running thence along the centre of said road N. 8° E. 7 chains 20 links; thence along the center of said road N. 15' E. 7 chains, 34 links; thence in range with a stone marked B set in the earth on the west side of said road the centre of a white oak tree, monument of stones and marks on the rocks, N. 82° 15' W. 65 chains 78 links to a monument of stone to a mark on a point of rock between a maple and elm tree at the east side of a high ledge of rock, east of Crumelbow point, thence in range with a mark in a rock at a red cedar stake and monument of stone S. 7° 45' W. 2 chains 78 links to a point of rock with the letter B engraven upon it at the head of the cove east of Crumelbow point; thence along said cove and the mark of high water of Hudsons River S. 6° 15' W. 2 chains; thence S. 7° E. 3 chains 20 links; thence S. 5° 30' E. 4 chains; thence S. 15°30' E. 1 chain 70 links to southwest point of rock; thence S. 88° E. 20 links across the end of said rock to a cove; thence along said cove N. 31° E. 80 links; thence N. 25° E. 1 chain 60 links; thence N. 87° E. 1 chain 50 links to the mouth of a small creek; thence S. 55° E. 70 links; thence S. 17° 30' W. 2 chains; thence S. 4° E. 1 chain 45 links to the northwest corner of the farm owned by said Fuller where the letter B is engraven upon the rock at the west side of a small cove; thence in company with said Fuller's line in a range with the letters W.B. to a monument of stone on a point of rock, S. 82° 15' E. 61 chains 32 links to the place of beginning, containing 94 acres, 1 rod and 16 perches, more or less.

E-E-E

Habendum in fee.

No covenants or warrenty.

Acknowledged in due form in City, County and State of New York.

Authentication certificate attached in due form.

Josiah W. Wheeler and Mary Boorman, his wife,	:	WARRANTY DEED
	:	Dated May 16, 1867
	:	Ack. May 16, 1867
to	:	Rec. June 6, 1867
	:	Liber 140 page 329
	:	Cons. $40,000.00.
James Roosevelt.	:	

Grantor conveys to the grantee in fee.

All that certain piece or parcel of land situate, lying and being in the Town of Hyde Park on the westerly side of the New York and Albany Postroad (formerly the Highland turnpike) bounded northerly by land lately conveyed by parties of the first part to Francis U. Johnston, westerly by the Hudson River, southerly by land formerly of Dudley B. Fuller and now or late of Robert Boreel and easterly by the same postroad, containing 110 acres, more or less.

Habendum to the grantee in fee.

Full covenants and warranty.

Signed J. W. Wheeler and Mary B. Wheeler, sealed and witnessed.

Acknowledged in due form in the Kingdom of Italy, City of Florence, before Bigelow Lawrence, Consul General of the United States for the Kingdom of Italy. United States Consulate seal - $4.00 stamps attached.

EXPLANATION.

The following conveyance is set out for explanation and location purposes only. It is the first deed of record which establishes a monument mentioned in this description as "a stone placed inside a stone fence on the westerly side of said highway", (New York – Albany Postroad), which is the same monument as described in the caption page as the "limestone" monument.

Josiah W. Wheeler and Mary B. Wheeler, his wife,	:	WARRANTY DEED
	:	Dated November 8, 1866
	:	Rec. November 13, 1866
to	:	Liber 137, page 431
	:	Cons. $25,000.00
Francis U. Johnston.	:	

The grantors convey to the grantee in fee.

Tract in Town of Hyde Park, Dutchess County, New York, lying on the westerly side of the highway formerly known as the Highland turnpike and bounded easterly by the centre of said highway, northerly by land of Elias Butler, westerly by the Hudson River and southerly by land of the said Josiah W. Wheeler and the Hudson River, the land intended to be hereby conveyed and being more particularly described as follows:

Beginning at a point in the centre of said highway in a direct line with a stone placed inside the stone fence on the westerly side of said highway and in a direct line with a post and wire fence that runs along the north side of the garden of the said parties of the first part and being in the line of an old fence that formerly ran across the plain from said highway to the easterly end of said

post and wire fence; thence N 86°10' W. 6.36 chains along said post and wire fence to a white oak tree; thence N. 83° 26' W. 41.40 chains to a maple tree and heap of stones; thence S. 81° 31' W. 3.46 chains to a stake and heap of stones 17 links south of an elm tree at the easterly line of land granted to the Hudson Railroad Company; thence westerly and northerly along the easterly shore of the Hudson River to land of Elias Butler; thence easterly and northerly and again easterly along the boundary line between the land of said Butler and the land intended to be hereby conveyed to the centre of said highway; and thence southerly along the centre of said highway to the said point or place of beginning.

EXPLANATION.

The following conveyance is set out for location purposes only.

Robert Borsel and Sarah his wife,	:	WARRANTY DEED.
	:	Dated February 14, 1868
	:	Ack. March 16, 1868
	:	Rec. April 15, 1868
to	:	Liber 144 page 117
	:	Cons. $3,000.00
James Roosevelt.	:	

The grantors convey to the grantee in fee.

Tract of land situated in the Town of Hyde Park, Dutchess County, New York, now in the possession of the parties of the first part and bounded and containing as follows:

Adjoins caption land on the south

BEGINNING at the northwest corner of lands formerly belonging to the assigns of Leonard Lespinard, deceased, lately in the possession of Samuel Broom, on the east bank of Hudson River where letters W B are cut in a rock, running thence S. 83° 45' E. 111 chains 2 links to a stone set up, thence N. 2° 45' W. 20 chains to a stone set up, thence 83° 45' W. 124 chains 23 links to the east bank of the Hudson River where the letters W B are cut in a rock and thence down and along the said Hudson River to the place of beginning.

Together with all right, title and interest of the parties of the first part in and to the lands occupied by the Hudson River Rail Road Company in front of said premises and in and to the lands and water privileges extending out into the Hudson River in front of said premises. Containing 234 acres, 1 rod and 29 perches.

Recites Deed Liber 102 page 133.

James Roosevelt, testator,	LAST WILL AND TESTAMENT.	
to	Probated in Dutchess County Clerk's office	
	Will dated	April 20, 1900
	Codicil dated	May 28, 1900
Sara Delano Roosevelt for life and remaining fee	Died	Dec. 8, 1900
	Probated	Dec. 22, 1900 Liber 5, page 76
to	Recorded	Bk. 15 of Wills, page 303.
	Letters	Dec. 22, 1900 Bk. 27, page 111
Franklin D. Roosevelt.	Order barring Crs.	Bk. 26, page 622
	Transfer Inheritance taxes	Paid
	Executors discharged	April 24, 1909.
	Filing Box No.	18319

SEE PRINTED COPY OF TRUE TRANSCRIPT OF THE LAST WILL AND TESTAMENT OF JAMES ROOSEVELT, DECEASED.

The will has been properly executed and the proceedings leading to the will being admitted to probate have been regularly conducted, letters testamentary have been properly issued, inventory and appraisment has been properly made and filed, creditors have been barred, transfer inheritance taxes have been paid, and order discharging the executors has been properly entered. Complete settlement of the estate was made by order entered July 12, 1943. The only matter that remains to be disposed is the filing of record of the receipts of disbursements made in final settlement. The filing of these receipts do not in any way affect title to the caption land.

Franklin D. Roosevelt and Sara D. Roosevelt, et al (licensors)	:	LEASE
	: Dated	March 5, 1913
	: Ack.	June 21, 1913
	: Proved	June 21, 1913
to	: Not recorded	
	: Cons.	$1.00 &c
Central Hudson Gas & Electric Company (licensee).	:	

IN CONSIDERATION of $1. paid by the licensee to the licensors hereby give to the licensee the right to construct operate and maintain a line of poles and wires thereon with necessary guy and pole braces, over and along the premises belonging to the licensors in the town of Hyde Park, Dutchess County, N.Y., at the places designated on the map hereto annexed, which map is hereby made a part of this license, and the said licensors, their heirs, administrators, Executors and assigns, hereby and always reserving the right to terminate and revoke this license upon delivering to any one of the officers of said licensee a ninety day notice to remove all of its said property from the lands of the licensors at its own cost and expense and without cost or expense to the licensors or any one of them, or by mailing the said notice by registered mail to said licensee addressed to it at Poughkeepsie, N.Y. The notice to be given to the licensee, as above provided, shall be in the following form: ,

"NOTICE to the Central Hudson Gas & Electric Company: We do hereby elect to terminate and revoke and we do hereby terminate and revoke the license granted to you by us on the 5th day of March, 1913, in accordance with the terms of said license. YOU are required to remove your poles and wires from our premises within 90 days after the service of this notice upon you as provided in said license and in the event of your neglect or failure to comply with this notice we shall exercise the power conferred upon us and each of us by the conditions of said license.

Yours &c

_____

Licensors"

The above notice shall and may be signed by the licensors or by any one of them or by their agent and it shall be as effectual if signed by one of said licensors or by an agent as if signed by all of said licensors.

And the said licensee agrees to remove all of its property from said premises at its own expense and without cost or expense of any kind to the licensors or any of them, within 90 days after such delivery or by mailing said notice, and in case it shall neglect or fail to do so, the said licensee for and in consideration of $1. this day received from the licensors, the receipt whereof is hereby acknowledged, does hereby make, constitute and appoint Franklin D. Roosevelt, one of said licensors, its true and lawful attorney irrevocably for it and in its name, place and stead, to remove by cutting down or otherwise, the said pole line, poles and wires, guy and pole braces from said premises of each of said licensors and to sell the same at public or private sale, retaining to himself the sale price as and for compensation for said removal; the said licensee hereby giving and granting to the licensor Franklin D. Roosevelt, or his heirs, Executors Administrators or assigns, full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully, to all intents and purposes as it might or could do with full power of substitution and revocation, hereby ratifying and confirming all that its said attorney or his substitute (which word substitute shall mean and include any person deriving title to said property from said licensor Franklin D. Roosevelt, either by will, deed or descent) shall lawfully do or cause to be done or shall do what is authorized to be done by these presents and also the licensee hereby agrees to pay the licensors for all loss or injury to crops, and damages to other property, real or personal resulting from the use of said premises.

Signed, sealed and witnessed.

NOTE: Interview on May 3, 1939 by the abstractor with Mr. J. E. Doolittle, Division Commercial Manager of the aforesaid licensee, located at 50 Market Street, Poughkeepsie, disclosed that the above lease has not been amended or supplemented and is still recognized today.

Franklin D. Roosevelt and Anna Eleanor Roosevelt, his wife	:	QUITCLAIM DEED
	:	Dated July 24, 1939
	:	Rec. August 12, 1939
to	:	Liber 576, page 227
	:	Cons. Donation
United States of America.	:	

The grantors convey to the grantee in fee but subject to the trust, conditions and reservations as set out in deed:

All that parcel of land situated in the Town of Hyde Park, County of Dutchess, and State of New York, particularly described as follows:

BEGINNING at a point in the line between the lands of Mary Newbold Morgan and the lands of Franklin D. Roosevelt, which location is monumented by a limestone firmly set in the ground and marked "J W 1866"; running thence N. 86° 35' E., 0.05 chains (3.3 feet), to an iron pipe set at a point in the west line of the New York and Albany Post Road, which is the northeast corner of the tract herein described; thence S. 5° 05' E., along the west line of said New York and Albany Post Road 10.30 chains (679.8 feet), to an iron pipe which is the southeast corner of the tract herein described; thence N. 87° 27' W., 0.05 chains (3.3 feet), along other lands of Sara Delano Roosevelt and Franklin D. Roosevelt, to a granite monument set in the ground and marked "U S - F D R 1939", and thence continuing N. 87° 27' W., an additional distance of 17.87 chains (1179.4 feet), along other lands of Sara Delano Roosevelt and Franklin D. Roosevelt to a similar granite monument which is the southwest corner of the tract herein described; thence N. 6° 10' E., 8.45 chains (557.7 feet), along other lands of Sara Delano Roosevelt and Franklin D. Roosevelt to a similar granite monument set in the line between the lands of said Mary Newbold Morgan and the lands of said Franklin D. Roosevelt, which is the northwest corner of the tract herein described; thence N. 86° 35' E., along the line between the lands of said Mary Newbold Morgan and said Franklin D. Roosevelt, 16.84 chains (1111.4 feet), to a similar granite monument, thence continuing N. 86° 35' E., in the same line an additional distance of 0.10 chains (6.6 feet), to the place of beginning, containing 16.31 acres, more or less, together with all the right, title and interest

Set out for location purposes only.

of the parties of the first part of, in and to the New York and Albany Post Road, lying in front of and adjoining the land hereinabove described and conveyed, to the center of said road.

(THE ABOVE DEED IS SET OUT FOR LOCATION PURPOSES ONLY.)

EXPLANATION

The records of the Surrogate's Office of Dutchess County disclose that Sara Delano Roosevelt, widow of James Roosevelt, deceased, died testate, a resident of Hyde Park, New York, on September 7, 1941, her last will and testament having been duly admitted to probate.

TAX SEARCH

Examination of the records of the Treasurer's office of Dutchess County, at Poughkeepsie, N. Y., for town, county and state taxes, of the Collector's office (Mrs. Florence Kipp) at Staatsburg, N.Y., for school taxes, and the Collector's office (Anna B. Edgar) at Hyde Park, N.Y., for fire taxes, disclose that all taxes and assessments, including taxes for the current year, have been paid.

It is noted that the tax records disclose the caption land is carried on the tax roll as "residence of Franklin D. Roosevelt with 86 acres of land. The land is assessed at $12,000.00 and the residence at $42,300.00 or a total of $54,300.00. The amount of the taxes paid for the current year are as follows:

Town, county and state taxes	$1,027.89
School taxes	699.76
Fire taxes	359.02*
Total	$2,086.67

*This amount included other land. Tax on $42,300 should be $247.79

Dated: October 13, 1943

Matthew M. Epstein
Abstractor.

ABSTRACTOR'S CERTIFICATE.

I hereby certify that I have examined the indexes in the following offices for the following instruments covering the following periods against the persons shown by the foregoing abstract to have had or have an interest in the lands described on the caption page during such periods:

The office of the Clerk of Dutchess County, at Poughkeepsie, New York, for all deeds, mortgages, lis pendens, orders appointing receivers, general assessments, collateral bonds, statutory foreclosures, sheriff's bonds and tax sales from beginning of record to date hereof; for all judgments, decrees, transcript of liens entered or docketed for ten years last past; for all conditional sales, mechanics' liens and criminal bonds for three years last past;

The office of the Surrogate of Dutchess County, New York, at Poughkeepsie, New York, for all wills, administration of estates, probate or special proceedings and partition suits from beginning of record to date hereof;

I have also caused examination to be made of the records of the Treasurer's office of Dutchess County, at Poughkeepsie, New York, the Collector's office for school taxes, at Staatsburg, New York, and the Collector's office for fire taxes, at Hyde Park, New York, for any unpaid taxes, assessments or liens of any nature.

I state that the foregoing abstract is a true, correct and complete abstract of all conveyances and other instruments of writing on file or of record in the above noted offices; that it contains an abstract or sufficient notation of any and all proceedings had in the civil and probate courts of Dutchess County affecting this title; that there are no judgments, mechanics' liens, attachments, suits pending, transcript of judgments from the United States Circuit or District Courts, or any other such matters which in any way affect the title to the captioned lands, and that there are no taxes, assessments or other liens which in any way affect the title to the captioned lands except as shown in the foregoing abstract.

The foregoing abstract contains pages numbered 1 to 35, inclusive, and is certified as of the 13th day of October, 1943, at 1 P.M., eastern war time.

Matthew M. Epstein
Attorney, Department of Justice.

MEMORANDUM.

Re: Title to the westerly half of the bed of New York and Albany Post Road upon which the land proposed to be acquired as a site for the Franklin D. Roosevelt Library abuts

SYLLABUS: The title to the westerly half of the bed of the New York and Albany Post Road (formerly known as Highland Turnpike) upon which the land proposed to be acquired by the government as a site for the Franklin D. Roosevelt Library abuts is vested in the abutting owner.

DISCUSSION: The road in question is embraced within the boundary lines of the land originally settled by the Dutch and who, in 1664, surrendered the possession thereof to the English, and by the Treaty of Westminster in 1674 title thereto was established in the English.

