National Park Service
Cultural Landscapes Inventory

2014

Revised: 1/2024



J.R. Roosevelt Place

Home of Franklin D. Roosevelt National Historical Site

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Introduction

The Cultural Landscape Inventory (CLI)

The Cultural Landscape Inventory (CLI) is a comprehensive inventory of all cultural landscapes in the National Park System. Landscapes that are listed, or eligible for listing, on the National Register of Historic Places, or are otherwise managed as cultural resources and in which the National Park Service has, or plans to acquire, legal interest are included in the inventory. The CLI identifies and documents each landscape's location, size, physical development, landscape characteristics, character-defining features, and condition. Cultural landscapes have approved CLIs when concurrence with the findings is obtained from the park superintendent and all required data fields are entered into the Cultural Resources Information System (CRIS-CL) database. In addition, for landscapes not currently listed on the National Register and/or without adequate documentation, concurrence is required from the State Historic Preservation Officer, Tribal Historic Preservation Officer, or the Keeper of the National Register.

Scope of the CLI

The information contained within the CLI is compiled from primary and secondary sources and through on-site surveys of the landscape. The level of investigation is dependent upon scoping the need for information. The baseline information collected provides a comprehensive look at the historical development and significance of the landscape. Documentation and analysis of the existing landscape identifies character-defining characteristics and features and allows for an evaluation of the landscape's integrity and an assessment of the landscape's condition. The CLI also includes historic maps, drawings, and images; photographs of existing conditions; and a site plan that indicates major features. The CLI documents the existing condition of park landscape resources and identifies impacts, threats, and measures to stabilize condition. This information can be used to develop strategies for improved stewardship. Unlike a Cultural Landscape Report (CLR), the CLI does not provide management recommendations or treatment guidelines for the cultural landscape, but it may identify stabilization measures.

The Cultural Resources Information System (CRIS)

CRIS is the National Park Service's database of cultural resources on its lands, consisting of archeological sites, historic structures, ethnographic resources, and cultural landscapes. Cultural Resources Inventory System (CRIS) replaces three legacy inventory systems: ASMIS (archeology), CLI (cultural landscapes), and LCS (historic structures); and it reinstates the former ERI (ethnographic resources). This Cultural Landscape Inventory document reflects the information in a corresponding CRIS Cultural Landscape record.

Statutory and Regulatory Foundation

The legislative, regulatory, and policy directives for conducting and maintaining the CLI within CRIS are:

- National Historic Preservation Act (NHPA) of 1966 (16 USC 470h-2(a)(1)) Sec. 110
- Executive Order 13287: Preserve America, 2003. Sec. 3 (a and c)
- Secretary of the Interior's Standards and Guidelines for Federal Agency Historic Preservation Programs
- Pursuant to the National Historic Preservation Act, 1998. Std. 2
- Cultural Resource Management Guideline, 1997, Release No. 5, page 22; issued pursuant to Director's Order #28 (DO-28)

The NHPA requires the identification, evaluation, and nomination of historic properties to the National Register of Historic Places and the maintenance and expansion of an inventory of cultural resources. DO-28 requires a cyclic assessment of the current condition of cultural landscapes based on an assessment interval, with a default of six years.

Use

Beyond fulfilling legal and policy requirements, park staff can use the Cultural Landscape Inventory in the following ways:

- To learn about park cultural landscapes (all staff)
- To inform management decisions (park managers)
- To inform project planning and development (park managers, facility managers, project managers, compliance specialists)
- To monitor the condition of the cultural landscape and take measures to protect its significance and integrity (cultural resource managers, facility managers)
- To recognize the stabilization and treatment needs of landscape features and plan work within cultural landscapes to address the needs (facility managers, cultural resource managers)
- To understand the cultural value of natural systems in a cultural landscape (natural resource managers)
- To create programming and educational materials based on site history (interpretation and education specialists)
- To recognize impacts within cultural landscapes and enforce protection measures (visitor and resources protection staff)

General Information

Property Level and CLI Numbers

Inventory Unit Name: J.R. Roosevelt Place

Resource Classification: Cultural Landscape

CLI Identification Number: 975878

Parent Landscape: 975878

Inventory Status: Complete

Park Information

Park Name: Home of Franklin D. Roosevelt National Historical Site

Alpha Code: HOFR

Park Organization Code: 1795

Park District: HOFR

Region: Northeast

Restricted: Yes

Landscape Description:

The J.R. Roosevelt Place is part of the 836-acre Home of Franklin D. Roosevelt National Historic Site (NHS), located within the Town of Hyde Park, in Duchess County, New York. The Home of Franklin D. Roosevelt (FDR) NHS preserves and interprets properties associated with Franklin D. Roosevelt (1882-1945), the thirty-second president of the United States. FDR was elected to an unprecedented four terms during which he led the United States through the Great Depression and World War II. The park includes a large portion of the former Roosevelt Estate, which covered 1,522 acres at time of FDR's death in 1945.

The Home at Springwood was FDR's primary residence from his birth in 1882 until his death. Adjoining Springwood to the south is the estate of James Roosevelt "Rosy" Roosevelt, FDR's half-brother. The 159-acre property includes the main residence known as the Red House, a chauffer's house, historic specimen trees and allées, fragments of formal gardens, agricultural fields and meadows, and woodlands and forest plantations accessed by historic roads and trails. The J.R. Roosevelt property, as well as the 23-acre Bellefield property north of Springwood, primarily serve to buffer Springwood from the impacts of surrounding development and to facilitate park operations. Today these parcels are accessed by the Post Road (US 9, also known as the Albany Post Road).

The J.R. Roosevelt Place property was part of the Roosevelt family estate, Springwood, for three generations, from 1868 to 1962. FDR and Rosy's father, James Roosevelt, acquired the property in two separate transactions: the main parcel including the Red House, known as the Boreel Place, in 1868 (also included the southern part of the Home Farm), and the Kirchner Place to the south in 1886. James Roosevelt left both parcels to his son, J.R. Roosevelt, upon his death in 1900, and Rosy's heirs continued to live there until 1962. Thereafter, the property changed hands several times, during which time portions were developed for commercial uses, notably the Hyde Park Mall that still occupies the former southern front field. Most of the remaining property of the J.R. Roosevelt Place has since been reacquired by the National Park Service, including the two-story Federal-style Red House, which forms the core of the property on the edge of a ridge overlooking the Hudson River. The property's former entrance road from the Post Road is now town owned and serves as access to both the Red House and the Hyde Park Mall. To the north of the road on town property are remnants of a maple allee and beyond that is park property and a field that holds a special use permit for hay production. To the south of the house are contemporary park maintenance facilities and an

archives building in the former formal garden, maintenance area, and trotting course. To the north of the house is the site of a former garden enclosed by low stone walls. To the west and below the Red House is the Lower Field, which reflects the estate's agricultural past and historically formed the foreground of the river and mountain view from both the Red House and the Home. The view of river is presently obstructed by woods on the lower portion of the Boreel and Kirchner places. The Lower Woods feature stone fences, earthen/gravel roads with a bridge over Big Cove Creek that flows from the former Rogers estate, Crumwold Farms, to the north of Bellefield. At the northern boundary with Springwood (Wheeler Place) is a masonry dam that forms the Ice Pond, which extends into the Wheeler Place. It is accessed by River Road, the road from Springwood to the Hudson River that extends from the Wheeler Place through the Lower Woods of the J.R. Roosevelt Place to where the Roosevelts maintained a boathouse and railroad siding. The Lower Woods reflects the common history of the J.R. Roosevelt Place and Springwood (Wheeler Place).

Public use of the J.R. Roosevelt Place is not encouraged, except for the Lower Woods that are accessible by the Hyde Park Trails. The park does not currently interpret the property or promote visitor access. The property is primarily used for park operations, and the Red House is currently leased as a private residence.

SIGNIFICANCE SUMMARY

The J.R. Roosevelt Place cultural landscape, part of the Home of Franklin D. Roosevelt National Historic Site Historic District, is significant under National Register of Historic Places Criteria A, B, and C in the areas of Politics/Government, Conservation, and Architecture. The property derives its primary national-level significance under Criteria A and B in the area of Politics/Government for its association with Franklin Delano Roosevelt, the 32nd President of the United States and one of the most important political figures of the 20th century. Elected to an unprecedented four terms, Roosevelt led the United States through two national crises, the Great Depression and World War II, and presided over events that fundamentally altered the course of American history. Springwood, which included the J. R. Roosevelt Place, was the Roosevelt family's country estate and FDR's primary home from the time of his birth in 1882 until his death in 1945. He was buried in the hedge-enclosed rose garden adjacent to the Home, and his wife, Eleanor Roosevelt, was buried alongside him in 1962. The J.R. Roosevelt Place is also significant at the state level under Criterion A in the area of Conservation for its association with the history of forestry in New York State during the early 20th century. The forest plantations within the estate including eight that remain largely intact within the Springwood landscape were set out under FDR's direction between 1912 and 1945. His forestry work paralleled New York State's Reforestation Movement, a state-led conservation effort that used scientific forestry to address economic and social problems. Lastly, the J.R. Roosevelt Place is significant at the local level under Criterion C in the area of Architecture for the Red House (ca. 1833). Designed by an unknown architect or builder, the house is an example of a typical late Federal-period Hudson River house with early 20th-century additions and has undergone relatively few alterations since 1945.

Within the overall ca. 1793–1945 period of significance for national historic site, the J.R. Roosevelt Place reflects a period of significance that begins in ca. 1833, marking the construction of the Red House, to 1945, the year of FDR's death and interment in the Springwood Rose Garden. No known significance is attributed to associations or resources introduced to the J.R. Roosevelt Place landscape after 1945.

ANALYSIS AND EVALUATION SUMMARY AND CONDITION

The physical integrity of the J.R. Roosevelt Place landscape is evaluated by comparing characteristics and features present by the end of the period of significance (ca.1833-1945) with current conditions. Many of the historic characteristics and features remain today. The Red House, which was the J.R. Roosevelt family's country place since the 1870s, is set within lawn punctuated by shade trees and remnants of ornamental plantings. The fields immediately to the east and west of the Red House retain their open spatial character that preserves the rural setting and historic views of the mountains to the west, as well as Plot J, a small plantation of Norway spruce that FDR set out in ca. 1916. The northeast front field is still used for growing hay under lease. Hardwood forest continues to thrive in the Lower Woods, the stretch of woods along the Hudson River from the Kirchner Place north through the Wheeler Place and Rogers Land at Springwood. Most of the historic roads that connected the Red House to its service area, the Home, and Bellefield remain, as do roads through the Lower Woods, which were expanded in part by FDR in the 1920s to access his managed forest by his specially equipped Ford. Other historic features in the Lower Woods include the Ice Pond and Ice Pond Dam, River Road Bridge, culverts, and a network of stone fences that originated in agricultural use prior to Roosevelt family ownership. Remnants of FDR's forestry work also remain on the property, including Plot E, the white pines planted along the Albany Post Road, and Plot J, Norway spruce planted near the lower orchard and River Road.

The J.R. Roosevelt Place landscape has lost a number of features since 1945. The large formal garden south of the Red House is now the site of a large park curatorial building and a maintenance shop. Remnants of the garden include a perimeter hemlock hedge, now overgrown and intermixed with successional species, and the north end of the garden that contains the foundation of the greenhouse and the attached potting shed whose roof matched the curved eaves of the greenhouse. Rosy's trotting course has become the site of park maintenance operations and is used to store equipment, brush, and mulch; most of the sugar maples that lined the track have been lost. The allée along the entrance road from the Post Road to the Red House has been lost on the south side on public property, and the portion on the north side on park property has lost many of the trees, and those that remain are crowded by successional growth, although this growth helps to visually screen the commercial development to the south. Some of the specimen shade trees around the Red House have been lost, and some of those that remain are in decline.

The historic character of the J.R. Roosevelt Place has been negatively affected by suburban commercial and residential development along the Post Road that began in the late 1940s, including Springwood Village across from the entrance to the Red House on the site of the Springwood Home Farm. Most detrimental is the Hyde Park Mall that occupies the former southeast front field and a portion of the service area. The presence of this strip shopping mall alters the rural character of the landscape and the symmetry of the approach to the Red House. Successional growth along the entrance road, renamed Kessler Road, blocks most views of this development from the Home at Springwood, while portions of the stone wall and Plot E, the white pine screen along the Post Road, remain to reflect the historic connection of the J.R. Roosevelt Place and Springwood.

Historic resources and associated features that remain outside of park ownership include the ca. 1890 Teamster's House and garage and the 1927 Bungalow (gardener's cottage) in the former service area that is behind the Hyde Park Mall, Kessler Drive (entrance road) including portions of the allée and a steel post from a World War II security system crash barrier, and a portion of Plot E (white pine screen) and stone walls along the Post Road. To the south of the commercial development along the Post Road, the Culinary Institute of America owns the southeastern part of the Kirchner Place that remains undeveloped. This property contains woods that existed in 1945 and may contain remnants of Plot V, a plantation of beech trees set out under FDR's direction in 1938 and 1939 in the old orchard area.

Condition:
The condition of the J.R. Roosevelt Place is "fair." Major current negative disturbance or deterioration by natural and/or human forces includes loss of natural and managed hemlock trees due to Hemlock Wooly Adelgid; deterioration of the former hemlock hedge that encloses the site of the formal garden (current curatorial and maintenance building area); deterioration and loss of aged trees along the entrance road allée and grounds surrounding the Red House; loss of the river views due to growth of the woods along the Hudson River; heavy deer browsing; and spread of non-native invasive vegetation in natural wooded areas.

Landscape Hierarchy Description:

Franklin D. Roosevelt National Historic Site consists of four landscapes: Bellefield, J.R. Roosevelt Place, Springwood, and Upland Farms. Top Cottage is a component landscape of the Upland Farms landscape. Bellefield was not historically part of the Roosevelt Estate but serves as the park administrative headquarters. Eleanor Roosevelt National Historic Site is a separate park unit within the 1945 boundaries of the Roosevelt Estate, and has its own CLI.

Landscape Type:

Historic Designed Landscape

Historic Site

Historic Vernacular Landscape

Other Names:

Other Name:	Kirchner Place	**Other Name Type:**	Historic
Other Name:	Boreel Place	**Other Name Type:**	Historic
Other Name:	Kessler Property	**Other Name Type:**	Current
Other Name:	Roosevelt Estate	**Other Name Type:**	Historic
Other Name:	Crum Elbow	**Other Name Type:**	Historic
Other Name:	Springwood	**Other Name Type:**	Historic
Other Name:	J.R. Roosevelt Place	**Other Name Type:**	Both Current And Historic

Site Plan



Site map, 2024.

Concurrence Information

Concurrence Status:

Park Superintendent Concurrence: Yes

Park Superintendent Date of Concurrence: 08/13/2014

Completion Status Explanatory Narrative:

The original CLI for the J.R. Roosevelt Place was approved by the Superintendent on August 13, 2014. A Historic Resource Study for the Roosevelt Estate, including the J.R. Roosevelt Place, was completed in 2011 by John Sears and John Auwaerter. Site visits to document the existing conditions of the J.R. Roosevelt Place landscape were conducted in December 2013 and April 2014. Margie Coffin Brown, Alexandra von Bieberstein, and Jeff Killion, Historical Landscape Architects at the Olmsted Center for Landscape Preservation, contributed to this project.

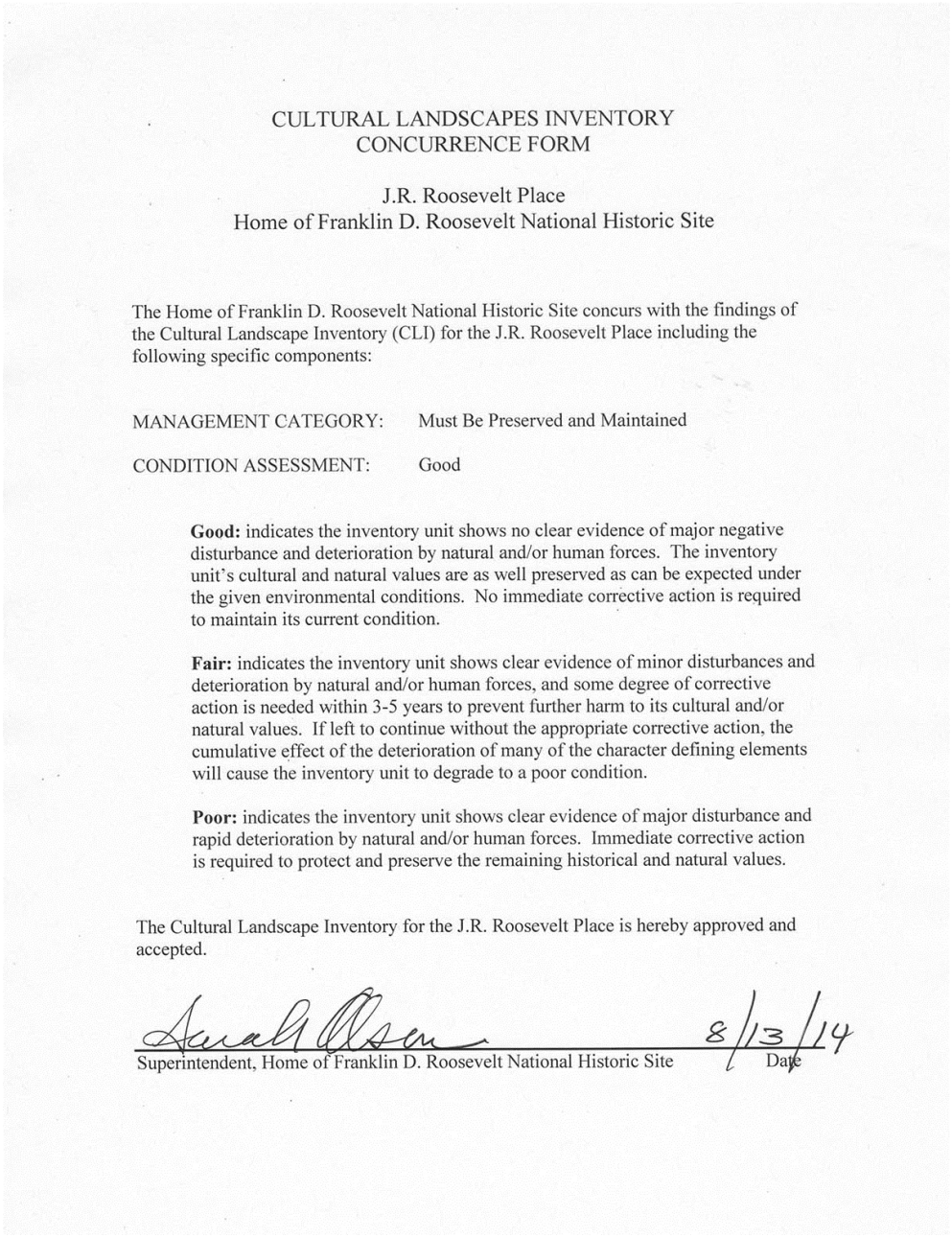
Updated existing conditions documentation was collected during summer 2019 by interns from the SUNY College of Environmental Science and Forestry, including Justin Kwiatkowski, Connor Neville, and Vera Angelina, working under John Auwaerter and George W. Curry. The park's contact for cultural resources is David Hayes, Integrated Resources Manager, who may be reached by telephone at 845-229-1521 or by email at dave_hayes@nps.gov.

SUMMARY OF CLI REVISIONS, 2024

Updates to the J.R. Roosevelt Place CLI since the 2014 version include revising the National Register section to reflect the finalization of the updated documentation completed in 2014; updating of the chronology and physical history to be consistent with the organization and content of the related Springwood CLI; updating of the site plan; updating of the Analysis and Evaluation with expansion of the inventoried features; updated photographs; and reevaluation of the landscape condition from good to fair. No additional historic research was undertaken for this CLI update, and no additional field survey within the wooded western and southern parts of the Boreel and Kirchner places was undertaken to identify additional landscape features, including traces of removed features. On January 29, 2024, the New York SHPO concurred with the NPS on the evaluation of five additional contributing features.

Concurrence Graphic Information:

Attachment File Path



CULTURAL LANDSCAPES INVENTORY
CONCURRENCE FORM

J.R. Roosevelt Place
Home of Franklin D. Roosevelt National Historic Site

The Home of Franklin D. Roosevelt National Historic Site concurs with the findings of the Cultural Landscape Inventory (CLI) for the J.R. Roosevelt Place including the following specific components:

MANAGEMENT CATEGORY: Must Be Preserved and Maintained

CONDITION ASSESSMENT: Good

Good: indicates the inventory unit shows no clear evidence of major negative disturbance and deterioration by natural and/or human forces. The inventory unit's cultural and natural values are as well preserved as can be expected under the given environmental conditions. No immediate corrective action is required to maintain its current condition.

Fair: indicates the inventory unit shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within 3-5 years to prevent further harm to its cultural and/or natural values. If left to continue without the appropriate corrective action, the cumulative effect of the deterioration of many of the character defining elements will cause the inventory unit to degrade to a poor condition.

Poor: indicates the inventory unit shows clear evidence of major disturbance and rapid deterioration by natural and/or human forces. Immediate corrective action is required to protect and preserve the remaining historical and natural values.

The Cultural Landscape Inventory for the J.R. Roosevelt Place is hereby approved and accepted.

Superintendent, Home of Franklin D. Roosevelt National Historic Site — Date 8/13/14

CLI concurrence form, August 13, 2014.

Cultural Landscapes Inventory
CLI Updates Concurrence Form
2023

Home of Franklin D. Roosevelt National Historic Site
Bellefield, J.R. Roosevelt Place, and Top Cottage

Home of Franklin D. Roosevelt National Historic Site concurs with the CLI updates for Bellefield, J.R. Roosevelt Place, and Top Cottage, including:

CONDITION ASSESSMENT: Good – Bellefield
Fair – J.R. Roosevelt Place
Fair – Top Cottage

Good: indicates the inventory unit shows no clear evidence of major negative disturbance and deterioration by natural and/or human forces. The inventory unit's cultural and natural values are as well preserved as can be expected under the given environmental conditions. No immediate corrective action is required to maintain its current condition.

Fair: indicates the inventory unit shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within 3-5 years to prevent further harm to its cultural and/or natural values. If left to continue without the appropriate corrective action, the cumulative effect of the deterioration of many of the character defining elements, will cause the inventory unit to degrade to a poor condition.

Poor: indicates the inventory unit shows clear evidence of major disturbance and rapid deterioration by natural and/or human forces. Immediate corrective action is required to protect and preserve the remaining historical and natural values

The CLI updates for Bellefield, J.R. Roosevelt Place, and Top Cottage at Home of Franklin D. Roosevelt National Historic Site are hereby approved and accepted.

AMY BRACEWELL Digitally signed by AMY BRACEWELL
Date: 2023.07.18 12:52:12 -04'00'

Superintendent, Home of Franklin D. Roosevelt National Historic Site Date

CLI certification update form, July 18, 2023.

United States Department of the Interior

NATIONAL PARK SERVICE
Interior Region 1
North Atlantic-Appalachian
1234 Market Street, 20th Floor
Philadelphia, PA 19107

1.A.2.(IR1-RSS)

Mr. R. Daniel Mackay
Deputy Commissioner for Historic Preservation
NY State Parks, Recreation & Historic Preservation
Peebles Island, P.O. Box 189
Waterford, NY 12188-0189

Dear Mr. Mackay:

This letter serves as a request for your concurrence on the status of several previously unevaluated historic resources at the Home of Franklin D. Roosevelt National Historic Site for listing in the National Register of Historic Places. This request is part of an ongoing effort to update the inventory of cultural resources in the National Park Service (NPS), as per NPS policy and Section 110 of the National Historic Preservation Act.

This request is focused on updates to Cultural Landscapes Inventories (CLI) and Historic Structures Inventories (HSI) that document resources listed or eligible for listing in the National Register. The three inventories identify and document resource location, size, physical development, condition, historical significance, character-defining features, and management. This data serves as a foundation for park management for planning, stewardship, and interpretation.

Top Cottage – Previous Historic Property Evaluation:
The Top Cottage landscape is part of the Home of Franklin D. Roosevelt National Historic Site (NHS), which was authorized by Congress on July 18, 1939, under authority of the Historic Sites Act of 1935. The park was officially established by executive order on January 27, 1944, and transferred to federal ownership on November 21, 1945, seven months after FDR's death. The original limits of the site included 33.23 acres with the Home and gravesite adjacent to the 16-acre Franklin D. Library and Museum property established in 1939 and administered by the National Archives and Records Administration. Since the national historic site's establishment, the park has acquired most of the property within Springwood, the original part of the estate as developed through the time of FDR's father's death in 1900, plus the Rogers Land parcel that FDR purchased in 1935. Additional land throughout the historic limits of the Roosevelt Estate including the Upland Farms and Top Cottage was acquired under authority of the Roosevelt Family Lands Act passed by Congress in 1998 (Public Law 105-364), which gave the Secretary

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of the Interior authority to acquire lands and interest within the boundaries of the 1,522-acre family estate at the time of FDR's death in 1945.

The Home of Franklin D. Roosevelt NHS was administratively listed in the National Register without documentation on October 15, 1966, following passage of the National Historic Preservation Act. Initial National Register documentation for the park was accepted by the Keeper of the National Register on February 8, 1980. At this time, the listed property encompassed 264 acres, and significance was documented in the area of Politics/Government. In the statement of significance, the historic district was cited as the only place in the United States where a President was born, grew to manhood, and was buried. No resources at Top Cottage were specifically described. On September 24, 1996, the New York State Historic Preservation Office (SHPO) concurred with the National Park Service's evaluations of contributing and noncontributing resources at the park, but none were identified at Top Cottage.

On December 9, 1997, prior to its incorporation into the park, Top Cottage was designated a National Historic Landmark (NHL). At the time, the property encompassed 32 acres and was privately owned by the Beaverkill Conservancy. Top Cottage was designated under NHL Criterion 2 (association with nationally significant people) under NHL Theme IV: Shaping the Political Landscape. The documentation listed significance in the areas of Politics/Government and Architecture for the period 1938–1945, with specific dates of 1938 (construction of Top Cottage), and 1940 and 1942 (dates of alterations by architect Henry Toombs under the direction of FDR). Toombs and Roosevelt were listed as the architect/builder. In addition to the design and use of the stone cottage, the documentation described FDR's deliberate siting of the building at the top of a hill that historically offered panoramic views across the Hudson Valley to the west. It also described the setting of surrounding forests and an overgrown meadow and mentioned that some trees near the house and the dogwoods in the meadow may have been planted by Roosevelt. The documentation also listed five mid-20th century non-contributing resources that have since been removed from the property.

On September 5, 2014, the New York SHPO approved updated National Register documentation that addressed land incorporated into the park since 1980, including Top Cottage that was added in 2002. The documentation was approved by the Keeper on November 17, 2014. The updated documentation also expanded the park's areas of significance to include Politics/Government, Conservation, Architecture, Landscape Architecture, and Archeology under Criteria A, B, C, and D. The overall period of significance was documented as ca. 1793–1945, beginning with the construction of the Home and ending with FDR's death and burial in the Rose Garden. For the Top Cottage property, the documentation identified several contributing resources: Top Cottage (Hilltop Cottage), Top Cottage Grounds, stone fences, farm and woods roads, and Rohan Farm Field. The Potter Stable-Cottage was identified as a non-contributing feature.

A 1.01-acre, triangular parcel at the extreme southwest corner of the Top Cottage CLI project area is outside the boundaries of the historic district. This parcel, historically part of the Rohan (Conklin) Farm, was purchased by the Beaverkill Conservancy from the Redl family in 1998 and

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transferred to the park in 2002 to provide a way for the Top Cottage Trail to connect to Val-Kill, since the Harbourd Hills subdivision blocked the historic connection. The property contains woods that are an historic extension of the woods at Val-Kill and Top Cottage, and therefore contributes to the historic setting of the district.

Previously unevaluated features at Top Cottage, described at the end of this letter, include:

- Entry Court Terrace
- Earthen Ramp [formerly CLI ID 169229]
- First Dutchess Hill Road (Top Cottage Trail)
- Top Cottage Entrance Drive
- Top Cottage Entrance Walk [formerly Front Bluestone Walk]
- Val-Kill–Cream Street Road (Trace)
- Well (Top Cottage Water System)
- Central Hudson Power Line Pole
- Wild Garden Stone Edging

J.R. Roosevelt Place – Previous Historic Property Evaluation:
The James R. Roosevelt Place is part of the Home of Franklin D. Roosevelt National Historic Site (NHS), which was authorized by Congress on July 18, 1939, designated by executive order on January 27, 1944, and transferred to the federal government on November 21, 1945. The 33.23-acre park originally encompassed the Home, gravesite, and surrounding grounds. It was subsequently expanded through donations and acquisitions to around 898 acres of the former 1,522-acre historic Roosevelt Family Estate (plus 181 acres preserved within Eleanor Roosevelt NHS that is within the 1945 boundaries of the estate). The park today includes roughly two-thirds of the J.R. Roosevelt Place, the country place of FDR's half-brother, James Roosevelt Roosevelt ("Rosy") that was part of the original Springwood estate acquired by FDR's James Roosevelt between 1867 and 1886. The NPS began acquiring the property beginning in 1984, and today it encompasses 159.37 acres including the main residence known as the Red House, primarily because of its association with the Roosevelt Estate and as part of the historic setting of the FDR Home.

The Home of Franklin D. Roosevelt NHS was administratively listed in the National Register of Historic Places without documentation on October 15, 1966, following passage of the National Historic Preservation Act. National Register documentation for the park was accepted by the Keeper of the National Register on February 8, 1980. At this time the historic district encompassed 264 acres, and according to a map included the northern portion of the J.R. Roosevelt Place. The 1980 documentation identified significance in the area of Politics/Government. In the statement of significance, the historic district was cited as the only place in the United States where a President was born, grew to manhood, and was buried. No resources at the J.R. Roosevelt Place were specifically described, although the property was indirectly referenced as being part of the larger Roosevelt Estate.