The earliest record disclosing the laying out of this road is c. 131 of the Colonial Laws passed June 19, 1703. The Act is entitled "An Act for the laying out, regulating, clearing and preserving public common highways throughout this Colony", and the material provisions of this act are as follows:

> For the better laying out, ascertaining, repairing and preserving the public, common and general highways within this Colony. Be it enacted by the Governor, Council and General Assembly of this Colony and by authority of the same, that there be laid out preserved and kept forever in good and sufficient repair * * * public, common and general highway to extend from Kings Bridge in the County of Westchester through the same County of Westchester, Dutchess County and the County of Albany of the breadth of 4 rods English measure at the least to be continued and remain forever the Public Common General Road and the Highway from King Bridge aforesaid to the ferry at Crowlew over against the City of Albany * * *."

The above clearly shows that the road was laid out by the English, thus precluding the necessity of discussing the Civil Dutch Law.

Reference to the above enactment of 1703 also shows that at the time this road was laid out the public acquired only an easement and not a fee to the bed thereof.

> Failure of a statute authorizing establishment of highways to provide for compensation is evidence that an easement only is to be acquired by the public.
> Bradly v. Crane, 201 N.Y. 14,
> 94 N.E. 359.

The next and last record which relates to the laying out of this road is the enactment by the New York State Legislature in 1896. Chapter 423 of the Laws of 1896 is entitled "An Act to preserve forever the New York and Albany Post Road as a State Highway". The material provisions of this chapter are:

> Sec. 1. The old established road along the Valley of the Hudson from the City of New York to the City of Albany, known as the Albany Post Road, shall be a public highway for the use of the traveling public forever.
>
> Sec. 2. The said highway shall be kept open and free to all travelers and shall not be obstructed in any way by any obstacle to free travel.
>
> Sec. 3. No trustees of any village or corporation of any city upon its route, or Board of Council of Highways or Towns, or any other person or board whatever shall have the power or authority to seize or license the laying of any railroad tracks upon said highway, except and across the same, and any such action shall be void and of no effect.

The above act did not in any manner affect the status of the title to the bed of the road, but merely ratified the action theretofore taken by the Colonial government and definitely established of record the present road to be a State Highway known by the name of New York and Albany Post Road. See People ex rel Dinsmore v. Vandewater, 176 N.Y. 500, which discusses this enactment at length.

In considering the application of the decisions of the New York courts to the instant question, the actual record description as contained in the instrument through which the present owners deraigned their title, is indispensible.

The present owners (the life tenant and the remainderman) acquired title to this land by devise under the last will and testament of James Roosevelt, deceased, who, during his lifetime, acquired title from Josiah W. Wheeler, et ux, by a warranty deed set out at page 24 of the abstract, recorded on June 6, 1867, in Liber 140 page 329. The description in this deed reads:

> All that certain piece or parcel of land situate, lying and being in the Town of Hyde Park on the westerly side of the New York and Albany Postroad (formerly the Highland turnpike) bounded northerly by land lately conveyed by parties of the first part to Francis U. Johnston, westerly by the Hudson River, southerly by land formerly of Dudley B. Fuller and now or late of Robert Boreel and easterly by the same postroad, containing 110 acres, more or less.

A review of the decisions of the New York courts relating to such a description are as follows:

> Where land sold is described as bounded by a highway (underscoring is mine - to be distinguished from "bounded by the side or line of a highway") the boundary is the middle of such highway. (a) Adams v. Rivers, 11 N.Y. Sup. Ct. 390; Wallace v. Fee, 50 N.Y. 694.

> Where the record title shows that the premises were bounded by a street and not by the line of the street, the description would include the fee to the center, provided the grantor owned the fee. (b) Appleton v. City of N.Y., 219 N.Y. 150, 114 N.E. 73.

A deed bounded on a highway prima facie carries the title of the grantor to the center of the road, on the assumption that the grantor owned it, but when it appears to the contrary, title then extends to the roadside. (c) Dunham v. Williams, 37 N.Y. 25.

There is a legal presumption against the grantor who owns the fee of a highway upon which the conveyed lands abut intending and reserving such fee to himself. (d) Holloway v. Southmayd, 139 N.Y. 390.

Where a deed describes the land conveyed as bounded by a highway, the presumption is that the title to the land, to the middle of the highways, is in the grantee subject only to the public easement. (e) Mongan v. Village of Sing Sing, 164 N.Y. Supp. 560, 58 N.E. 1089.

To overcome the presumption that a conveyance of land bounded by an existing road carries the fee to the center thereof, there must be express words explicitly excluding the highway. (f) Van Winkle v. Van Winkle, 80 N.Y. Supp. 612.

When lands are granted bounded on a highway, the question whether title passes to the center of the highway is one of intent, which is to be gathered from the description of the premises in connection with the other points of the grant and by reference to the situation of the lands and the conditions and relation of the parties to the lands conveyed and to other lands in the vicinity. (g) Mott v. Mott, 68 N.Y. 246.

Considering the above description in light of the above decisions, the following questions present themselves:

1. Did the immediate predecessor in title of the present owners own the fee to that portion of the road in question?

2. Does the description as shown by the

conveyance to the present owners show the land conveyed to be bound by the west side of the New York and Albany Post Road, or to be bound by the New York and Albany Post Road? If the land is bound by the said side of the road, the fee to the road is excluded from the conveyance, but if bound by the road, the fee to the road is included.

3. Are there, of record, any other data which would assist in determining the intent of the grantor either to exclude or include the fee in the abutting road?

Re: Question No. 1: The grantor of the present owners did own the fee in the road in question. He acquired title to the instant land by deed set out at page 20 of the abstract and recorded February 25, 1845 in Liber 79 page 284. The description commences at a point formed by the intersection of the northerly boundary line of the farm owned and occupied by Dudley B. Fuller and the center of the New York and Albany Post Road, and runs thence along the center of said road N. 8° E. 7.20 chains, thence along the center of said road N. 15' E. 7.34 chains, etc.

The deeds of record prior to the deed into Josiah W. Wheeler, may give rise to the question whether Josiah W. Wheeler, grantor acquired the fee in the road, in that these descriptions (set out on pages 19, 18, 17, 16 and 14 of the abstract) all read in part:

> Beginning at a point in the farm of the said John Johnston called "Bellifield" being on the west side of Highland Turnpike, being the southeast corner of this tract, thence running N. 1° W. along said turnpike 24.75 chains, etc.

From a consideration of these deeds as a whole, and of the reason as stated hereinbelow under "Re Question No.2", it can be stated that the expression "along said turnpike" as distinguished from "along the westerly side of said turnpike" is sufficient to indicate the grantor's intention to include the fee in the road in this conveyance.

Re: Question No. 2. An examination of the abstract of title covering this land from beginning of record to the conveyance to the present owners, discloses clearly that the expression as used in the conveyance to the present owners, namely "being on the westerly side of New York and Albany Post Road, bounded * * * easterly by New York and Albany Post Road" means that the land so conveyed is located "west of" the New York and Albany Post Road as distinguished from being located "east of" the said road. In other words, the expression "being on the westerly side of the road" preceding a boundary description of the land conveyed which boundary description states that the land is bounded on the east by the said road, is used to designate location and not boundary.

The deed by which the aforesaid Josial W. Wheeler acquired title from James Boorman, et ux, (see deed set out at page 20 – recorded February 25, 1845 in Liber 79, page 284) reads in part "tract of land lying westerly of New York and Albany Post Road (formerly the Highland turnpike) and bounded and described as follows: Beginning at a point formed by the intersection of the northerly boundary line of the farm now owned and occupied by Dudley B. Fuller and the center of said post road, and running thence along the center of said road N. 8°E. 7.20 chains; thence along the center of said road N. 15' E. 7.34 chains, etc."

The deeds of the predecessors in title to the aforesaid James Boorman, et ux (see deeds set out at pages 14, 16, 17, 18 and 19 of the abstract) all disclose this description by which the instant land was conveyed, namely "A tract of land * * * beginning at a point in the farm of John Johnston called "Bellifield" being on the west side of Highland Turnpike, being the southeast corner of this tract, thence running N. 1° W. along said turnpike 24.75 chains, etc."

See also deed set out at page 25 of the abstract. This deed is a conveyance by Josiah W. Wheeler, who is the same person who conveyed the captioned land to James Roosevelt, as set out on page 24. Under the deed set out on page 25, Josiah W. Wheeler conveyed land adjoining the

captioned land on the north and also abutting on the same road. The description in this deed describes the land conveyed as lying on the westerly side of the highway formerly known as the Highland Turnpike and bound easterly by the center of said highway. Thereafter a particular description follows which describes the easterly side of the land conveyed as running along the center of said highway. Surely this description conclusively shows that in that locality and during that particular period the expression "lying on the westerly side of the highway" was used to immediately locate the land but not in the sense of establishing its boundary lines.

In re Question No. 3: It can be concluded from the following title data of record that the immediate predecessor in title to the present owners, who, prior to his conveyance did own the fee in the said road, intended to include, not exclude, the fee to the road upon which the land abuts.

Neither the said predecessor in title, (Josiah W. Wheeler) nor any of his predecessors in title of record, excepted, in express words contained in any deed of record, the fee to this road or any portion thereof.

The following is some indication of the intention of the said Josiah W. Wheeler to retain to himself the fee in the bed of this road. Prior to his conveyance to James Roosevelt (see deed page 24) he had also acquired lands immediately north of the land he conveyed to James Roosevelt. (See deed set out at page 25). Now as common owner of the captioned land and land immediately north of it, if it were his intention to exclude the fee in the road upon which all of his holdings abutted, he certainly would not have included half of the road in the description of the conveyance by him of the land north of the captioned land. (See deed set out at page 25). In this deed Josiah W. Wheeler, in conveying the land north of the captioned land, he describes the parcel as "lying on the westerly side of the

Highland Turnpike and bounded easterly by the center of said highway, * * * and more particularly described as follows: Beginning at a point in the center of said highway in a direct line with a stone placed inside of the stone fence on the westerly side of said highway * * * thence along the center of said highway, etc." Seven months after Josiah W. Wheeler had made the above conveyance, he conveyed the captioned land to James Roosevelt by also identifying the land as being on the westerly side of the New York and Albany Post Road and bounded * * * easterly by the post road. The above two deeds by the same grantor are justification to conclude that the grantor certainly did not intend to retain in himself the fee in the road abutting the lands he had acquired.

From the foregoing disclosure by the abstract of title and the related judicial decisions, it can be stated that the captioned land comprising the 33.23 acre piece was acquired by James Roosevelt during his lifetime from one who owned the fee in the abutting road and that the deed into him describing the land to be bounded easterly by New York and Albany Post Road conveyed the title to this land to the center of said road, subject only to the public easement.

For future reference the following comment is added with respect to the question which may arise as to the true width of New York and Albany Post Road.

The 33.23 acre tract of land is bounded on theeast by a two foot stone wall which stands within the easterly property line of this land, and which separates this land from the westerly line of the New York and Albany Post Road. The road was originally laid out to be 66 feet wide. By actual measurement, this road today measures 64 feet in width. Facts of record disclose that at one time the westerly side of this road was 2 feet west of its present location. The question then may arise whether the public can now claim any right or interest in and to that part of the land upon which the stone wall now stands.

The case of Peckham v. Henderson, et al., 27 Barbour (Sup. Ct. Rep. of N.Y.) 207 answers squarely any such contention. This case stands for the proposition that when a public highway was originally laid out six rods in width, but was fenced only four rods in width, and had been used thus fenced for 30 years, that portion of the land originally included in the six rod strip which was fenced off and unused as a highway, cannot be considered an encroachment and its use after 20 years constitutes adverse possession as against the public.

In our present case the road was originally laid out 66 feet in width; that more than 60 years ago a stone wall had been erected on the westerly 2 feet of this road, which wall has been standing continuously and adversely in its present position for more than 60 years; that trees, now more than 60 years old, to indicate the westerly side of the road, had been planted in front of this wall, and this road today measures 64 feet instead of 66 feet. The conclusion reached in Peckham v. Henderson, et al, applies also to our case, and the public could be estopped from claiming any right or interest in and to that portion of the land upon which this wall now stands.

Respectfully,

Matthew M. Epstein

Matthew M. Epstein
Attorney.

ABSTRACTER'S COMMENT:

In addition to the disclosures of the instruments making up the chain of title to the caption land which comes down regularly into Franklin D. Roosevelt, the present record owner, the following are to be noted:

1. The gold and silver mines reserved in the patent set out at page 4.

2. The outstanding rights of Central Hudson Gas and Electric Company (located at Poughkeepsie, N.Y.) under the lease set out at page 30.

3. Such adverse rights which may be disclosed by a physical inspection.

4. The easterly two feet of the caption land constituted at one time the westerly edge of the abutting highway, as originally laid out. See pages 6, 37, 44 and 45 of the abstract. Notwithstanding that the rights of the public to use this two foot strip is now barred, the United States in accepting title to the caption land, in order to preclude any question as to jurisdiction from successfully arising, should exclude jurisdiction over any portion of the caption land which at present is or constitutes part of the New York and Albany Post Road.

Matthew M. Epstein

ADDRESS REPLY TO "THE ATTORNEY GENERAL" AND REFER TO INITIALS AND NUMBER

JRM - LME

33-33-377

DEPARTMENT OF JUSTICE

WASHINGTON, D.C.

"WU Y 197 28

PUXX POUGHKEEPSIE NY DEC 31 1943 327P

NORMAN M. LITTELL ASST ATTY GENL

DEPT OF JUSTICE

DEED FILED AT TWO FIFTY SEVEN PM TODAY IN DUTCHESS COUNTY CLERKS OFFICE FOR RECORDING. RECORDS OF THIS OFFICE SHOW NO ENCUMBRANCES SINCE OCTOBER THIRTEENTH NINETEEN FORTY THREE

HENRY T. HACKETT

524P"

CERTIFICATE

I certify that the telegram set out above is a true copy, received from Henry T. Hackett, Attorney-at-Law, of 226 Union Street, Poughkeepsie, New York, in response to a letter addressed to him by Norman M. Littell, Assistant Attorney General, dated December 30, 1943, enclosing original executed deed, dated December 29, 1943, from Franklin D. Roosevelt and Anna Eleanor Roosevelt, his wife, conveying 33.23 acres of land in the Town of Hyde Park, Dutchess County, New York, to the United States, and requesting that the deed be filed for record with the Clerk's office of Dutchess County after the title records covering the land conveyed were continued from October 13, 1943 to and including the date of recordation, and that a statement of compliance with the foregoing request be furnished Mr. Littell in the form of a telegram.

Witness my hand this 3rd day of January, 1944.

Attorney, Title Section
Lands Division, Department of Justice.

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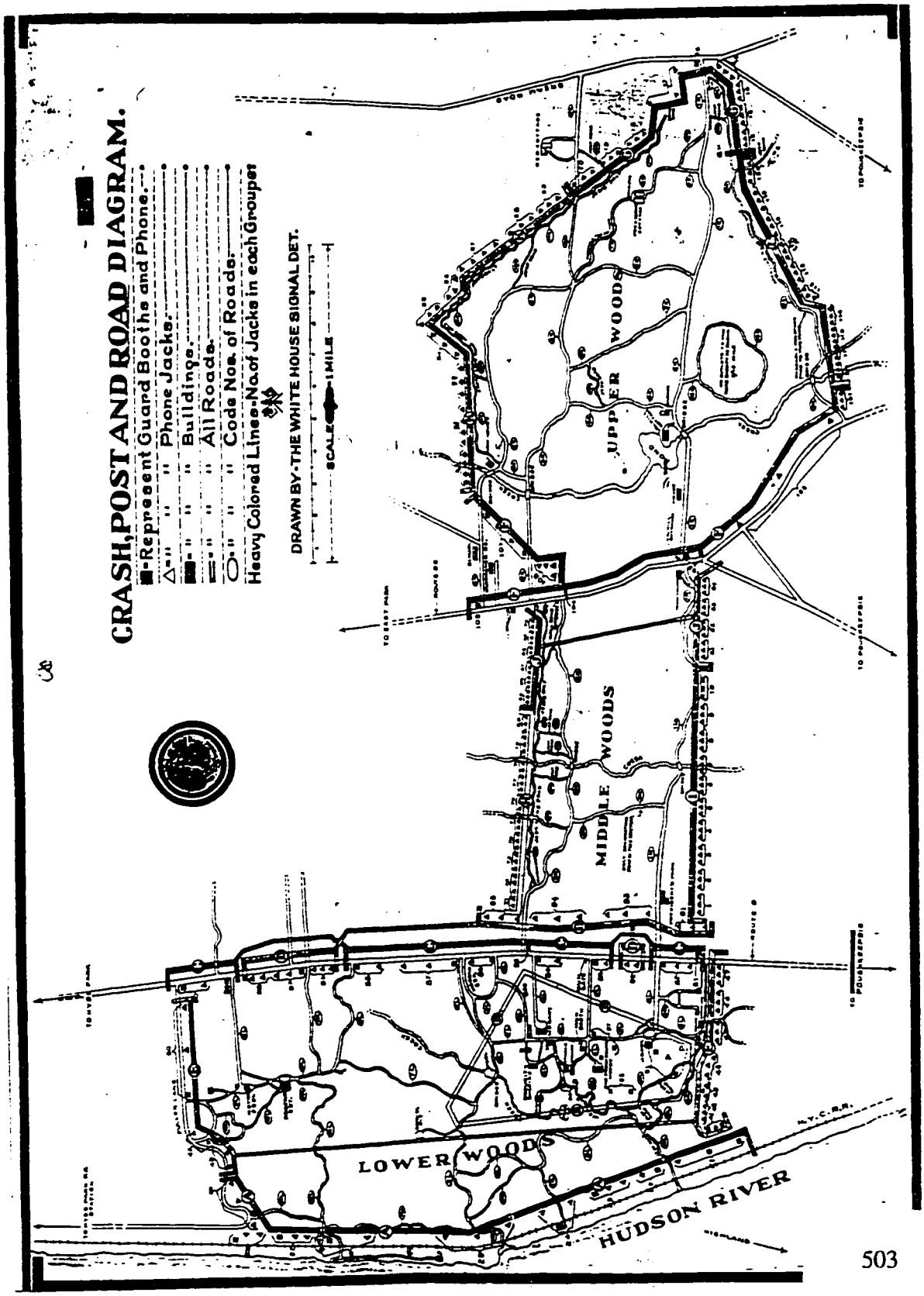
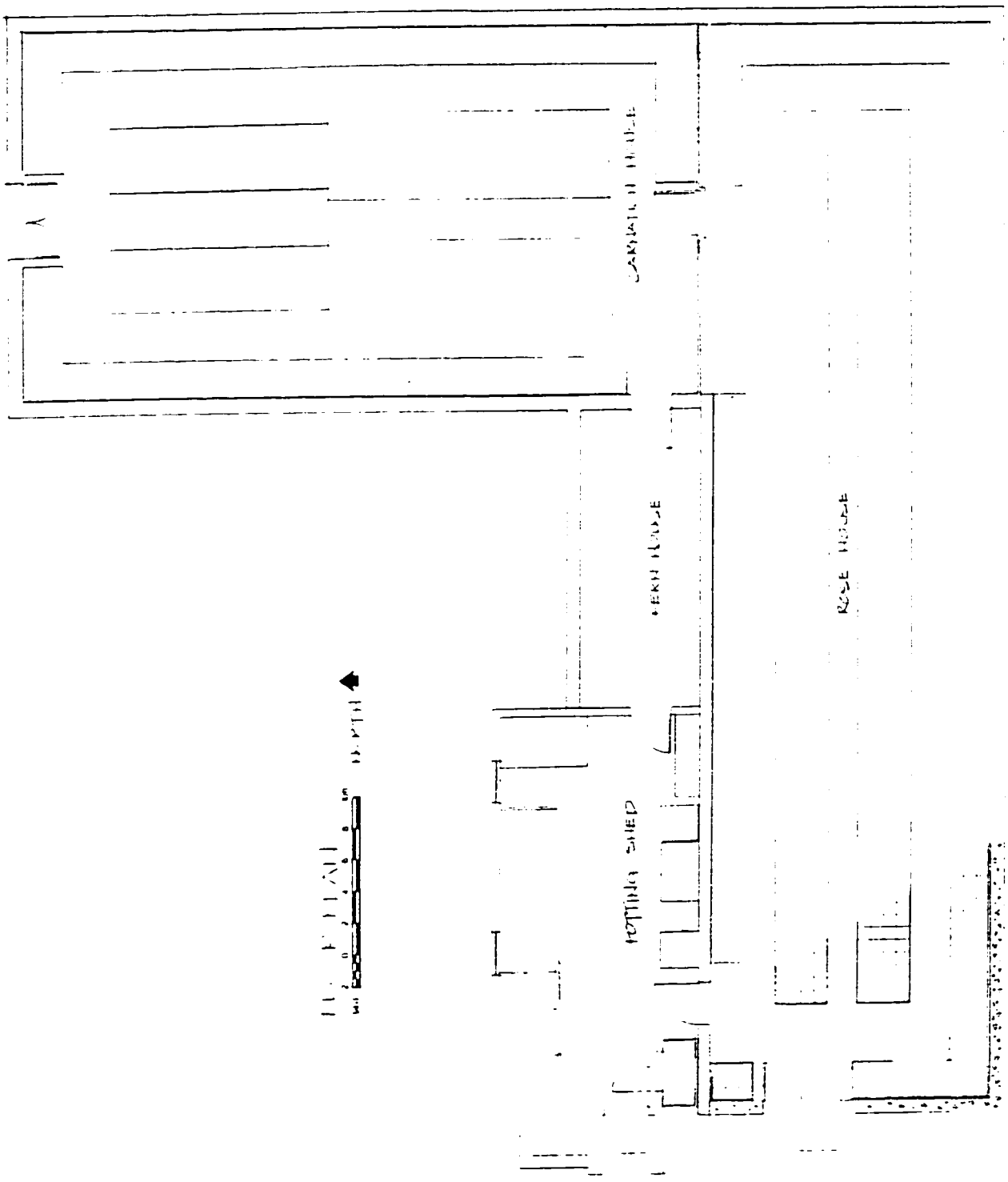
APPENDIX H: CRASH, POST AND ROAD DIAGRAM, DRAWN BY THE WHITE HOUSE SIGNAL DET., NO DATE

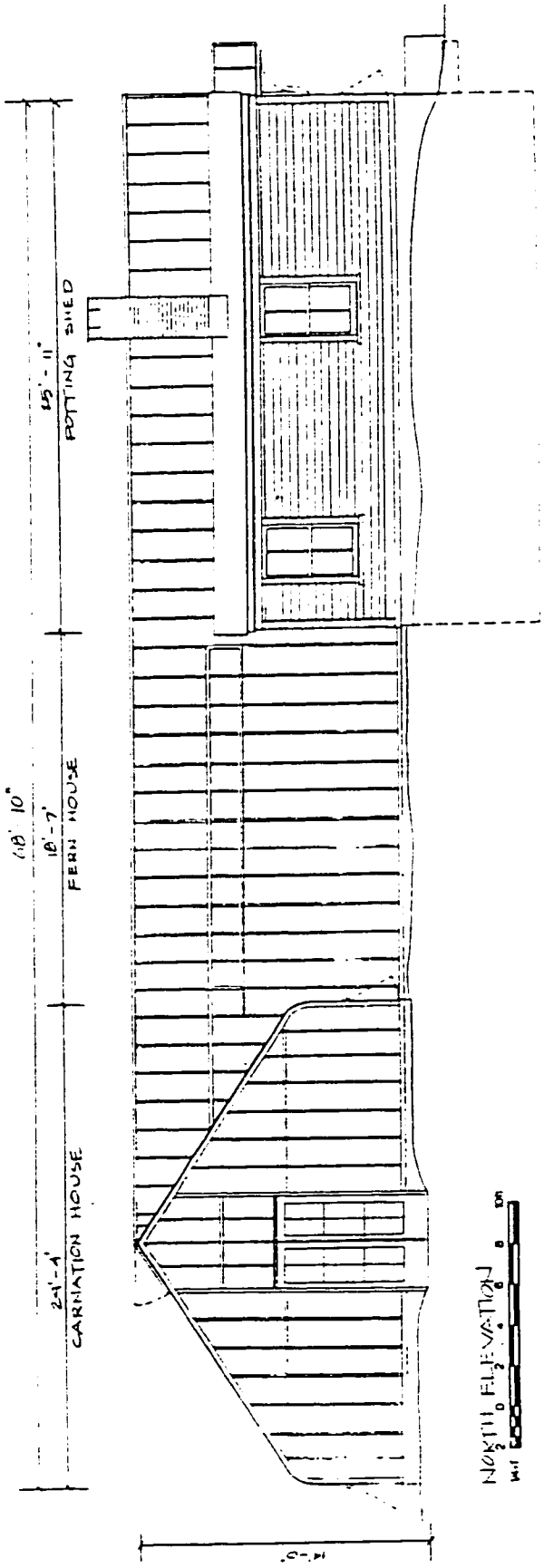
Source: The Home of Franklin D. Roosevelt National Historic Site

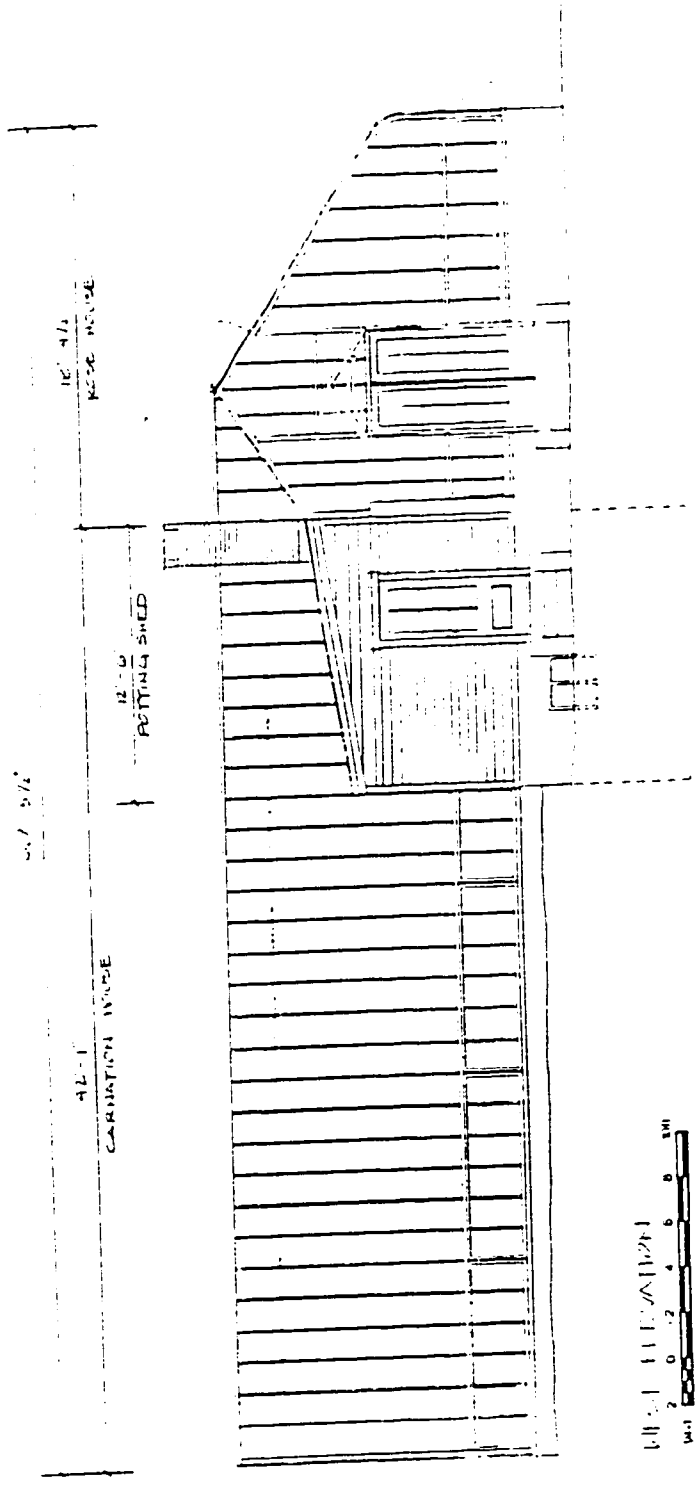


APPENDIX I: GREENHOUSE FLOOR PLAN AND ELEVATIONS

Source: Historic Structure Report: Greenhouse (HS 11), Home of Franklin D. Roosevelt National Historic Site, DRAFT by Frank Brisco, Building Conservation Branch, CRC, November 1990.