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On September 24, 1996, the New York State Historic Preservation Office (SHPO) concurred with the National Park Service's evaluations of contributing and noncontributing resources at the park that included resources within the J. R. Roosevelt Place as part of an update to the NPS List of Classified Structures: Ram House (which one not specified), Ice Pond Dam, Concrete Bridge (River Road Bridge), Estates Road, Lower Woods Road, Trail Network, River Wood Road (portion), and Stone Boundary Wall along Route 9 (portion).

On September 5, 2014, the New York SHPO approved updated National Register documentation that addressed land incorporated into the park since 1980, including the Red House acquired through a series of boundary increases. The documentation was approved by the Keeper on November 17, 2014. The updated documentation identified significance for the park under Criteria A, B, C, and D in the areas of Politics/Government, Conservation, Architecture, Landscape Architecture, and Archeology. The overall period of significance was listed as ca.1793-1945, beginning with the construction of Springwood and ending with FDR's death and burial in the Rose Garden. The period of significance for the one contributing archeological site at Bellefield was listed as 1844–1885. Specific dates were listed as ca.1793, 1795 (construction of the Bellefield House), 1882 (FDR's birth at Springwood), 1938-1939 (construction of Top Cottage), and 1945. Specific contributing resources evaluated in the documentation within the J.R. Roosevelt Place included: Red House, Garage-Motor House (Chauffer's Quarters), Lower Ram House, Ice Pond Dam, River Road, Farm and Woods Roads (Lower Woods Road #1), Service Roads (Estates Road, West Service Road), Stone Wall Systems (Post Road Stone Walls and Stone Fences), River Road Bridge, System of Forest Plantations (Plot E-white pine, Plot J-Norway spruce), and the Red House Grounds (Lilac Garden Wall, Red House Front Field, Red House Lower Field). The NPS Curatorial Building, NPS Garage, and the Greenhouse Foundation & Potting Shed were listed as non-contributing resources. Additionally, the documentation noted that the J.R. Roosevelt Place contained nine ASMIS-listed resources.

Previously unevaluated features at the J.R Roosevelt Place, described at the end of this letter, include:

- Chauffeur's Quarters-Motor House Driveway
- Estates Road Spur
- J.R. Roosevelt Trotting Course (Trace)
- Kirchner Place Dam Ruins
- Kirchner Place Ram House (on boundary of tract 01-139)

Bellefield – Previous Historic Property Evaluation:
Bellefield is part of the Home of Franklin D. Roosevelt National Historic Site (NHS), which was authorized by Congress on July 18, 1939, designated by executive order on January 27, 1944, and transferred to the federal government on November 21, 1945. The 33.23-acre park originally encompassed the Home, gravesite, and surrounding grounds. The site was administratively listed in the National Register of Historic Places without documentation on October 15, 1966, following passage of the National Historic Preservation Act. Bellefield, historically the country home of the Newbold-Morgan family, was donated to the federal

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government in 1975 and incorporated into the national historic site for the purposes of protecting the setting and providing space for park administration.

On February 8, 1980, Bellefield was listed in the National Register as part of documentation for the park. This documentation identified significance for Bellefield under Criterion A for its association with the history of river estates in Dutchess County during the period 1890 to World War I, and under Criterion C for representing the work of the architectural firm McKim, Mead and White. The property was documented at a state level of significance. Contributing features included Bellefield, Cold Frames, New Garage, Old Barn, Old Garage, Old Barn, Pump House, Stone House (Superintendent's Quarters), and Water Tower.

On September 24, 1996, the New York State Historic Preservation Office (SHPO) concurred with the NPS on evaluations of features at Bellefield, through the List of Classified Structures. In addition to the contributing features identified in 1980, the LCS identified other contributing features: Albany Post Road Fence, Beatrix Farrand Garden Paths (Walks at Formal Garden), Beatrix Farrand Garden Stone Walls (Formal Garden Stone Walls), Cistern at West Lawn, Entrance Gates, Estates Road, Farm Road, Iron Pump at Windmill Site, Main Entrance Drive, South Boundary Service Road, and Well at West Lawn. The Cemetery Field Stone Wall and four headstones were identified as non-contributing.

On August 30, 2005, the New York SHPO concurred with the findings of the original Bellefield CLI. The CLI identified significance under Criteria A and C in the areas of Politics/Government, Social History, Architecture, and Landscape Architecture. The period of significance was identified as 1885-1916, when Thomas Newbold acquired the property to construction of the new garage. In addition to the contributing features identified in 1980 and 1996, the CLI identified other contributing features: Beatrix Farrand Garden Gates, Beatrix Farrand Grape Arbor, Beatrix Farrand Garden Plantings, Formal View of the front of Bellfield from Route 9, Front Lawn, Hemlock Hedge along Route 9, Front and Rear Tree Groves, Main Entrance Drive Allees, Walking Path, and Walking Path Allee.

On November 17, 2014, the Keeper approved updated documentation for the park that addressed expanded areas of significance and property acquired since the 1980 documentation. The updated documentation identified significance for the park under Criteria A, B, C, and D in the areas of Politics/Government, Conservation, Architecture, Landscape Architecture, and Archeology. The overall period of significance was listed as ca.1793–1945, beginning with the construction of the Home and ending with FDR's death and burial in the Rose Garden. For Bellefield, historic significance was documented under Criteria C and D; significance under Criterion A related to the history of river estates in Dutchess County in the 1980 National Register documentation was found to be no longer applicable. Specific contributing resources evaluated in the documentation within Bellefield included six buildings: Bellefield House, Bellefield Pump House, New Garage, Old Barn, Old Garage, and Stone House (Superintendent's Quarters); seven structures: Bellefield Main Entrance Drive, Bellefield Service Road, Bellefield South Boundary Service Road (Hyde Park Trail), Estates Road, Post Road Stone Walls, Pump

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Base, and Water Tower; one object: Bellefield Entrance Gates; and five sites: System of Forest Plantations (Plot E), Bellefield Grounds (Cistern, Cold Frames, Gravel Pathway, West Lawn Wellhead), Bellefield Mansion Complex Greenhouse Locus, Newbold Walled Garden Site (Walled Garden Fieldstone Walls, Walled Garden Gravel Walks), and Crooke Family Cemetery (Crooke Family Cemetery Wall, Ann Broom Headstone, Crooke Family Headstone, Gabriel William Ludlow Broom Headstone, Sarah Broom Headstone). The Wallace Center Visitor Parking Lot and Entrance Drive (FDR Drive) were evaluated as non-contributing. As noted above, the cemetery wall and four headstones – evaluated as non-contributing in the 2005 CLI – are contributing in the 2014 National Register.

Previously unevaluated features at Bellefield, described at the end of this letter, include:

- Bellefield Service Yard Parking (Rte. 0902)
- Stone Cottage Road Trace (east of FDR Drive)
- Stone Cottage Road (west of FDR Drive) (portion)
- Newbold Walled Garden Trellises

Current Findings:

Updates to the CLI and HSI finds several previously unevaluated resources at Bellefield, J.R. Roosevelt Place, and Top Cottage at Franklin D. Roosevelt National Historic Site retain integrity to the areas of significance. The following list identifies 18 resources related to buildings, structures, and small-scale features that contribute to the areas and periods of significance for the Home of Franklin D. Roosevelt NHS (see Attachment for full descriptions).

If you concur with these findings, we ask that you please sign on the space provided and return this letter to Jeff Killion by email: jeff_killion@nps.gov. We would appreciate your response in **45 days**, if possible. Thank you for your attention to this request for concurrence. Should you have any questions, please feel free to contact Mr. Killion.

Sincerely,

JONATHAN MEADE Digitally signed by JONATHAN MEADE
Date: 2024.01.02 10:00:28 -05'00'

Jonathan Meade
Associate Regional Director
Resource Stewardship and Science

Attachment

cc:
Superintendent, Home of Franklin D. Roosevelt National Historic Site

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SHPO concurrence form, January 29, 2024, page 6 of 7.

I concur with the National Park Service categorizations of the 18 historic resources for Home of Franklin D. Roosevelt National Historic Site as detailed in this letter.

for David Mackey
New York State Historic Preservation Officer

1/29/24
Date

bcc:
Stephen Pisani, Region 1 Historic Architecture, Conservation, and Engineering Center
Bethany Serafine, Region 1 History and Preservation Assistance
Robert Page, Director, Olmsted Center for Landscape Preservation

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SHPO concurrence form, January 29, 2024, page 7 of 7.

Revision:

Revised By	Type of Revision	Revision Date	Revision Narrative
Jeff Killion	Other	01/29/2024	Full update (Level A)

Geographic Information

State and County:

State	County
New York	Dutchess County

Size (Acres): 159.37

Land Tract Number(s)

--01-103, 97.58 acres (West part of Boreel and Kirchner places) (NPS);
--01-107, 26.30 (North front field, formal garden site, and trotting course) (NPS);
--01-108, 2.25 (Strip along US 9, north front field) (NPS);
--01-115, 1.62 (Red House) (NPS);
--01-118, 35.23 (Southwestern part of Kirchner Place with US 9 access) (NPS);
--01-131, 0.77 (Bungalow (gardener's cottage, private);
--01-132, 2.49 (Teamster's House) (private);
--01-135, 17.53 (South front field and service area (Hyde Park Mall, private) (Tract includes Kessler Drive) (Town of Hyde Park);
--01-136, 0.99 (US 9 commercial property) (private);
--01-137, 1.44 (US 9 commercial property) (private);
--01-138, 0.88 (US 9 commercial property) (private);
--01-139, 21.89 (Southeastern part of Kirchner Place) (Culinary Institute of America).

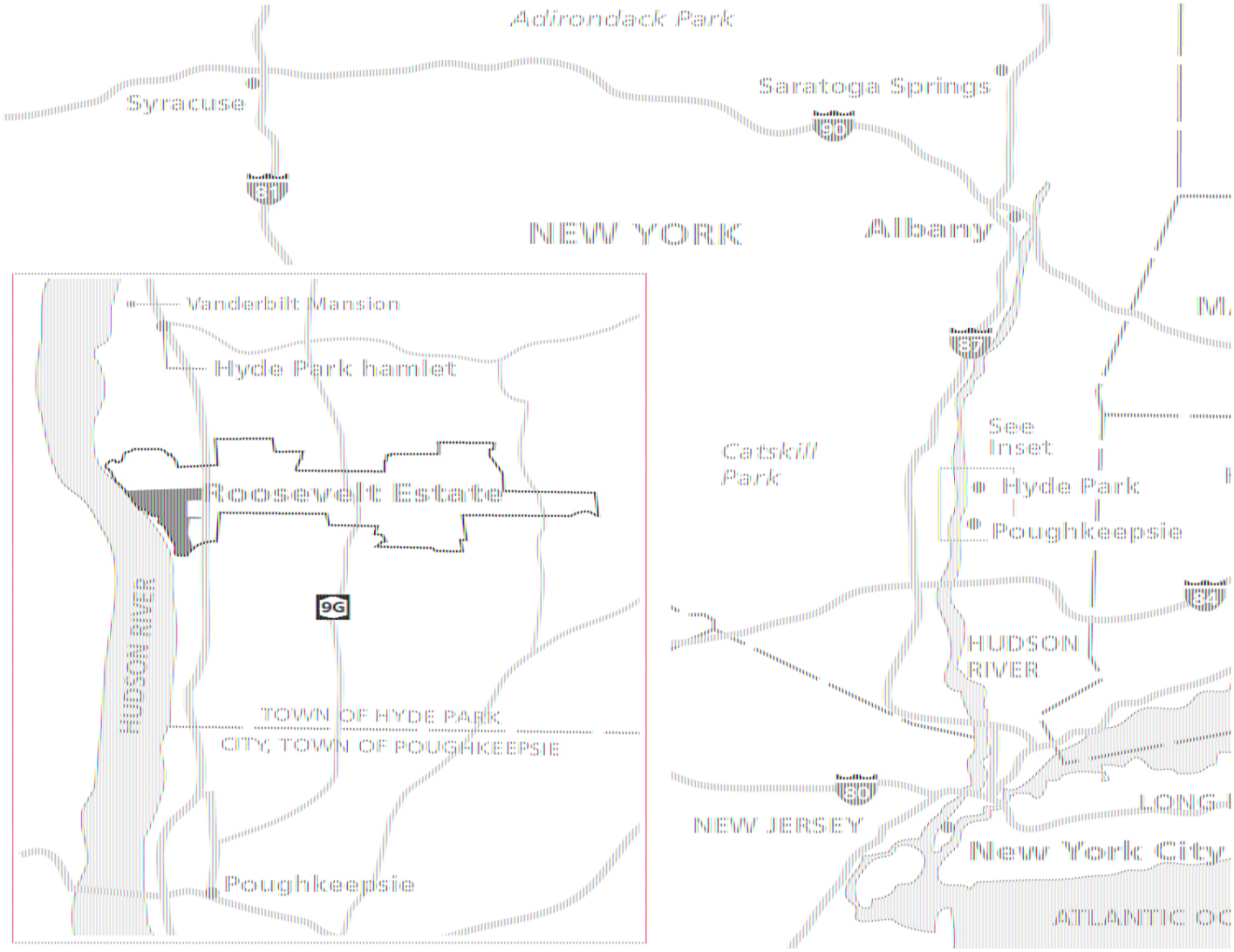
Boundary Description:

The J.R. Roosevelt Place is an irregular-shaped 159.37-acre parcel between the Post Road and the Hudson River (Big Cove and CSX Railroad) south of the core of the Home of Franklin D. Roosevelt National Historic Site. The northern boundary of J.R. Roosevelt Place is the southern boundary of the Wheeler Place at Springwood. A narrow strip along this boundary, historically known as the Drainage Lot, was willed to FDR by his father, James Roosevelt, in 1900, but was recombined with the J.R. Roosevelt Place by the trustees of FDR's legal estate following his death in 1945. The eastern and southern boundaries of the property are irregularly shaped, abutting wooded property owned by the Culinary Institute of America. Five private parcels subdivided from the J.R. Roosevelt Place after 1945 border the Post Road, including the Hyde Park Mall and three smaller commercial buildings. Two private parcels between the Hyde Park Mall and park property contain the J.R. Roosevelt Place Bungalow (gardener's cottage) and Teamster's House in the former service/farm area.

Boundary Coordinates

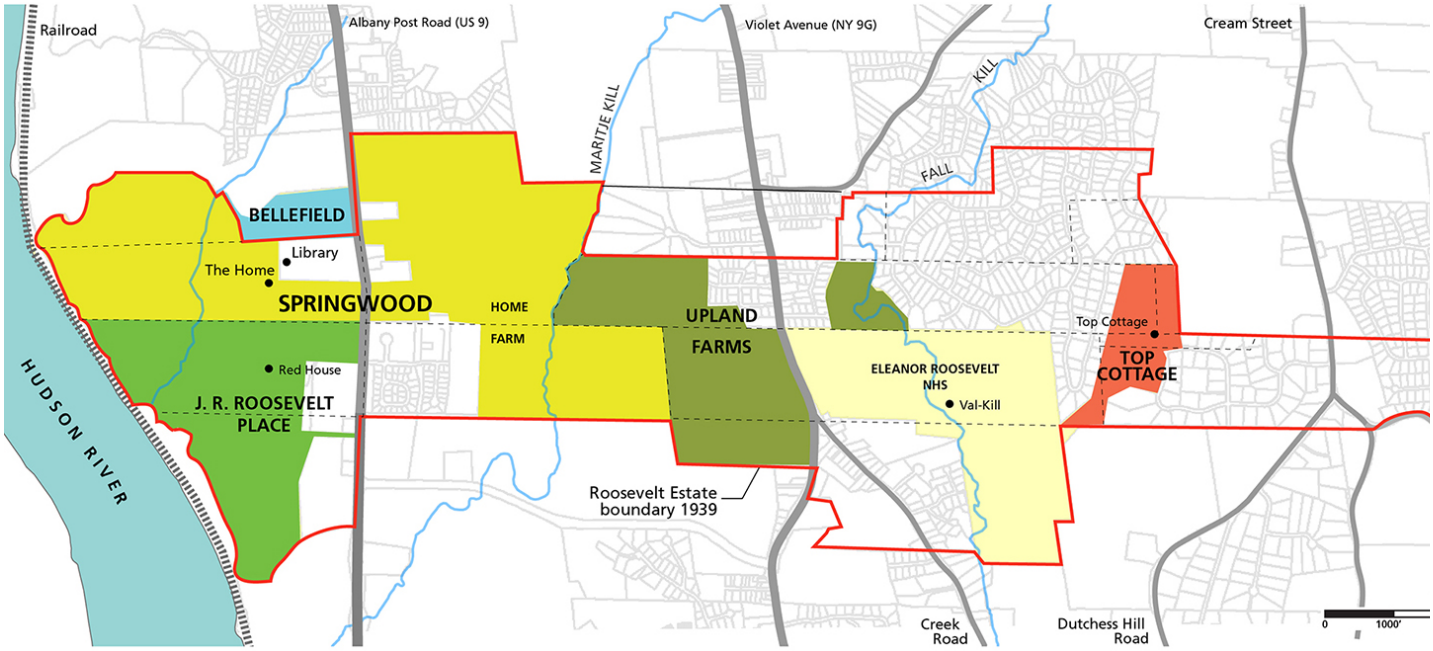
Source	Type of Point	Latitude	Longitude	Narrative
	Area	41.76667	-73.9448	
	Area	41.76636	-73.93016	
	Area	41.7649	-73.93022	
	Area	41.7649	-73.93335	
	Area	41.75667	-73.93357	
	Area	41.75779	-73.93708	

Location Map:

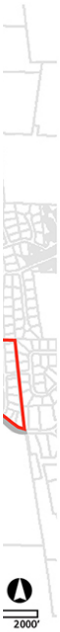


Location of the Home of Franklin D. Roosevelt National Historic Site in the Hudson Valley of New York. The red boundary the 1939 limits of the Roosevelt Estate. The green shaded area indicates the location of the J.R. Roosevelt Place CLI pro area. (SUNY ESF)

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oject



The historic Roosevelt Estate showing 1939 boundary (red line), current park property (colored areas), and roads and property lines in the surrounding context. Colored areas depict the CLI project areas: J.R. Roosevelt Place, Springwood, Upland Farms, Top Cottage, and Bellefield. (State University of New York, College of Environmental Science and Forest hereafter SUNY ESF--and Dutchess County GIS tax map)



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Regional Landscape Contexts:

Type of Context: Physiographic

Description:

The J.R. Roosevelt Place CLI project area is located along the east bank of the Hudson River within the Hudson River Valley region of New York State. The area is part of the Hudson Lowlands physiographic region characterized by alternating alluvial terraces and bands of rock outcrop that extend in a general north-south direction and rise in elevation from the banks of the Hudson. Elevations range from near sea level along the Hudson River to 170 feet at a rise once known as Teller's Hill at the southeastern end of the J.R. Roosevelt Place, to 180 feet at the entrance to the Red House on the Post Road. The largest terrace, traversed by the Post Road, historically formed the Springwood estate that included the J.R. Roosevelt Place, and contained the prime agricultural land.

Type of Context: Cultural

Description:

The J.R. Roosevelt Place landscape was shaped by a long history of human habitation, with agricultural clearings probably established on the site by the Wappinger people long before European colonization. Construction of the Post Road, probably following a Wappinger trail, and creation of farms by European settlers in the early 18th century expanded the extent of the cultural landscape, which was further refined as the farms transitioned to country seats in the early 19th century, known along the east bank of the Hudson River as river estates. Like most river estates, the Boreel Place (the original river estate that later comprised the J.R. Roosevelt Place) featured the domestic grounds on the west side of the Post Road overlooking the Hudson River, while the utilitarian estate farm buildings were on the east side of the road. Pasture, woodlots, and forest plantations were on the rougher land closer to the Hudson River on the west, and along the eastern half of the farm. The Roosevelt family maintained this organization of the landscape through FDR's death in 1945 (the Boreel farm became the Springwood Home Farm). After this time, the cultural patterns of the landscape were altered with the end of agricultural and silvicultural uses as FDR's heirs sold off land for suburban residential and commercial development.

Type of Context: Political

Description:

The J.R. Roosevelt Place landscape consists of federally owned land in the Town of Hyde Park, Dutchess County, New York accessed from the Post Road (Albany Post Road, US 9) that forms the eastern boundary of the landscape. The Post Road is a state-maintained, two-lane road that serves as the main north-south arterial along the east side of the Hudson River. The Town of Hyde Park has a population of 21,021 as of April 1, 2020. The center of the unincorporated hamlet of Hyde Park is on the Post Road approximately one mile north of Springwood. Suburban residential subdivisions developed after World War II are found throughout the area, together with commercial strip development from the same period along the Post Road, including within the historic limits of the J.R. Roosevelt Place. The nearest large urban area is the City of Poughkeepsie (population 30,600), approximately 2.5 miles south on the Post Road. (U.S. Census Quick Facts)

Land use surrounding the park is under the jurisdiction of the Town of Hyde Park, which is governed by an elected Town Board composed of four members that each represent a district or ward, and a Town Supervisor. The Town has a Planning Board that reviews new development for consistency with applicable laws and the Town's Comprehensive Plan adopted in 2005. The Town of Hyde Park does not have an historic district ordinance. It does have a Conservation Advisory Council that advise the Town Board and Planning Board on matters pertaining to natural resource conservation.

Zoning in the Town of Hyde Park does not identify national park property as a distinct zone (see Regional Landscape Context graphic). None of the park land is identified as Historic Overlay District or Scenic Overlay District. The J.R. Roosevelt Place, along with Springwood west of the Post Road, is zoned as Waterfront (WF), which allows the following uses (not a comprehensive list): one-family dwellings, agriculture, camp, civic facility, forestry use, municipal, nursery school, solar system, and roadside stand. Additional uses, such as cultural facility, mining, plant nursery, and telecommunication towers, are allowable by special permit. The frontage within the historic limits of the J.R. Roosevelt Place along the west side of the Post Road is zoned Corridor Business (CB), which allows the following in addition to those for WF (except mining): multiple dwelling, general commercial, recreation commercial, medical office, and lodging facility, with gas station by special permit. The east side of the Post Road is also zoned Corridor Business, except for Springwood Village across from the Red House entrance road that is zoned Neighborhood, where one-family dwelling, residential care facility, bed-and-breakfast, agriculture, animal husbandry, cultural facility, educational institution, and forestry uses are allowed. (Town of Hyde Park website)

Management Information

General Management Information

Management Category: Must be Preserved and Maintained

Management Category Date: 08/13/2014

Management Category Explanatory Narrative:

As approved on August 13, 2014, the J.R. Roosevelt Place, part of the Home of Franklin D. Roosevelt NHS, meets the requirements of the management category “Must Be Preserved and Maintained” because it is related to the park’s legislated significance. The park was authorized in 1939 and established in 1944. The purpose of the park “is to preserve and interpret the birthplace, lifelong home, and memorial gravesite of President Franklin D. Roosevelt, so that current and future generations can appreciate the life and legacy of the longest-serving U.S. President—a man who led the nation through the two great crises of the 20th Century, the Great Depression and World War II.” (GMP 2011: 33)

The lands that comprised the J.R. Roosevelt Place were subdivided and sold in between 1947 and 1963. Reacquisition of some of these lands began in 1964 when federal legislation was passed to allow the National Park Service to take ownership of 94 acres (west part of the Kessler property) through condemnation. This property formed part of the historic viewshed from the Home at Springwood toward the Hudson River and distant mountains. Subsequent parcels were acquired in later years, with the last that included the Red House in 2011. As stated in the park’s General Management Plan, the J.R. Roosevelt Place “is not considered a fundamental resource, [but] is important due to its association with FDR and as part of the historic setting for the FDR Home and grounds.” (HRS 2011: 290-291, citing Kessler to United States, Declaration of Taking, 94.50 acres, 1964, Liber 1160, page 54, Dutchess County land records; GMP 2011: 15)

Management Agreements:

Type of Agreement: Lease

Management Agreement Expiration Date:

Management Agreement Explanatory Narrative:

Residential Lease for the Red House.

Type of Agreement: Special Use Permit

Management Agreement Expiration Date:

Management Agreement Explanatory Narrative:

Hay harvesting on the South Avenue Lot and J. R. Roosevelt Place front field.

Legal Interests:

Type of Interest: Fee Simple

Narrative: Tracts 01-103, 01-107, 01-108, 01-115, 01-118.

Located in managed wilderness?: Unknown

Adjacent Lands Information

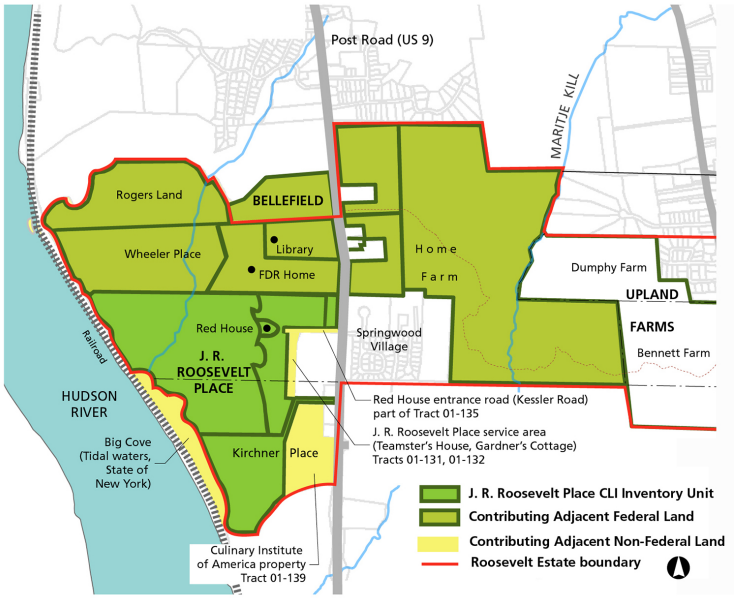
Do Adjacent Lands Contribute? Yes

Adjacent Lands Narrative:

Adjacent lands are those lands outside of the boundaries of the park that contribute to the significance of the property and retain integrity. Kessler Drive, the historic entrance road to the J.R. Roosevelt Place mostly owned by the Town of Hyde Park, is an important of the cultural landscape, although the southern side has been altered with loss of roadside trees and drive to the Hyde Park Mall parking lot. Tracts 01-131 and 01-132, accessed from Kessler Drive, contain the historic Teamster's House and the Bungalow (gardener's cottage), but their landscapes no longer have integrity because they were once surrounded by agricultural fields and other estate outbuildings that have since been replaced by the Hyde Park Mall (tracts 01-135, 01-136). A 22-acre tract at the southeastern part of the historic Kirchner Place owned by the Culinary Institute of America remains undeveloped and retains its historic woods and site of Plot V, a beech plantation set out in 1937-1938, as well as a possible trace of the pre-1807 Post Road alignment (additional investigation is needed to identify and evaluate all landscape resources on this property). Tracts 01-135, 01-136, 01-137, and 01-138 are within the historic limits of the J.R. Roosevelt Place but do not contribute as they have been redeveloped for commercial uses.

Additional lands outside of the park boundaries contribute to the significance of J.R. Roosevelt Place. To the west and south, the Hudson River, the highlands along the river's west bank, and the ridgelines of the Shawangunk Mountains to the southwest, along with the Poughkeepsie railroad bridge (presently Walkway over the Hudson State Historic Park) were focal points of the view from the Red House and the FDR Home. Although now partly obscured, this viewshed contributes to the historic character of the landscape. Both FDR and his father specified in wills and deeds that that the river and mountain views be preserved. The panoramic western views influenced the development of numerous estates along the east bank of the Hudson River. Historically set in a rural agricultural context, the park now faces risk from encroaching commercial and suburban expansion in the wider region.

Adjacent Lands Graphic:



Map of the J.R. Roosevelt Place CLI project area and adjacent contributing lands. (SUNY ESF and Dutchess County GIS tax map)

National Register Information

National Register of Historic Places

Documentation Status: Entered Documented

Documentation Narrative Description:

The James R. Roosevelt Place is part of the Home of Franklin D. Roosevelt National Historic Site (NHS), which was authorized by Congress on July 18, 1939, designated by executive order on January 27, 1944, and transferred to the federal government on November 21, 1945. The 33.23-acre park originally encompassed the Home, gravesite, and surrounding grounds. It was subsequently expanded through donations and acquisitions to around 898 acres of the former 1,522-acre historic Roosevelt Family Estate (plus 181 acres preserved within Eleanor Roosevelt NHS that is within the 1945 boundaries of the estate). The park today includes roughly two-thirds of the J.R. Roosevelt Place, the country place of FDR's half-brother, James Roosevelt Roosevelt ("Rosy") that was part of the original Springwood estate acquired by FDR's James Roosevelt between 1867 and 1886. The NPS began acquiring the property beginning in 1984, and today it encompasses 159.37 acres including the main residence known as the Red House, primarily because of its association with the Roosevelt Estate and as part of the historic setting of the FDR Home.

The Home of Franklin D. Roosevelt NHS was administratively listed in the National Register of Historic Places without documentation on October 15, 1966, following passage of the National Historic Preservation Act. National Register documentation for the park was accepted by the Keeper of the National Register on February 8, 1980. At this time the historic district encompassed 264 acres, and according to a map included the northern portion of the J.R. Roosevelt Place. The 1980 documentation identified significance in the area of Politics/Government. In the statement of significance, the historic district was cited as the only place in the United States where a President was born, grew to manhood, and was buried. No resources at the J.R. Roosevelt Place were specifically described, although the property was indirectly referenced as being part of the larger Roosevelt Estate.

On September 24, 1996, the New York State Historic Preservation Office (SHPO) concurred with the National Park Service's evaluations of contributing and noncontributing resources at the park that included resources within the J. R. Roosevelt Place as part of an update to the NPS List of Classified Structures: Ram House (which one not specified), Ice Pond Dam, Concrete Bridge (River Road Bridge), Estates Road, Lower Woods Road, Trail Network, River Wood Road (portion), and Stone Boundary Wall along Route 9 (portion).