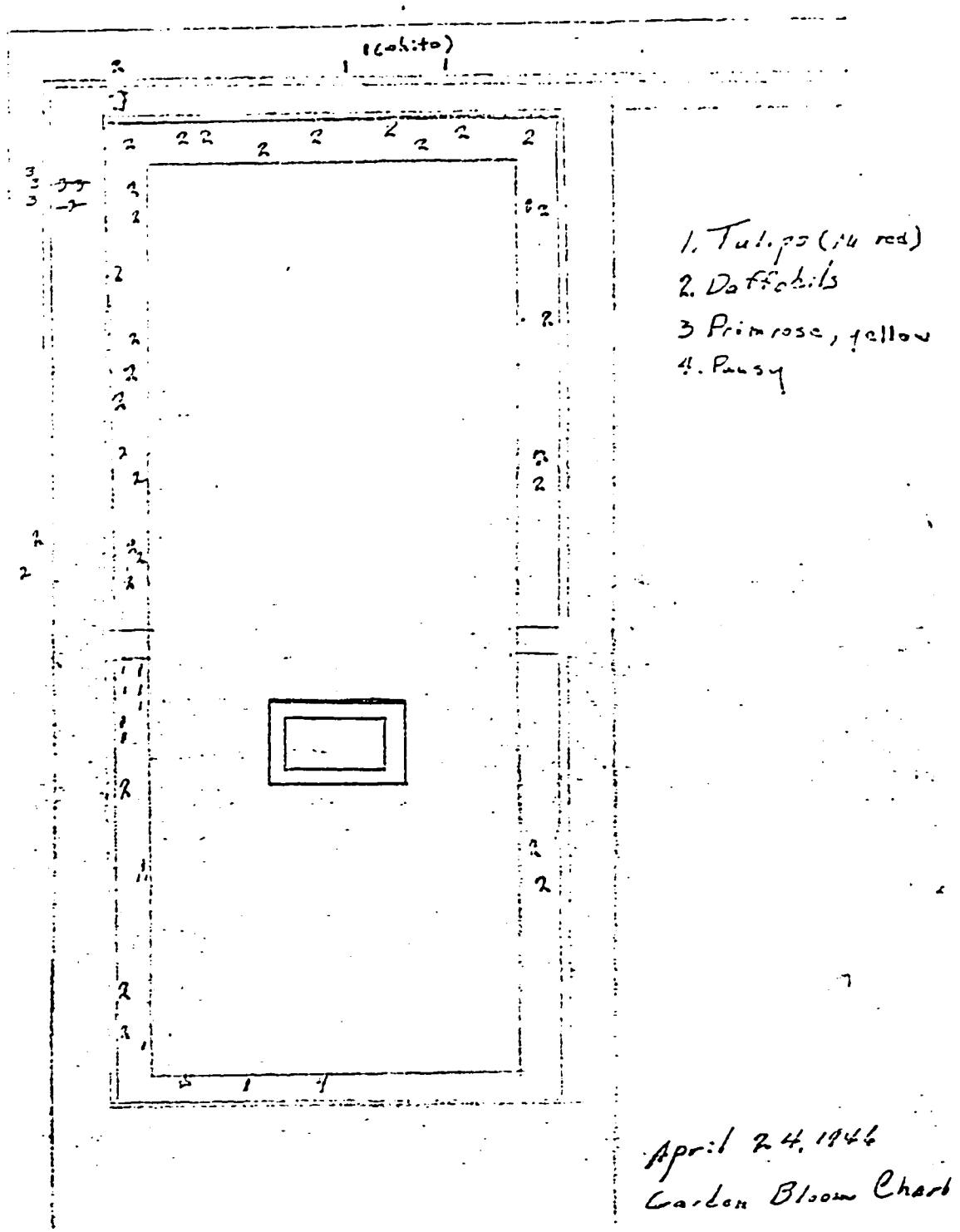



POTTING SHED
FERN HOUSE
CARNATION HOUSE
NORTH ELEVATION

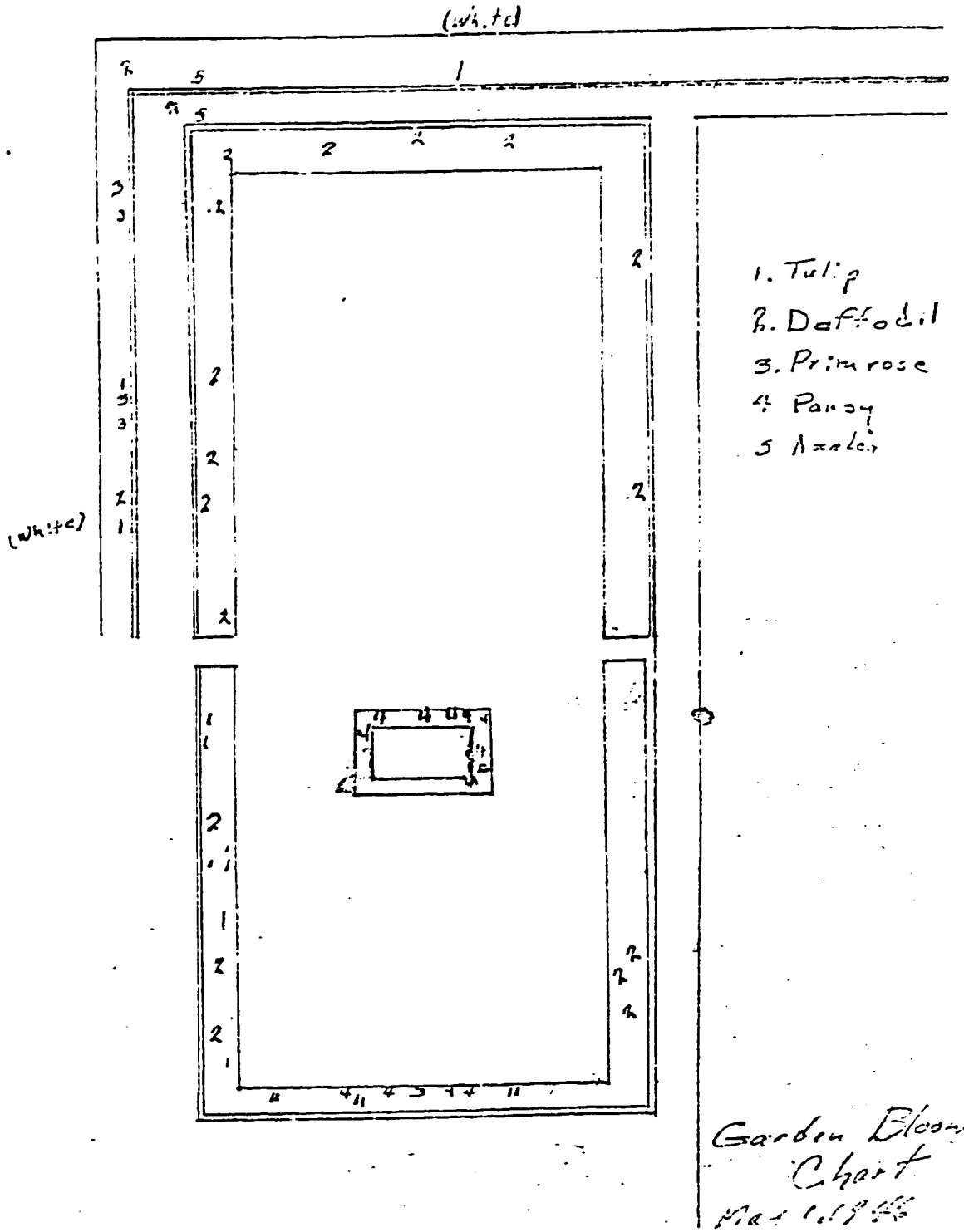


APPENDIX J: INVENTORY OF PERENNIALS IN THE ROSE GARDEN

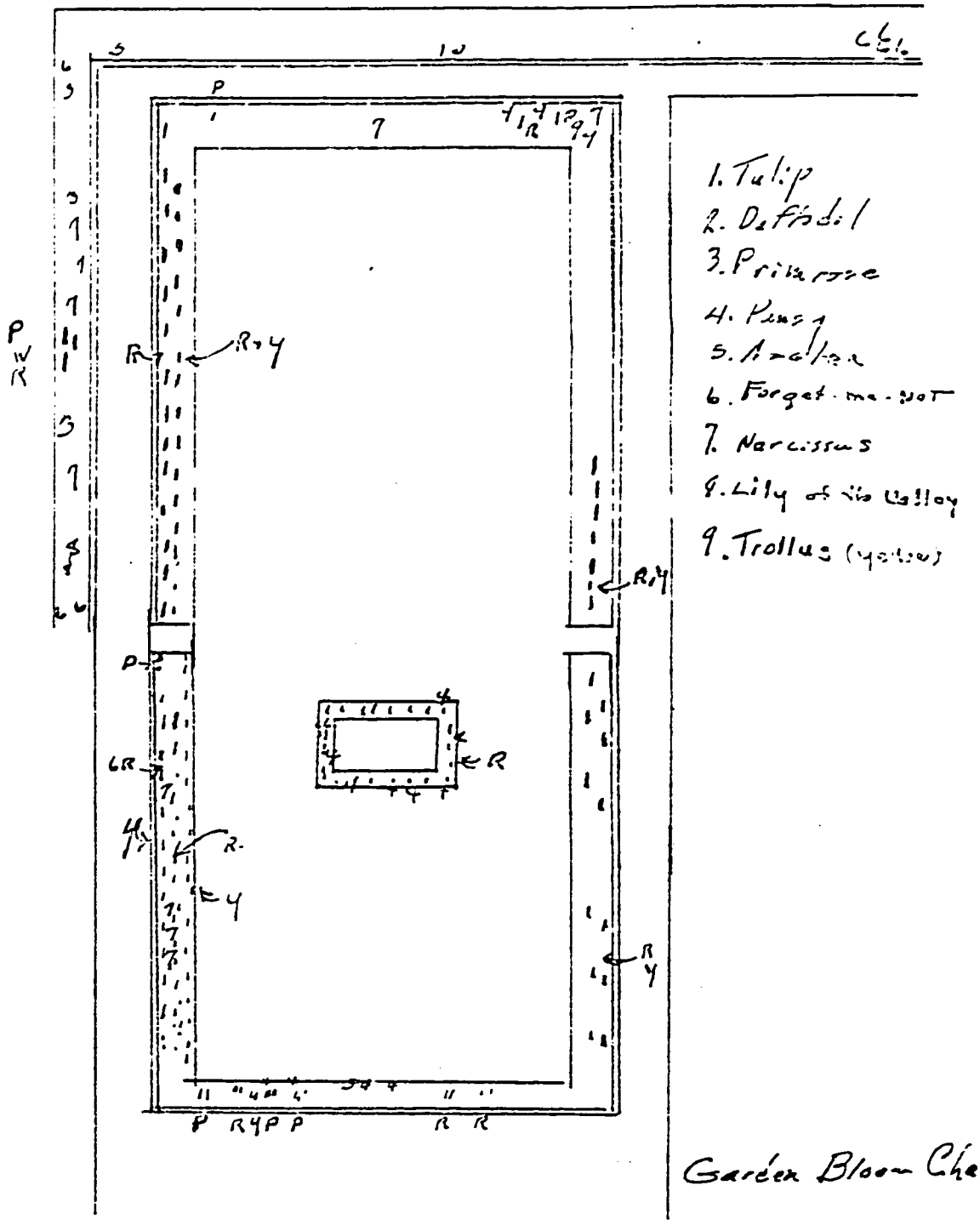
Source: The Home of Franklin D. Roosevelt National Historic Site archives, April - September 1946.



Roosevelt Garden

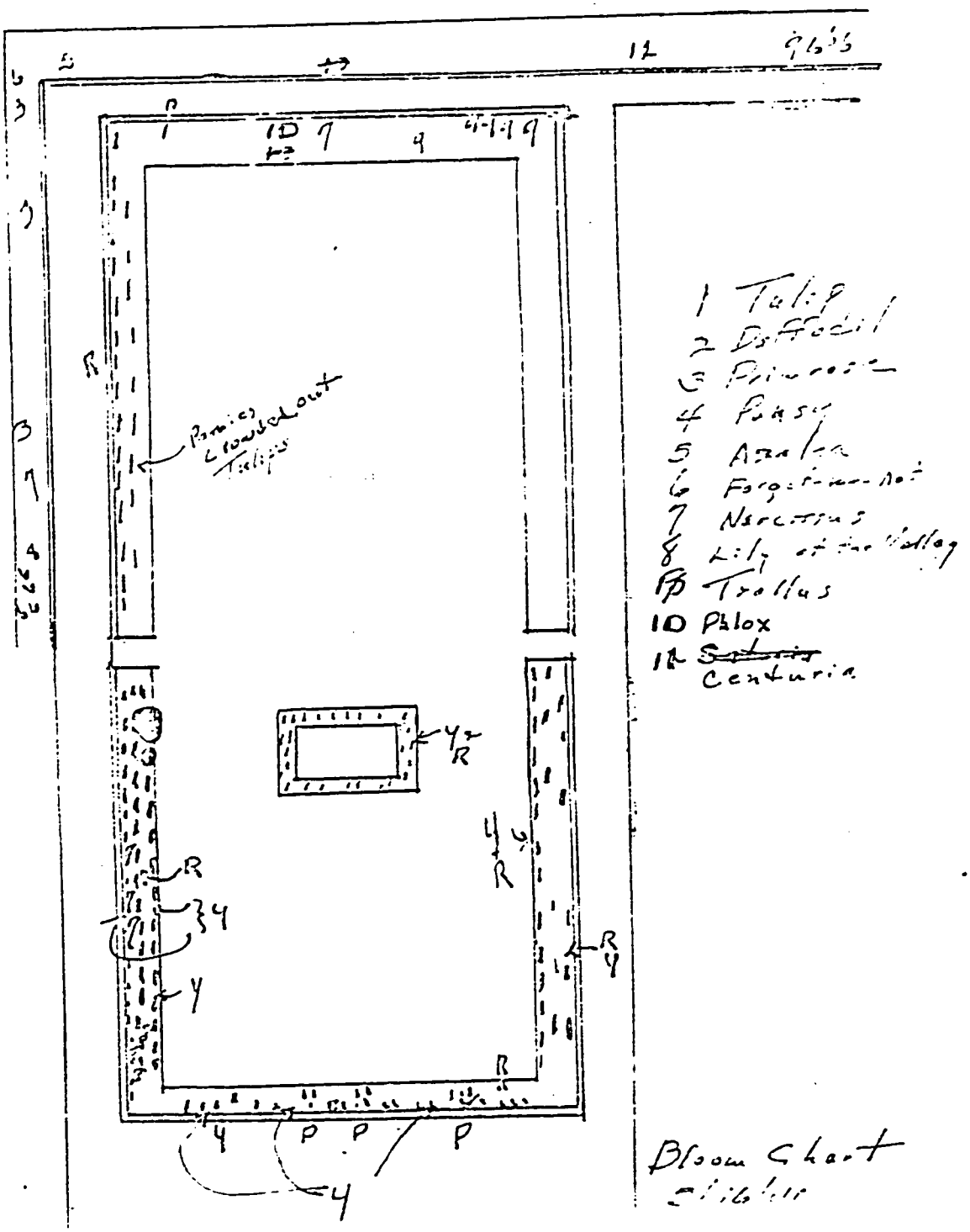


Roosevelt Garden

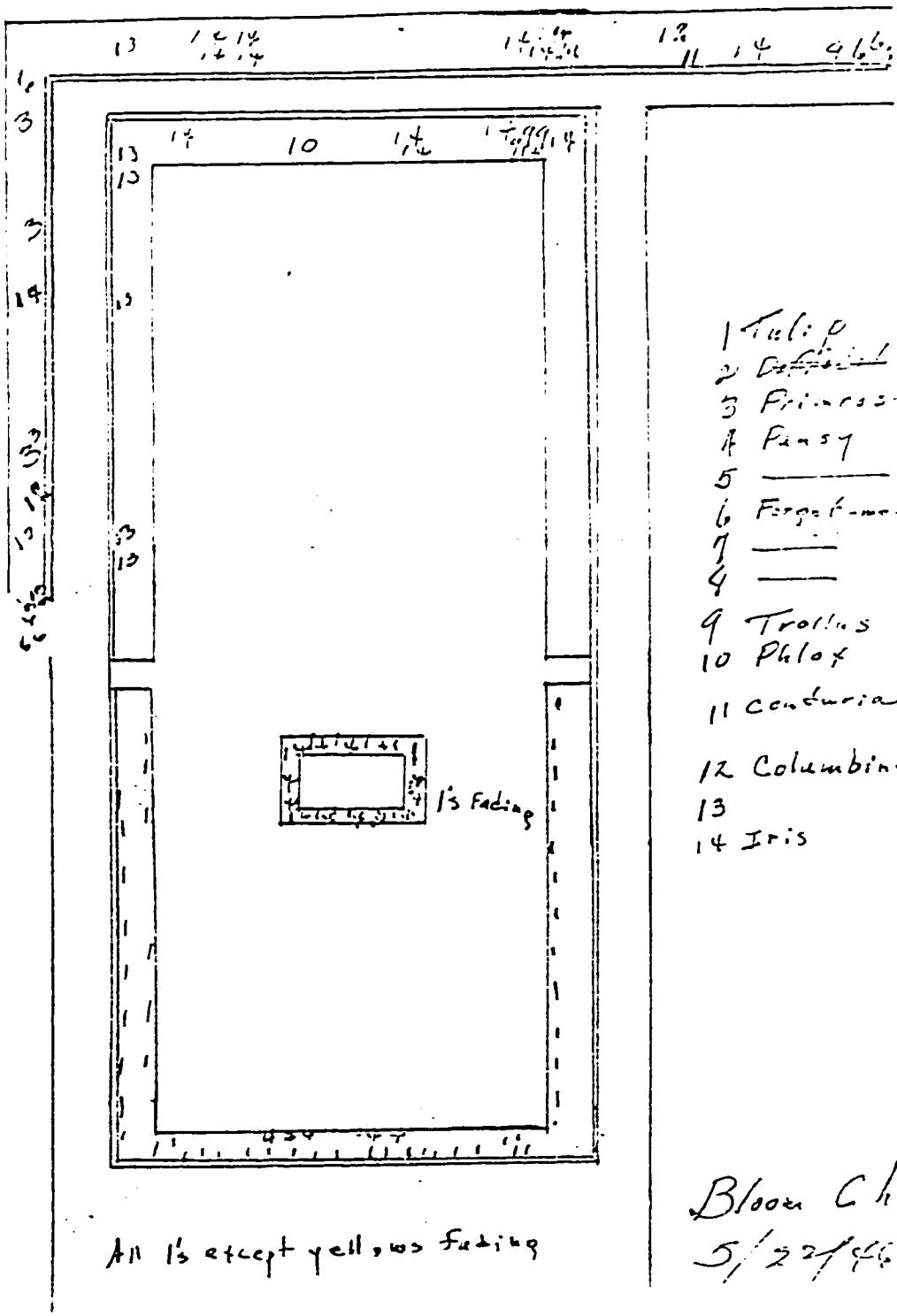


11

Roosevelt Garden



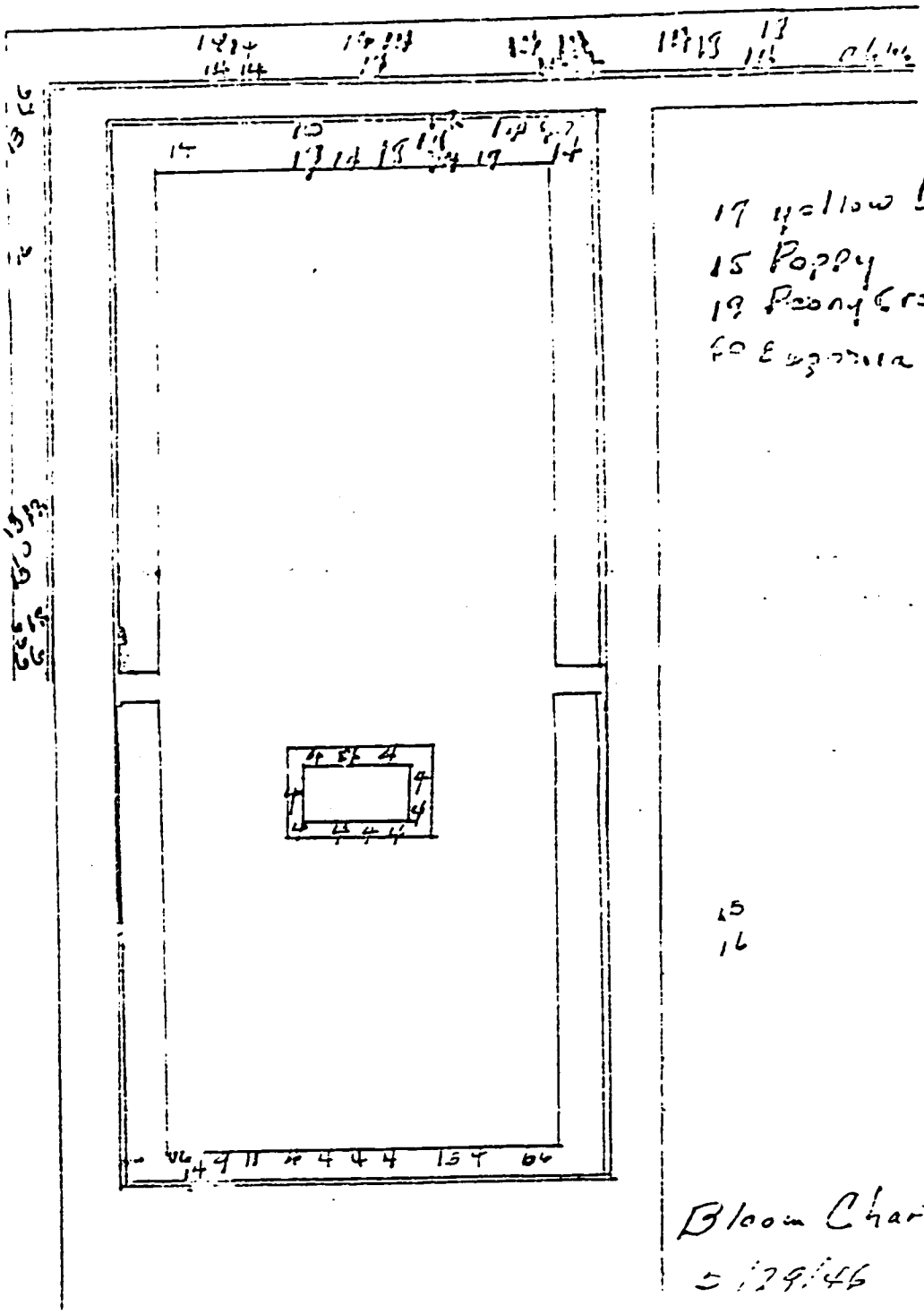
Roosevelt Garden



1 Tulip
2 [illegible]
3 Primrose
4 Pansy
5 ——
6 Forget-me-not
7 ——
4 ——
9 Trollius
10 Phlox
11 centuria
12 Columbine
13 (white
14 Iris

Bloom Chart
5/22/46

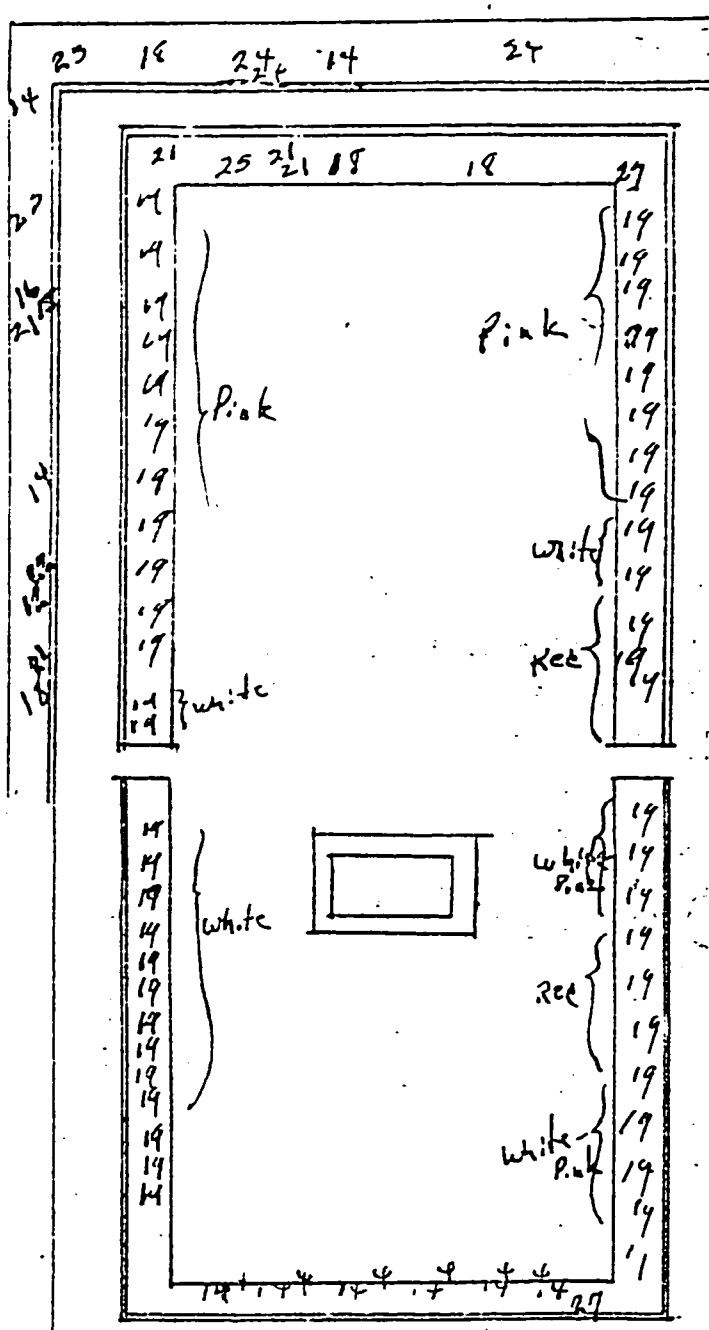
Roosevelt Garden



17 Yellow Lily
15 Poppy
19 Peony (red)
[illegible]

15
16

Bloom Chart
[illegible]



18 Poppy
19 Peony

21 Sweet William
22 (whit
23 Delphinium
24 Evening Primrose
yellow
25 (Pur
26 Daffy (White
27 Canterbury Bell

Bloom Chart
6/13/46

APPENDIX K: INVENTORY OF ROSES IN THE GARDEN

Source: The Home of Franklin D. Roosevelt National Historic Site, prepared by Alex. Knauss, June 28, 1947.

Bed # 1
- Row 1, 1-2-4-5-6-7-8- Baroness de Rothchild
  - 3 Magna Charta
- Row 2, 1-6 Magna Charta
  - 2 Mme Plantier
  - 3 Baroness de Rothchild
  - 5 Moss rose (Salet)
  - 7 Prince Camilli de Rohan
  - 8
- Row 3, 1 Paul Neyron
  - 2-6 Baroness de Rothchild
  - 3-7 Eugene Furst (no. 7 x)

Bed # 2
- Row 1, 2 x
  - 3 Baroness de Rothchild
  - 6 Magna Charta
  - 7 Baroness de Rothchild
- Row 2, 2-4 General Jacqueminot
  - 3-6 Moss rose (Salet)
  - 5-7 Magna Charta
- Row 3, 1 Else Poulson
  - 2 Baroness de Rothchild
  - 3 John Hopper
  - 4-5 Eugene Furst

Bed # 3
- Row 1, 1-2-3-4-5-6-7-8 Prince Camilli de Rohan
- Row 2, 1-2-3-4-7 Prince Camilli de Rohan
  - 5-6 Magna Charta
- Row 3, 1-9- Prince Camilli de Rohan
  - 2-5-6-7-8 Magna Charta
  - 3-4 Baroness de Rothchild

Bed # 4
- Row 1, 2-3-4-6-7 Baroness de Rothchild
  - 1 Mme. Plantier
  - 5 Magna Charta
- Row 2, 1-6 Baroness de Rothchild
  - 2 Jules Margotten
  - 3-4 Mme. Plantier
  - 5 Magna Charta

Bed # 5
Row 1, 1 Climber
2-3-4-5-6- Baroness de Rothchild
7 Jules Margotten
Row 2, 1-2-3-4-5-7 Magna Charta
6-9- Moss rose (Salet)
8 Baroness de Rothchild
Row 3, 1-2 Baroness de Rothchild
3-4-5 Magna Charta
6 Moss rose (Salet)

Bed # 6
Row 1, 1 Mme. Plantier
2-3-4 Magna Charta
Row 2, 1-2 Baroness de Rothchild
3 x
4-5 Mme. Plantier
6 Mme Butterfly
Row 3, 1-2-4 Prince Camilli de Rohan
3-5-6-7 Magna Charta
8 Baroness de Rothchild

Bed # 7
Row 1, 1 x
2-7 Baroness de Rothchild
3-4-5 Magna Charta
6 General Jacqueminot
Row 2, 1-7-8 Baroness de Rothchild
2 Red Tea rose
3-4-5 Magna Charta
Row 3, 1 Fisher Holmes
2-4-5-6- Baroness de Rothchild
3 Magna Charta
1 Ulrich Bruner

Bed # 8
Row 1, 1-2-3-4-7 Baroness de Rothchild
5-6 Magna Charta
8 Pink Tea rose
Row 2, 1-5-6 Magna Charta
2-3-7-8 Mme Gabriel Luzet
4 Red Radiance
Row 3, 1-3-7 Magna Charta
5 x
6 Ulrich Bruner
8 Mme Gabriel Luzet

Bed # 9
Row 1, 1-3 Susan Marie Rodocanachi
4-5-6-7 Prince Camilli de Rohan
8 Red rose
Row 2, 1 Tea rose
2 Eugene Furst
3 Paul Neyron

4 Rosa Rugossa
5 Prince Camilli de Rohan
6 Baroness de Rothchild
Row 3, 1 Baroness de Rothchild
2 Eugene Furst
3 Paul Neyron
4 Rosa Rugossa
5-6 Prince Camilli de Rohan

Bed # 10
Row 1, all Prince Camilli de Rohan
Row 2, 1 Magna Charta
all others Prince Camilli de Rohan
Row 3, 1 Baroness de Rothchild
2-3-4-5-6 Prince Camilli de Rohan
7 Susan Marie Rodocanachi
8 Eugene Furst

Bed # 11
Row 1, 3-4-6 Baroness de Rothchild
Row 2, 2-3-5-7 others Prince Camilli de Rohan
4 Baroness de Rothchild
Row 3, 3-5 Baroness de Rothchild
4-6-7-8 Prince Camilli de Rohan
9 x
10 Magna Charta

Source: Roosevelt, F.D., Family Business & Personal Affairs, Tree Plantings, Box 22, Franklin D. Roosevelt Library.

Forestry Practice

on the

ROOSEVELT FARM

At Hyde Park, Dutchess County, New York

Virgin Hemlock in a Forest of Hemlock and Hardwood

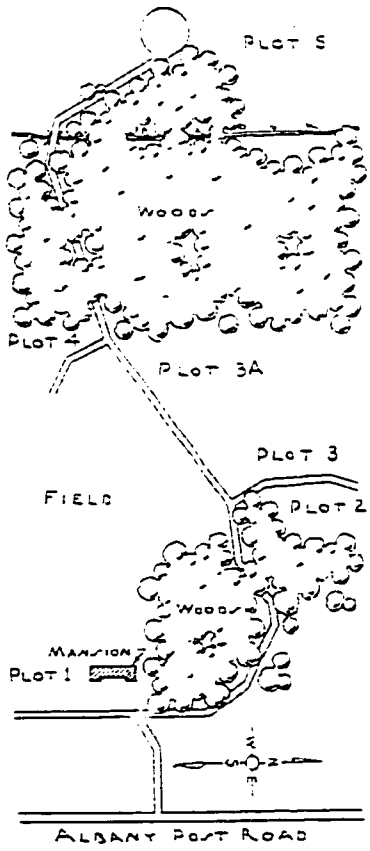
Published by

THE NEW YORK STATE COLLEGE OF FORESTRY AT SYRACUSE UNIVERSITY

SYRACUSE, N. Y.

SKETCH MAP

SHOWING LOCATION OF FOREST PLANTINGS NEAR THE ROOSEVELT MANSION AT HYDE PARK NEW YORK



REPRODUCED FROM BOOKS AT THE PRAGUE

hite Pine Planted in 1914 *and Pruned in* 1930 *Plot* 5

ter to make an inventory of the growing stock, separation of the woodland into types, a deter-ination of the rate of growth, and other data on which to formulate a systematic plan of anagement.

The New York State College of Forestry will ake a working plan in cooperation with the overnor to determine how to manage each type, hat additional areas are to be planted, and the arious experiments and demonstrations that can conducted on a typical Hudson Valley wood-nd.

It is planned to leave the hemlock grove on the eep river slope in as near virgin condition as ossible. This will serve as an experiment of hat has occurred under these conditions in the ast and what ecological changes are taking ace.

Plot 1.

White pine plantation made in 1916 and pruned in e fall of 1930. It is located on a steep western and rthern slope.

Plot 2

White pine and Scotch pine plantation made in 1916 foot of a western slope.

Plot 3

Tulip poplar plantation made in 1917 after the stock had been held in the nursery two years. This plot was pruned in the fall of 1929 under the direct supervision of Governor Roosevelt. It is located in a little de-pression of good soil.

Plot 3a

Tuplip poplar plantation of 1928. Although it is not located on a site as good as Plot 3 it is making good growth.

Plot 4.

Norway Spruce plantation made in 1916. It is lo-cated on a gentle western slope at the edge of old timber.

Plot 5

White pine and Red pine plantation of 1911. It was pruned in the fall of 1930. It is located along a creek bottom. The Red pine is larger and in better condition than the White pine.

In addition to the five plots shown on the map and described above there are many more plant-ings, thinnings and prunings of interest. These are located east of the Albany Post Road.

There is an excellent tract of hardwood (chiefly red and white oak and hard maple) with scattered hemlock. This tract was clear cut about 45 years ago. It now contains tall clean boled second growth, running up to 12 to 15 inches D.B.H. This woodland was thinned of undesirable trees in 1926 and 1927. It now has a very satisfactory understory of hardwood re-production.

There is a Christmas tree plantation of Nor-way spruce planted in 1926 and spaced about 3 x 3 feet. This is located on the farm cross road between the Albany Post Road and the Violet Avenue Road. The plot is on poor rocky soil but good growth is now evident.

Back of the Val Kill Shop there is a white pine plantation of 1914. It was pruned in 1931. It is on nearly level ground and was a pasture with gray birch trees before it was planted.

In the spring of 1930 plantings were made near Dead Man's Curve on the Violet Avenue Road as follows: European larch, Japanese larch, western yellow pine, Norway spruce, white spruce, Sitka spruce, red pine and Scotch pine. In 1931 the following were planted: Douglas fir, Japanese red pine, shortleaf pine, arbor vitae, black walnut seedlings and black walnut seed spots.

There are other plantings, chiefly of native species. These are making good growth and are of interest.

Forestry Practice

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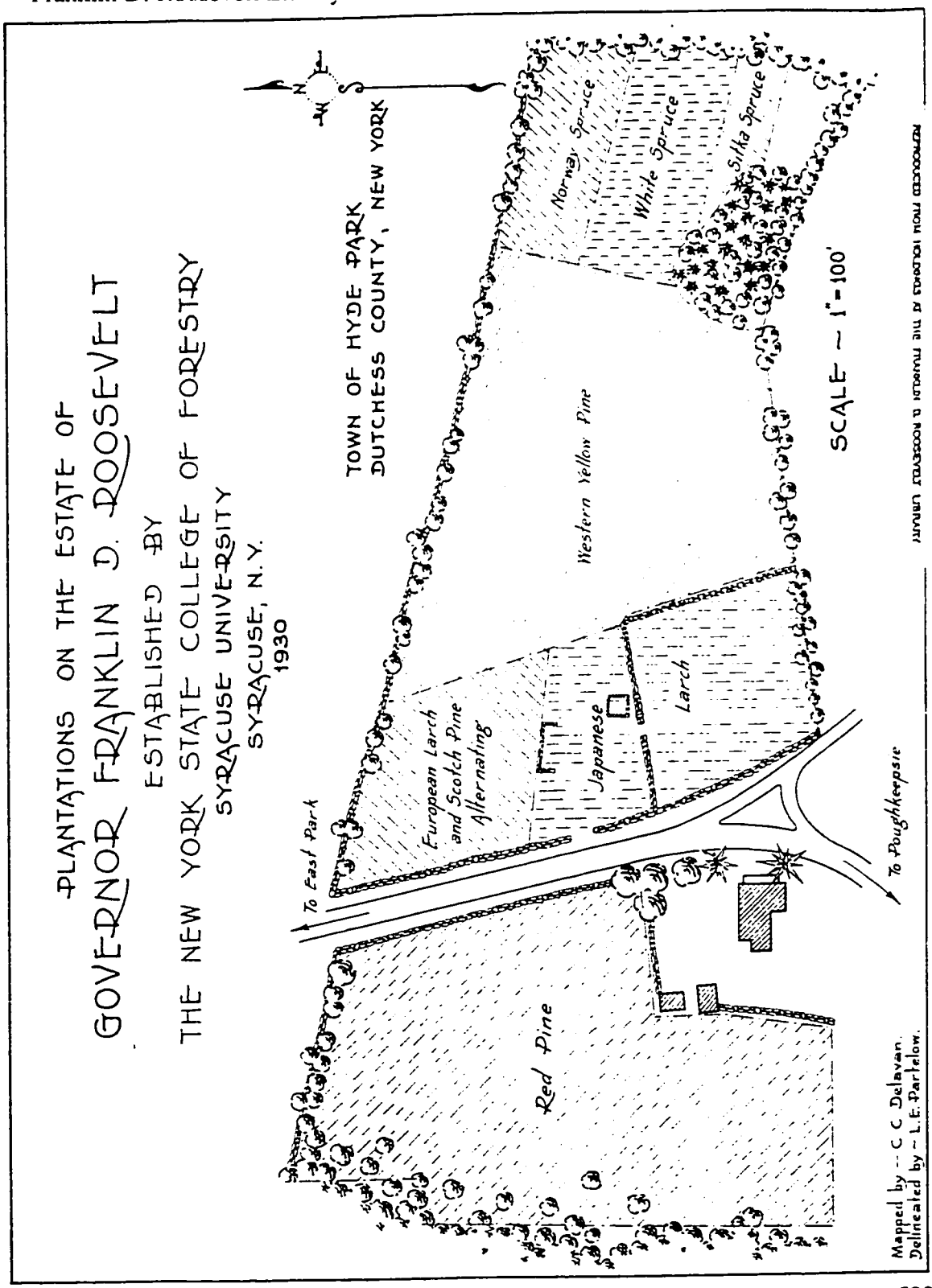
AT SYRACUSE UNIVERSITY
SYRACUSE, N. Y.