On September 5, 2014 the New York SHPO approved updated National Register documentation that addressed land incorporated into the park since 1980, including the Red House acquired through a series of boundary increases. The documentation was approved by the Keeper on November 17, 2014. The updated documentation identified significance for the park under Criteria A, B, C, and D in the areas of Politics/Government, Conservation, Architecture, Landscape Architecture, and Archeology. The overall period of significance was listed as ca.1793-1945, beginning with the construction of Springwood and ending with FDR's death and burial in the Rose Garden. The period of significance for the one contributing archeological site at Bellefield was listed as 1844–1885. Specific dates were listed as ca.1793, 1795 (construction of the Bellefield House), 1882 (FDR's birth at Springwood), 1938-1939 (construction of Top Cottage), and 1945. Specific contributing resources evaluated in the documentation within the J.R. Roosevelt Place included: Red House, Garage-Motor House (Chauffer's Quarters), Lower Ram House, Ice Pond Dam, River Road, Farm and Woods Roads (Lower Woods Road #1), Service Roads (Estates Road, West Service Road), Stone Wall Systems (Post Road Stone Walls and Stone Fences), River Road Bridge, System of Forest Plantations (Plot E-white pine, Plot J-Norway spruce), and the Red House Grounds (Lilac Garden Wall, Red House Front Field, Red House Lower Field). The NPS Curatorial Building, NPS Garage, and the Greenhouse Foundation & Potting Shed were listed as non-contributing resources. Additionally, the documentation noted that the J.R. Roosevelt Place contained nine ASMIS-listed resources.

On January 29, 2024, the New York SHPO concurred with the NPS on the evaluation of five additional contributing features at the J.R. Roosevelt Place: Chauffeur's Quarters-Motor House Driveway, Estates Road Spur, J.R. Roosevelt Trotting Course (Trace), Kirchner Place Dam Ruins, and Kirchner Place Ram House (on boundary of tract 01-139).

According to research conducted for this CLI and the categories of National Register documentation outlined in the "CLI Professional Procedures Guide," the areas and periods of significance for the J.R. Roosevelt Place are adequately documented in the 2014 National Register. The existing documentation adequately describes the site's numerous historic resources that contribute to its significance. Therefore, for purposes of the CLI, the J.R. Roosevelt Place landscape is considered "Entered-Documented."

Eligibility: Eligible -- SHPO Consensus Determination

Concurrence Eligibility Date: 01/29/2024

Concurrence Narrative:

Significance Level: National

Contributing: Contributing

Classification: District

Statement of Significance for National Register of Historic Places:

Home of Franklin D. Roosevelt NHS Historic District:
The Home of Franklin D. Roosevelt NHS Historic District is significant under National Register Criteria A, B, C, and D, and derives its primary significance under Criterion B at the national level in the area of Politics/Government for its association with Franklin Delano Roosevelt (1882–1945). FDR was the 32nd President of the United States and one of the most important political figures of the 20th century. The historic district also possesses national significance in the area of Politics/Government under Criterion A for its association with significant events that occurred there during Roosevelt's presidency. Several buildings within the historic district meet Criterion C at the national level in the area of Architecture: the Home (renovated by Hoppin, Koen & Huntington in 1915–1916), the Bellefield house (renovated by McKim, Mead and White in 1909–1911), the New Garage at Bellefield (designed by McKim, Mead and White in 1916), and Top Cottage (designed by FDR and Henry Toombs in 1938–1939). The walled garden at Bellefield, built in 1912, is significant at the national level under Criterion C in the area of Landscape Architecture as one of the earliest surviving gardens designed by landscape architect Beatrix Farrand, nee Jones. (NR 2014, Sec.8: 30)

The historic district also has significant associations at the state and local levels. Under Criterion A at the state level, it possesses significance in the area of Conservation for its association with the history of forestry in New York State during the early 20th century. Resources significant at the local level under Criterion C in the area of Architecture include the Red House at the J.R. Roosevelt Place; Gardener's Cottage, Coach House, and Greenhouse at Springwood; and the Old Barn, Stone House, and Old Garage at Bellefield. The district is significant under Criterion D at the state level for its realized ability to contribute substantive archeological data about the evolution of gardening trends and designed landscapes among the Hudson Valley elite from the early 19th through 20th century within the Bellefield property. (NR 2014, Sec.8: 31)

The period of significance for the Home of Franklin D. Roosevelt NHS extends from ca. 1793, the date the Home at Springwood was constructed, to 1945, the year of FDR's death and installation of his grave monument in the Rose Garden. This period encompasses the construction dates of all the architecturally significant buildings located within the district, the year of FDR's birth at Springwood (1882), as well as the McKim, Mead & White renovation of the Bellefield house (1909–1911), the Beatrix Farrand design of the formal garden at Bellefield (1912), and the Hoppin & Koen renovation of Springwood (1915–1916). FDR's acquisition of nine upland farm properties between 1911 and 1937, for agricultural, forestry, and recreational purposes, is also included in the period of significance. The one contributing archeological site within the district at Bellefield (1844-1885) falls within the period as well. (NR 2014, Sec.8: 30)

J.R. Roosevelt Place:
The J.R. Roosevelt Place, located within the boundaries of the Home of Franklin D. Roosevelt NHS, is significant under Criteria A, B, and C in the areas of Politics/Government, Architecture, and Conservation for the period ca.1833–1945 (within the historic district's overall period of ca.1793–1945). The period begins with the construction of the main residence, the Red House, and extends through FDR's conservation and management of the forests at the J.R. Roosevelt Place. The areas of significance that pertain to the J.R. Roosevelt Place are described below. Due to loss of integrity of several landscape features (formal garden, trotting course, front field), the landscape does not convey significance in the area of Landscape Architecture related to the history of Hudson River estates.

Note: Evaluation of significance in the area of Archeology is beyond the scope of this CLI. The J.R. Roosevelt Place does not contain archaeological resources that have been documented to meet National Register Criterion D. However, the property contains ASMIS-listed resources related to dump sites, historic roadways, pre-and post-contact period artifact concentrations, Red House Garage-Motor House Site, Red House Scarp Site, and stone rings. These sites have not undergone sufficient archeological investigation to evaluate their status as contributing resources to the district. Their identification, however, underscores the archeological potential of the district under Criterion D and suggests that future archeological work may yield additional information to address that potential. In addition, the precontact period archeological sites within the district also could illuminate the role of the Hudson River itself as a resource through time. In addition to providing an important role in subsistence procurement, the Hudson was an important transportation and trade route. Numerous chert-bearing formations in the upper Hudson were an integral part of trade, and comparative lithic studies may illuminate local and regional trends in interaction patterns. (NR 2014, Sec.8: 59,63–64)

CRITERION B

Politics/Government:
The J.R. Roosevelt Place derives significance at the national level under Criterion B in the area of Politics/Government from its association with Franklin Delano Roosevelt (1882–1945), the 32nd President of the United States, who was raised on the property and later owned the core of the J.R. Roosevelt Place, subject to the life estate of his relatives, between 1927 and 1945. Few figures in American public life have been as closely identified with a particular place as President Roosevelt with his Hyde Park home. It is the only place in the United States where a President was born, maintained a lifelong connection, and lies buried. Throughout FDR's career, and especially during the most critical years of his Presidency, he remained closely connected to the family estate, which served as a wellspring for the ideals that he championed in his political life as well as his home and retreat from public life. Other nationally significant historic properties associated with specific periods in FDR's life include the Sara Delano Roosevelt Memorial House at 47-49 East 65th Street in New York City, where FDR and Eleanor resided part of the year from 1908 to 1922, and the Warm Springs Historic District in Warm Springs, Georgia, that includes the complex where FDR sought rehabilitation after contracting poliomyelitis and the Little White House where he died on April 12, 1945. In addition, the Roosevelt summer home on Campobello Island in New Brunswick, Canada, is preserved within the Roosevelt-Campobello International Park. (NR 2014: Sec.8: 1,31)

Largely due to his experiences growing up at Springwood, the country estate acquired by his father between 1867 and 1886 that included the J.R. Roosevelt Place, FDR enjoyed a lifelong kinship with nature, the land, and the people who lived on the land that was rare in Americans of his social standing. On the first anniversary of FDR's death, Eleanor Roosevelt remembered: "He always felt that this was his

home and he loved the house and the view, the woods, special trees, the particular spots where he played as a child or where he had ridden his horse as a boy." The J.R. Roosevelt Place, especially the Lower Woods within the Boreel and Kirchner places, was an integral part of the Springwood estate where FDR would go riding with his father and access the Hudson River. FDR inherited most of the estate when his father died in December 1900, during Franklin's first semester at Harvard University. His mother Sara retained a life estate and became the primary manager of the grounds around the Home, while FDR managed the farmland and forest. FDR's half brother, James Roosevelt ("Rosy") Roosevelt, inherited the Boreel and Kirchner Places, except for a seven-acre strip along the northern edge of the Boreel Place that James Roosevelt left to FDR (known as the Drainage Lot and today included within the J.R. Roosevelt Place CLI project area). In 1927, J.R. Roosevelt died and left the Boreel Place section of his property that included the Red House to FDR, subject to the life estate of his second wife and daughter. (NR 2014, Sec.8: 32, citing Ward 1985: 21-24)

The Roosevelt Estate at Hyde Park served as FDR's political base from the time he launched his political career in 1910. He ran successfully for the New York State Senate in the district that included Hyde Park. In 1913, newly elected President Woodrow Wilson appointed him Assistant Secretary of the Navy, a position he held until 1920. The estate's role in FDR's life evolved once again when he had to put his professional aspirations on hold following his sudden paralysis as a result of contracting poliomyelitis while vacationing at the family place in New Brunswick, Campobello, in August 1921. Franklin returned to Hyde Park in the summer of 1922 determined to recover and resume his political career. In the privacy of the estate, surrounded by family and close associates, FDR was able to be more relaxed about letting his disability show. At the same time, however, he developed a careful strategy for downplaying the extent of his handicap during public appearances. FDR used his custom-outfitted hand-controlled car to maintain his forestry program and remain connected to the land. The intentional shaping of his post-polio image that began at Springwood ultimately enabled FDR to achieve his professional goals in the world beyond Hyde Park. (NR 2014, Sec 8: 33)

In fall 1928, FDR won as the Democratic Party's candidate for governor of New York. After the election, Governor Roosevelt was able to spend much time and transact much public business at Springwood, where he often met with political leaders and worked with his advisors, because Hyde Park was so near Albany. FDR compiled a respectable record in his two terms as governor despite coinciding with the onset of the Great Depression, the most desperate national crisis since the Civil War. In New York State, FDR's progressive ideas became the framework for social and economic reforms. In numerous cases, FDR directly applied his own experiences managing his family's Hyde Park estate to crafting solutions to the state's economic problems. Soon after the stock market crash of September 1929, he sought funds from the state legislature for a tree-planting program that would not only put unemployed men to work but also address the growing issue of abandoned farmland throughout the state as he had done at Hyde Park. The values instilled in FDR during his formative years at the family's Hyde Park estate, including concern for the future of democracy, economic revitalization, and sustaining rural life, directly informed the issues and programs he championed throughout his presidency. FDR returned to Hyde Park 137 times during his 12 years in the Oval Office (continuing to seek both peace and inspiration from the place with which he was most familiar as he faced increasingly unfamiliar problems and responsibilities as President. (NR 2004, Sec.8: 34-35; FDR Library, "Visits to Hyde Park")

Following the United States' entrance into World War II in December 1941, as the pressures of leadership and the trauma of the war intensified, FDR spent even more of his time at Hyde Park. From December 7, 1941, to his death in 1945, he spent 20.5% of his time there. After January 1942, he was there every month except for four. Wartime security measures allowed FDR to move about the family estate, including the J.R. Roosevelt Place, in reasonable secrecy, and he spent at least one or two weekends a month at Hyde Park. When he accepted the nomination to run for a fourth term in July 1944, FDR famously said "All that is within me cries out to return to my home on the Hudson River." Less than one year later, after his sudden death in Warm Springs, Georgia, on April 12, 1945, FDR did return to Hyde Park, where his coffin was transported from the railroad up the River Road through the J.R. Roosevelt Place for burial in the Rose Garden at Springwood. (NR 2014, Sec.8: 36)

Resources and associated features at the J.R. Roosevelt Place that most clearly convey this area of significance include River Road and the woods roads that FDR used to move around the estate, the remnants of the World War II security system (jack-line jeep roads, crash barriers, electric eyes), and the

forest plantations and native hardwoods forest that he managed.

CRITERION A

Conservation:
The J.R. Roosevelt Place is significant at the state level under Criterion A in the area of Conservation for its association with the history of forestry in New York State during the early 20th century. The forest plantations within the estate were established under FDR's direction between 1912 and 1945, reflecting the development of the Reforestation Movement, a state-led conservation effort that used forestry to address economic and social problems, turning idle farms into productive forest plantations. FDR's first plantations established in 1912 coincided with the initial statewide effort to encourage reforestation on private land. FDR also managed his native hardwood forests, including part of J.R. Roosevelt Place, for timber products, aesthetics, and protection of natural resources. This latter objective is reflected in FDR's concern for preserving what he believed was a "virgin" or never cut area of old-growth forest in the Lower Woods of the J.R. Roosevelt Place near River Road. (Isenberg 1931: Stand 18) The network of roads accommodated farm vehicles as well as FDR's specially equipped automobile that he used after he contracted polio in 1921. FDR most actively planted and managed forests beginning in 1928, the year before he was elected Governor of New York, and continued to do so throughout his four presidential terms. He entered a cooperative partnership with the New York State College of Forestry at Syracuse University to establish demonstration and experimental forest plots, and continued to work for the rest of his life with college faculty, primarily Professor Nelson Brown, to manage his forests. Although not considered a forestry pioneer, FDR was an early practitioner at the forefront of the Reforestation Movement and his work coincided with the development of the state's reforestation program in both purpose and practice. FDR's private reforestation program became renowned in forestry circles due to his political prominence and was the wellspring of conservation programs that he championed as governor and president. (NR 2014, Sec.8: 31,51,54)

Resources that reflect this area of significance include the network of woods roads in the Lower Woods, the hardwoods forest of the Lower Woods, the so-called Virgin Stand (Stand 18) in the Lower Woods, and three forest plantations: Plot J, a small plantation of Norway spruce planted in ca. 1916 on the Drainage Lot adjoining the south boundary of the Wheeler Place; Plot E, a screen of white pines planted in 1914 along the Post Road that was historically managed as one of the forest plantations, although it served primarily an aesthetic function (extends south across the front of the Hyde Park Mall beyond park property); and Plot G, a naturalized plantation of white pine set out in 1916 in a ravine that straddles the J.R. Roosevelt Place and Springwood (Wheeler Place). (NR 2014, Sec. 8: 41,51; HRS 2011: 387–388)

CRITERION C

Architecture:
The J.R. Roosevelt Place is significant at the local level under Criterion C in the area of Architecture for its main residence known as the Red House, constructed in ca. 1833. Designed by an unknown architect or builder, the house is a representative example of a late Federal-period Hudson River house with modest mid-19th century and early 20th century additions and alterations. The overall style and massing of the Red House is most likely similar to the original design of the Home at Springwood (ca. 1793) and the Bellefield house (1795), which underwent substantial renovations after their original construction. The Red House is a symmetrical two-story, five-bay frame house on a brick foundation that faces east to the Post Road. It features clapboard siding, a narrow frieze board along the eaves that enclose pediments on the gables, a center entrance with sidelight and transom windows, and a side-gable roof. It was painted dark red with black trim during Roosevelt ownership and was recently repainted in these colors. Historic changes made to the house include a projecting bay windows on the west elevation that may date to the mid-19th century. During Roosevelt ownership after 1868, changes include the addition of two Stick-style porches in ca. 1880 around the time it became Rosy's residence in 1878: one at the front entrance and the second on the south side that took advantage of the river and mountain view to the southwest. The house underwent additional updates in the early 20th century, including replacement of double-hung multi-pane window sash on the front of the house with three-light casement windows, the same type of windows that the Newbolds had installed on the Bellefield house in 1911. Around time of Rosy's second marriage to Elizabeth Riley in 1914, and when FDR and Sara Roosevelt were renovating the Home in 1915–1916, a Colonial Revival-style kitchen and servants wing with a gambrel roof was built on the north side of the

house, replacing an earlier one-story wing. Exterior changes made after the historic period under ownership by the Kessler brothers include removal of the south porch, removal of window shutters, replacement of several windows on the west elevation, and addition of a vinyl-sided concrete-block office wing on the north side of the ca. 1915 kitchen wing. (NR 2014, Sec.8: 47; HRS 2011: 152–153)

National Register Significance Criteria:

A - Associated with events significant to broad patterns of our history

B - Associated with lives of persons significant in our past

C - Embodies distinctive construction, work of master, or high artistic values

National Register Criteria Consideration:

National Register Periods of Significance (with Historic Context Themes):

Time Period: CE 1833 - CE 1945

Historic Context Theme	Subtheme	Facet	Other Facet
Expressing Cultural Values	Architecture	Federal (1780-1820)	
Shaping the Political Landscape	Political and Military Affairs 1865-1939	The Great Depression And The New Deal, 1929-1941	
Shaping the Political Landscape	World War II	The Home Front	
Transforming the Environment	Conservation of Natural Resources	The Conservation Movement Matures 1908-1941	
Expressing Cultural Values	Architecture	Period Revivals (1870-1940)	
Expressing Cultural Values	Architecture	Stick Style (1860-1890)	

Area of Significance:

Area of Significance Category: Architecture

Area of Significance Subcategory:

Explanatory Narrative:

Area of Significance Category: Conservation

Area of Significance Subcategory:

Explanatory Narrative:

Area of Significance Category: Politics/Government

Area of Significance Subcategory:

Explanatory Narrative:

NRIS Information:

NRIS Name:	Home of Franklin D. Roosevelt National Historic Site
NRIS ID:	66000056
Primary Certification Date:	02/08/1980
Other Certifications and Date:	MM/dd/yyyy
NRIS Name:	Home of Franklin D. Roosevelt National Historic Site
NRIS ID:	66000056
Primary Certification Date:	02/08/1980
Other Certifications and Date:	MM/dd/yyyy
NRIS Name:	Home of Franklin D. Roosevelt National Historic Site
NRIS ID:	66000056
Primary Certification Date:	01/17/2014

State Register Documentation:

Identification Number:	90NR00306
Name:	Home of Franklin D. Roosevelt National Historic Site
Listed Date:	06/23/1980

National Historic Landmarks:

National Historic Landmark? No

Theme:

Contributing:

NHL ID:

NHL URL:

Date:

Statement of Significance for National Historic Landmark:

World Heritage Site:

World Heritage Site? No

Category:

WHS ID:

WHS URL:

Date:

Is Resource within a designated National Natural Landscape: No

Chronology and Physical History

Chronology:

Year	Event	Major Event Narrative
BCE 1000 - 1600	Inhabited	The east side of the Hudson Valley extending to the Connecticut River including the future Roosevelt Estate is home to the Wappinger, an Eastern Algonquian Munsee-speaking people. They live in seasonal camps and villages, and hunt, fish, gather, and farm. FDR believed the Wappinger maintained agricultural fields along the Post Road because of the ancient spreading oaks in the Springwood North and South Avenue Lots.
CE 1609	Colonized	Henry Hudson explores the Hudson Valley, leading to the establishment of the Dutch colony of New Netherlands.
CE 1609 - 1655	Exploited	Conflicts and disease from European settlers decimate the Wappinger people, including major defeats by the Dutch in the 1644 Pound Ridge Massacre and the 1655 Peach Tree War. After this last battle, most remaining Wappinger people leave the Hudson Valley.
CE 1664	Colonized	The British take New Netherlands and rename it New York.
CE 1683	Established	Dutchess County is chartered as one of the original counties of the Colony of New York.
CE 1697	Purchased/Sold	The Great Nine Partners Patent is granted to nine British land speculators; it stretches from the Hudson River east to near the Connecticut state line, occupying nearly one-third of Dutchess County, including the Roosevelt Estate.
CE 1699	Purchased/Sold	Partners divide their land into thirty-six parcels prior to Selling the land. Partners hold onto the nine 1,000 acre “Water Lots,” that lie between the Hudson River and the Connecticut state line. The future J. R. Roosevelt Place is within Water Lot Five, owned by John Aertson.
CE 1722	Built	The Post Road from New York to Albany is extended through Dutchess County.
CE 1730	Settled	Around this time, European settlers arrive in what is now Hyde Park village.
CE 1748	Purchased/Sold	Charles Crooke, a merchant from New York City, purchases Water Lot Five. His son, Charles Crooke (II), settles on the west side of Albany Post Road.
CE 1750	Built	Around this time, the Crookes build a stone house known as the Mansion House on the west or river side of the Post Road, between the present location of the Red House and the Post Road. A farmhouse is built east of the Post Road (later Home Farm farmhouse).
CE 1722	Purchased/Sold	Following the death of Charles Crooke (II), Water Lot Five is passed to his two surviving adult children: Ann (Nancy) Crooke and John Crooke. Nancy Crooke marries William Barber, and they retain the northern half of Water Lot Five, which would become the Boreel Place, and give the eastern half to their daughter, Jane Ann Barber. Nancy Crooke and William Barber reside in the Mansion House.

Year	Event	Major Event Narrative
CE 1798 - 1801	Retained	William Barber dies and Nancy Crooke remarries to William Broom in 1801. They reside in the Mansion House.
CE 1807	Built	Around this time, the Post Road is rebuilt as the Highland Turnpike. The section around Teller's Hill within the later Kirchner Place may be bypassed to create a straight alignment.
CE 1821	Inhabited	Town of Hyde Park, originally part of the Town of Clinton, is divided off as a separate town. Population is 2,300.
CE 1830	Farmed/Harvested	Livestock farming is expanded throughout the region; forest and marginal land is converted into pasture. Dry-laid stone fences are built around pastures and fields throughout the future Springwood estate, probably supplementing earlier stone boundary fences.
CE 1830	Purchased/Sold	William Broom dies and the property is passed to Jacob Mancius, the husband of Jane Ann Barber. Mancius sells the property, marking the end of the Crooke family ownership of Water Lot Five. Edward Giraud purchases the 236-acre west end of the north half of Water Lot Five.
CE 1831 - 1851	Built	The Hudson River Railroad extends its line north from New York City through the Hudson Valley, reaching Hyde Park between 1849 and 1851. The tracks extend through western boundary of the Boreel and Kirchner Places.
CE 1833	Built	Edward Giraud sells the old Crooke property on Water Lot 5 to his brother Joseph, who demolishes the Mansion House and builds the Red House around this time. An entrance road is built to the house from the Post Road.
CE 1835	Purchased/Sold	Joseph Giraud sells the property to Henry Kneeland, who owns the property until his death in 1846.
CE 1846	Land Transfer	Henry Kneeland dies, leaving the Red House property to his daughter, Mrs. Dudley B. Fuller.
CE 1849	Purchased/Sold	The Fullers sell 1.17 acres to the Hudson River Railroad.
CE 1852	Purchased/Sold	The Fullers sell the Red House property to Mrs. Walter Langdon, owner of the nearby Bard estate in Hyde Park (Vanderbilt Manson). Langdon gives the Fuller Place to her daughter Sarah Astor Langdon and her husband Francois Robert Boreel for use as their country place.
CE 1867	Purchased/Sold	James Roosevelt purchases the Wheeler country place, Brierstone, just north of Boreel Place, and renames it Springwood.
CE 1868	Purchased/Sold	James Roosevelt acquires the 234-acre Boreel Place south of Springwood, including the main house that becomes known as the Red House, and the farm complex on the east side of the Post Road. He rents out the Red House for the next ten years. The farm complex becomes the Springwood Home Farm.

Year	Event	Major Event Narrative
CE 1870	Built	Around this time, River Road is extended from the Home, connecting a series of farm and woods roads, across the Boreel Place to Big Cove. The route includes a rustic bridge and railings built across an unnamed creek, and a stone culvert. Gates are erected on the Post Road the entrance road to the Red House.
CE 1875	Built	Around this time, the Roosevelts build a cottage in the woods at the northwest corner of the Boreel Place, on a bluff overlooking the Hudson River and railroad. It is located just south of Roosevelt Point, on what is later called the Drainage Lot.
CE 1878	Inhabited	James Roosevelt Roosevelt, known as Rosy, James Roosevelt's oldest son who was born in 1854, moves into the Red House with his new wife, Helen Astor.
CE 1879	Purchased/Sold	Charles and Caroline Kirchner purchased a 98-acre property south of Boreel Place from the estate of James B. Taylor, formally owned by Aaron Teed. They do not reside on the property.
CE 1880	Built	Around this time, Stick-style porches are added to the entrance and south side of the Red House, a greenhouse is built south of the house, and a summerhouse is built north of the house.
CE 1882	Inhabited	Franklin Delano Roosevelt is born in the second-floor bedroom of the Springwood house to James and Sara Delano Roosevelt.
CE 1886	Purchased/Sold	James Roosevelt purchases the 98-acre Kirchner Place.
CE 1890	Built	Around this time, a farmhouse is built in the south front field, and is later known as the Teamster's House.
CE 1900	Land Transfer	James Roosevelt dies, leaving his 750-acre estate, Springwood, to his sons. FDR inherits the Wheeler Place, Bracken Place, and east half of the Boreel Place (Home Farm) subject to the life estate of Sara Roosevelt. Rosy inherits outright the Kirchner Place and west half of the Boreel Place with the Red House, except for a seven-acre strip along the boundary with the Wheeler Place that James Roosevelt leaves to FDR, known as the Drainage Lot. In his will, James Roosevelt also gives FDR and Sara the right to maintain the river and mountain view from the Home by managing the woods on the Boreel and Kirchner Places.
CE 1905 - 1911	Planned	Soon after his marriage to Anna Eleanor Roosevelt in 1905, FDR takes an active role in the management of Springwood, including the farm fields and lower woods of the J. R. Roosevelt Place. His program of improvements includes scientific forestry based on recommendations from a state forester who visited the estate in 1911.
CE 1910	Altered	Around this time, Rosy updates the Red House; exterior changes include casement window sash.

Year	Event	Major Event Narrative
CE 1910	Built	Around this time, Rosy constructs a half-mile-long tear-shaped trotting course on the Kirchner Place and erects a small frame house for the chauffer to its north, just south of the Boreel boundary.
CE 1912	Platted	J. R. Roosevelt receives a state grant of land under water in the Hudson River at the Roosevelt boat landing, most likely to accommodate a planned expansion of the railroad.
CE 1914	Planted	FDR sets out the first forest plantation on the J. R. Roosevelt Place, a screen of white pines along the Post Road identified as Plot E.
CE 1915	Altered	The rustic railings and wood deck on the ca. 1870 River Road bridge are replaced with concrete deck and parapet walls around this time, probably to accommodate automobiles.
CE 1915	Built	Rosy and his second wife, Elizabeth Riley (his first wife Helen died in 1893), undertake many improvements to the J. R. Roosevelt Place around the time of their marriage in 1914 and coinciding with improvements FDR and Sara Roosevelt were making to the Home. These include a new two-story Colonial Revival-style kitchen wing on the Red House in place of the one-story wing; a large hemlock hedge-enclosed formal garden south of the Red House that includes axial walks and a new curved-eaves greenhouse and potting shed; a tool shed and icehouse north of the formal garden; a motor house near the Chauffeur's Quarters south of the formal garden; and a water tower and cistern behind the Teamster's House (farmhouse). A low concrete dam and brick ram house are most likely built as part of this water system along a stream east of the trotting course.
CE 1916	Planted	FDR sets out Plot G, a plantation of white pine, in the ravine between the Home and Red House, most likely for aesthetic purposes and to stabilize the steep slopes.
CE 1916 - 1919	Expanded	The New York Central Railroad (former Hudson River Railroad) is expanded from two to four tracks. The Roosevelts' rip-rap boat landing on the railroad causeway and J. R. Roosevelt's grant of land underwater is expanded.
CE 1916 - 1920	Planted	An orchard is planted around this time in the north front field, around the same time that FDR plants the Lower Orchard in the Springwood Paddock Lot.
CE 1925	Built	FDR has a new woods road built from River Road on the J. R. Roosevelt Place north through the Wheeler Place. It is designated Lower Woods Road #1.
CE 1927	Built	In the service area south of the entrance road, Rosy and Elizabeth erect a new horse barn and shed accessed by a road, and a Craftsman-style house for the gardener known as the Bungalow. Rosy does not live to see their completion.

Year	Event	Major Event Narrative
CE 1927	Land Transfer	J. R. Roosevelt dies on May 7 at the age of 73, leaving the Boreel Place to FDR, subject to the life estate of his wife Elizabeth Riley and daughter Helen Roosevelt Robinson. He leaves the Kirchner Place to Helen subject to two conditions: the right of Elizbeth to a 1-acre parcel containing the Chauffeur's Quarters and Motor House, and the springs and ram house that supplied water to the Red House (on creek east of the trotting course); and an unspecified interest in the Kirchner Place to Mary Newbold, daughter of Thomas Newbold, which Rosy gave as gift upon her wedding in 1916 to Gerald Morgan, perhaps as property to build a house.
CE 1928	Demolished	Elizabeth and Helen Roosevelt have the old barn and stable north of the Red House demolished.
CE 1928	Built	Around this time, Elizabeth and Helen Roosevelt create a rectangular lilac garden surrounded by a low stone wall at the site of the old barn and stable.
CE 1928	Expanded	The Post Road, designated US 9, is rebuilt into a two-lane concrete highway.
CE 1929	Planned	Nelson Brown, Professor of Forest Utilization at the New York State College of Forestry at Syracuse University, and FDR agree on establishing a cooperative relationship to develop demonstration and experimental forest plantations on the Roosevelt Estate. A plan is developed where the college would provide the trees and labor for planting. A numbering system is created for the plantations, replacing FDR's letter system. None of the plantations are planned for the J. R. Roosevelt Place.
CE 1931	Planned	College of Forestry graduate Irvin Isenberg develops a ten-year forest management plan for FDR, entitled "Management Plan for Kromelbooge Woods." The plan's goals are to increase the proportion of high-value species, eliminate undesirable species and replant, and beautifying the woods between the Hudson River and Post Road, including the Lower Woods on the J. R. Roosevelt Place. The plan calls for conserving a so-called virgin part of the forest, identified as Stand 18, on the Boreel Place.
CE 1933 - 1945	Maintained	FDR's cooperative relationship with the College of Forestry ends after the spring 1933 planting. Despite the official termination, Professor Nelson Brown and other forestry faculty continue to assist and advise FDR in his forestry work throughout his Presidency. Brown becomes FDR's primary forestry advisor independent of his faculty position.
CE 1938 - 1939	Planted	FDR and Nelson Brown plan two plantations of beech trees at the J. R. Roosevelt Place using the lettering system for the plots west of the Post Road set out and managed by Springwood gardener William Plog: Plot V, a plantation of 250 trees at the Old Orchard site at the southeast corner of the Kirchner Place; the trees died and were replanted with 297 trees in 1939; and the Red Gate plot, probably at the entrance to the South River Road, planted with 250 beech trees in 1938 and replanted in 1939 with 203 trees.