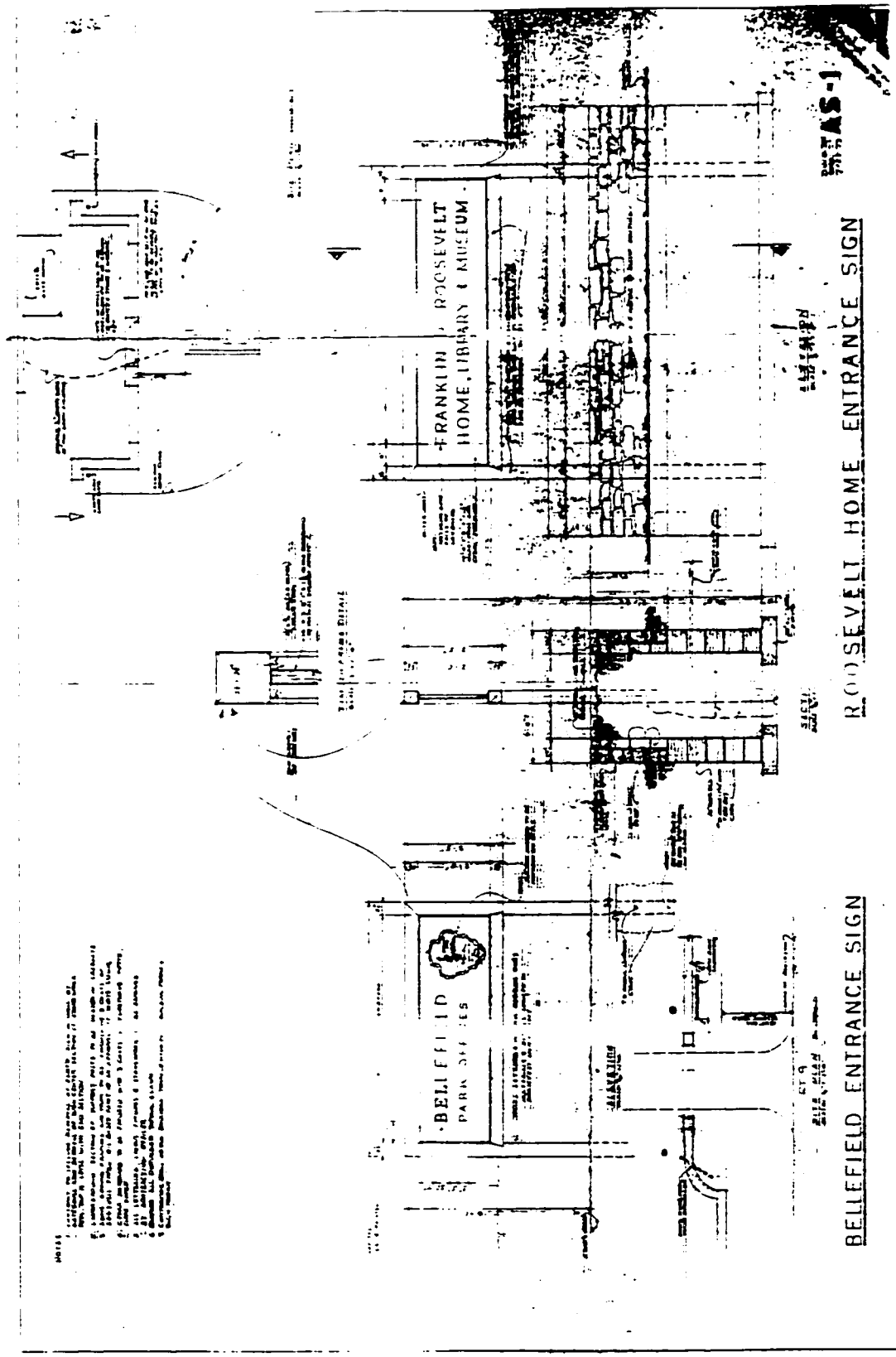
APPENDIX M: PLANTATIONS OF FRANKLIN D. ROOSEVELT, EXPERIMENTAL VARITIES

Source: Roosevelt, F.D., Family Business & Personal Affairs, Tree Plantings, Box 22, Franklin D. Roosevelt Library.



APPENDIX N: PLAN OF ENTRANCE SIGN PLANTER

Source: Lynch and Cornacchini Architects, Vanderbilt Place, Hyde Park, NY, 12538, Drawing No. AS-1, July 25, 1979. The Home of Franklin D. Roosevelt National Historic Site, # 1795-281-0001.



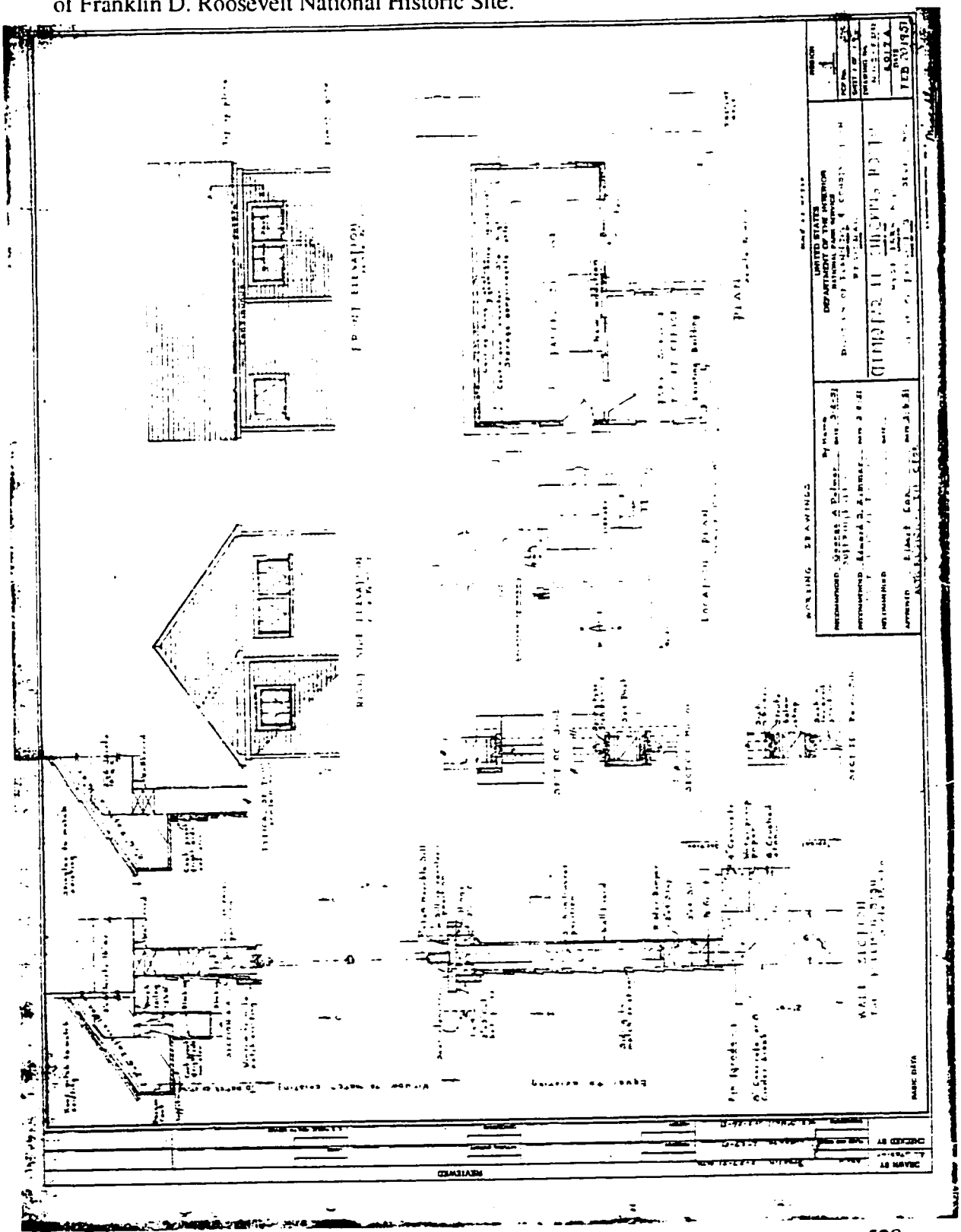
APPENDIX O: INVENTORY OF ROSES IN THE GARDEN

Source: Inventory by author, August 1997.

Prominent - Grandiflora, Pink	Kordes Perfecta - Hybrid Tea, Pink-Yellow
Red Masterpiece - Hybrid Tea, Red	Rio Samba - Hybrid Tea, Yellow-Orange
Seasheil - Hybrid Tea, Apricot	Voodoo - Hybrid Tea, Orange-Peach
Antigua - Hybrid Tea, Apricot	Medallion - Hybrid Tea, Apricot
Queen Elizabeth - Grandiflora, Pink	Sweet Surrender - Hybrid Tea, Pink
White Delight - Hybrid Tea, White	General Jaquemont - Hybrid Perpetual, Red
Milestone - Hybrid Tea, Coral-Red	Crimson Glory - Hybrid Tea, Crimson
Proud Land - Hybrid Tea, Red	Chrysler Imperial - Hybrid Tea, Red
Double Delight - Hybrid Tea, Cream-Red	Betty Prior - Floribunda, Pink
Summer Dream - Hybrid Tea, Shell Pink	Salet - Moss Rose, Pink
Impatient - Floribunda, Orange	Henry Nevard - Hybrid Tea, Red
Pristine - Hybrid Tea, Pink-White	Tournament of Roses - Grandiflora, Pink
Grand Masterpiece - Hybrid Tea, Red	Tiffany - Hybrid Tea, Rose Pink
Peace - Hybrid Tea, Yellow -pink	Tropicana - Hybrid Tea, Orange-Red
SOUTH	

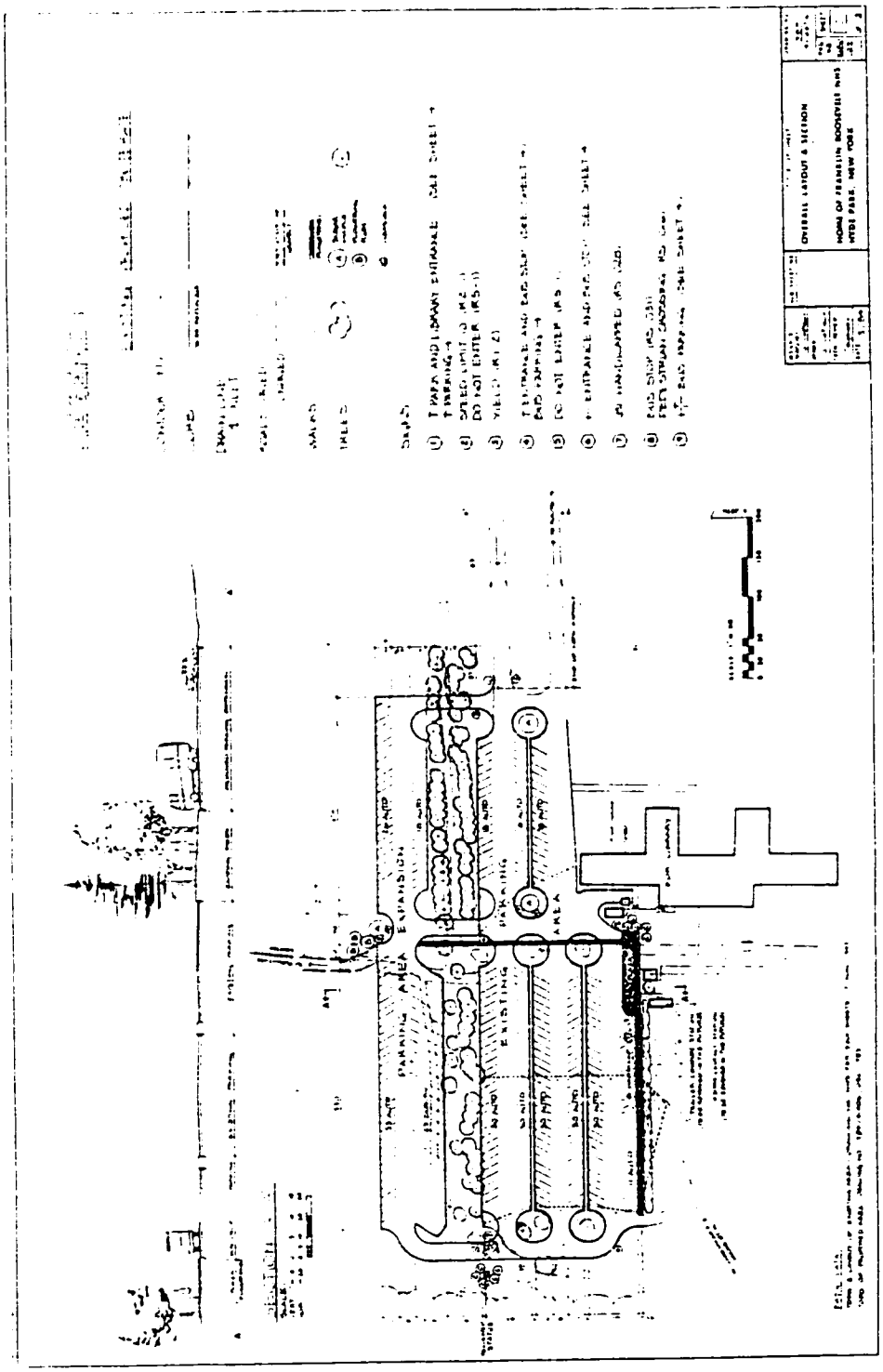
APPENDIX P: PLAN OF TICKET BOOTH ENLARGEMENT

Source: United States Department of the Interior, National Park Service, Division of Planning and Construction, Drawing No, NHS-FDR/3025, February 20, 1951, The Home of Franklin D. Roosevelt National Historic Site.



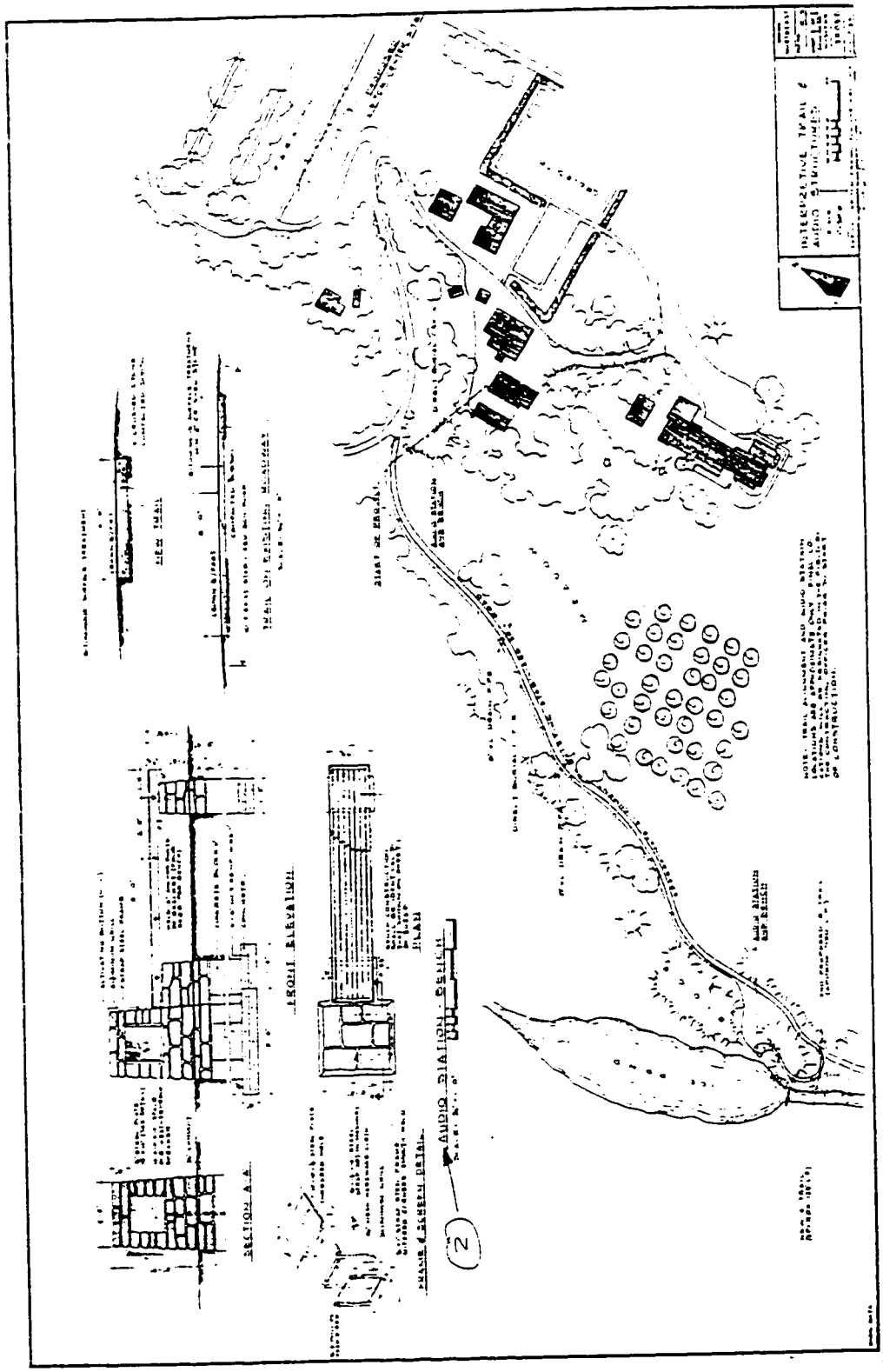
APPENDIX Q: EXPANSION OF VISITOR PARKING AREA

Source: United States Department of the Interior, National Park Service, Drawing No. 384/41,007A, May 1984, The Home of Franklin D. Roosevelt National Historic Site.



APPENDIX R: PLAN OF AUDIO INTERPRETIVE STATION

Source: National Park Service, Drawing No. NHS-FDR/30:098, July 1966, The Home of Franklin D. Roosevelt National Historic Site.



APPENDIX S: NATIONAL REGISTER OF HISTORIC PLACES NOMINATION FORM

Source: The Home of Franklin D. Roosevelt National Historic Site.

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR FEDERAL PROPERTIES

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

AND/OR COMMON

Home of Franklin Delano Roosevelt National Historic Site

2 LOCATION

STREET & NUMBER

Albany Post Road — NOT FOR PUBLICATION

CITY, TOWN

Hyde Park — VICINITY OF — CONGRESSIONAL DISTRICT

STATE — CODE — COUNTY — CODE

New York — 36 — Dutchess — 027

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
_DISTRICT	X PUBLIC	_OCCUPIED	_AGRICULTURE	_MUSEUM
_BUILDING(S)	_PRIVATE	_UNOCCUPIED	_COMMERCIAL	X PARK
_STRUCTURE	_BOTH	_WORK IN PROGRESS	_EDUCATIONAL	_PRIVATE RESIDENCE
_SITE	PUBLIC ACQUISITION	ACCESSIBLE	_ENTERTAINMENT	_RELIGIOUS
_OBJECT	_IN PROCESS	_YES: RESTRICTED	_GOVERNMENT	_SCIENTIFIC
	_BEING CONSIDERED	X YES: UNRESTRICTED	_INDUSTRIAL	_TRANSPORTATION
		_NO	_MILITARY	_OTHER

4 AGENCY

REGIONAL HEADQUARTERS (If applicable)

North Atlantic Region, National Park Service

STREET & NUMBER

15 State Street

CITY, TOWN — VICINITY OF — STATE

Boston — Mass.

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE
REGISTRY OF DEEDS, ETC.

STREET & NUMBER

CITY, TOWN — STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE — _FEDERAL _STATE _COUNTY _LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN — STATE

DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
_EXCELLENT	_DETERIORATED	_UNALTERED	X ORIGINAL SITE
X GOOD	_RUINS	X ALTERED	_MOVED DATE --
_FAIR	_UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Springwood, the family estate of Franklin Delano Roosevelt, overlooks the Hudson River at Hyde Park, New York, 80 miles north of Manhattan. Roosevelt gave the 33.23-acre estate and the 12-acre Library properties to the United States and oversaw passage of the enabling legislation, the Historic Sites Act of 1935. Because Roosevelt stipulated that the enjoyable view from the mansion to the Hudson River be protected, the Park Service undertook a land assembly program. Restricted to acquiring land previously owned by the family, the government has received sizeable donations totalling 137 acres from the FDR foundation and Gerald Morgan, Jr. The Home of Franklin Delano Roosevelt National Historic Site now contains 264.51 acres that extend from the eastern shore of the Hudson River to U. S. 9 about one mile south of the hamlet of Hyde Park.

The Library properties, while not under Park Service jurisdiction, cover an additional twelve acres and house Roosevelt's White House papers, other related memorabilia, and his personal office. Two wings, designed decades earlier by Roosevelt and added in 1971, are dedicated to his wife, Eleanor.

The Site has extensive plantings of over 200,000 trees, in plantations, orchards, reforestation and many fine specimen trees. FDR, who covered his entire estate with trees, made very specific provisions in the deed to insure their replacement.

In 1975 twenty-four acres adjacent to the north boundary of the Roosevelt site were given to the Park Service as a scenic variance by Gerald Morgan. The Morgan Estate includes a large mansion, Bellefield, and four outbuildings. The Mansion has been adaptively restored to house the administrative functions for both the Roosevelt and Vanderbilt Sites.

Historic preservation efforts will focus on the Home as it was primarily at the time of FDR's life. There is an active program of restoration and reconstruction of selected structures, and maintenance or reestablishment of the landscape features important to Roosevelt. There is also an effort to coordinate park planning with decisions and efforts made by town officials and historical/environmental groups in the area.

Preservation of the estate's surroundings is a planning goal directed at neighboring properties, the town of Hyde Park, and the river bluffs of the Hudson's opposite shore insofar as these properties affect the view Roosevelt was so fond of. There currently exists a restriction promoting open space uses for 100' east of U.S. 9 and encouragement is being given to local officials to enact strict land use controls aimed at preserving the open space rural character of the area. In particular, a restriction on the lands west of U.S. 9 to low density and low intensity uses between the Roosevelt and Vanderbilt sites is desired.

Springwood--Roosevelt House (No. HS1)

Originally a two-story wood frame house built sometime between 1790 and 1805, the main house has always faced east toward the Albany Post Road and away from the river. Successive owners have considerably altered the central portion of the house. Josiah Wheeler, who acquired the house in 1845 and lived there until 1867, added a three-story tower to the south end and a two-story servants' wing to the north. The

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Wheelers also laid out a garden to the north and east of the house and planted a hemlock hedge around it which survives today.

When James Roosevelt, Franklin's father, purchased the house and ground in 1867, it "had a profile resembling a train of cars," with the south tower rising a story above the remainder of the house. The Roosevelts made additional modification in 1887 by adding a deep bay to enlarge the dining room and a smoking room with a small bedroom above it. A delicately carved mantelpiece was installed in the Snuggery in 1887. In 1892, the present staircase was installed and the next year the verandah was extended around the southwest part of the house. Springwood was electrified in 1908.

The last major structural changes were added in 1915 by Franklin and his mother, Sara Roosevelt. The weatherboards were removed and the central portion of the house stuccoed; a tower was built on the north to match the one on the south; a large playroom was added on the third floor; and stone wings were added at each end. The south wing had a library on the first floor and three bedrooms on the second. The north wing contained a dining-sitting room for the servants and a small schoolroom for the children on the first floor. The second floor contained five bedrooms and baths for servants.

Springwood presents an imposing facade, despite its piecemeal construction, with a sweeping balustraded terrace, roof balustrade, entrance portico and north and south wings. The central portion is a creamy gray stuccoed frame construction and the wings and exterior chimney are of local fieldstone laid in a coursed rubble masonry constructi

The original farmhouse, in the center of today's Springwood, was two stories with a full basement, measured 46' x 39' with a heavy timber frame, filled with crude bricks and clad with wide boards. Originally covered in weatherboard, the farmhouse was a domestic residential vernacular version of the prevailing Federal style. The house still retains some of its 6-over-6 double-hung and symmetrically placed sash windows.

The major renovation undertaken in 1915 by Hoppin and Koen of New York City altered the exterior to its current appearance. As with many Federal makeovers, the roof was raised for a full third story and period detail was added in the form of decorative elliptical and half-round windows capped above with swags. The four-columned portico leads up four steps to the elaborate front entrance topped by a half-round fanlight featuring a prominent white keystone which is repeated at the top of each window on the stuccoed structure. Window panes in the addition are early period 8-over-8 and there are other fussy details used, more elaborate than the original restrained expression. The overall attempt, however, to tie together a jumbled house with a style predicated on order and symmetry was quite successful.

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CONTINUATION SHEET ITEM NUMBER 7 PAGE three

Coach House (No. HS3)

The weatherboard and shingle, wood frame Coach House, built in 1886, is a local vernacular adaptation of Queen Anne. Designed by Newburgh, New York architect F. C. Withers, it features whimsical details of a turreted cupola, rounded oriel with a dormer gable that repeats the roof gable and a half-timbering in upper story doorways. The building remains essentially unchanged. A manure pit became the foundation of an extension to the tack room and a screened porch was added to the second floor living quarters. The building is in good condition.

Reconstructed Garage/Stables (No. HS4)

The Stable, originally built about 1850 by Josiah Wheeler, was modified in 1910 to serve as a garage for the automobiles owned by the Roosevelt family. The building includes a full basement used by the driving horses and trotters, ground floor which served as a carriage house, and the second story which provided storage space and perhaps living quarters for the coachman and family. Other improvements were made in the 1940's and 1950's. Burned in 1971, the National Park Service reconstructed the building in 1974. The exterior appearance is close to the original, but the construction is 1974 balloon frame with steel I-beams.

Small Ice House (HS 6)

The wood frame Small Ice House, erected between 1845-1867 by the Wheelers, measures 14' x 16', has drop sidings, earthen floor and wood shingles. Its condition is good.

Garages (No. HS7 and HS 16)

The Garages are simple frame construction weatherboarded buildings built by the Roosevelts in 1911. They are in good condition and are currently used for storage.

Large Ice House (No. HS9)

The salt box, frame Ice House was built by the Roosevelts in 1898. Both ice houses were in use by the Roosevelt family until 1941, filled each winter with ice from local ponds. It is in good condition and is currently used for storage.

Hot Bed (No. HS 10)

The concrete Hot Bed was installed by the Roosevelts north of the Rose Garden and is in good condition.

Greenhouse (No. HS 11)

Construction of the existing greenhouse was begun in 1906. This three-section building was erected by Charles Mitchell of Poughkeepsie, New York, at a cost to Mrs. Sara

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Roosevelt of about $3,700.00. The larger section to the south is the rose house, the north wing is for plants requiring lower temperatures such as carnations, while the other section is a small moist room for ferns, all used for decoration in the Roosevelt homes. Attached to the north side of the rose house and to the west end of the fernery is the potting shed.

Since its completion in 1907, this greenhouse has remained in continuous use, first by the Roosevelt family and later by the National Park Service. Today, as previously, the flowers from this greenhouse adorn the family residence throughout the year. The condition of this building is good.

Laundry (No. HS 12)

The wood frame weatherboarded Laundry building, built by the Wheelers around 1850, was used by the Roosevelts until 1941 and remains in good condition. The basement under the laundry was used as a root cellar by the Wheelers and the Roosevelts. The other half of the one-story structure was used for coal storage.

Pump House (No. HS 13)

The Pump House, with a crude stretcher bond brick construction and pyramidial roof, was built by the Roosevelts in 1916 to protect the pump that brought water from a reservoir west of the house to a storage tank. It is no longer in use.

Ram House (No. HS 14)

The Ram House was built by the Roosevelts to house a hydraulic ram that brought water from the reservoir and was used before the Pump House's construction. It is in poor condition

Gardener's Cottage (No. HS 15)

The Gardener's Cottage, built by the Wheelers during their residency, is Carpenter Gothic in style, an attempt to create a picturesque cottage with the lavish use of wood ornamentation such as bargeboards and finials in the peaked gables over deeply recessed eaves. The gable windows have Gothic arches, and little board-and-batten hoods top the windows of its only full story. The hood is repeated over the main entrance, and the small porch and door are framed by formed sawn-wood sides pierced by trefoils. The casement windows have diamond-shaped panes and wooden shutters. The tile chimney flue pots are missing as they have been since 1945. The overall effect is wholly charming and appears to be unaltered and in good condition. It is now used as an employee residence.

Duplex House (No. HS 20)

The two-and-one-half story frame Duplex House rests on a stone foundation. Each quarter has six rooms and one bath, a basement and attic. Reported to have been

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built in 1895, the bathrooms were installed later in 1925. The weatherboard structure with wooden corner boards is a rectangular block with a screen-enclosed sun porch with a shed roof. There are two interior chimneys.

Hot Bed (No. HS26)

The concrete Hot Bed is located near the Large Ice House and was built prior to 1933. It is in good condition.

Old Reservoir (No. HS 27)

In 1881, James Roosevelt built a dam across the creek to the west of the Home and south of the Pump House to form a pond or reservoir from which ice could be taken in the winter. It was a source of water for the estate buildings. Water was lifted from the pond to the storage tank. The condition of the reservoir is fair.

Ash Pit (No. HS 29)

The Ash Pit, built by the Roosevelts, is of brick construction and is in fair condition

Tennis Court (No. HS 32)

The Tennis Court was installed by the Roosevelts and is in fair condition.

The Roosevelts' Graves and Rose Garden (No. HS 34)

The graves of Franklin Delano and Eleanor Roosevelt are marked by a plain white marble monument designed by FDR. The monument was placed, in 1945, immediately north of the burial plots. The Rose Garden, within a large hemlock hedge, dates back to the 1880's when the lot was used for raising fruits and vegetables. The present garden was designed by a Mr. Anderson in 1912. Roses were planted in beds alor the east side of the east alley of the garden. The gardens and monument are in good condition.

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CONTINUATION SHEET ITEM NUMBER 7 PAGE six

"Bellefield," the Newbold/Morgan Estate, originally constructed ca. 1795, was a two-story Federal style house resting on an elevated foundation, square in plan, with a flush board exterior and gabled roof with four chimneys, a pair at either end. A lower, recessed two-story wing was attached to the house on the north end and a one-story kitchen wing, dated 1796, with a gable roof, extended northward from the two-story north wing. The original house contained approximately 16 rooms.

Between 1840 and 1860 a flat bracketed cornice was substituted for the original cornice and a verandah with wrought iron balustrades and uprights was added around the east (front), south and west elevations. Inside the house on the second floor, the east-west center hall was eliminated, thus enlarging the southeast bedroom. On the first floor, the original Federal style mantel in the southwest parlor was removed and replaced by a marble mantel.

When Thomas Newbold purchased the residence together with 15¼ acres of land in 1885, the mansion retained its mid-nineteenth century appearance and plan.

Between 1909 and 1911, Thomas Newbold engaged McKim, Mead and White to enlarge and remodel his Victorian home into a Colonial Revival Mansion of 29 rooms and 5½ baths. The front porch and door were torn down on the east elevation and the exterior walls were faced with stucco. The north wing was enlarged and set flush with the main house and a new, two-story brick wing was added to the south end of the main house. A second story was added to the 1796 kitchen wing. A new gable roof with six dormers was constructed. On the front elevation, the main house received a round-headed dormer flanked by two dormers with triangular pediments on the wings. The dormers on the western slope all have triangular pediments. A new colonial revival door with a rectangular toplight and sidelights was added to the center bay of the front facade sheltered by a large rectangular portico. The portico roof was supported by six wooden columns of the Doric order.