Year	Event	Major Event Narrative
CE 1939	Planned	Congress passes joint resolution (No. 30, 76th Congress, 1st Session, 53 Stat. 1062-5) that authorizes development of the FDR Presidential Library and allows federal agencies to accept donations of any part of the Roosevelt Estate for use in connection with any designated function of the federal government.
CE 1941 - 1946	Military Operation	Following the attack on Pearl Harbor on December 7, 1941, the 240th Military Police Battalion arrives at Hyde Park to protect the President and his family. 'A' Company is housed at Bellefield, and 'B' Company is housed at the Vanderbilt Mansion and coach house. Small frame guard booths are constructed around the estate. The 240th remains until May 16, 1945. A small detachment of the 1235 Military Police Battalion arrived to monitor the FDR gravesite until the National Park Service took over administration of the site on January 1, 1946.
CE 1942	Built	The White House Signal Detachment, formed by the Department of War on March 25, 1942, completes an emergency communication system throughout the Roosevelt Estate. The system includes telephone lines, electronic eyes, cable crash barriers, and jeep roads designed to protect the President while at Hyde Park, including his drives through his forest. A crash barrier is installed at the head of the Red House entrance road and a jack-line Jeep road is maintained along the south boundary of the Boreel Place.
CE 1943 - 1944	Farmed/Harvested	A war-time timber harvest of 710 mature trees, an equivalent of 137,705 board feet of lumber, is made on the estate. The harvest includes trees from the Lower Woods on the J. R. Roosevelt Place.
CE 1943	Land Transfer	On December 29, the federal government accepts a deed from FDR and Eleanor Roosevelt for 33.23 acres surrounding the Home for establishment of the Franklin D. Roosevelt National Historic Site, subject to their life estate. The deed calls for maintaining the property "…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…" and to preserve the river and mountain view from the Home across the Boreel and Kirchner places.
CE 1944	Memorialized	The Home of Franklin D. Roosevelt National Historic Site is designated under the Historic Sites Act of 1935 and according to the enabling legislation passed by Congress in 1939.
CE 1945	Memorialized	On April 12, 1945, FDR dies unexpectedly at Warm Springs, Georgia. On April 15, 1945, his body is brought from the rail line along River Road at the J. R. Roosevelt Place to his specified burial site in the Springwood Rose Garden.
CE 1945	Removed	Wartime security system features are removed or disabled throughout the Roosevelt Estate following the end of the National Emergency on September 11, 1945.

Year	Event	Major Event Narrative
CE 1947	Land Transfer	FDR's Hyde Park real estate holdings, except for the Boreel and Kirchner Places, are turned over to the trustees of his legal estate, per the provisions of his will. Although FDR owned the Boreel Place, Elizabeth and Helen Roosevelt retain the right of life estate; Helen owns the Kirchner Place outright, with two exceptions. Management of the forests at Springwood and the J. R. Roosevelt Place ceases.
CE 1947	Land Transfer	Mary Newbold Morgan completes a quitclaim deed to extinguish her interest in the Kirchner Place owned by Helen Robinson.
CE 1947	Purchased/Sold	Helen Roosevelt Robinson subdivides the Kirchner Place; she sells the south parcel of 60.6 acres to Punchar/Storr, who then resell to Fred and Elsie Hertlein.
CE 1947	Demolished	In anticipation of future development, Elliott Roosevelt oversees demolition of the Roosevelt farm complex at the Home Farm, across from the Red House entrance road. Only the farmhouse is left.
CE 1948	Built	The first two developments in the Post Road frontage of the Springwood Home Farm across from the J. R. Roosevelt Place, all made under lease from Elliot Roosevelt's Val-Kill Company, are completed.
CE 1948 - 1964	Built	Fred and Elsie Hertlein operate a picnic area and tourist cabin colony along the Post Road on their 60.6-acre tract of the Kirchner Place they acquired in 1947.
CE 1949 - 1955	Built	Springwood Village, a residential subdivision planned by Elliott Roosevelt's Val-Kill Company, is developed at the site of the Roosevelt Home Farm across from the Red House entrance road. As built-out by 1955, the development includes a 60-lot subdivision of single-family houses and an eight-building garden apartment complex with separate garage buildings.
CE 1959	Removed	The NPS invokes its right contained in FDR's 1943 deed to the federal government to enter upon the Boreel and Kirchner Places owned by Helen Robinson to maintain the river view from the Home. Instead of reestablishing the original viewshed, the park clears a narrow swath of the Lower Woods that cuts through the so-called virgin forest stand to the Big Cove. By this time, the field below the Red House was beginning to grow up in woods.
CE 1959 - 1960	Expanded	The state widens the Post Road to four lanes from Poughkeepsie to Teller's Hill at the Kirchner Place.
CE 1962	Land Transfer	Helen R. Robinson dies. The Boreel Place including the Red House, which she had used as a country home, reverts to the trustees of FDR's legal estate, per the provisions of the wills of J. R. Roosevelt and FDR. The Red House formal gardens are abandoned around this time.
CE 1963	Purchased/Sold	Around this time, the legal estate of Helen Robinson sells her remaining 37 acres of the Kirchner Place to the trustees of FDR's legal estate. The trustees combine the parcel with the Boreel Place property and the 6.4-acre Drainage Lot and market it for sale.

Year	Event	Major Event Narrative
CE 1963	Purchased/Sold	Local developers Bernard and Sidney Kessler purchase the J. R. Roosevelt Place property from the trustees of FDR's legal estate, consisting of 144.5 acres of the Boreel and Kirchner places. They plan to develop the property for commercial and residential uses.
CE 1964 - 1968	Purchased/Sold	Fred and Elsie Hertlein sell their 60.6-acre portion of the Kirchner Place to Starbar Realty.
CE 1965	Demolished	Around this time, the Kessler brothers make the Red House their development and law offices and build a concrete-block wing on the north end. The tool shed and greenhouse at the formal garden are demolished; the concrete walls of the main greenhouse remain, along with the wood-frame potting shed. The hemlock hedge around the garden grows into trees.
CE 1968	Built	Around this time, Starbar Realty subdivides two lots along the Post Road frontage of the Kirchner Place that are developed with a small shopping strip and a restaurant.
CE 1969 - 1972	Land Transfer	The Saint Andrew-on-Hudson Seminary and Novitiate south of the Kirchner Place is closed; the property becomes the campus of the Culinary Institute of America in 1972.
CE 1964	Land Transfer	Congressman James Roosevelt assists the Department of the Interior in obtaining 94 acres of the Kessler property though condemnation to preserve the setting and view from the Home.
CE 1968 - 1970	Built	The Kessler brothers build the Hyde Park Mall on the south front field and service area of the J. R. Roosevelt Place. The project requires demolition of the New Barn, shed, and east leg of the east service road, plus the east end of South River Road. The adjacent entrance road to the Red House serves as access to the mall and becomes a town road around this time, known as Kessler Drive. The entrance gates to the Red House are also removed around this time.
CE 1970	Removed	The ca. 1920 orchard in the north front field is removed around this time.
CE 1975	Demolished	The Motor House on the Kessler property south of the formal garden is demolished around this time.
CE 1982	Built	The Kessler brothers begin construction of a condominium complex on the north front field of the J.R. Roosevelt Place, but construction stops due to foreclosure of the project, after the foundations were poured.
CE 1984	Purchased/Sold	The Trust for Public Land acquires a 26.33-acre tract of the J.R. Roosevelt Place from Bernard and Sidney Kessler, including the site of the failed condominium complex, formal garden, and trotting course, and conveys it to the NPS. The Kesslers retain a 2.54-acre tract along the Post Road frontage and the Red House.
CE 1987 - 1989	Purchased/Sold	The Trust for Public Land acquires the 2.54-acre tract in the north front field road frontage from the Kesslers and conveys it to the NPS in 1989.

Year	Event	Major Event Narrative
CE 1990	Rehabilitated	The Red House lower field is cleared of successional woods that grew up after 1945 to reestablish the foreground of the river view from the Home. Foundations of the failed condominium complex are removed from the front field around this time.
CE 1990	Altered	The park converts J. R. Roosevelt's trotting course into a grounds maintenance area around this time.
CE 1997 - 2002	Purchased/Sold	The Beaverkill Conservancy acquires the undeveloped western 35 acres of the Kirchner Place including the shoreline and a narrow access corridor to the Post Road from JHP Hyde Park LLC., and donates it to the park in 2002. The undeveloped eastern portion was acquired by the Culinary Institute of America around this time.
CE 2000	Purchased/Sold	Sidney Kessler sells the Red House and surrounding 1.5 acres to Barbara Love. Love sells the property to the Franklin and Eleanor Roosevelt Institute.
CE 2000	Built	A large supermarket is built across the Post Road from the Kirchner Place around this time.
CE 2007	Built	The park constructs a large curatorial building and a maintenance building in the former formal garden.
CE 2011	Land Transfer	The park acquires the Red House and surrounding 1.5 acres from the Franklin and Eleanor Roosevelt Institute. The Red House is repainted after this time in its historic color scheme.

Physical History:

INTRODUCTION

The following section presents a concise overview of the development and evolution of the J.R. Roosevelt Place, focusing on the core surrounding the Red House within the Boreel Place, purchased by Franklin D. Roosevelt's father, James Roosevelt, in 1868, and second on the lower woods of the Boreel Place that extend south onto the Kirchner Place that James Roosevelt purchased in 1886. Throughout its ownership by the Roosevelt family, the J.R. Roosevelt Place was an integral part of Springwood, the name that FDR's parents gave to their Hyde Park estate that included the Wheeler Place with the Home. Although the domestic grounds around the Red House, including its formal garden and trotting course to the south were distinct from the domestic grounds around the Home, the remainder of the landscape, notably the front fields along the Post Road and lower woods toward the Hudson River shared a common character and were physically connected to the larger Springwood estate throughout FDR's lifetime.

The physical history of the J.R. Roosevelt Place property within the larger Hyde Park Roosevelt Estate is organized into four time periods: Before the Roosevelts, Pre-1867; Roosevelt Ownership Through FDR's Lifetime, 1867 to 1945; Roosevelt Ownership after FDR's Death, 1945 through 1962; and Post-Roosevelt ownership, 1962 to 2021. This history is based on three main secondary sources: National Register documentation for the Home of Franklin D. Roosevelt National Historic Site (2014), "FDR and the Land: Historic Resource Study, Home of Franklin D. Roosevelt National Historic Site" (2011), and "Cultural Landscape Report for Springwood, Home of Franklin D. Roosevelt National Historic Site" (1998).

BEFORE THE ROOSEVELTS, PRE-1867

Early History to 1697:
The origins of the J.R. Roosevelt Place landscape trace back to formation of the bedrock, known as Austin Glen Formation, in ancient seas between 543 and 443 million years ago. This bedrock was uplifted about 250 million years ago, resulting in the vertical strata visible today in the jagged ridges in the woods near the Hudson River. This bedrock was sculpted by the Laurentide Ice Sheet that arrived 95,000 years ago and extended south to Long Island. The glacier depressed the earth, ground down mountains into rounded hills, and broadened valleys. Retreating approximately 12,500 years ago, the glacier left behind debris while glacial meltwaters formed Lake Albany, a large water body that covered much of the Hudson Valley for 4,000 to 5,000 years, and deposited soils comprised of pebbles, clay, sand, and silt. Erosion caused by Lake Albany and the primeval Hudson River formed broad terraces, known as the “Flatts” in the 18th century, and called “plateaus” by FDR. Within the Roosevelt Estate, these included a lower terrace along the Post Road at Springwood (including the J.R. Roosevelt Place) and an upper terrace along Violet Avenue on the upland farms. Streams ran through the rough land between these terraces including Big Cove Creek through the lower woods that flowed into the Big Cove along the Hudson River. The Maritje Kill cut across the southern end of the lower terrace, forming a rise known during FDR’s lifetime as Teller’s Hill (within the Kirchner Place, now the Culinary Institute property). (HRS 2011: 54–56,67)

For centuries prior to European contact, the Algonquian-speaking Wappinger Indians occupied the east bank of the tidal Hudson River, which they called Muhheakantuck, “river that flows two ways,” and lands east to the Connecticut River. The Post Road may have been a main north-south trail. The Wappinger people were agriculturalists who lived in villages, as well as hunters and gatherers who lived in seasonal camps. FDR believed that "...the fields in front of my house and Mrs. James R. Roosevelt's house [Red House] prove that an Indian encampment existed here...a good many arrowheads have been found in plowing." (Eleanor Roosevelt, 1949, cited in CLR 1999: 11) More recent archaeological investigations have confirmed the presence of such artifacts. 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 that the front fields of Springwood with their ancient spreading oaks "…were cultivated by the Wappinger tribe of Indians before the white man came..." (FDR 1931, cited in CLR 1998: 11; HRS 2011: 56–57)

In 1609, the Dutch East India Company hired Henry Hudson to explore the Muhheakantuck region. One Native American account described the explorers and their ships as “tall floating cloud-houses carrying hairy, pallid, ghostlike men.” (Tina Kelley, 2004 May 2) Hudson’s explorations of what was renamed the Hudson River spurred colonial expansion and the Dutch established the colony of New Netherlands, with the capital, New Amsterdam, founded in 1624 at the mouth of the river. After initial friendly interactions, the relations between the Dutch and Native Americans including the Wappinger soured as competition over land and resources increased. The introduction of European plagues and firearms worsened the situation. After a battle in 1643, the defeated Wappingers negotiated a treaty in 1645, though conflict continued for the next two decades. Decimated by war and disease, most of the Wappinger were forced out of the Hudson Valley by the late seventeenth century. (HRS 2011: 57)

The Dutch in turn were defeated when Great Britain gained control of the New Netherlands colony following the Second Anglo-Dutch War of 1664. King Charles II of England awarded the colony to his brother, James, Duke of York. Established as the Province of New York, the colony did not have a representative assembly until 1683, at which time it was organized into twelve counties. The region that included the Roosevelt Estate was within Dutchess County, which had not yet been granted to British landholders. (HRS 2011: 57)

European Colonization-Settlement:
The recorded European history of the J.R. Roosevelt property begins in the late 17th century. On May 27, 1697, Benjamin Fletcher, Governor of the Province of New York, granted a patent to a partnership of nine men for the purposes of speculative land sale and selling of resources including lumber and fur. The grant encompassed approximately 149,000 acres of Dutchess County, stretching six miles along the Hudson River and east fourteen miles to the boundary of New York and

Connecticut. On May 8, 1699, the grant was first divided into thirty-six principle lots. One of the lots along the Hudson River was further subdivided into nine lots known as water lots and numbered from south to north to ensure each partner equal access to the river, which was the primary source of transportation. Each of the nine water lots encompassed approximately 1,000 acres and measured one-third mile along the Hudson River, and four-and-a-half miles eastward. The J.R. Roosevelt property spanned Water Lot 4 (Kirchner Place), owned by James Emmot, and Water Lot 5 (Boreel Place), owned by John Aarttson. The water lots were crossed by the New York and Albany Post Road, charted in 1703 and built through Dutchess County by ca. 1722. (CLR 1998: 13–14; HRS 2011: 63)

Actual settlement on the Springwood lands occurred in the mid-18th century. The north half of Water Lot Five, the present site of the Red House at the J. R. Roosevelt Place, was the first parcel to be settled after the Wappinger people were forced out. It was purchased in 1748 by Charles Crooke, a merchant of New York City, who soon thereafter arranged to have his son, Charles Crooke (II), settle there. The Crookes soon built a stone house on the west or river side of the Post Road, known as the Mansion House, between the present location of the Red House and the Post Road (Figure 1). Soon after its construction, the Crookes most likely erected a farmhouse and barn (future Home Farm area of Springwood) on the opposite side of the Post Road for use by their hired hands or slaves. Charles Crooke expanded his acreage in 1751 by purchasing the non-contiguous north half of Water Lot Six, where Bellefield house today stands. Upon the death of Charles Crooke (I) in 1763, the younger Crooke inherited the property on Water Lots 5 and 6, described in his father's will as being "...at a place called by the name of Krom or Crooked Elbow," most likely after an adjacent bend in the Hudson River. (Cited in HRS 2011: 65) Charles Crooke (II) died in 1772, and in 1793 his Krom (also spelled Crum) Elbow property was divided between his two surviving adult children, Ann Crooke, known as Nancy, and John Crooke. John Crooke received the portion of Krom Elbow with on the north half of Water Lot Six (Bellefield), including the present Rogers Land that FDR acquired in 1935. Nancy Crooke, who married William Barber, received the western part of the north half of Water Lot Five with the Crooke Mansion House, amounting to approximately 234 acres extending east beyond the Maritje Kill, which included the site of the Red House and Springwood Home Farm buildings. (HRS 2011: 65)

The south half of Water Lot Six, located between the two Crooke family parcels, was acquired in 1734 by John Everson of New York City. For several decades, Everson did not settle the property, which he left to his widow following his death in 1772. In 1793, Widow Everson recorded the first deed to the property, when she gave the property to her nephews John and Cornelius Ray of New York City. Cornelius Ray was a leading mercantile and financial figure, and John Ray was a moderately successful merchant and trader. They used their Hyde Park property, which included a tenant farmhouse and outbuildings on the river side of the Post Road, for generating income. This farmhouse, shown on the 1793 survey, is the core of the Home (see Figure 1). Like the Crooke Mansion House and other 18th century houses, it faced the Post Road rather than the Hudson River. (CLR 1998: 17–18; HRS 2011: 66)

The River Estates:
Reflecting wider social and economic changes along the east bank of the Hudson Valley, the riverfront farms established by the Crooke and Everson families became country places for wealthy New Yorkers during the first half of the 19th century, known locally as river estates. Within the future Roosevelt Estate, there were two river estates prior to 1867: the related Boorman and Wheeler Places on Water Lot Six (including the Home and Bellefield, formerly northern Crooke and Everson-Ray properties), named Bellefield and Brierstone, and the Boreel Place (southern Crooke property with the Mansion House) on the north half of Water Lot Five (Figure 2). No known name was given to the Boreel Place.

The Boreel Place on the north half of Water Lot 5, including the Crooke Mansion House on the west side of the Post Road and the farm buildings on the east side, changed ownership several times after it was sold by the Crooke family in 1830. Joseph Giraud, who purchased the property in 1833, purportedly found the Mansion House in poor repair, and so demolished it, and built a new house (present Red House) to the west closer to the edge of the terrace, but with the same orientation facing the Post Road. It was a late Federal-style two-story, five-bay, center-entrance frame house,

similar to the Everson house (the Home) to the north. It was accessed by a 1,500-foot-long entrance road off the Post Road. A large Dutch-type barn, later used as stables, stood north of the house, and likely dated to Crooke family ownership. The estate's river road, which FDR later called the South River Road, ran along the south boundary of the property to the Big Cove on the Hudson River. Here, the land was most likely all open pastures bordered by stone fences, except for a patch of woods along Big Cove Creek (what FDR later identified as virgin woods). (HRS 2011: 70)

In 1835, soon after building the new house, Giraud sold the property to Henry Kneeland, who owned it for the next decade until conveying it to his daughter, Mrs. Dudley B. Fuller, in 1846. She sold the property in 1852 to Mrs. Walter Langdon, owner of the Hyde Park Estate (Vanderbilt Mansion), who in turn gave the property to her daughter, Sarah Astor Langdon, who had married François Robert Boreel. The Boreels spent much time abroad and thus made little use of the estate during the fifteen years that they owned it. During this time, some of the lower pastures below the house most likely reverted to woods. The Boreels had a resident farmer, who lived in the farmhouse across the Post Road built during Crook family ownership in the 18th century. (HRS 2011: 70)

The property to the south of the Boreel Place on Water Lot 4 (later Kirchner Place) changed ownership several times, and in the early 19th century was owned by John Teller, for whom Teller Hill was named. After the Teller house burned in 1831, the land subsequently became a series of small farms owned or occupied by the Broom, Teed, and Taylor families. By 1867, the property had been acquired by J.D. Barnet, who incorporated it into his country estate located to the south. He may have removed farm buildings that stood on the property, leaving it primarily fields along the Post Road and woods toward the river, without a country house or other major building. (HRS 2011: 67)

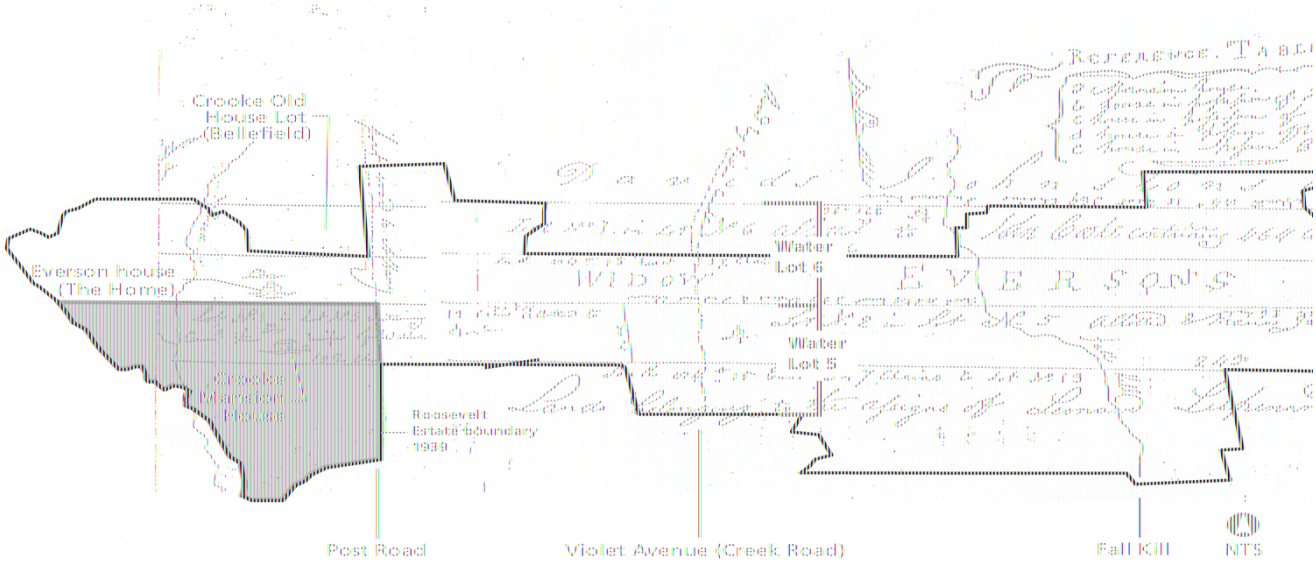


Figure 1. Survey of Crooke family property on the north half of Water Lot 5, January 17, 1793, illustrating relationship to future J.R. Roosevelt Place (shaded green). The Crookes also owned the north half of Water Lot 6 (current Bellefield property). The Everson property on the south half of Water Lot 6 includes the future Wheeler Place (FDR Home). (Dutchess County Real Property Records, Book 12, pages 134–135, annotated by SUNY ESF)

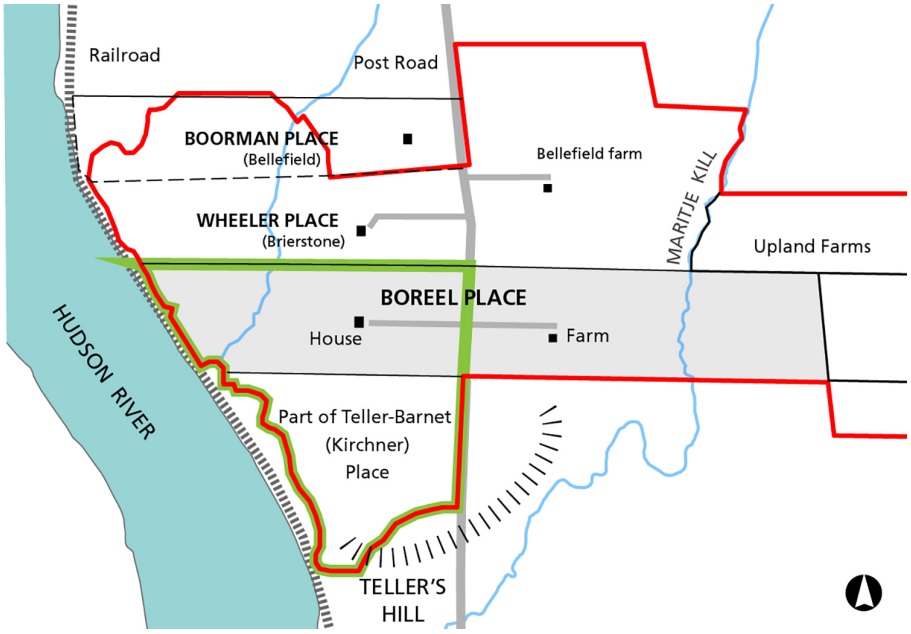


Figure 2. Organization and major features of the three river estates within the future limits of the Roosevelt Estate by 1867. The J.R. Roosevelt Place is outlined in green, the Boreel Place is shaded gray, and the red line indicates the Roosevelt Estate boundary in 1939. (SUNY ESF)

ROOSEVELT OWNERSHIP THROUGH FDR'S LIFETIME, 1867–1945

The Roosevelt family's presence in Dutchess County traces back in 1819, when Jacobus Roosevelt purchased a large tract of land on the Hudson River near Poughkeepsie about a mile south of the future Roosevelt family estate, Springwood. They named the estate Mount Hope. Jacobus's son, Isaac (FDR's grandfather), was also a businessman and established another estate nearby in 1832, known as Rosedale. Isaac Roosevelt later inherited Mount Hope with his wife, Mary Rebecca Aspinwall, and had two sons, James and John. Upon Isaac's death, James Roosevelt inherited the country estate at Mount Hope and John inherited Rosedale. James was also a businessman with interests in coal and transportation and was vice president of the Delaware and Hudson Railway. In 1853, James married his second cousin, Rebecca Brien Howland and their son, James Roosevelt Roosevelt, known as J.R., or Rosy, was born in 1854. In 1865, the Roosevelt country home at Mount Hope burned, and the state acquired the property to establish the Hudson River State Hospital. James and Rebecca acquired a new country place with farmland for their herd of Alderney cattle and James's love of riding. (HRS 2011: 7,88)

On May 16, 1867, James and Rebecca Roosevelt purchased the 110-acre western half of Josiah and Mary Wheeler's Brierstone estate, a mile to the north of the Mount Hope property, and renamed the estate Springwood. Springwood would remain the core of the Roosevelt family estate for the next eight decades. It was here that Franklin Delano Roosevelt (FDR) was born in 1882, two years after James Roosevelt married Sara Delano following the death of his first wife in 1876. FDR was 28 years younger than his half-brother, Rosy, hence FDR was closer in age to Rosy's children, James, Jr. "Taddy" (born in 1879) and Helen (born in 1881), who resided with Rosy at the Red House during the years that FDR was growing up at the Home. (HRS 2011: 98)

Property Acquisition:
The Wheeler Place contained pastureland, a horse track, a stable, river frontage, and mountain views, but it lacked a river road and farm buildings, so James Roosevelt acquired additional land for Springwood beginning with the adjacent 234-acre Boreel Place to the south. This property featured a residence (Red House) on the west side of the Post Road and the farmhouse and barns directly opposite on the east side of the Post Road that became the core of the Roosevelt Home Farm, as well as a river road that followed the south property line to the Big Cove on the Hudson River. The Boreel property also gave James Roosevelt ready access to the Hudson River, and ownership of the landscape in the foreground of the view to the Hudson and Shawangunk Mountains from the Home at the Wheeler Place. On February 14, 1868, James Roosevelt purchased the estate from Robert and Sarah Boreel for $30,300. (HRS 2011: 88-89)

In 1886, nearly two decades after his purchase of Boreel Place, James Roosevelt expanded the boundary of the Springwood estate southward by purchasing a 98-acre tract from Charles and Caroline Kirchner (also spelled Kirschner) of Poughkeepsie on October 16, 1886, for $11,000. The Kirchners had purchased the property as a subdivision of the estate of James B. Taylor, and it most likely contained no buildings. The Taylor main house and greenhouses were to the south and west and were later incorporated into the estate of Henry J. Webendorfer. James Roosevelt likely purchased the Kirchner Place for its additional agricultural land, but more importantly to protect the setting of Springwood and the Red House, since the river and mountain views from both houses overlooked the western part of the property. The Kirchner Place also gave James Roosevelt ownership of the entire shoreline of Big Cove where his boathouse was located. Landscape features on the Kirchner Place included fields and an orchard along the Post Road, a small stream, and undeveloped woods along the lowlands that bordered the Big Cove and the Hudson River. (HRS 2011: 89–90)

James Roosevelt Ownership:
James and Rebecca Roosevelt embarked on several improvements to the Boreel Place following their purchase in 1868. The lower portion of the property, which had been separate from the Wheeler Place since the original subdivision of the Water Lots, became functionally and physically integrated under Roosevelt ownership. By 1870, James Roosevelt had completed a new road from the Home to the Hudson River, known as River Road, which extended from the Paddock Lot at the Wheeler Place southwest across the Boreel Place toward the Hudson River at the north end of Big Cove. It

served utilitarian purposes, allowing for the delivery of coal and other supplies from boats and railroad cars, but was also a pleasure drive for horseback riding and walking, that provided access to a network of foot and bridle trails. An indication of the recreational use of the road was the design of the bridge that carried River Road over Big Cove Creek that flowed into the Big Cove, which featured rustic twig railings characteristic of landscape design in semi-wild places such as the nearby Catskill Mountains (Figure 3). Around the same time that River Road was built, James had a new boathouse erected at the foot of the road facing Big Cove, replacing an earlier boathouse on the Wheeler Place shoreline that he had moved from Mount Hope, and which was accessible only by foot. James and Rebecca also built a rustic cottage on a bluff overlooking the Hudson River at the northwest corner of the Boreel Place. In 1881, James Roosevelt had a 150-foot-long pond created in a gorge on the creek to the Big Cove just north of River Road, straddling the Wheeler Place and Boreel Place boundary. Aside from being a rustic enhancement and a place to swim, the pond also had utilitarian purposes, serving as a reservoir for the estate's water supply and a source of ice. (HRS 2011: 94)

The western part of the Boreel and Kirchner places through the late 19th century was mostly second-growth forest with scattered open pasture, except for an area of old growth, mostly hemlock woods on a knoll south of River Road. Due to the mostly young character of these woods and the existence of some open pasture, the view from the Home at Springwood, as well as the Red House, provided an expansive panorama of the Hudson River, with the highlands along the west bank and the Shawangunk Mountains in the distance (Figure 4). James Roosevelt managed these woods to preserve the views, and to improve the beauty of the landscape. He cleared underbrush, removed fallen trees, drained wet areas that formed between ridges, and planted wildflowers on open ground. (HRS 2011: 94)

James and Rebecca Roosevelt initially had little use for a second residence at Springwood, so they rented out the main house at the Boreel Place, which was painted a dark red color with black shutters and window sash, and hence became known as the Red House. Upon Rosy's marriage to Helen Schermerhorn Astor in 1878, James gave the Red House to the newlyweds as their own country place, although he retained ownership. The late Federal-period Red House was largely unchanged from its initial construction in 1833 (Figure 5). Around the time Rosy and Helen made it their country place, Stick-style porches were added to the front and south side; the south porch captured the view to the Hudson River and Shawangunk Mountains in the distance (Figure 6). The grounds surrounding the house were enhanced with ornamental vines and planting beds, and a hipped roof summerhouse in the shaded lawn north of the house (Figure 7). To the north was the old Dutch-type barn that was probably used as stables for Rosy's beloved trotting horses. A greenhouse was south of the house, and most likely adjoined a domestic kitchen garden. The entrance road, which was marked by masonry gate piers at the Post Road and passed through fields, was lined by mature sugar maples that predated Roosevelt ownership, and terminated in a loop in front of the house (Figure 8, see also Figure 5). James Roosevelt most likely had the road that connected the Home and Bellefield, known as Estates Road and built as early as 1811, extended south to the Red House soon after his purchase of the property in 1868. (HRS 2011: 68,94,98,143)

James Roosevelt managed the agricultural fields of the Boreel and Kirchner places as part of the Springwood Home Farm. Around 1890, he constructed a two-story gable-front farmhouse at the west side of the front fields of the Boreel Place, serving as the second farmhouse to the one across the Post Road (Figure 9). The fields in front of the Red House and the lower field to the west of the house were planted with crops including hay, corn, and wheat. James Roosevelt also carried out numerous improvements to the farm buildings on the east side of the Albany Post Road, but by the late 1890s, Sara Roosevelt, probably with the assistance of Rosy, had assumed much of the responsibility for running the farm. James Roosevelt died in New York City in 1900 at the age of 72. (HRS 2011: 93,96-100)

J.R. Roosevelt Ownership:
James Roosevelt left the west half of the Boreel Place including the Red House along with the entire Kirchner Place to his eldest son, J.R. Roosevelt, who had used the Red House as his country place since 1878. FDR thus called these two properties the J.R. Roosevelt Place. One part of the Boreel Place that James left to FDR and Sara instead of Rosy was a seven-acre strip along the northern boundary with the Wheeler Place containing the Ice Pond dam and ram house and the cottage near

the river (the Red House had its own dam and ram house on a creek east of the trotting course). This strip, along with the entire Wheeler Place and Home Farm (including the eastern half of the Boreel Place) became FDR's inheritance, but his mother, Sara Delano Roosevelt, retained a right to life estate. James also gave Sara the right to enter upon the Boreel and Kirchner places, "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.'" (Last Will and Testament of James Roosevelt, May 28, 1900, in CLR 1998: Appendix E)

Rosy's first wife, Helen, had died in 1893 and he married Elizabeth Riley in 1914. Though Rosy's career as an American diplomat in Vienna and London resulted in some absences from the property, he continued to be actively involved in its management for nearly three decades following his father's death. With the Red House under his ownership, Rosy was able to make his own improvements to the property. Initially, these included updates to the Red House, notably the replacement of the original double-hung sash windows with stylish casement windows, probably around the same time that the Newbolds installed casement windows as part of the expansion of Bellefield house in 1909 (Figure 10). To support his love of horses, coachmanship, and carriages, Rosy built a half-mile teardrop-shaped trotting course lined with sugar maple trees on a plateau on the Kirchner Place south of the Red House in ca. 1910. He also had a small frame house built at the north end of the trotting course for his chauffeur and used the ca. 1890 farmhouse as a residence for his teamster. With his marriage in 1914 to Elizabeth Riley, the newlyweds undertook more extensive improvements to the landscape. These included replacement of the old greenhouse and garden south of the Red House with a much larger neoclassical-style formal garden in ca. 1915. The new rectangular garden was enclosed by a clipped hemlock hedge and featured axial walks and a curved-eaves iron-frame greenhouse that included a frame potting shed (headhouse) that matched the roofline of the main greenhouse. (Figure 11). It included a smaller even-span roof greenhouse on the east side of the potting shed, and cold frames along the east side of the main greenhouse. Probably manufactured by Lord & Burnham of Irvington-on-Hudson, the greenhouse complex was a smaller version of the new greenhouses that FDR and Sara built at Springwood in 1908. A tool shed and icehouse were built north of the new garden around the same time, and a garage for automobiles, known as the Motor House, was added south of the formal garden next to the chauffer's quarters (ca. 1910). (HRS 2011: 153–154)

Between 1915 and 1916, as FDR and Sara Roosevelt were renovating the Home, Rosy and Elizabeth replaced the one-story north wing on the Red House with a gambrel-roof Colonial Revival-style kitchen and servants' wing (Figure 12). Like the Home, the Red House was also outfitted with a new water supply system, which included a 10,000-gallon water tank on a steel tower at the rear of the farmhouse—built around the same time that FDR and Sara erected a water tower at the Springwood Home Garden (see Figure 9). Water was pumped from springs on the Kirchner Place to a 40,000-gallon storage reservoir near the ravine west of the water tower. A decade later, additional improvements were made to the area around the Teamster's House, including the construction of a Craftsman-style house for the gardener, known as the Bungalow, and a horse barn, known as the New Barn, to the east at the edge of the front field and accessed by a new drive from the entrance road (Figure 13). (HRS 2011: 153)

Rosy did not live to see the completion of the Bungalow and New Barn. On May 7, 1927, he died of a heart attack at age 73. He left the Boreel Place including the Red House to his half-brother, FDR, subject to the life estate of his wife Elizabeth Riley Roosevelt and daughter Helen Roosevelt Robinson. He left the Kirchner Place to his daughter Helen outright, subject to two conditions: he gave Elizabeth the right to use a one-acre tract that included the Motor House and rights to springs on the property; and he reaffirmed Mary Newbold Morgan's interest in the property that he had given her upon her marriage to William Gerald Morgan in 1916, likely as property to build a house on, although she had not yet made use of this interest. (HRS 2011: 154)

Stewardship under Elizabeth and Helen:
Following Rosy's death, Elizabeth, and Helen, together with Helen's husband Theodore Douglas Robinson (eldest nephew of President Theodore Roosevelt), maintained the J.R. Roosevelt Place as their country place, although FDR owned the Boreel Place portion and continued to manage the

wooded western portion that was an extension of the woods on the Wheeler Place. They finished work on the Bungalow, New Barn, and an adjacent shed in 1927, and added a small addition to the New Barn in 1928 to house cars. Two years later, they added a woodshed and chicken house to the south of the shed, completing a complex of six buildings in the service area, plus the water tower and cistern, which were screened from the Red House and front field by woods (Figure 14). In the early 1930s, Elizabeth and Helen elected to demolish the old barn north of the Red House, which may have dated to the 18th or early 19th centuries, and an adjacent stable, perhaps fulfilling plans that Rosy had made for their replacement by the New Barn, completed in 1927. In place of the two buildings, Elizabeth and Helen created a garden enclosed by low stone walls that may have been made from the old foundations of the barn and stable. Near this garden, a new drive from Estates Road to the entrance road was laid out to bypass the circular drive in front of the Red House. (HRS 2011: 221-222)

In addition to constructed features, the landscape of J.R. Roosevelt Place began to lose some of its open fields. The front fields continued to be worked as part of the Home Farm, while the south fields along the Post Road on the Kirchner Place, including the old orchard, fell out of agricultural use by the late 1930s. By the 1940s, the large lower field below the Red House, which formed the foreground of the river and mountain view from the Home, was beginning to undergo old field succession (Figure 15). Despite these changes, by 1945, 32 acres of the property were still considered “tillable.” (HRS 2011: 222)

FDR’s Management of the Lower Woods:
Following his father’s death in 1900, FDR assumed responsibility along with his mother, Sara Delano Roosevelt, for the woods and farmland of the J.R. Roosevelt Place. Following his graduation from Harvard in 1904, FDR married Eleanor Roosevelt and began planning improvements to the estate’s farm operations. This led FDR to explore scientific forestry as a means to return productivity of abandoned agricultural land, conserve natural resources, and enhance the beauty of the landscape. FDR was part of a growing forestry movement across New York State and the nation. (HRS 2011: 114)

In 1911, FDR entered the New York State Senate and was appointed to the State Forest, Fish, and Game Commission, which further encouraged his interest in forestry and in particular, reforestation. He set out his first forest plantations on the lower part of the Wheeler Place in 1912. The old pastures and gravel lots provided excellent opportunities to experiment with reforestation on marginal land. FDR’s efforts over time transformed a formally patchy landscape of woodlots and fields into a continuous forest. On the J.R. Roosevelt Place, FDR did not set out plantations because he did not own the property outright, except for the seven-acre Drainage Lot. Here, he set out Plot J, a small plantation of Norway spruce, in ca. 1916, and Plot G, a white pine plantation in the partly wooded ravine between the Home and the Red House, in 1916 (see Figure 14). These two plantations were most likely intended as aesthetic improvements to the landscape and to stabilize steep banks. FDR also set out a narrow border of white pine identified as Plot E in ca. 1914, intended to screen the increasingly busy Post Road along the frontage of the Wheeler and Boreel places. (HRS 2011: 8,141)

Along with changes in the forest cover, the lower portion of the J.R. Roosevelt property experienced additional changes under management by FDR and Sara Roosevelt, prior to FDR’s election as governor in 1928. In ca. 1915, the rustic railings and wood deck of the River Road bridge over Big Cove Creek that flowed into the Big Cove were replaced with a concrete deck and parapet walls, probably to accommodate automobiles. In 1919, the New York Central and Hudson River Railroad finished their expansion to four tracks, a process that began seven years earlier in 1912 with surveying, planning, and property acquisition. The ca. 1875 Roosevelt cottage at the northwest corner of the Boreel Place (Drainage Lot) was removed in ca. 1916 to make way for this expansion, and FDR gained approval to construct a new boathouse on a rock fill dock that would extend into the river, based on a grant of land underwater that J.R. Roosevelt received in 1912. However, he instead maintained the old boathouse along the Big Cove and only completed the boat landing by expanding the railroad’s riprap up to 30 feet into the river. FDR arranged for the railroad to build a siding on the east side of the railroad, where the family could board trains from River Road, although the rails were apparently never completed. Following FDR’s contraction of poliomyelitis in 1921 and subsequent

election to high office, and Rosy's death in 1927, sailing apparently ceased as family recreation, and the boathouse was removed in ca. 1935. (HRS 2011: 146)

By the 1920s, FDR's forestry program shifted management of the Lower Woods from a pleasure ground in the 19th century sense to more of working forest. To access the forest following his bout of poliomyelitis in 1921, FDR began to extend and improve the trails and bridle paths in the woods to allow him to drive his specially equipped car on them. This began with his construction of Lower Woods Road, which extended north from River Road on the J R. Roosevelt Place into the River Wood Lot of the Wheeler Place. Later, FDR improved additional trails in the woods of the J.R. Roosevelt Place as woods roads, which were numbered at an undetermined date as Lower Woods Roads #2 through #6, the latter extending south of the Kirchner Place into the Webendorfer estate. (HRS 2011: 147,175)

Following his election as governor of New York State, FDR began to seek professional help with management of his forests at Hyde Park. In 1929, he entered a cooperative relationship with the New York State College of Forestry at Syracuse University to establish demonstration and experimental plantations on his estate. Working closely with Professor Nelson Brown as his forestry advisory, FDR also sought to apply scientific forestry principles to management of his native forest, including the Lower Woods within the J.R. Roosevelt Place. In 1931, Irving Isenberg, a recent graduate of the College, prepared a forest management plan for FDR ("Management Plan for Kromelbooge Woods"). It categorized forest stands on the estate, including what FDR believed were virgin or never logged woods on the J.R. Roosevelt Place on a rise above River Road. Isenberg inventoried this as Stand 18 with 1,070 hemlocks and 850 hardwoods that were upwards of 200 years old. The management prescription was to leave the stand in its natural state. (HRS 2011: 214)

While the J.R. Roosevelt Place was not a focus of forestry work during the 1930s, FDR did experiment with two small plots that were managed as part of his first-generation plantations within the original Springwood estate, which were identified by letter. In fall 1937, FDR made plans with Professor Nelson Brown to set out two groves of American beech, each covering approximately one-half acre. Plot V was located near the southern boundary of the Kirchner Place, an area owned by Helen Roosevelt, probably in the area known as the Old Orchard. The second beech plot, unnamed, was planted near what was called the "red gate," perhaps at the Post Road entrance of the South River Road that roughly followed the boundary between the Boreel Place and Kirchner Place. State nurseries did not stock beech trees, therefore Brown ordered 500 trees from the Kelsey Nursery Company of New York City. Both plantations failed, but Kelsey agreed to replace the trees in the spring of 1939. At the same time, fifty Norway spruce trees were planted in an undetermined location on the Boreel Place using leftovers from FDR's Christmas tree plantations on his upland farms east of Post Road. FDR also cut timber from the Boreel Place as part of a war time harvest in 1944. (HRS 2011: 221-223)

In addition to forestry work, the J.R. Roosevelt Place shared some of the same changes that occurred through the Hyde Park estate following FDR's election as President of the United States in 1932. Certainly, the increased public eye on the Home at Springwood and its many prominent visitors had an impact on the feeling of the neighboring Red House. The Secret Service established a base at the Springwood Home Garden and kept watch on FDR wherever he went on the estate, including his favorite rides in his specially equipped Ford sedan to inspect his forests and get to his retreat at Top Cottage. It was not until World War II, however, that actual physical changes related to FDR's presidency impacted the J.R. Roosevelt Place. An emergency communications system was installed under the newly formed White House Signal Detachment, created by the War Department in March 1942. The entire system became operational on September 12, 1942, and covered most of the estate, which was organized into three zones: Lower Woods (west of the Post Road including the J.R. Roosevelt Place), Middle Woods (between Post Road and Violet Avenue including the Home Farm), and Upper Woods (east of Violet Avenue including Val-Kill and Top Cottage). In addition to personnel stationed on foot as well as on jeep patrol, the security system included the addition of numerous small frame guardhouses, a jack-line phone system mounted on wood poles, a system of jeep roads that included the construction of new roads along boundaries of the secured area, electric-eye security gates, and crash barriers consisting of cables strung between steel poles. Among the features installed on the J.R. Roosevelt Place were a crash barrier and guard booth on the Red

House entrance road just inside the main gate, and barriers and phone lines along the southern boundary of the Boreel Place. The Red House fell inside a heavily secured area that include the Home and FDR Library. (White House Signal Detachment, "Crash, Post and Road Diagram," 1942)

As FDR was anticipating the approach of World War II at the close of the 1930s, he was also planning for future public stewardship of the estate through establishment of his presidential library and preservation of the Home and its surrounding grounds. In 1939, Congress passed a joint resolution (No. 30, 76th Congress, 1st Session, 53 Stat. 1062-5) that authorized development of FDR's presidential library, and authorized agencies to accept donation of any part of the Roosevelt Estate for use in connection with any designated function of the federal government. Based upon this legislation, Secretary of the Interior Harold Ickes accepted a deed from FDR in 1939 for 16 acres of the Wheeler Place for construction of his presidential library, which was completed in 1940. Three years later in November 1943, the Secretary of the Interior accepted a second deed from FDR and Eleanor Roosevelt for 33 acres surrounding the Home. The deed contained a provision to "secure and preserve the River and Mountain Views" from the Home by granting access to enter upon the Boreel Place to remove woods. On January 27, 1944, the 33-acre property was designated the Home of Franklin D. Roosevelt National Historic Site, based on the provisions of the Historic Sites Act of 1935. The designation preserved the family's right to life estate at the property, and the Home remained the Roosevelts' private residence through 1945. (HRS 2011: 198)

Death and Interment of FDR:
On April 12, 1945, FDR died unexpectedly of a cerebral hemorrhage at his Southern retreat known as the Little White House in Warm Springs, Georgia. His body was transported by train to Washington for a funeral service in the White House, and then to Hyde Park for burial on April 15, 1945. His coffin was brought by military guard on a horse-drawn caisson from the Roosevelt railroad siding, up River Road through the J.R. Roosevelt Place, and to his specified burial site in the Rose Garden to waiting family, friends, and dignitaries. (CLR 1998: 159)



Figure 3. Rustic railings on the approach and bridge over the creek to the Big Cove on River Road built in ca. 1870, looking northeast through the lower woods of the Boreel Place (J.R. Roosevelt Place), ca. 1898. (Photograph NPx49-8:23, Franklin D. Roosevelt Library)

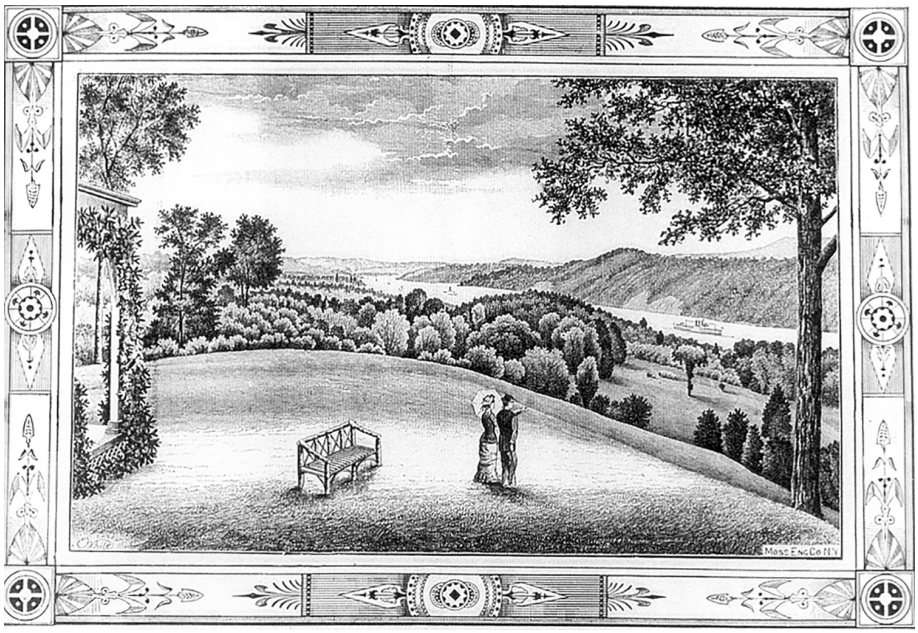


Figure 4. Lithograph of the river and mountain view from the Home, looking south across the lower woods of the Boreel and Kirchner places (J.R. Roosevelt Place), ca. 1890. The dark woods on the knoll right of center may be the old-growth hemlock woods that FDR identified as virgin forest. (Image Px58-386, Franklin D. Roosevelt Library)



Figure 5. The Red House showing vista along the entrance road framed by an allee of trees, ca. 1890. Note absence of trees directly in front of the house that would have blocked this vista. (Photograph Px63-33[4], Franklin D. Roosevelt Library)



Figure 6. The Red House showing porches added to the front entrance and south sides in ca. 1880, looking southwest fromm the front drive turn-around, ca. 1900. (Photograph NPx63-33[3], Franklin D. Roosevelt Library)

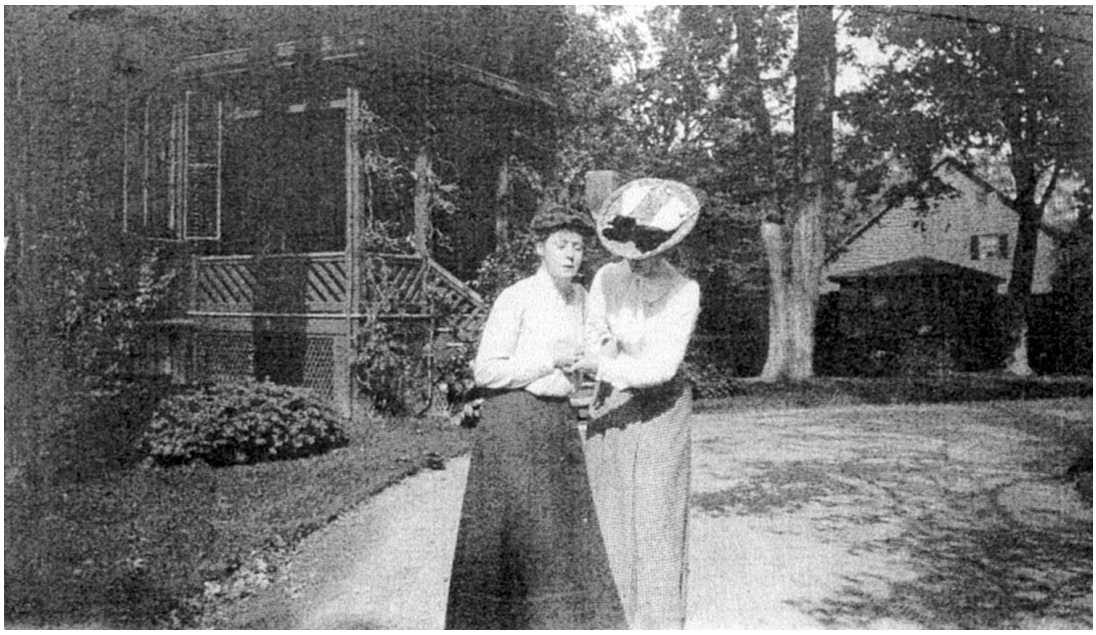


Figure 7. The Red House entrance looking north with the hipped-roof summerhouse and the large gable of the old barn visible in the background, ca. 1903. Pictured are Mary Newbold (left) and Rosy's daughter, Helen. (Helen R. Robinson family photograph album, Franklin D. Roosevelt Library)



Figure 8. The tree-lined entrance road to the Red House (present Kessler Drive), looking east from the turn-around toward the Post Road, with masonry entry gate piers visible in the distance, ca. 1880. (Photograph 47-96:2888, Franklin D. Roosevelt Library)



Figure 9. The new farmhouse at the Boreel Place built in ca. 1890 and later known as the Teamster's House, looking south, 1945. The water tower was added in ca. 1915. (Appraisal of the FDR Real Estate, Franklin D. Roosevelt Library)



Figure 10. The Red House showing new casement sash on the first and second floor windows, and retention of Stick-style porches, looking west, ca. 1910. (Photograph R2603, Roosevelt-Vanderbilt National Historic Sites--hereafter ROVA)

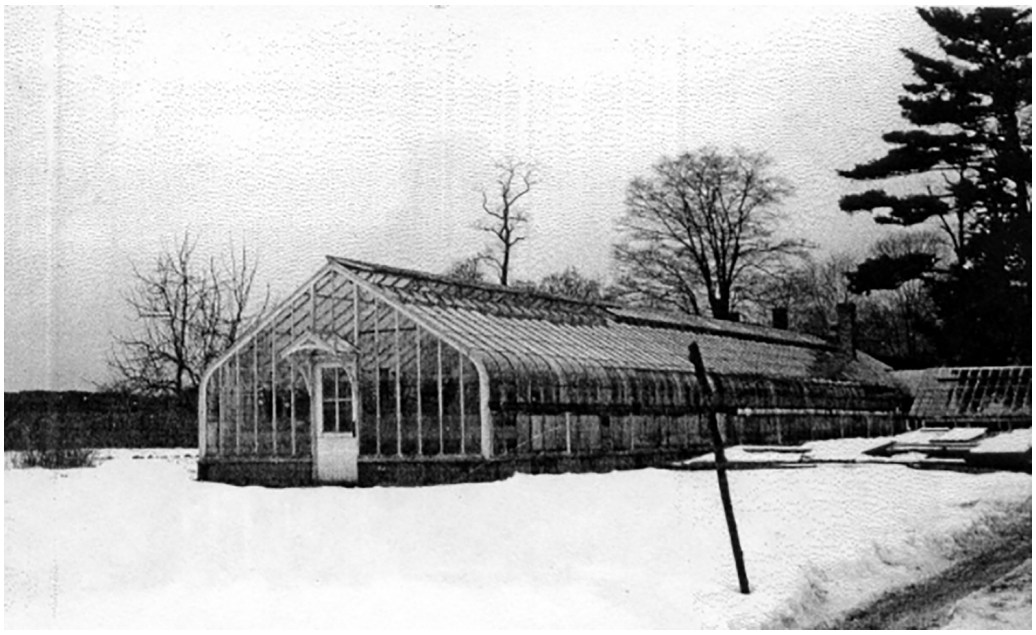


Figure 11. The greenhouse in the formal garden built in ca. 1915, looking northwest, 1945. In the background is the garden's perimeter sheared hemlock hedge. (Appraisal of the FDR Real Estate, Franklin D. Roosevelt Library)



Figure 12. The Red House showing north gambrel-roof kitchen and servant's wing added in ca. 1915, looking northwest, 1945. (Appraisal of the FDR Real Estate, Franklin D. Roosevelt Library)



Figure 13. Buildings added to the service area in 1927. Left: the Craftsman-style gardener's cottage known as the Bungalow, looking northwest, 1945; Right: the New Barn looking southeast, 1945. (Appraisal of the FDR Real Estate, FDR Library)

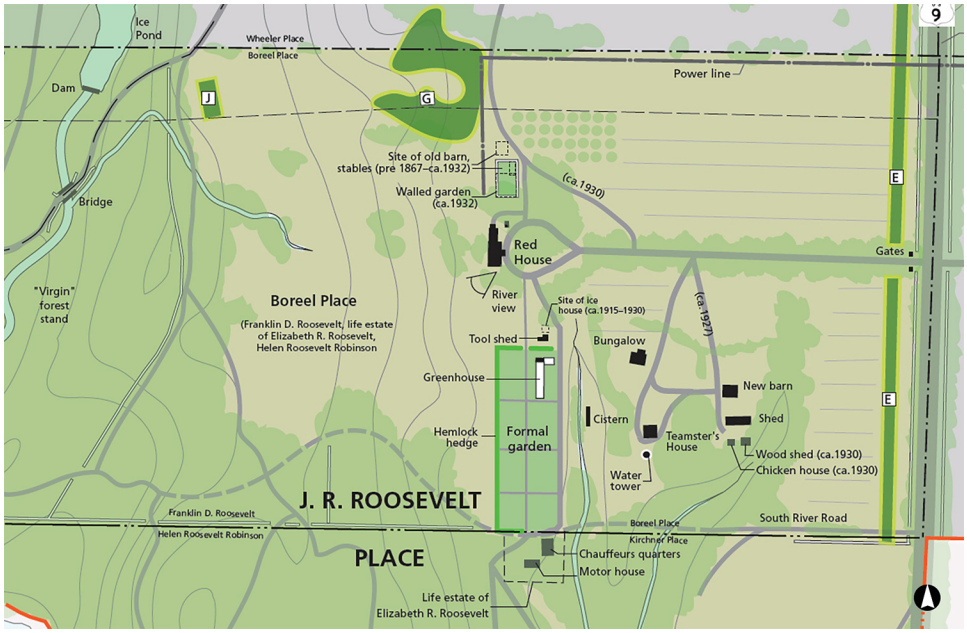


Figure 14. Map of the core of the J.R. Roosevelt Place showing landscape features by 1945. (Historic Resource Study--hereafter HRS--2011, detail of drawing 2.10)



Figure 15. The lower field below the Red House showing early old-field succession in the foreground of the river and mountain view looking southwest from the second floor of the Home at Sprinwood, ca. 1945. (Photograph NPx75-70[17], Franklin D. Roosevelt Library)

ROOSEVELT OWNERSHIP AFTER FDR'S DEATH, 1945–1962

FDR's death in April 1945 began a tumultuous period in the history of the Roosevelt Estate that witnessed suburban development across large parts of the landscape, but also the preservation of a 33.2-acre core of Springwood around the Home that FDR gifted to the federal government as a national historic site in December 1943, contingent upon the family's right of life estate. In this deed, FDR required that the federal government keep the national historic site 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." He also stipulated that the National Park Service and its assigns were given 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…the river and mountain views as they now exist." (Deed, FDR and Anna Eleanor Roosevelt to the United States of America, December 29, 1943, in CLR 1998: Appendix G)

In late 1945, Eleanor Roosevelt and each of the Roosevelt children signed a quitclaim deed relinquishing their right to the national historic site property. On January 1, 1946, it was transferred to the National Park Service, which it administered jointly with the nearby Vanderbilt Mansion National Historic Site as the Roosevelt-Vanderbilt National Historic Sites. On April 12, 1945, exactly one year after FDR's death, the Home of Franklin D. Roosevelt National Historic Site was dedicated and opened to the public. The park shared visitor facilities with the adjoining Franklin D. Roosevelt Library, which was operated by the National Archives on its separate federal property comprising 16.2 acres. Park visitors entered by the library entrance drive off the Post Road and parked in the library's lot. The Home Road, the main entrance to Springwood and mirror image of the Red House entrance road, was closed. The site became a pilgrimage for many thousands of visitors every year, with total visitation reaching 4 million by 1962. (HRS 2011: 282,296)