The second floor opens onto the portico roof and is enclosed by a wooden handrail in a Chinese Chippendale pattern. Inside the remodelled mansion, a large entrance hall was created on the first floor of the old main house. The Federal mantelpiece was put back in place in the library. Between 1912 and 1975 alterations to the interior of the mansion have been few and the exterior has retained its 1911 appearance.

All the extant outbuildings except the barn were built between 1905 and 1917.

1. Old Barn

The two-story barn, located on the north side of the farm facing south, has a slate covered gable roof and vertical board-and-batten siding. The western portion of the first floor is occupied by three stalls and the western section by two pens. The second story, a single long room, was used as a hayloft.

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1. Stone House (Residence No. 1)

The one-and-one-half story Colonial Revival fieldstone residence has a gable roof with returns and a dentil molded cornice. The front entrance is protected by a classical porch supported by wooden Doric columns. The windows, double-hung sash, 6-over-6, have flat stone arches and exterior louvered shutters. The house served as the residence for Superintendents of the Newbold/Morgan estate. No original plans can be found. The National Park Service has modernized the kitchen and utility systems.

3. Old Garage

The Old Garage, probably built about 1905, is a one-story cement block building with a gable roof. On the facade, two wide double-hung windows, 6-over-6 lights, flank a round arch doorway with a double door for vehicles. The interior of the old garage, one large room with a cement floor, has not been altered. A one-story wood frame shed, used for storing lumber and small machinery, is at the north end of the garage. It is one of the earliest cement block buildings in the United States.

4. New Garage

Designed by McKim, Mead and White in the Colonial Revival style and built 1916-1917, the new garage is a one-and-one-half story fieldstone structure with a full cellar and slate covered gable roof with a wide chimney at either end. Four dormers with triangular pediments project from the east slope of the roof. Between the first and second dormer from each end is a small round-headed dormer with an elliptical window. The center of the west elevation of the first story has two arch garage doorways.

Part of the first story interior forms a large room which served as a garage. The remainder is occupied by two bedrooms, a bathroom and a stairhall.

5. Pump House and Water Tower

The pump house, water tower and electrical pumping system were installed prior to 1911 and supplied all of the water for the Newbold/Morgan estate until 1975. The pump house is a one-story frame structure, T-shape in plan, with clapboard walls and a tar paper covered gable roof. The wooden water tower tank, installed on top of the steel tower sometime prior to 1956, stands northeast of the pump house.

6. Two Cold Frames

Two Cold Frames, built of cement and measuring 7½ feet by 13 feet each, were constructed prior to 1916. Cold frames and hot beds were used on the Newbold/Morgan estate to grow [illegible] from 1965 to 1975.

[illegible]

[illegible]	[illegible]	[illegible]	[illegible]	RELIGION
[illegible]	[illegible]	[illegible]	ART	SCIENCE
[illegible]	AGRICULTURE	ECONOMICS	LITERATURE	SCULPTURE
[illegible]	ARCHITECTURE	EDUCATION	MILITARY	SOCIAL/HUMANITARIAN
[illegible]	JAZZ	ENGINEERING	MUSIC	THEATER
PREHISTORIC	COMMERCE	EXPLORATION/SETTLEMENT	PHILOSOPHY	TRANSPORTATION
X 1900	COMMUNICATIONS	INDUSTRY	X POLITICS/GOVERNMENT	OTHER (SPECIFY)
		INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Home of Franklin D. Roosevelt National Historic Site is the only place in the United States where a President was born, grew to manhood, and lies buried. It bears the stamp of his remarkable personality in countless ways, both physical and intangible.

Roosevelt's roots were deep in the Hyde Park estate, known as "Springwood." The famous rose garden and the hemlock hedge, both about 125 years old, surround his chosen grave site. The headstone follows his design. The pond was a significant element as he swam there in his efforts to recover from polio. Poignantly, he often spoke of the splendid view from his bedroom looking toward the Hudson and the mountains beyond. FDR stated in the deed donating the property that the view should be preserved. In addition, the setting is preserved by the Rokeby/Morgan Mansion and grounds.

The home of Franklin Roosevelt is intimately connected with events great and small that provide an insight into the man. The site was the locale of Roosevelt's battle from 1921 to 1928 to overcome polio and return to politics. Until 1941 the two ice hou were filled with ice from ponds each winter, and FDR claimed the ice had a special tast that made drinks a little better. Each election eve, beginning in 1910, Roosevelt's neighbors came in a torchlight parade to wish him well, and during his Presidency, he and his advisors kept running totals of election returns in the dining room. Christmas at Hyde Park was very much a part of the Presidential years. From the small study, Franklin Roosevelt delivered some of his famous "fireside chats" and made decisions that determined the world's destiny.

The Home of Franklin Delano Roosevelt is architecturally significant because it displays alterations made to an early Federalist style house by a family which continuously occupied the structure for over seventy-five years.

Over 200,000 trees planted throughout Roosevelt's adult life in plantations, orchards, specimens and as forestry experimentations covered his entire estate--1,200 acres at its greatest--twice that of Frederick Vanderbilt's estate to the north. His deed to the property included explicit requirements for tree replacement.

James Roosevelt, his first wife Rebecca Howland, and his second wife Sara Delano, were art devotees and collectors. James' and Sara's only child, Franklin, inherited and developed this interest. The collection of the Home of Franklin D. Roosevelt includes furnishings that were saved from Mt. Hope (the Hyde Park ancestral home which burned), pieces purchased on trips abroad and other heirloom pieces. The Delano family's involvement in the China Trade is expressed by a number of oriental objects.

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Generally, the collection consists of late nineteenth and early twentieth century furniture, paintings, prints, sculpture, books, rugs, glass and ceramics. A group of Roosevelt horse-drawn vehicles (a coach, carriages, and sleighs) are exhibited in the reconstructed garage/stable. The Coachhouse displays a small assortment of tack.

The significance of the Newbold/Morgan Mansion in its own right derives from its association with the era 1890 to World War One when Dutchess County was the country home of many of America's most prominent industrialists, financiers, and politicians. Thomas Newbold was a man of local importance serving as State Senator for the Hyde Park district from 1883 to 1885. His house is significant architecturally because it demonstrates how the architectural firm McKim, Mead and White remodelled and enlarged a late-eighteenth century sixteen-room house. Currently the house serves as the Park Headquarters for the Roosevelt Vanderbilt National Historic Sites.

Though not administered by the Park Service, the Franklin D. Roosevelt Library is an integral and essential part of the area and a major element in the grand scheme. The basic design and choice of materials were Roosevelt's and the building was erected by a private corporation whose members he knew. The authorizing resolution gave him almost complete control in his capacity as donor. He laid the cornerstone and welcomed visitors when the museum was opened. His personal office, reminiscent of the White House years, had a stragegic location. His final imprint was in the basic design of the two wings added in 1971.

Eleanor Roosevelt ably summarized the intangible significance of the Home of Franklin D. Roosevelt NHS:

> I think Franklin realized that the historic library, the house, and the peaceful resting place behind the high hedge with flowers blooming around it would perhaps mean something to the people of the United States. They would understand the rest and peace and strength which he had gained here and perhaps learn to come, and go away with some sense of healing and courage themselves.

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GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 264.51

UTM REFERENCES

	ZONE	EASTING	NORTHING
A	18	587420	4624540
B	18	588000	4624600
C	18	589000	4623740
D	18	587200	4623250

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

FORM PREPARED BY

NAME / TITLE

Bronwyn Krog, Preservation Historian; Marlene Rockmore, Historian NARO

ORGANIZATION — DATE

National Park Service, North Atlantic Region — 4/5/79

STREET & NUMBER — TELEPHONE

15 State Street — 223-3778

CITY OR TOWN — STATE

Boston — Mass

CERTIFICATION OF NOMINATION

STATE HISTORIC PRESERVATION OFFICER RECOMMENDATION

YES___ NO___ NONE___

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

In compliance with Executive Order 11593 I hereby nominate this property to the National Register certifying that the State Historic Preservation Officer has been allowed 90 days in which to present the nomination to the State Review Board and to evaluate its significance. The evaluated level of significance is ___National ___State ___Local

FEDERAL REPRESENTATIVE SIGNATURE

TITLE — DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

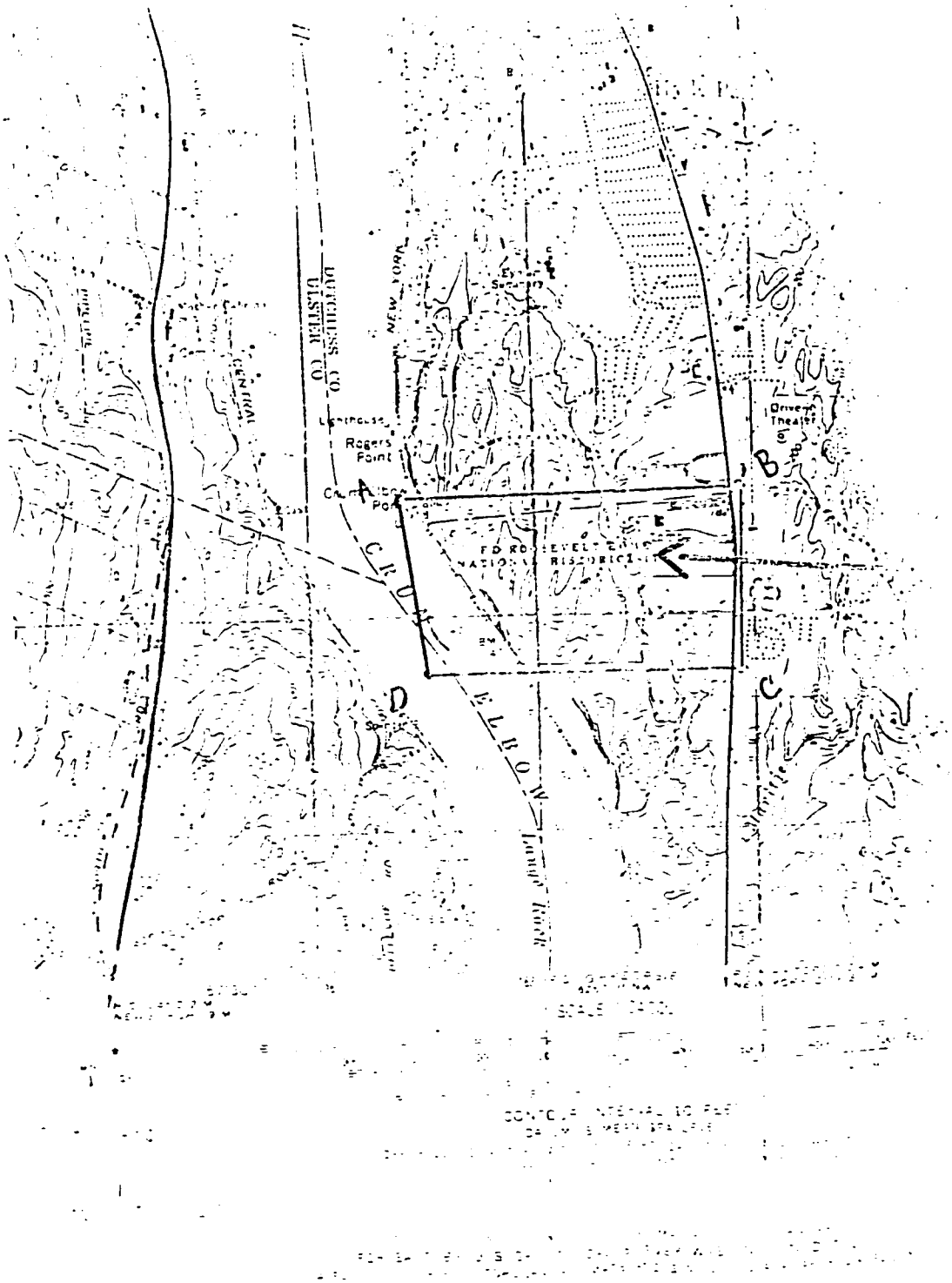
DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST: DATE

KEEPER OF THE NATIONAL REGISTER

GPO [illegible]


DUTCHESS CO.
ULSTER CO.
NEW YORK
CENTRAL
Lighthouse
Rogers Point
Drive-In Theatre
A
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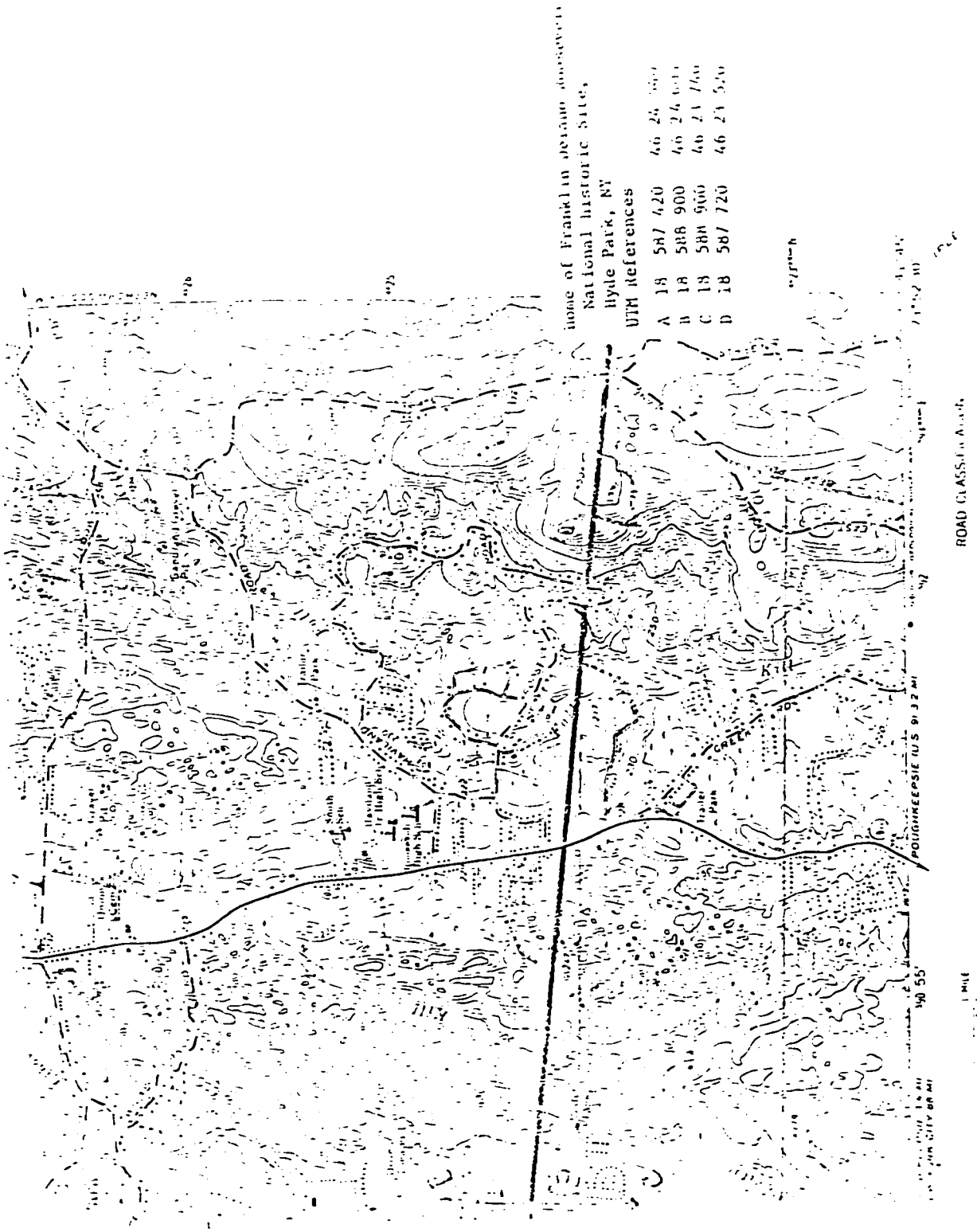
YELLOW


Home of Franklin Delano Roosevelt
National Historic Site
Hyde Park, NY
UTM References
A 18 587 420
B 18 588 900
C 18 588 900
D 18 587 720
ROAD CLASSIFICATION
POUGHKEEPSIE (U.S. 9) 3.2 MI
1 MILE

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