To take in the river and mountain view from the Home, visitors to the national historic site glanced across the J.R. Roosevelt Place, which remained occupied by Rosy's widow and daughter as their country place into the early 1960s. Actual title to the Boreel Place portion of the property was held by the trustees of FDR's legal estate, since Rosy had left the property to FDR in his will, subject to the

life estate of Elizabeth and Helen. Elizabeth died in 1948, and for the following fifteen years, the Red House remained Helen's country place; her husband Theodore Robinson had died in 1934 and the couple had no children. During this time, the Red House remained a largely secluded landscape, due in part to the growth of the white pine screen (Plot E) along the Post Road that FDR planted in ca. 1914 (Figure 16). Helen apparently made few changes to the landscape but may not have been able to keep the landscape up to its earlier condition. She allowed Rosy's trotting course and the lower field below the Red House in the foreground of the river view from the Home to become overgrown with woods by the 1960s. (HRS 2011: Drawing 2.16)

Subdivision and Development of the Roosevelt Estate:
Under article ten of FDR's will, he authorized the trustees of his legal estate to "...sell at public or private sale or sales and to lease, mortgage, or exchange all of any part of my estate, wheresoever situate, at such times and such terms and conditions as they, in their sole discretion, may deem advisable...." (Quoted in HRS 2011: 283) Between 1947 and ca. 1952, the trustees directed the sale and disposition of the original Springwood estate property outside of the national historic site and library, except for the J.R. Roosevelt Place to which Helen Roosevelt Robinson held a right to life estate. Under the lead of FDR's son, Elliott Roosevelt, the original Springwood estate transitioned from a rural landscape to a patchwork of suburban development, with the east side of the Post Road at the Home Farm across from the Red House was developed between 1948 and 1955 into a commercial strip and a housing subdivision named Springwood Village. Attempts to develop the lower part of the Wheeler Place and the interior part of the Home Farm were unsuccessful. The lower Wheeler Place was acquired from the estate trustees by the Franklin D. Roosevelt Foundation in ca. 1952 for incorporation into the national historic site. Eleanor and Elliott retained ownership of FDR's upland farms that included Val-Kill and Top Cottage until Elliot sold most of the property for development in the early 1950s. Elliot's brother John retained ownership of a 179-acre tract that included Val-Kill, where Eleanor resided until her death in 1962. John sold this property, the last major piece of Roosevelt-owned land at Hyde Park, in 1970. (HRS 2011: 277)

The J.R. Roosevelt Place did not escape subdivision and some limited development after FDR's death. As the trustees of FDR's legal estate were selling off other parts of Springwood, Helen Roosevelt Robinson decided to subdivide the Kirchner Place. To do this, she first had to extinguish Mary Newbold Morgan's unspecified interest in the property, which Rosy had gifted to her upon her marriage in 1916, through a quitclaim deed executed in 1947. Helen had a subdivision plan of the Kirchner Place prepared in April 1947, creating an irregularly shaped 60.6-acre tract on the southern part of the Kirchner Place that excluded Rosy's trotting course, but included most of the Albany Post Road frontage and extended to the southern half of the Big Cove on the Hudson River (Figure 17). Helen retained the northern 37.5 acres of the Kirchner Place that adjoined the Boreel Place. Helen sold the 60.6-acre tract on September 24, 1948, to John P. Punchar and Jesse D. Storr of Poughkeepsie. The deed contained restrictions that prohibited industrial uses, slaughterhouses, public garages, tractors, trails, trucks or milk trucks, trailer camps, and road stands excluding buildings, signs, or structures within 100 feet of the Post Road. The deed, like FDR's 1943 deed, also recognized the right of the owners of the Wheeler Place (NPS) to enter the property to "secure and preserve the River and Mountain Views" by removing trees. (HRS 2011: 298,303-304)

Punchar and Storr immediately sold the 60.6-acre parcel to Fred Hertlein, who with his wife Elsie developed a picnic area along a narrow strip of the land boarding the Post Road, and after 1951 built concrete tourist cabins there, violating the 100-foot setback restriction. While the Hertleins did not develop the remainder of the property, the setting of the picnic area deteriorated when the state widened Albany Post Road to four lanes from the Boreel Place south across Teller's Hill to Poughkeepsie. The roadway plans announced in 1959 called for the removal of the stone wall and mature trees (including a portion of Plot E, the white pine plantation). Helen Roosevelt Robinson, concerned about the impact of widening, hired a real estate consultant to assess the full cost and impact, convincing the state to retain the two-lane road through the Roosevelt Estate rather than rebuild the stone wall on the Boreel Place and relocate the white pine plantation. (HRS 2011: 303-305)

Growth of woods on the Boreel and Kirchner places after 1945 obscured much of the river view from the Home. In 1959, the National Park Service invoked its right contained in FDR's 1943 deed to the

federal government to enter upon the Boreel and Kirchner Places to remove obstructing vegetation. The park did not restore the once expansive view, but rather created a narrow vista clearing roughly parallel and south of the River Road, cutting just north of the so-called virgin forest stand, and also clearing a small area below the Red House, presumably with Helen Robinson's permission. (HRS 2011: 298; review comment, Hayes, 3 November 2022)



Figure 16. Plot E, the ca. 1914 white pine screen along the Post Road frontage, looking southwest from near the Red House entrance road (present site of Hyde Park Mall), 1958. The J.R. Roosevelt Place at the time remained the country place of Helen and Theodore Robinson. The stone wall and deciduous roadside trees were also a continuation of features along the Wheeler Place (Springwood) frontage. (O'Connor and Farber Papers, Franklin D. Roosevelt Library)

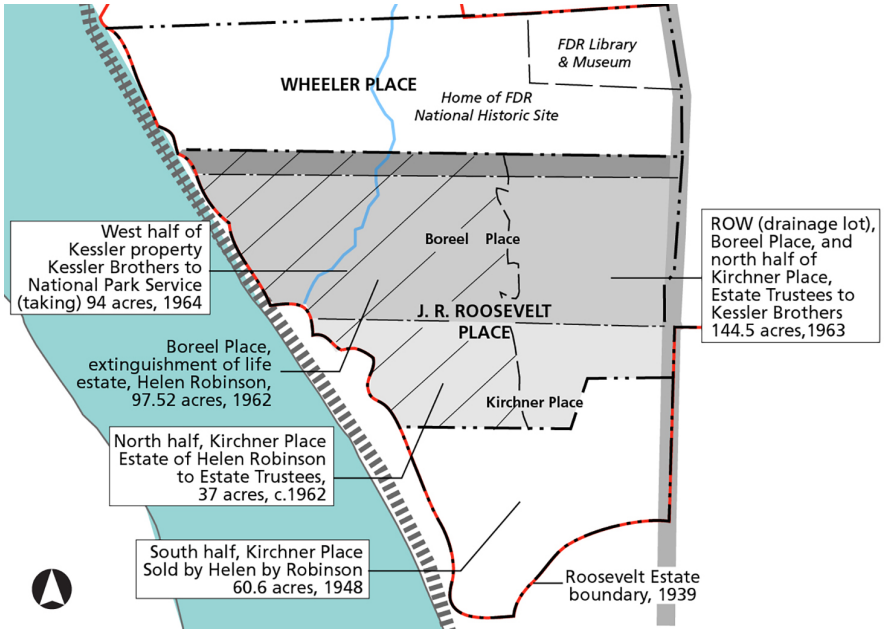


Figure 17. Map of the J.R. Roosevelt Place showing parcels acquired and sold by Helen Robinson and the trustees of FDR's legal estate (shaded in gray) after 1945. The dark gray strip is the Drainage Lot that was owned by FDR outright. The hatched area is the land acquired by the National Park Service through a taking. (HRS 2011: Figure 2.156)

POST-ROOSEVELT OWNERSHIP, 1962–2024

Helen Robinson died on July 9, 1962, at the age of 80, which extinguished the family's right to life estate to the Red House and Boreel Place property since she had no direct heirs. The property reverted to the trustees of FDR's legal estate per the provisions of his will. At the time of her death, the J.R. Roosevelt Place remained undeveloped except for the Hertlein picnic area on the southern part of the Kirchner Place that Helen had sold in 1948. An appraisal of the estate undertaken in 1962 revealed that the core of the estate around the Red House remained relatively unchanged from FDR's day. All buildings on the estate that were standing in 1945 remained, except for the small greenhouse in the formal garden and the icehouse to its north. The potting shed and greenhouse wing, and the Teamster's House, along with other outbuildings, however, had not been well maintained in recent years. Rosy's trotting course had become overgrown, as had most of the field below the Red House that the NPS had not cleared in 1959. The front fields along the Post Road were maintained through annual mowing. (HRS 2011: 303-305)

Helen Robinson's legal estate decided to sell the 37.5 north parcel of the Kirchner Place that she had owned outright to the trustees of FDR's legal estate, who in turn combined three parcels into a 144.5-acre tract (100.6 acres of the Boreel Place, 37.5 acres of the Kirchner Place, and the 6.4-acre Drainage Lot) for sale as a developable parcel. As with the earlier land sales of the late 1940s and early 1950s, the estate trustees saw their role as obtaining the highest price for the property. Although FDR had once expressed the hope that the property would remain in the family, the Roosevelt family presumably exhibited no interest in acquiring it. On January 9, 1963, James K. Carr, Undersecretary of the Interior, wrote to the estate trustees of the government's concern over potential development of the property. James Roosevelt, recently elected to Congress and an estate trustee, supported efforts to have the government acquire the property. However, he faced strong local opposition to removing additional property from the local tax rolls, especially since there were developers interested in the property for lucrative commercial development. On February 15, 1963, developers Bernard and Sidney Kessler submitted a purchase offer for the 144.5-acre parcel for $151,500. In response, the Department of the Interior, with the assistance of James Roosevelt, offered $180,000 for the property on March 15, 1963. James Roosevelt recommended the trustees accept this offer. However, later that same week, the trustees received a bid by Patrick & Lavery Real Estate of Poughkeepsie for $185,000, and then on April 5, 1963, the Kesslers upped their offer to $190,000. The trustees apparently gave in to the higher bids and local opposition to federal ownership, and accepted the Kesslers' offer on May 8, 1963. (HRS 2011: 290)

Congressman James Roosevelt continued to assist with the Department of the Interior's interest in the property, and within a year, federal legislation was passed allowing the National Park Service to take ownership of the west part of the Kessler property through condemnation proceedings that were completed in 1964. This property, consisting of 94 acres, formed the viewshed from the Home and did not contain the valuable commercial-zoned property along the Post Road (see Figure 17). The Kessler brothers continued to plan commercial and residential development for the remainder of their property. They converted the Red House into their offices and added a concrete-block wing on the north end and paved a parking area nearby. The Kesslers began their development with a small shopping strip on the Post Road frontage of the Kirchner Place completed around 1965, just south of the boundary of the Boreel Place and north of the Hertlein picnic area. (HRS 2011: 298,305)

Following this initial commercial development, the Kessler brothers planned a much larger commercial development for the remainder of their Post Road frontage. Named the Hyde Park Mall, the development as completed by 1970 extended from the earlier shopping center on the Kirchner Place north to the entrance drive of the Red House. The 1927 barn and shed, the ca.1930 woodshed and chicken house, part of the east service road, and the east end of the South River Road were demolished for the development, but the Kesslers retained the farmhouse/Teamster's House and bungalow. The Red House entrance road served as the north access to the large mall parking lot. The white pine border (Plot E) and most of the stone walls along the Post Road were retained, but the entrance gates were removed. Trees lining the boundary of the Wheeler Place and along the Red House entrance road screened most of the mall from view of the national historic site. With the completion of the Kessler projects, commercial development now loomed even closer to Springwood,

hemming the property on the east and south; only Bellefield and the adjoining field to the north retained their rural character. (HRS 2011: 303-305)

Additional commercial development also occurred around this time at the southeast end of the Kirchner Place. In 1964, a year after the Kesslers purchased Helen Robinson's property, Fred and Elsie Hertlein sold their 60.6-acre parcel with their tourist cabin development to the Starbar (Starpoli and Baratta) Reality Corporation development group. Starbar subdivided this property into two commercial lots along the Post Road at the site of the tourist cabins, where a small shopping center (on three parcels) and a detached restaurant building (on one parcel) were constructed between ca. 1966 and 1968. By 1970, Starbar Realty had made no further subdivisions of the Kirchner Place lands, and most of the property remained heavily wooded as it had been in FDR's day. (HRS 2011: 303-305)

To the north, the Kessler brothers continued to pursue development of their property at the Red House. By the late 1970s and early 1980s, they were planning a condominium development in the north front field of the Boreel Place, between the Hyde Park Mall and the national historic site. Construction of the condominiums began in 1982 with completion of concrete building foundations. The project then went bankrupt and Marine Midland Realty Credit Corporation foreclosed on the 26.33-acre property, which also extended west and south of the Red House, including the site of the formal garden and trotting course. Seeing an opportunity to prevent completion of the project and preserve the site, the National Park Service worked with the Trust for Public Land, which purchased the property in 1984 and conveyed it to the Home of Franklin D. Roosevelt National Historic Site the same year. The sale to the trust excluded 1.5 acres surrounding the Red House, the remaining service complex behind the Hyde Park Mall (1927 bungalow and ca. 1890 Teamster's House), and the Red House entrance drive (renamed Kessler Drive) that the Kesslers had given to the town as a public road. The Kesslers also retained a 2.54-acre parcel of the north front field that fronted on the Post Road, perhaps in the hopes of developing it commercially, but pressure to preserve it presumably forced them to give up on such plans. In 1987, the Trust for Public Land purchased this parcel from the Kessler brothers and conveyed it to the National Park Service in 1989. (HRS 2011: 344)

The park removed the condominium foundations and restored the historic character of the north front field in ca. 1990, and around the same time cleared successional woods on the field below the Red House in the foreground of the river and mountain view from the Home. The park did not open their new property to the public, but instead planned to use it for park support facilities. In the 1990s, the park converted the site of Rosy's trotting course on the Kirchner Place, which retained some of its sugar maple allée, into a grounds maintenance facility where soil, mulch, debris, and grounds equipment were stored. Nearby, the park enclosed the former motor yard at the Chauffeur's Quarters with a chain-link fence for secure vehicle storage and used the building for park offices. A decade later, the park converted the space of the former formal garden to the north into a park maintenance and curatorial area. The garden by this time retained its historic space, but few built or vegetation features remained aside from the greenhouse foundation and potting shed, and the overgrown perimeter hemlock hedge. In 2007, the park completed construction of a large curatorial building in the center of the garden that allowed the park's collections to be moved from Bellefield house. To the south, the park erected a six-bay maintenance garage at the south end of the garden, which allowed the park to relocate and expand maintenance facilities in the historic Bellefield service area. (HRS 2011: 344,346)

Sidney and Bernard Kessler had maintained their real estate and legal offices within the Red House during the time that they were developing the Hyde Park Mall and other projects. In 2000, Sidney Kessler sold the house and surrounding 1.5 acres to a private party for the purpose of preservation, which in turn sold the house to the Franklin and Eleanor Roosevelt Institute, the successor organization to the Franklin D. Roosevelt Foundation that had purchased the west end of the Wheeler Place ca. 1952. The Institute compiled a historic structure report for the Red House and made preliminary renovations to provide a residence for the Institute's president. The Institute ceased using the Red House as a residence in 2011 when it conveyed the property to the National Park Service. The park repainted the exterior in its historic dark red and black color scheme but did not restore other changes that had been made since 1945. It rented the house under a residential lease

permit to a Roosevelt family member. (HRS 2011: 344-345; Dave Hayes, ROVA)

With the acquisition around the Red House, the southern half of the Kirchner Place was the only large undeveloped estate parcel west of the Post Road that was not under park ownership. This land was part of a 55-acre parcel that had been subdivided by Starbar Realty in the 1960s and 1970s and included a large part of the Big Cove shoreline and woods within the river view from the Home at Springwood. The Beaverkill Conservancy acquired the western 35-acre tract in 2002 and donated it to the National Park Service. The remaining eastern 20-acre tract that fronted on the Post Road was acquired by the Culinary Institute of America (CIA), which owned the adjoining land to the south. The CIA did not develop the land. (HRS 2001: 345-346)

Since National Park Service acquisition of the J.R. Roosevelt Place property, most of the landscape has been maintained within what remains of its rural context, with fields surrounding the Red House and woods interspersed with hiking trails along the lower southern part of the property. Plans are underway to manage these woods to reopen the river view from the Home at Springwood. Currently, the grounds around the Red House are not formally open to the public, and the park does not interpret or provide tours of the Red House. (HRS 2011: 346)

Uses

Functions and Uses:

Major Category	Category	Use/Function	Historic	Current	Primary
Domestic (Residential)	Single Family Dwelling	Single Family House	Yes	Yes	Yes
Landscape	Leisure-Passive (Park)	Leisure-Passive (Park)	No	Yes	Yes
Agriculture/Subsistence	Agricultural Field	Agricultural Field	Yes	Yes	No
Agriculture/Subsistence	Farm (Plantation)	Farm (Plantation)	Yes	No	No
Agriculture/Subsistence	Woodlot/Forest (Managed)	Woodlot/Forest (Managed)	Yes	No	No
Agriculture/Subsistence	Horticulture Facility	Horticultural Facility	Yes	No	No
Domestic (Residential)	Secondary Structure (Garage)	Secondary Structure (Garage)	Yes	Yes	No
Domestic (Residential)	Estate Landscape	Estate Landscape	Yes	Yes	No
General Storage	General Storage-Other	General Storage-Other	No	Yes	No
Government	Government Office	Maintenance Facility	No	Yes	No
Industrial/Processing/Extraction	Dam	Dam - Concrete (Gravity)	Yes	Yes	No
Landscape	Natural Area	Forest	Yes	Yes	No
Landscape	Scenic Landscape	View	Yes	No	No
Recreation/Culture	Sports Facility	Race Track	Yes	No	No
Transportation	Pedestrian-Related	Hiking Trail	Yes	Yes	No
Transportation	Road-Related	Automobile	Yes	Yes	No

Public Access:

Public Access: Other Restrictions

Public Access Narrative:

The hiking trails in the Lower Woods of the J.R. Roosevelt property are open year-round. The site is not advertised or open for public tours. The park uses the property for park maintenance and curatorial storage and operations, and the Red House is leased as a private residence, presently occupied by a Roosevelt descendant.

Associated Ethnographic Group

Ethnographic Study Status: No Survey Conducted

Ethnographic Narrative:

According to David Goldstein, Lead of NPS Region 1 Tribal and Cultural Affairs, no Ethnographic Study has been completed for the Home of Franklin D. Roosevelt NHS, but is one is planned to begin in FY 2023. As discussed in the Physical History and Analysis chapters, the east side of the Hudson Valley extending to the Connecticut River, including the Roosevelt Estate, was once home to the Wappinger, an Eastern Algonquian Munsee-speaking people.

Analysis & Evaluation of Integrity

Analysis and Evaluation of Integrity Narrative Summary:

The historic integrity of the J.R. Roosevelt Place CLI project area is evaluated by comparing landscape characteristics and features present at the end of the period of significance, ca. 1833–1945, with the existing conditions as assessed in 2019/2021. Overall, the landscape, comprised of the historic Boreel Place and Kirchner Place acquired by FDR's father in 1868 and 1886, retains its major features, but has lost some of its details. Portions of the J.R. Roosevelt Place that were subdivided after 1945 have lost historic character due to commercial development along the Post Road, which has altered the historic setting of the park-owned landscape.

The Red House remains the core of the landscape and retains much of its historic character, and the surrounding grounds retain the historic entrance road turn-around, mature specimen trees, and a dry-laid stone wall that once enclosed a garden. The entrance road from the Post Road remains, but most of it is owned by the Town of Hyde Park, and about half of the roadside trees remain from the once continuous allée. To the south of the Red House, the hemlock hedge that enclosed the formal garden remains, although it has grown into trees, and to the south, the Chauffeur's Quarters remains along with remnants of J.R. Roosevelt's trotting course and its maple allée. Fields to the east and west of the Red House retain their agricultural character, helping to preserve the rural setting and historic views of the Hudson River, highlands along its west bank, and the Shawangunk Mountains in the distance. Hardwood forests continue to thrive on the lowlands extending down to the Hudson River and along a ravine southeast of the house. River Road and a network of woods roads in the lower part of the J.R. Roosevelt Place, some of which FDR improved in the 1920s for use by his specially equipped automobile and to access his managed forest, remain and are used in part as trails that connect with the core of the national historic site at Springwood. Features including the River Road Bridge, a stone culvert, and stone fences are a legacy of the land's agricultural use prior to Roosevelt ownership. Remnants of FDR's forestry work also remain on the property, including Plot E, the white pine screen along the Post Road, and Plot J, a small grove of Norway spruce planted near River Road. While not on park property, the ca. 1890 Teamster's House and garage, and the 1927 Bungalow (gardener's cottage) remain behind the Hyde Park Mall.

Since 1945, some landscape characteristics and features of the J.R. Roosevelt Place have been lost or altered. The property has transitioned from a well-maintained domestic landscape with outlying agricultural uses to a conserved public property that has not been maintained at its historic level since it was sold by the Roosevelt family more than fifty years ago. The Red House has lost its window shutters and south porch and has a concrete-block addition on its north end. The surrounding grounds, once adorned with shrubs, planting beds, and vines, is mostly cut grass, and a portion has been paved for parking. The entrance road has lost many of its roadside trees, has been paved in asphalt, and has been subdivided from the property and is presently town-owned. The river and mountain views to the south and west have become partly obscured by growth of the woods. Change in character is most evident at the formal garden south of the Red House that has lost nearly all traces, except for the overgrown perimeter hedge, foundation of a greenhouse, and the still extant but deteriorated potting shed. A steel-frame and sided curatorial building and maintenance garage occupy most of the garden space. J.R. Roosevelt's trotting course to the south of the formal garden has become the site of a park grounds maintenance area. The most dramatic change from the historic conditions has occurred along the former agricultural fields and woods along the Post Road frontage, which have been subdivided and developed for suburban commercial uses.

Overall, the J.R. Roosevelt Place retains a high level of integrity in its western portion consisting of woods and fields. The eastern portion consisting of domestic grounds, service area, formal garden, and agricultural fields overall retains integrity of location, design, materials, and association, but has lost integrity of setting, workmanship, and feeling.

INTEGRITY

The National Register of Historic Places defines integrity as the ability of a property to convey its significance through physical resources. The National Register program identifies seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Retention of these qualities is necessary for a

property to convey its significance; however, not all seven aspects must be present to retain integrity. The following evaluation is based on an ca. 1833–1945 period of significance for J.R. Roosevelt Place.

Location:
Location is the place where the historic property was constructed or the place where the historic event occurred. The current park property within the J.R. Roosevelt Place, situated between the Post Road and the Hudson River, is the same property that was historically owned by FDR's father, and then by FDR and his half-brother and his heirs. Existing resources, including the Red House, Chauffeur's Cottage, stone culvert, stone fences, River Road Bridge, garden wall, system of roads, fields, and forest have not changed location. Subdivision and development of portions of the historic property after 1945 (property not under park ownership) have led to loss of historic areas of the landscape.

Design:
Design is the combination of elements that create the form, plan, space, structure, and style of a property. The J. R. Roosevelt Place retains its overall historic design as it existed in 1945, formed by location of buildings, alignment of roads, and patterns of field and forest. The Red House retains its late Federal design and one of the two Stick-style porches added ca. 1880 and a Colonial Revival service wing added in ca. 1915; removal of the south porch, window shutters and foundation plantings, changes in windows on the west side, and a concrete-block addition on the north end of the house since 1945 have altered its historic design. The formal garden has lost its entire historic design in conversion of the space to the park's curatorial and maintenance area. The views from the garden and its clipped perimeter hemlock hedge have been significantly altered. The Chauffer's Quarters, built in ca. 1910, remains relatively unaltered, but its setting has changed due to loss of its companion Motor House and its incorporation within a chain-link-fenced vehicle storage area. The design of J.R. Roosevelt's trotting course to the south has been altered through loss of most of the track, many of the allée trees, and conversion of the space into a park grounds maintenance area. The design of the approach to the Red House, consisting of a straight tree-lined road extending through open fields, has been altered through replacement of the southeast field with the Hyde Park Mall and loss of trees.

Setting:
Setting is the physical environment of a historic property. Since 1945, the J.R. Roosevelt Place has retained a portion of its historic rural setting formed by the woods and fields on its western part. The eastern part, including the domestic grounds, retains its historic rural setting to the north formed by Springwood (Wheeler Place), but the rural setting to the east on the Springwood Home Farm across the Post Road, and to the south at the former southeast front field of the J.R. Roosevelt Place, has been transformed by suburban commercial development.

Materials:
Materials are the physical elements that were built, grown, combined, or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. Since 1945, the J.R. Roosevelt Place has maintained historic materials in the building materials of the Red House, the stone fences in the Lower Woods and along the Post Road, the stone wall around the former lilac garden, and large-scale vegetation including deciduous specimen trees, conifers in the forest plantations, hemlocks in the formal garden hedge, mown turf, and meadow grasses. Loss or alteration of historic materials is evident in paving of the gravel entrance road in asphalt, loss of steel and glass in the greenhouse structures, and loss of small-scale vegetation including herbaceous plants in the formal garden, and shrubs, vines, and groundcover around the Red House. Additional changes in materials have occurred outside of park property boundaries in the commercial development along the Post Road.

Workmanship:
Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. Historic workmanship with the J.R. Roosevelt Place landscape is extant and visible in the buildings, stone fences, and planting patterns of the forest plantations. Evidence of historic workmanship has been lost since 1945 with removal of the greenhouses, deterioration of the greenhouse potting shed, removal of the entrance gates, and loss of historic horticultural practices with removal of the formal garden and foundation plantings around the Red House.

Feeling:
Feeling is the property's expression of the aesthetic or historic sense of a particular period of time. While the

J.R. Roosevelt Place maintains many of the major characteristics of a 19th and early 20th-century Dutchess County river estate, the historic feeling of the place has been greatly altered by mid-20th-century commercial development along its frontage on the Post Road, and by its conversion from a well-maintained residential and agricultural property to a commercial property owned by developers who abandoned many of its historic landscape features. Subsequent acquisition of the core landscape by the NPS in the 1980s removed some of the alterations to the property that affected its rural feeling, but also further altered the formal garden and trotting course that were historically important in conveying the feeling of a river estate.

Association:
Association is the direct link between an important historic event or person and a historic property. Although J.R. Roosevelt Place is no longer part of a privately-owned estate, its association with the Roosevelt family remains evident in its buildings, roads, and continued physical and visual connection to the Home. Forest plantations, formerly managed woods and woods roads, and remnants of the World War II-era security system further convey the property's close association with President Franklin D. Roosevelt.

The next section presents an analysis of landscape characteristics and their associated features, and corresponding data from the Historic Structures Inventory (HSI, formerly List of Classified Structures) and Facilities Management Software System (FMSS), where applicable. It also includes an evaluation of whether the feature contributes to the property's National Register eligibility for the historic period ending in 1945, contributes to the landscape's historic character, or if it is noncontributing, undetermined, or managed as a cultural resource. If a feature is non-contributing, it is evaluated as "compatible" (visually congruent with the historic character of the landscape) or "incompatible" (visually incongruent with the historic character of the landscape).

The focus of the evaluation is on park-owned property within the J.R. Roosevelt Place, but changes in character to other properties within the historic limits (authorized park boundary) are also addressed. Only landscape features on park-owned property are inventoried under each characteristic. Documentation of historic and existing conditions is from the 2011 Historic Resource Study, 1999 Cultural Landscape Report, communication with David Hayes (ROVA Integrated Resources Manager), and field inspection undertaken in summer 2019.

Landscape Characteristic: Natural Systems and Features - Topography

Historic Condition (to 1945):
Natural systems and features are the natural aspects that have influenced the development and physical form of the landscape, and can include geology, geomorphology, hydrology, ecology, climate, and native vegetation. During the historic period through 1945, the J.R. Roosevelt Place landscape was characterized by native hardwoods forest on the irregular topography of the lowlands west of the Red House. The eastern part of the property around the Red House was a river terrace (plateau) characterized by deep and well-drained soils that were suitable for cultivation, where the farm fields and domestic grounds were located. An oblong extension of this terrace on the Kirchner Place was the site of J.R. Roosevelt's trotting course.

The woods on the J.R. Roosevelt Place, along with those on the contiguous Wheeler Place and Rogers Land, were identified as the Lower Woods during the historic period. They served as pleasure grounds and were actively managed by FDR according to scientific forestry practices between ca. 1911 and 1945. The Lower Woods were characterized by northern red oak, sugar maple, sweet birch, chestnut oak, and eastern hemlock. American chestnut died out prior to 1945 due to the Chestnut Blight. An old-growth stand on a rise above River Road, identified as Stand 18 in FDR's 1931 forest management plan, consisted of 1,070 hemlocks and 850 hardwoods that were upwards of 200 years old. FDR believed this was a "virgin," or never logged area of woods, and he planned to leave it in its natural state. In a 1931 article in the journal "American Forests," Professor Nelson Brown wrote, "On the steep Hudson River slope is a primeval grove of hemlocks, whose pristine beauty is unmarred by the ax. This grove is being preserved for posterity as a museum of what our original forests looked like when the sturdy Dutch forefathers first settled these shores..." (Quoted in HRS 2011: 214). Other features in the Lower Woods included outcroppings of graywackes and shale that ran in a northeast-southwest direction, and creeks and other minor drainages. The primary creek ran from the Rogers Estate and Wheeler Place to the north, through the Ice Pond, and emptying into a bay along the Hudson River known as Big Cove, where the Roosevelt boat house was located up until 1935. A second, smaller stream drained a ravine between the Red House and service area and flowed southwesterly along the northern side of the trotting course terrace before emptying into the Hudson River at the southwestern corner of the J.R. Roosevelt Place.

Evaluation:
Natural systems on the J.R. Roosevelt Place have remained largely unchanged in overall character and extent since 1945. The landforms remain the same, hardwoods forest still comprise approximately half of the landscape, and creeks still flow as they did historically.

Changes to natural systems include cessation of management of the hardwoods forest, which may have resulted in more downed wood, greater density of trees, and more undergrowth than existed during FDR's lifetime. Growth of trees in the Lower Woods on the J. R. Roosevelt Place has obstructed the river and mountain views from the Home and the Red House (Figure 18). A vista clearing that NPS made through the Lower Woods in 1959 to reestablish a view of the Hudson from the Home had been dominated by non-native invasive species, including tree-of-heaven, but has now returned to mostly native woods. Construction of the Hyde Park Mall and residential development north of Springwood may have altered the flow and quality of creeks. The mouth of Big Cove Creek has been obstructed, possibly by beaver or sediment build-up, leading to expansion of a swamp and submergence of the foot of River Road. Disease, pests, and climate change are impacting natural systems, as evidenced by the decline of hemlocks due to Hemlock Wooly Adelgid, and spread of invasive species, including tree-of-heaven, garlic mustard, barberry, mugwort, Tartarian honeysuckle, purple loosestrife, bittersweet, Japanese knotweed, and multiflora rose. The expansion of the deer population, caused by the proliferation of suburban landscapes, abandonment of farmland, and loss of predators, has led to greater browsing damage than during FDR's lifetime.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Big Cove Creek (portion)	205089	Contributing					No
East Ravine Woods	205090	Contributing					No
Kirchner Creek	205091	Contributing					No
Lower Woods (portion)	205092	Contributing					No
“Virgin” Forest Stand (Stand 18)	205093	Contributing					No

Landscape Characteristic Graphics:

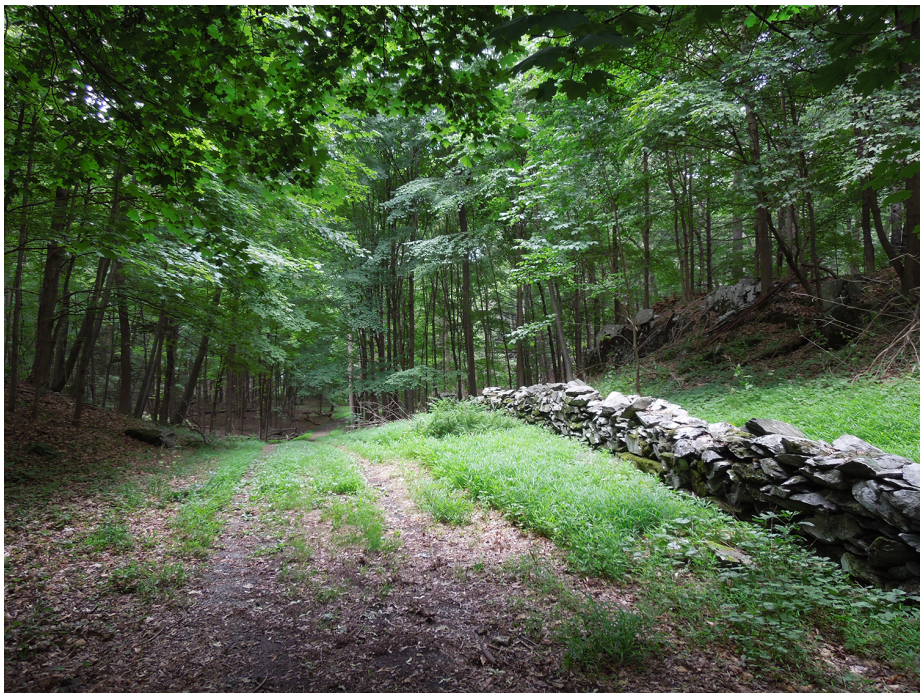


Figure 18. Natural systems on the J.R. Roosevelt Place showing the Lower Woods, looking southwest along Lower Woods Road #2 (Meadow Trail). At right is a stone fence, a reminder of the land’s 19th-century agricultural use. (SUNY ESF, 2019)

Landscape Characteristic: Spatial Organization

Historic Condition:
Spatial organization is the three-dimensional organization of physical forms and visual associations in a landscape, including the articulation of ground, vertical, and overhead planes that define and create spaces. In 1868, when James Roosevelt purchased the Boreel Place that forms the core of the J.R. Roosevelt Place, the landscape was spatially organized into a typical pattern for river

estates in Dutchess County: the domestic grounds on the west side of the Post Road, with the main residence (Red House) on the edge of the river terrace to take advantage of views of the Hudson River, and the farm building complex on the east side of the Post Road (Springwood Home Farm). Agricultural fields bordering the Post Road extended spatially across Springwood to the north, and pasture and woodlots were on the rougher land along the Hudson River and at the eastern end near the Maritje Kill. A service area, including a barn and stable, was north of the Red House, similar to the organization of the Wheeler Place. The Kirchner Place was a portion of a river estate and was not characterized by the same organization, except for fields along the Post Road and woods in the lowlands along the Hudson River.

After the Red House became the country place of J.R. Roosevelt in 1878, a new farm complex or service area was developed at the west side of the south front field, beginning with a farmhouse (Teamster's House) built in ca. 1890. After James Roosevelt left the west part of the Boreel Place and the Kirchner Place to J.R. Roosevelt in 1900, the organization of the landscape changed as Rosy added new features, including a large (approximately 100 feet by 500 feet) rectangular, hedge-enclosed formal garden to the south of the Red House in ca. 1915, where there may have been an earlier garden, and a tear-drop-shaped trotting course to the south on a terrace on the Kirchner Place in ca. 1910. The service area was expanded in the 1920s with a bungalow for the gardener and a new barn for Rosy's horses and screened from the front field and Red House grounds by trees. After Rosy's death in 1927, his wife Elizabeth and daughter Helen made additional changes to the spatial organization of the landscape by removing the old barn and stable north of the Red House and replacing it with a rectangular lilac garden enclosed by a low stone wall. FDR's forestry program and decreased agricultural use of the lower portion of the J.R. Roosevelt Place converted some open pastures to woods, creating a continuous forest that extended north across the Wheeler Place and Rogers Land at Springwood. FDR also planted a border of white pine along the Post Road in ca. 1914 (Plot E) that spatially enclosed the front fields of the J.R. Roosevelt Place by the 1920s and 1930s.

Evaluation:
Since 1945, the spatial organization of the J.R. Roosevelt Place has retained the Red House as the core with its grounds shaded by mature trees, an open field extending to the Post Road, a rolling pasture below the house to the west, and woods along the Hudson River (Figures 19 and 20). Commercial development has had a tremendous impact on the spatial organization of the of the property.

One of the early changes after FDR's death was loss of open fields at Rosy's trotting course and the lower field below the Red House through cessation of agricultural use and mowing. A small tourist cabin development at the south end of the Kirchner Place most likely altered the character of the remaining fields there. Maturation of the white pine screen along the Post Road (Plot E) led to raising of the tree canopy that opened the space between the front fields and the road, and the border of trees between the Wheeler Place and J.R. Roosevelt Place became denser, separating the two front fields. Major changes began in the 1960s with commercial development, most notably through construction of the Hyde Park Mall and adjacent commercial properties that obliterated the south front field and fields to the south on the Kirchner Place and destroyed half of the service area. This development altered the historic open fields that framed the approach to the Red House. Portions of Plot E were retained along the Post Road frontage. Abandonment of the formal garden after 1962 allowed the perimeter hemlock hedge to grow into trees, which further enclosed the space and blocked outward views. Additional spatial changes came after NPS acquired property between 1964 and 2001, including both restoration and alteration of historic open spaces. Restoration included clearing non-historic woods from the lower field below the Red House and Rosy's trotting course and removal of foundations of a planned condominium development in the north front field in the 1990s. Alterations included fencing in of a vehicle yard in front of the Chauffeur's Quarters after 1984, introduction of grounds maintenance features into the trotting course clearing in the 1990s, and construction of two large park buildings in the formal garden space in 2007 (Figures 21 and 22). Disease and decline of the hemlocks in the formal garden hedge are leading to openings in the perimeter enclosure. The park also removed mature ailanthus trees that had invaded the Lilac Garden Space north of the Red House. The lilacs did not survive, and it is maintained as turf except for a small container garden used by the Red House lessee.

(Review comment, Hayes, 3 November 2022)

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Formal Garden Space	205094	Contributing					No
Lilac Garden Space (Walled Garden)	205095	Contributing					No
Red House Grounds: Lower Field	205096	Contributing					No
Red House Grounds: (North) Front Field	205097	Contributing					No
Trotting Course Clearing	205098	Contributing					No
Park Vehicle Storage Yard (at Chauffeur's Quarters)	205099	Noncontributing – Incompatible					No

Landscape Characteristic Graphics:



Figure 19. The north front field of the J.R. Roosevelt Place, a significant spatial feature of the landscape, looking northwest from near the Post Road toward the Home. The border of trees in the background along the Wheeler Place boundary is denser than it was prior to 1945. (SUNY ESF, 2019)



Figure 20. The lower field of the J.R. Roosevelt Place, a significant spatial feature of the landscape, looking northeast with the Red House behind the trees at right (indicatd by arrow) and the Home at left. This field forms the foreground of the river and mountain views from the Home and the Red House (SUNY ESF, 2019)



Figure 21. The J.R. Roosevelt trotting course clearing, presently the park grounds maintenance area, looking southeast. The space is bordered by remnants of a sugar maple allee; the young trees to the left of the road are recent replacements. (SUNY ESF, 2019)



Figure 22. The formal garden space defined by the perimeter overgrown hemlock hedge, looking north from the west service road. The NPS Curatorial Building occupies the center of the garden space. (SUNY ESF, 2019)

Landscape Characteristic: Land Use

Historic Condition (to 1945):
Land uses are the principal activities in a landscape that form, shape, and organize the landscape as a result of human interaction. The J.R. Roosevelt Place is on the ancestral homeland of the Wappinger people, who were displaced by European colonizer-settlers in the 17th and 18th centuries. The Wappingers may have farmed, hunted, fished, and established seasonal camps on and around the Roosevelt Estate. The Post Road may follow one of their main north-south trails. With European settlement, the land transitioned to larger-scale agriculture in the 18th century, and then to country estates for the wealthy in the first half of the 19th century.

The Roosevelt family owned the J.R. Roosevelt Place outright (except for the Post Road right-of-way) as part of the larger Springwood estate and used the land beginning with purchase of the Boreel Place in 1868 and the Kirchner Place in 1886 for domestic, recreational, agricultural, and silvicultural purposes. In keeping with typical use patterns at river estates in Dutchess County, the so-called park or domestic grounds were west of the Post Road toward the river, and the farm component was east of the Post Road. The Springwood estate did not have a strictly defined division by the Post Road, since farming occurred on both sides, but the core of the farm operation was at the farm building complex east of the Post Road on the Boreel Place (Home Farm, presently outside park property). Farming throughout the historic period was a gentleman farmer's operation characterized by crops and dairy, and use of model or progressive agricultural practices.

Use of the J.R. Roosevelt Place began to become distinct from the rest of the Springwood estate starting in 1878, when the Red House became the country home of J.R. and Helen Roosevelt. When James Roosevelt left the property to J.R. Roosevelt upon his death in 1900, the farm component east of the Post Road became separately owned by FDR, while the domestic grounds surrounding the Red House remained primarily used by Rosy's family. The Lower Woods and farm fields continued to be maintained as part of the Springwood estate, and after 1911, the Lower

Woods were managed by FDR as part of his forestry program. Farm fields fronting on the Post Road were used for pasture and for growing hay and market crops. An apple orchard was planted in the front north field in ca. 1920, soon after FDR planted the nearby Lower Orchard at Springwood. Following Rosy's death in 1927, he left the Kirchner Place to his daughter Helen, and the Boreel Place including the Red House to FDR, subject to the life estate of his Helen and his second wife Elizabeth.

Domestic uses during the historic period included single-family private residential use at the Red House, estate staff residential use at the Chauffeur's Quarters, Teamster's House (outside park ownership), and Bungalow (gardener's cottage, outside park ownership). Residential support uses, including stable and a barn, were north of the Red House until demolition of these buildings in ca. 1930, and in the service area south of the entrance road (outside park ownership). Pleasure grounds for aesthetic and recreational uses characterized the grounds around the Red House that featured views of the Hudson and mountains beyond from the south porch, a summerhouse north of the house, a garden enclosed by a stone wall north of the house; a hedge-enclosed formal garden; and J.R. Roosevelt's trotting course on the Kirchner Place, which fell out of use following his death in 1927.

Beginning in 1911, FDR introduced scientific forestry practices to the Hyde Park estate including the J.R. Roosevelt Place, following guidance of the New York State Conservation Commission, and beginning in 1930, by faculty from the New York State College of Forestry at Syracuse University. FDR's forestry program resulted in management of the native hardwoods forest for fire reduction, aesthetics, and timber production—the latter mostly during World War II. More conspicuously, FDR's forestry program reforested worn-out agricultural fields and steep slopes with plantations; six were set out on the J.R. Roosevelt Place.

Evaluation:
Since FDR's death in 1945, use of the J.R. Roosevelt Place has transitioned to public park and park operations, with agricultural and residential uses still present. Land within the authorized park boundary but outside park ownership has transitioned from agricultural, forestry, and recreation use to suburban commercial uses. Eight tracts of private property are within the historic limits of the J.R. Roosevelt Place (authorized park boundary).

Upon the death of Elizabeth Roosevelt in 1948, Helen Roosevelt Robinson subdivided the Kirchner Place, and sold the southeastern portion, which was developed as a picnic area and tourist cabin colony at the same time as Elliott Roosevelt was overseeing the development of the Springwood Home Farm across the Post Road for commercial and residential uses. After Helen's death in 1962, use of the core as a country estate ended, and the formal garden and other maintained portions of the landscape were largely abandoned. The property reverted to the trustees of FDR's legal estate, who also purchased the northern part of the Kirchner Place that Helen still owned outright. After this time, most of the property was acquired by developers Bernard and Sidney Kessler, who used the Red House as their offices and built the Hyde Park Mall and other commercial development along the Post Road frontage (outside park ownership boundaries). The Kesslers conveyed the Red House entrance road to the Town of Hyde Park. The National Park Service acquired portions of the J.R. Roosevelt Place in 1964, 1984, 2002, and 2011 to maintain the historic setting of the Home and regain management of its river and mountain view. Today, the Red House is leased as a private residence. The remainder of the property is used to support park operations including a grounds maintenance area, garage, vehicular storage area, and curatorial facility.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
North Front Field Special Use Permit (hay harvest)	205100	Contributing					No
Tract 01-131: Bungalow (gardener's cottage, private property)	205101	Contributing					No
Tract 01-135: Kessler Drive (Red House Entrance Road) (Town of Hyde Park)	205102	Contributing					No
Tract 01-139: Culinary Institute of America Property (undeveloped)	205103	Contributing					No
Grounds Maintenance Area (at Trotting Course)	205104	Noncontributing – Incompatible					No
Hyde Park Trails (Meadow Trail, Roosevelt Woods Trail)	205105	Noncontributing – Compatible					No
Tract 01-132: Teamster's House (private property)	205106	Noncontributing – Compatible					No
Tract 01-135: Hyde Park Mall, 3999 Post Road (private property, The Azarian Group LLC)	205107	Noncontributing – Incompatible					No
Tract 01-136: Restaurant - Dunkin' (private property)	205108	Noncontributing – Incompatible					No
Tract 01-137: Shopping Strip (private property)	205109	Noncontributing – Incompatible					No
Tract 01-138: Restaurant – Vacant (private property)	205110	Noncontributing – Incompatible					No

Landscape Characteristic: Vegetation

Historic Condition (to 1945):
Vegetation includes deciduous and evergreen trees, shrubs, vines, groundcovers, and herbaceous plants and plant communities, whether indigenous or introduced in the landscape. During Roosevelt family ownership of the J.R. Roosevelt Place between 1868 and 1945, managed and planted vegetation included agricultural crops and pasture, allées and borders, forest plantations, and domestic grounds with specimen trees, shrubs, hedges, vines, flowerbeds, and turf. The native hardwoods forest was managed for timber production and other resources (see Natural Systems and Features).

Agricultural Crops and Pasture.
The agricultural fields of the J.R. Roosevelt Place were managed as part of the Springwood Home Farm. Dairy cattle grazed on meadow grasses in the pastures along the Post Road on the Kirchner Place, and hay and cultivated crops were raised in the front fields of the Boreel Place. A long-established orchard, perhaps predating Roosevelt ownership and known as the Old Orchard, was

maintained near the Post Road at the southeast corner of the Kirchner Place until the 1920s or 1930s. An orchard (presumably apple) was planted in the western end of the north front field of the Boreel Place in ca. 1920, around the same time that FDR planted the nearby Lower Orchard (apple) on the Wheeler Place.

Allées, Borders, and Field Trees.
The entrance road to the Red House (Kessler Drive) was lined by an allée of deciduous trees, mostly sugar maples. This allée predated Roosevelt ownership and had a similar character to the allée along the Home Road (Springwood entrance road) to the north. J.R. Roosevelt planted an extensive allée of sugar maples along his half-mile-long trotting course on the Kirchner Place in ca. 1910. In 1914, FDR planted a three-row border of white pine trees along the Post Road, extending across the frontage of Bellefield, the Wheeler Place, and the Boreel Place (managed as forest plantation, Plot E). Informal borders of trees delineated the boundaries of fields, such as between the northeast front field and the South Avenue Lot on the Wheeler Place, and a line of tulip trees between the Paddock Lot and lower field (see Springwood CLI). Borders of trees grew up or were planted around the service area and in the adjacent ravines, separating the service area from the formal garden to the west and the south front field to the east. A grove of white pine screened the front of the service area from the entrance road. Individual trees were maintained in the fields, including an oak in the north front field (comparable to the aged oaks in the North and South Avenue Lots on the Wheeler Place), which was planted or replanted prior to 1932. Approximately six-to-eight large trees, including American elm, were in the lower field below the Red House (Aerial photograph, 1932).

Forest Plantations.
FDR's reforestation work that he began in 1912 was mostly on the Wheeler Place and Home Farm, but he also set out plantations on the 6.4-acre Drainage Lot that his father left him along the northern border of the J.R. Roosevelt Place (see prior paragraph for Plot E). These included Plot G, a plantation of white pine set out in 1916 in the small ravine between the Home and the Red House, and Plot J, a small plantation of Norway spruce set out in ca. 1916 in the lower field near River Road. After FDR's election to governor and then president during a time when he professionalized his forestry work, just two plantations were set out on the J.R. Roosevelt Place, both experimental plots of 250 American beech trees grown from wild stock and purchased from Kelsey Nursery Company of New York City. Each plot covered approximately a half-acre and was identified by letter as was FDR's custom for plantations within the original Springwood estate. Plot V was located near the southern boundary of the Kirchner Place, probably in the area known as the Old Orchard. The second plantation (letter designation not known) was near the so-called red gate, which may have been the Post Road entrance to the South River Road along the southern boundary of the Boreel Place. Both plantations failed and were replanted the following spring. That same spring, FDR had fifty Norway spruce trees leftover from his Christmas tree plantations on the upland farms planted in an undetermined location on the Boreel Place.

Domestic Grounds.
The Red House was surrounded on the west, north, and east sides by mature deciduous trees, primarily sugar maples along with black maple, horse chestnut, black locust, American sycamore, beech, and white pine (large trees identified on NPS 1995 tree inventory). There were no trees south of the house because of the view to the Hudson River and mountains beyond. The Red House was adorned with vines on the front entrance and south porches, and mounded lawn beds were in the lawn along the front foundation. These Victorian-era beds were removed by the time the house was renovated in ca. 1905, by which time there were no foundation shrubs at the front of the house, but there were clipped shrubs along the north wing. The formal garden south of the house, built in ca. 1915 most likely in place of a smaller garden, featured a perimeter clipped hemlock hedge and planting beds organized in an orthogonal pattern (types of flower or vegetable beds not known). After Rosy's death in 1927, Elizabeth Roosevelt and Helen Robinson created a second garden north of the house, where the old barn and stable had stood. This rectangular garden, framed by a dry-laid stone wall, contained lilac shrubs (other plantings not known).

Evaluation:
Since 1945, planted and managed vegetation at the J.R. Roosevelt Place has remained largely

consistent in overall form within park-owned property, but many details have been lost and the overall character is less managed. Further research is needed to document these detailed plantings. Vegetation on subdivided property developed for commercial purposes has changed dramatically.

Agricultural Crops and Pasture.
The front field is partially used for growing hay, as it was historically, and meadow grasses are maintained across much of the lower field through annual mowing (see Figures 19 and 20). Agricultural crops and meadow grasses have disappeared from the fields along the Post Road south of the Red House entrance road through commercial development and natural succession.

Allées, Borders, and Field Trees.
A single field tree (white oak) remains in the front field, the same condition that existed historically. The Lower Field still retains some field trees, although they are fewer in number of less mature than those that existed in 1945. The allée along the Red House entrance road (Kessler Drive) has become fragmented due to subdivision of the road from the rest of the historic property, which has resulted in loss of trees, primarily on the south side bordering the Hyde Park Mall (Figure 23). The allée trees on the north side, bordering NPS property, remains in large part, but successional vegetation has altered the historic character of singular trees with mown understory. This heavy understory screens views of the Hyde Park Mall from park property. Many of the historic sugar maple trees in the J.R. Roosevelt trotting course allée have been lost; the park has replanted several trees (see Figure 21). The white pine screen (Plot E) along the Post Road remains but has lost some trees and the canopy has become higher (Figure 24). The portion south of the Red House entrance road at the Hyde Park Mall also remains but has lost a greater percentage of trees.

Forest Plantations.
Management of FDR plantations at the J.R. Roosevelt Place ceased soon after his death. The white pine in Plot G in the ravine south of the Home have become naturalized. Plot J, the small Norway spruce plantation, remains at the western edge of the lower field (Figure 25). Neither plantation was included in a 2009 inventory (Nowak, 2011). There is no known trace of the two American beech plantations set out in 1938-1939. The presumed site of the one near the red gate is probably within the Hyde Park Mall parking lot. The site of Plot V is within the wooded area of the Culinary Institute of America property (tract 01-139). Additional investigation is needed to determine whether any plantation trees remain there.

Domestic Grounds.
Some of the historic specimen trees, including sugar maple, white pine, and beech, remain in the grounds around the Red House (Figure 26). Species introduced since 1945 include Colorado blue spruce and paperbark birch. A short hemlock hedge was introduced at the front of the entrance road circle, apparently intended to block headlights and views of the Red House. Specimen trees to the northeast of the circle are surrounded by woody understory instead of mown turf. No vines remain on the front porch, and no shrubs are around the north wing. There is no trace of ornamental plantings in the formal garden. The perimeter clipped hemlock hedge grew into trees after ca. 1962, and the hedge is today intermixed with successional species (Figure 27). Although it has lost its historic character, the hemlocks still provide enclosure to the garden space.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Formal Garden Hedge	205111	Contributing					No
Lower Field Specimen Trees	205112	Contributing					No
North Front Field Oak	205113	Contributing					No
Plot E / Post Road Border (white pine) (portion)	205114	Contributing			Asset	1423519	No
Plot G (ravine woods) (portion)	205115	Contributing					No
Plot J (Norway spruce)	205116	Contributing			Asset	1423522	No
Red House Entrance Road Allée Trees (Town property)	205117	Contributing					No
Red House Specimen Trees	205118	Contributing					No
Red House Mown Turf	205119	Contributing					No
Trotting Course Allée Trees	205120	Contributing					No
Wheeler Place Boundary Trees (North Front Field)	205121	Contributing					No

Landscape Characteristic Graphics:



Figure 23. The historic allee along the Red House entrance road (Kessler Drive) showing loss of trees and heavy understory, looking west. Park property boundary is to the right of the road. (SUNY ESF, 2019)



Figure 24. The white pine border along the Post Road frontage of the J.R. Roosevelt Place, looking north from the Red House entrance road. Also visible is the Post Road stone wall. To the right of the Post Road is the Springwood Home Farm (Sycamore Village Apartments). (SUNY ESF, 2019)



Figure 25. Plot J, a small plantation of Norway spruce planted in ca. 1916, looking east from the Meadow Trail (Lower Woods Road #2). The deciduous tree at the right side of Plot J is a tulip tree that may be a historic planting. (SUNY ESF, 2019)



Figure 26. Shade trees in the domestic grounds around the Red House looking northwest from the west service road. The woods at left extend across a small ravine. (SUNY ESF, 2019)



Figure 27. The overgrown hemlock hedge along the perimeter of the formal garden space, looking northwest with the NPS curatorial building at left. In the right background is the greenhouse potting shed. (SUNY ESF, 2019)

Landscape Characteristic: Circulation

Historic Condition (to 1945):
Circulation refers to the spaces, features, and applied material finishes that constitute systems of movement in a landscape. The earliest known circulation within the J.R. Roosevelt Place was an east-west road on axis with the Post Road that connected the Red House on the west with the farm buildings (Springwood Home Farm farmstead) on the east. This road may have originated with Crooke settlement of the property in the 18th century and was most likely extended west when the Red House was constructed in ca. 1833. The road formed a tear-drop-shaped turn-around in front of the house. A river road was most likely established at an early date, roughly following the south boundary of the Boreel Place from the Post Road, and then turning northwest through the lowlands to Big Cove on the Hudson River. On the Kirchner Place, there may have been an early alignment of the Post Road that went around Teller's Hill, prior to improvement of the Post Road as the Highland Turnpike in ca. 1807.

One of the first changes in circulation made after James Roosevelt acquired the Boreel Place in 1868 was most likely the extension of Estates Road, which may have been built as early as 1811 to connect the Home and Bellefield, to the Red House entrance road. In ca. 1870, Roosevelt built River Road through the lower part of the Boreel Place as a new river access from the Home since the Wheeler Place did not have its own river road. River Road provided access to the Roosevelt boat house, siding on the railroad, and boat landing on the river side of the railroad causeway. A spur road to a gravel pit on the Wheeler Place (Gravel Lot) extended north of River Road at an early date, most likely as part of the initial construction of River Road since gravel was needed to construct the road. James Roosevelt, who kept and rode horses at Springwood, also laid out a network of bridle paths through the Lower Woods within the Boreel and Kirchner places. In ca. 1890, a new service road was built off the Red House entrance road to access the new farmhouse (Teamster's House) built at the west side of the south front field. A western service road most likely extended south from the Red House at an early date.

After J.R. Roosevelt inherited the Boreel and Kirchner places in 1900, he made two major changes in circulation. One was the addition of axial gravel walks in the formal garden built in ca. 1915 south of the Red House and accessed off the west service road. The second was a tree-lined tear-drop-shaped, half-mile-long trotting course that Rosy built on the Kirchner Place at the south end of the west service road. Its alignment followed the shape of a natural terrace. Here, Rosy could ride his horses and carriages on a smooth, curved track—a contrast to his father's rustic bridle paths in the Lower Woods. Short driveways were also constructed off the south end of the west service road to access the Chauffeur's Quarters and Motor House. FDR was also involved in changes to circulation within the Lower Woods as part of his forestry program. After he contracted poliomyelitis in 1921, FDR could only access these woods by his specially equipped Ford sedan. In 1925, he built the Lower Woods Road (Lower Woods Road #1) that extended north from River Road into the River Woods Lot of the Wheeler Place. After this time, he built or improved a network of roads south of River Road through the Boreel and Kirchner Places. An estate employee who worked on the road construction recalled that FDR liked to "drive around and look over the woods and renew the scenes of his childhood, where he used to drive around on those bridle paths in the old days." (Quoted in HRS 2011: 216)

After Rosy's death in 1927, his wife Elizabeth and daughter Helen oversaw two changes in circulation: construction of a spur road through the north front field in ca. 1930, which connected Estates Road with the Red House entrance road, bypassing the turn-around of the drive; and completion of a second leg of the east entrance road to access the New Barn built in 1927 (this may have been built just prior to Rosy's death). Rosy's trotting course fell out of use after his death and probably deteriorated in condition.

Evaluation:
Circulation within the J.R. Roosevelt Place overall retains the alignments that existed in 1945 with some exceptions, but there have been extensive additions and alterations, notably in the private-owned and commercial developed sections outside of park ownership.

After 1945, Rosy's trotting course was most likely abandoned entirely since the area became wooded by the time of Helen Roosevelt's death in 1962. Her death corresponded with the end of

the maintained landscape within the formal garden, which led to the loss of the planting beds and gravel paths (most likely covered by grasses). Sale of most of the J.R. Roosevelt Place by the trustees of FDR's legal estate to Bernard and Sidney Kessler in 1963 began a period of extensive changes in circulation. Small parking lots and access drives off the Post Road were constructed for a strip shopping center on the Kirchner Place in the mid-1960s, and a huge parking lot was built as part of the Hyde Park Mall in ca. 1970. This parking lot included access drives off the Red House entrance road; the east leg of the east service road was removed. At the Red House, the Kesslers built a small parking lot off the north end of the house. The original alignment of Estates Road (south end) was abandoned. The entrance road to the Red House was altered with the construction of driveways to the Hyde Park Mall, and its subdivision and transfer to the Town of Hyde Park as a public road named Kessler Drive (see Figure 23). The park's development of a grounds maintenance area in the 1990s occurred on portions of Rosy's trotting course that had previously become overgrown (see Figure 21). Construction of the park curatorial facility and maintenance garage in the formal garden in 2007 obliterated most remains of the gravel walks that had become overgrown and introduced paved and gravel driveways and parking areas off the west entrance road (see Figure 22). The network of lower woods roads remains; most have converted to narrow trails or have become covered by vegetation but remain recognizable as circulation (Figure 28).

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Chauffeur's Quarters-Motor House Driveway	205122	Contributing	tbd				No
Estates Road (portion) (also Springwood CLI) (1795ESTA, 1790ESTA)	169413	Contributing	040770		Location	60424	No
Estates Road Spur	205123	Contributing	tbd				No
Gravel Pit (Lot) Road (portion)	205124	Contributing	1171537		Location	60426	No
Lower Woods Road #1 (portion) (Hyde Park Trails: Roosevelt Woods Trail) (1795LOWO)	205125	Contributing	040773		Location	60473	No
Lower Woods Road #2 (Hyde Park Trails: Meadow Trail)	205126	Contributing	040782		Location	60473	No
Lower Woods Road #3 (Hyde Park Trails: Meadow Trail, portion)	205127	Contributing	040782		Location	60473	No
Lower Woods Road #4	205128	Contributing	040782		Location	60473	No
Lower Woods Road #5	205129	Contributing	040782		Location	60473	No
Lower Woods Road #6	205130	Contributing	040782		Location	60473	No
River Road (portion) (Hyde Park Trails: Roosevelt Woods Trail) (1795RIWO)	169417	Contributing	040779		Location	60427	Yes
J.R. Roosevelt Trotting Course (Trace)	169421	Contributing			Location	60477	No
West Service Road (179KSERV)	169415	Contributing	040780		Location	60240	No
Red House Parking Area	205131	Noncontributing – Incompatible					No

Landscape Characteristic Graphics:



Figure 28. Lower Woods Road #2 (Meadow Trail) looking northeast toward the Home. At left is a stone fence, a reminder of the land's 19th-century agricultural use. (SUNY ESF, 2019)

Landscape Characteristic: Buildings and Structures

Historic Condition (to 1945):
Buildings are elements constructed primarily for sheltering any form of human activity in a landscape, while structures are elements constructed for functional purposes other than sheltering human activity. The Boreel Place portion of the J.R. Roosevelt Place featured a main residence, known during FDR's lifetime as the Red House, west of the Post Road. It was constructed in ca. 1833 by Joseph Girard in place of the Crooke Mansion House, a stone building erected by the Crooke family in the 18th century and located closer to the Post Road. Girard erected a late Federal-style, two-story, five-bay center entrance frame house, similar in overall form and style to the original core of the Home at Springwood. It featured four end chimneys, clapboard siding, and six-over-six double-hung windows with louvers and was positioned close to the edge of the terrace overlooking the Hudson River. A large Dutch-type barn with its gable facing south, possibly built around the time of the Crooke Mansion House, stood north of the house. The property at the time also included a farmhouse and barn east of the Post Road (later Springwood Home Farm) that were built around the same time as the Crooke Mansion House. Along the Post Road and throughout the Lower Woods within the Boreel Place were dry-laid stone walls (stone fences) most likely built during initial agricultural clearing of the land by European settlers and through livestock pasturing (sheep craze) during the first half of the 19th century.

When James Roosevelt purchased the Boreel Place in 1868, the Red House was largely unchanged from its original construction. In ca. 1880, soon after J.R. Roosevelt and his new wife Helen moved into the house in 1878 as their own country residence, Stick-style porches were added, including a small entrance porch and a larger porch on the south side that took in the river and mountain views. Aside from the barn north of the house, other buildings on the property during

James Roosevelt's ownership, in keeping with the property's use as a country place, included a hip-roof summerhouse (gazebo) between the house and the barn, and a greenhouse south of the house that may have adjoined a domestic garden. In ca. 1890, James Roosevelt erected a second farmhouse on the Boreel Place, south of the Red House entrance road, most likely to serve as a residence for estate staff associated with the Red House. It was a two and one-half-story gable-front building, similar to the Duplex at the Wheeler Place built around the same time. A shed was to the rear. On the Kirchner Place to the south, which James Roosevelt purchased in 1886, there were no known standing buildings at the time, and no known stone fences.

James Roosevelt had buildings and structures erected on the wooded western part of the Boreel Place. These included a rustic bridge that carried River Road over the creek that emptied into Big Cove, built in ca. 1870; a boat house on River Road near Big Cove erected in ca. 1870; and a cottage on a bluff overlooking the Hudson, erected near the boundary of the Wheeler Place in ca. 1875. In 1881, James Roosevelt built a masonry dam on Big Cove Creek to create an ice pond and water supply and built an adjacent stone ram house that contained the machinery to drive the water uphill to the Home.

Upon his death in 1900, James Roosevelt left the Boreel Place and Kirchner Place to his eldest son, J.R. Roosevelt, who had lost his wife Helen seven years earlier. By 1910, Rosy built a trotting course on the Kirchner Place, and near its north end erected a small frame cottage for his chauffeur. Around the time of his second marriage in 1914 to Elizabeth Riley, the couple made a number of major improvements that included new buildings and structures, coinciding with the improvements Sara and FDR were making to the Home. The newlyweds built a Colonial-Revival-style two-story gambrel-roof wing on the north end of the Red House (replacing a one-story wing) to house a new kitchen and servants' quarters. They built a Motor House (garage) next to the Chauffeur's Quarters to house automobiles, and in the formal garden to the north, they built a curved-eaves iron-frame greenhouse, a smaller version of the greenhouses that FDR and Sara Roosevelt erected at Springwood in 1906. Probably manufactured by Lord & Burnham Company of Irvington-on-Hudson, the greenhouse featured a wood-frame potting shed (headhouse) at its north end that matched the curved-eaves roof of the main greenhouse. A small gable-roof even-span greenhouse extended off the east side of the potting shed, and there were cold or hot frames east of the main greenhouse. To the north, just beyond the formal garden hedge, a new icehouse and tool shed were erected around the same time. As part of these new additions, in ca. 1915 a new water supply system was completed for the house and formal garden that included a cistern at the edge of the ravine east of the formal garden, and a water tower behind the farmhouse, by then known as the Teamster's House. Water came from springs and a pond impounded by a low concrete dam and brick ram house with a stone roof along a creek east of the trotting course. The last improvements that Rosy and Elizabeth planned, probably together with their daughter Helen, occurred in the late 1920s, and included a new Craftsman-style cottage for the gardener, known as the Bungalow, and a new gambrel-roof barn for Rosy's horses. These buildings were located near the Teamster's House in the south front field, forming a cluster of service buildings. Construction was underway when Rosy died in 1927.

Buildings and structures on the lower portion of the Boreel Place underwent several changes during Rosy's ownership and management by FDR and Sara Roosevelt as part of Springwood. The cottage was demolished in ca. 1916 as part of the railroad's widening to four tracks, and the rustic bridge on River Road was rebuilt with a concrete deck and parapets around the same time, probably to accommodate automobiles. FDR built or improved the Lower Woods Road in 1925, which included construction of culverts, most likely built of metal or concrete pipe.

After Rosy's death in 1927, Elizabeth and Helen continued to use the Red House as their country residence. Rosy left the Boreel Place to FDR, giving Elizabeth and Helen the right to life estate. They made just one major change to buildings and structures: demolition of the Dutch-type barn and an adjacent barn or stable north of the Red House in ca. 1932, and construction of a low dry-laid stone wall around a new garden, probably using stones from the old foundations. Removal of these two buildings may have been planned when Rosy was alive, since the New Barn completed in 1927 was probably intended as a replacement for the old barn and stable. In the Lower Woods of the Boreel Place, FDR oversaw the removal of the boathouse at the foot of River Road in ca.

1935.

Evaluation:
Buildings and structures on the J.R. Roosevelt Place have undergone numerous changes since 1945, including both demolition and extensive new construction within the historic limits of the property. Surviving historic buildings and structures remain largely unchanged in overall character.

Elizabeth Roosevelt died in 1948, and Helen Roosevelt Robinson continued to reside at the Red House through her death in 1962 at age 80. After the property reverted to the trustees of FDR's legal estate, the bulk of it including the Red House was acquired by developers Bernard and Sidney Kessler in 1963. They used the Red House as their law and development offices, removed the south porch and window shutters, and added a concrete-block wing on the north end of the 1915 service wing. The Kesslers were probably responsible for removing the ca. 1915 Motor House, the tool shed, and the iron-frame superstructures of the ca. 1915 greenhouses. In the south front field, service area, and northern part of the Kirchner Place, the Kesslers developed a small shopping strip in ca. 1965, and the Hyde Park Mall in ca. 1970 that required the demolition of the 1927 New Barn and an adjacent shed, leaving the ca. 1890 Teamster's House and 1927 Bungalow at the back of the mall. Two separate buildings were erected as part of the mall: a bank at the north end of the parking lot near the Red House entrance road, and a restaurant at the south end. The development also removed stone walls but left most of the wall along the Post Road.

After the park acquired the core of the property from the Kesslers in 1984, it adapted the Chauffeur's Quarters for offices (Figure 29). In 2007, the park built a large curatorial building and a maintenance garage in the formal garden space but left the remains of the ca. 1915 greenhouse and potting shed (headhouse) (Figures 30, 31, see also Figure 22). In 2000, the Sidney Kessler sold the Red House to Barbara Love, who in turn conveyed it to the Franklin and Eleanor Roosevelt Institute. The Institute undertook a Historic Structure Report and renovated the interior. In 2011, the park acquired the Red House from the Institute and restored its historic exterior paint scheme but did not remove the non-historic north addition or reconstruct the missing south porch or window louvers (Figure 32). The 1927 Bungalow and ca. 1890 Teamster's House remain but are privately owned. All of the historic stone fences on the lower part of the Boreel Place, along with Ice Pond dam, ram house, and the bridge over the Big Cove Creek remain intact under park ownership (Figure 33).

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Chauffer's Quarters (Garage-Motor House)	169433	Contributing	tbd		Location	60479	No
Ice Pond Dam (117A)	205133	Contributing	040792		Location	60475	Yes
Kirchner Place Dam Ruins	205134	Contributing	tbd				No
Kirchner Place Ram House (on boundary of tract 01-139)	205135	Contributing	tbd				No
Lilac Garden Wall (179KLILA)	169445	Contributing	040793		Location	60478	Yes
Lower Ram House (117B)	205136	Contributing	006561		Location	60468	No
Post Road Stone Walls (portion)	205138	Contributing	040801				No
Red House	169431	Contributing					No
River Road Bridge (1795COBR)	169437	Contributing	040791		Location	60473	Yes
Stone Fences – Lower Woods (portion) (1795KPRO)	169443	Contributing	040802		Location	60472	Yes
Greenhouse Foundation and Potting Shed	169435	Noncontributing – Compatible					No
NPS Curatorial Building	169447	Noncontributing – Incompatible			Location	60480	No
NPS Garage	169449	Noncontributing – Incompatible					No
Soil Canopy Structure	205137	Noncontributing – Incompatible					No

Landscape Characteristic Graphics:



Figure 29. The Chauffeur's Quarters looking east from the west service road through the chain-link fence that encloses the park vehicle storage yard. (SUNY ESF, 2019)



Figure 30. The NPS garage at the south end of the former formal garden, looking southwest from the west service road with the overgrown hemlock hedge in the background. (SUNY ESF, 2019)



Figure 31. The ca. 1915 potting shed (headhouse) and greenhouse walls at the north end of the former formal garden, looking west with the overgrown hemlock hedge in the background. (SUNY ESF, 2019)



Figure 32. The Red House looking southwest at the front facade, ca. 1915 gambrel-roof service wing, and ca. 1965 concrete block/vinyl-sided addition. At right is the paved parking area added after 1963. (SUNY ESF, 2019)



Figure 33. The River Road bridge over Big Cove Creek showing stone cheek walls and concrete parapets from a ca. 1915 rebuilding, looking east. The safety cones alert hikers to erosion along the parapet.(SUNY ESF. 2019)

Landscape Characteristic: **Views and Vistas**

Historic Condition (to 1945):
A view is the expansive and/or panoramic prospect of a broad range of vision that may be naturally occurring or deliberately contrived. A vista is a controlled prospect of a discrete, linear range of vision, which is deliberately contrived. When James Roosevelt purchased the Wheeler Place in 1867, one of the appealing characteristics of the Home was its panoramic views south and west across the Boreel and Kirchner Places to the Hudson River and the distant Shawangunk Mountains, and due west to the highlands along the west bank of the river. The Red House, position at the edge of the river terrace just like the Home, featured similar views when James Roosevelt purchased in 1868, probably in part to preserve the view from the Home. His purchase of the Kirchner Place in 1886 was most likely driven in large part by his desire to protect the foreground of these river and mountain views.

The river and mountain view from the Red House was reflected in the openness of its south and west lawns, and in the porch that was built along the south side of the house after J.R. and Helen Roosevelt made it their country residence around the time of their wedding in 1878. In addition to this primary view, there was a vista from the Post Road entrance gates down the tree-lined allée of the entrance road, with the Red House at its terminus. A similar vista framed by an allée of sugar maple trees characterized Rosy's trotting course built in ca. 1910. Views of the river and mountains were part of the design of the formal garden built in ca. 1915 along the edge of the river terrace south of the Red House. The garden was enclosed by a sheared hemlock hedge, which was probably maintained at or below eye height to allow views of the river and mountains. These views and vistas remained in large part through FDR's lifetime, but Rosy did not enshrine preservation of the river and mountain view from the Red House as FDR did when he conveyed the Home to the federal government in 1943.

Evaluation:
Views and vistas have undergone extensive changes at the J.R. Roosevelt property since FDR's death, but the context of remains largely intact. By 1962, when Helen Roosevelt Robinson died and most of the property reverted to the trustees of FDR's legal estate, the river and mountain views had most likely been obscured from the formal garden and the Red House. The perimeter hemlock hedge by this time, nearly fifty years old, had probably grown much taller than eye height, and the field below the Red House had grown up into woods through natural succession. The portion of the Lower Woods within the Boreel and Kirchner places had also grown in height. Rosy's trotting course had most likely fallen out of use after his death in 1927 and by the early 1960s had become overgrown, obscuring the vistas through the sugar maple allée. The vista of the Red House along the entrance road allée remained intact. When Bernard and Sidney Kessler acquired the bulk of the property in 1963, preserving and restoring the landscape's character, including its views, was not part of their plans. They allowed the hemlock hedge around the formal garden to grow into trees, obscuring any remnants of the river and mountain views, and the trotting course remained abandoned. Their development of the Hyde Park Mall in ca. 1970 led to loss of most of the southern half of the allée along the entrance road, which diminished the enframement of the vista of the Red House. With increased traffic on the entrance road, the Kesslers planted a hemlock privacy hedge at the front of the turn-around circle along with other trees that have obstructed the vista of the Red House (Figure 34). The park cleared the lower field below the Red House in ca. 1990, which reestablished the foreground of the river and mountain views from the Red House and the Home, but growth of the woods on the lower Boreel and Kirchner places continued to obstruct views of the river from the house, along with woody vegetation in the field that the park clears cyclically (Figure 35). Conversion of Rosy's trotting course into a park grounds maintenance area, along with loss of most of the sugar maple trees on the inner side of the track, has removed any remaining trace of the vista.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
River View from Springwood (portion)	169451	Contributing					No
River and Mountain View (Red House)	169453	Contributing					No
Red House Entrance Road Vista	205139	Contributing					No

Landscape Characteristic Graphics:



Figure 34. The obscurred entrance road vista of the Red House looking west from the town-owned portion of the road. The hemlock privacy hedge that obstructs the view of the Red House is visible at the end of the road. The loss of trees and addition of woody vegetation within the allee has also diminished the historic character of this vista. (SUNY ESF, 2019)



Figure 35. View from grounds on the west side of the Red House looking southwest across the lower field. The woody vegetation in the lower field is black locust, which the park removes through cyclic mowing. The ridge in the distance is the highlands on the west bank of the Hudson River. The distant mountains are not visible due to summertime haze. (SUNY ESF, 2019)

Landscape Characteristic: Small Scale Features

Historic Condition (to 1945):
Small-scale features are elements that provide detail and diversity for both functional needs and aesthetic concerns in the landscape. Small-scale features in the J.R. Roosevelt Place during the historic period included a pair of stone posts and a gate at the main entrance on the Post Road. A second gate, known as the red gate, may have been where the South River Road branched off the Post Road at the south boundary of the Boreel Place. There may have been benches in the lawn on the south and west sides of the Red House, where people could take in the river and mountain views, and in the formal garden. In 1913, wood poles were installed as part of a power line along the north boundary with the Wheeler Place and west side of Estates Road to the Red House. Other likely small-scale features included farm and garden tools and machinery. Rosy's trotting vehicles and tack may have disappeared from the landscape prior to 1945.

At the onset of World War II, numerous small-scale features were added throughout the Roosevelt Estate to protect the President from enemy attack. These included crash barriers consisting of heavy steel posts with steel cables strung between, and electric eye sensors mounted on channel iron posts. These were installed along roads, including the Red House entrance road, and along property boundaries. The Army removed most of the cables, electric eyes, and other equipment at the end of the war, soon after FDR's death, but left posts and other components.

Evaluation:
There is little available historic and existing documentation of small-scale features in the J. R. Roosevelt Place landscape. The main entrance gates were most likely removed by the Kessler brothers after they acquired the property in 1963. The 1913 power line to the Red House remains in its approximate location, but its changes since 1945 have not been documented. Portions of old wire fencing, probably predating 1962, are located within the overgrown hemlock hedge around the formal garden space. One steel post from the World War II crash-barrier at the head of the Red House entrance road remains but is on town-owned property. Other remnants may remain on park property, but no comprehensive inventory of the World War II security system remnants has been undertaken.

Most existing small-scale features are the product of subdivision, development, and park operations that have occurred since 1962. Small-scale features on park property related to park operations include an inoperable stone audio-interpretive station at the Ice Pond installed in ca. 1965 around the same time as a matching kiosk along River Road below the Home; a chain link fence around the park vehicle storage yard at the Chauffer's Quarters installed after park acquisition of the property in 1984; two storage containers/trailers added after 2007 in the formal garden; a metal gate on the West Service Road that restricts access to the NPS curatorial facility and garage in the formal garden; and trail and directional signs.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Audio Interpretive Station (at Ice Pond)	205141	Noncontributing – Compatible					No
Formal Garden Wire Fencing (not mapped)	205142	Noncontributing – Compatible					No
NPS Storage Containers	205143	Noncontributing – Incompatible					No
Park Storage Yard Chain-Link Fence	205144	Noncontributing – Incompatible					No
West Service Road Gate	205145	Noncontributing – Incompatible					No
Power Line to Red House	205146	Undetermined					No
World War II Security System Remnants	205147	Undetermined					No

Landscape Characteristic:

This section presents an analysis of landscape characteristics and their associated features and corresponding List of Classified Structures names and numbers, if applicable. It also includes an evaluation of whether the feature contributes to the property's National Register eligibility for the historic period (c.1833-1945), contributes to the property's historic character, or if it is noncontributing, undetermined, or managed as a cultural resource. Features identified with a (*) are described in National Register documentation.

Landscape Characteristic: Cultural Traditions

Historic Condition (to 1945):
Cultural traditions are the practices that have influenced the development of the landscape in terms of land use, patterns of land division, building forms, stylistic preferences, and the use of materials. The J.R. Roosevelt Place is on the ancestral homeland of the Algonquian-speaking Wappinger people, who were displaced by European colonizer-settlers in the 17th and 18th centuries. The topography, Hudson River, and native flora figured prominently in their culture. FDR, who took great interest in local history and studied history at Harvard, believed the form of the ancient, spreading oaks in the front fields of Springwood and the J.R. Roosevelt Place were due to the agricultural clearing that the Wappingers maintained, and wrote of how “Indian bone needles” were found on the property.

FDR took great interest in his family’s Dutch history and the Dutch colonial history of the region, some of which was reflected the landscape of the family’s Hyde Park estate. In the 1930s, to create a new identity for the enlarged estate that included Springwood, FDR’s upland farms, and the J.R. Roosevelt Place, selected the name “Kromelbooge,” “Krum Elbow,” or “Crum Elbow” (different iterations used at various times) based on the Dutch, “Crum Elboogh.” As FDR was adopting this name for the estate, the U.S. Geological Survey, at his recommendation, officially named the adjacent bend in the Hudson River “Crum Elbow.” It is not known whether J.R. Roosevelt took a similar interest in the family’s Dutch ancestry.

FDR was a disabled person, and he adapted the Springwood landscape to meet his needs for accessibility, such as through extension and modification of woods roads and bridle trails, including those on the lower part of the J.R. Roosevelt Place, so that FDR could drive his specially equipped Ford roadster to inspect his farms and forests. FDR did not publicize his disability and so a tradition of the estate as a landscape shaped by disability was not outwardly part of its culture during the historic period.

Evaluation:
No cultural traditions of the Wappinger people have been carried down to the present day at the J.R. Roosevelt Place or larger Roosevelt Estate lands. There are few outward traditions maintained in the landscape related to FDR’s interest in his Dutch heritage. His Dutch name for the enlarged estate in the J.R. Roosevelt Place, Krum Elbow, never gained widespread use. No cultural traditions associated with the J.R. Roosevelt family, or the people they employed on the estate, have been documented.

Landscape Characteristic: Topography

Historic Condition (to 1945):
Topography is the three-dimensional configuration of the landscape surface characterized by features (such as slope and articulation) and orientation (such as elevation and solar aspect). The natural landforms of the J.R. Roosevelt Place have characterized the landscape throughout its history, with the large terrace containing the Post Road front fields, trotting course, and domestic grounds an elevation of approximately 175 feet above the Hudson River, and lowlands extending to the Hudson River with their irregular topography. Overall, built changes to natural landforms during the historic period were minor and largely limited to leveling and removal of stones for improvement of cultivated fields, gardens, and J.R. Roosevelt's trotting course, excavation for building foundations, and cut and fill for woods roads. One exception was the likely modification of the banks of the Big Cove Creek for construction of the Ice Pond dam in 1881.

Evaluation:
Since 1945, there have been no major changes in the natural or built topography of the J.R. Roosevelt landscape, except on subdivided property outside of park ownership that has been developed for commercial purposes.

Landscape Characteristic: Constructed Water Features

Historic Condition (to 1945):
Constructed water features are built features and elements that utilize water for aesthetic or utilitarian functions in the landscape. In 1881, James Roosevelt had a small but deep, 150-foot-long pond created by constructing a stone dam in a gorge along the creek that flowed into Big Cove, which spanned the boundary of the Wheeler and Boreel places. Aside from being a rustic enhancement and a place to swim, the pond also had utilitarian purposes, serving as a reservoir for the estate's water supply and source of ice. It is not known whether the formal garden built by Rosy and Elizabeth in ca. 1915 contained any constructed water features, such as a fountain.

Evaluation:
Constructed water features are a minor characteristic of the J.R. Roosevelt Place landscape. The Ice Pond has been maintained by the park since it acquired the lower Wheeler Place in 1952 and the lower Boreel Place in 1964, with periodic repairs to the dam structure and dredging of the pond. The pond is no longer used for harvesting ice or supplying water, but remains an aesthetic feature in the Lower Woods, although its historic character has been altered by growth of vegetation, including duckweed that blankets the water surface during the summer.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Ice Pond (portion)	205140	Contributing					No

Landscape Characteristic: Archeological Sites

Historic Condition (to 1945):

Archeological sites are the locations of ruins, traces, or deposited artifacts in the landscape and are evidenced by the presence of either surface or subsurface features. This characteristic addresses above-ground remnants that contribute to the character of the landscape, or below-ground features that convey important associations. Only sites identified in approved National Register documentation are identified in this report. Because the J.R. Roosevelt Place was an active and well-tended landscape during the historic period, above-ground archeological sites were not a prominent characteristic of the landscape. FDR acknowledged the presence of pre-European archaeological remains in the front fields of the Wheeler and J.R. Roosevelt places, and recalled arrowheads being found there.

Built features from the historic period that were removed, abandoned, or became traces or ruins prior to 1945 include the alignment of the old Post Road that curved around Teller's Hill within the Kirchner Place prior to its improvement as the Highland Turnpike in 1807. Part of this road may have served as a farm road to the Old Orchard and Plot V at the southeast corner of the Kirchner Place during Roosevelt ownership. The stone Crooke Mansion House, built in ca. 1750 between the current site of the Red House and the Post Road, was demolished in ca. 1833 when it was replaced by the Red House. At the northwest corner of the Boreel Place, the Roosevelt cottage built in ca. 1875 on a bluff overlooking the Hudson River was removed in ca. 1916 when the railroad was expanded to four tracks. The Roosevelt boat house built in ca. 1870 on the north side of River Road near Big Cove was removed in ca. 1935. It is not known whether there were visible remains from these removed buildings prior to 1945. Elizabeth Roosevelt and Helen Robinson Roosevelt had the old Dutch-type barn north of the Red House and an adjacent stable removed in ca. 1932, and built a walled garden on the site, probably using stones from the old foundations.

The World War II security system across the Roosevelt Estate completed in 1942 was disarmed shortly after FDR died near the end of the war in 1945, but some of the structural components, such as steel posts, were left, including one along the Red House entrance road.

Evaluation:
Overall, archaeological sites are not a prominent characteristic of the J.R. Roosevelt Place landscape, but have the potential to reveal important information about its history. No comprehensive archeological survey has been undertaken to verify the existence and significance of subsurface remains.

Only archeological sites that are evaluated in approved National Register documentation are listed in CLI feature tables. However, according to the 2014 National Register, the J.R. Roosevelt Place contains nine ASMIS-listed resources related to dump sites (Kirchner Dump [HOFR00010.000]), historic roadways (River Road [HOFR00011.000–00011.003], Pump House Road [HOFR00015.000–00015.002]), pre- and postcontact period artifact concentrations (Vista Clearance Site [HOFR00014.000], Red House Chauffeur's Cottage Site [HOFR00020.000], Red House Scarp Site [HOFR00021.000]), stone rings (Kirchner South Stone Ring [HOFR00018.000], Kirchner North Stone Ring [HOFR00019.000]), and the possible remains of a historic structure (L-Shaped Wall Site [HOFR00013.000]). In addition, the J.R. Roosevelt Place shares with Springwood the precontact-period artifact scatter designated as the Springwood and Red House Fields Site (HOFR00023.000). (NR 2014, Sec.8: 59)

Subdivision and partial development of the J.R. Roosevelt Place after 1945, and particularly after Helen Roosevelt Robinson's death in 1962, resulted in abandonment and removal of some built features as the landscape transitioned from a residential and agricultural country place to commercial development and public parkland. On park property, visible ruins and remains include J.R. Roosevelt's trotting course built in ca. 1910, which was probably let go after his death in 1927, and after the 1960s became overgrown until it was cleared for a park grounds maintenance area that covered or altered remains of the trotting track (see Circulation). The formal garden, abandoned after 1962, retains the concrete walls of the main greenhouse, along with remnants of a wire fence (see Small-Scale Features). The frame potting shed (head house) remains but is in ruined condition (see Buildings and Structures). The remaining undisturbed portions of the formal garden surrounding the greenhouse and potting shed could provide clues to its historic layout and character. There may be remnants of the World War II security system beyond the currently

identified crash barrier post on the south side of Kessler Drive (Red House entrance road, on town-owned property). There are no known visible traces of the Crooke Mansion House, South River Road, Motor House, boat house, and Roosevelt Cottage, but there may be subsurface remains that could provide important information about the history of these features, including their location.

Development of the Hyde Park Mall by 1970 obliterated remains from the 1927 New Barn and adjacent sheds, and the pre-1867 alignment of the east end of South River Road. Remains of the ca. 1915 water system to the rear of the mall at the privately-owned Teamster's House property may include foundations of the water tower and cistern, and underground pipes that extend to the formal garden and Red House.

Condition

Assessment Interval (Years): 7

Next Assessment Due Date: 07/18/2030

Condition Assessment and Impacts

Condition Assessment: Fair

Assessment Date: 07/18/2023

Condition Assessment Explanatory Narrative:

The J.R. Roosevelt Place landscape shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within 3-5 years to prevent further harm to its cultural and/or natural values. If left to continue without the appropriate corrective action, the cumulative effect of the deterioration of many of the landscape characteristics will cause the property to degrade to a poor condition.

Disturbances and deterioration that is impacting the character of the landscape include diseases and pests, particularly Hemlock Wooly Adelgid, emerald ash borer, and deer browsing that are posing significant adverse impacts to historic trees, woods, and maintained grounds. These include hemlock trees in the former hedge around the formal garden. While the garden is non-contributing due to lack of historic integrity, the overgrown hedge serves to screen the non-historic NPS curatorial facility and maintenance garage from the trails bordering the lower field and from the Red House. Along the park and town-owned Red House entrance road allée, the historic trees are declining and crowded by woody successional vegetation, and many have been lost. The sugar maple allée and track/road of Rosy's trotting course are deteriorating, but this area has lost historic integrity and is largely out of sight of visitors. In addition, the growth of woods on the lower Boreel and Kirchner places has obscured the historically significant river and mountain view from the Home, which FDR specified be preserved when he gave the property to the federal government, as well as the river and mountain view from the Red House.

Development since 1945 within the historic limits of the J.R. Roosevelt Place and on adjacent lands is adversely impacting the landscape's historic rural character. The Hyde Park Mall, recently redeveloped after standing largely vacant for many years, is busy with cars and activity in sight of park property and the main visitor approach to the Home of Franklin D. Roosevelt National Historic Site.

Condition Assessment: Good

Assessment Date: 01/08/2022

Condition Assessment Explanatory Narrative:

Provisional. The condition reassessment for this CLI has been delayed due to Covid-19 travel restrictions and staffing shortages. In the meantime, the most recent condition assessment will remain in place until it is reassessed as part of a comprehensive update of the entire CLI. Planning and scheduling this update will occur in FY 2022.

Condition Assessment: Good

Assessment Date: 08/13/2014

Condition Assessment Explanatory Narrative:

The condition of the J.R. Roosevelt Place landscape is "good." There is no clear evidence of major negative disturbance and deterioration by natural and/or human forces. The cultural and natural values are as well preserved as can be expected under the given environmental conditions. No immediate corrective action is required to maintain its current condition.

Impacts

Type of Impact: Adjacent Lands

Other Impact:

External or Internal: External

Impact Narrative: Development has occurred on surrounding land, negatively impacting the property. Continued or expanded development would further negatively impact the property.

Date Identified: 09/11/2014

Type of Impact: Adjacent Lands

Other Impact:

External or Internal: Both Internal and External

Impact Narrative: Suburban commercial and residential development has occurred on adjacent lands within the historic limits of the J. R. Roosevelt Place and adjacent Roosevelt Estate lands since FDR's death in 1945. This development, and the related traffic on the Post Road, is a negative impact on the historic rural character of the landscape.

Date Identified: 07/18/2023

Type of Impact: Agriculture

Other Impact:

External or Internal: Internal

Impact Narrative: Agricultural operations have the potential to pose a threat to the landscape.

Date Identified: 09/11/2014

Type of Impact: Deferred Maintenance

Other Impact:

External or Internal: Internal

Impact Narrative: The portion of the Lower Woods within the J. R. Roosevelt Place have not been managed to preserve the river and mountain views from the Home, as stipulated in the 1943 deed conveying the Springwood core to the federal government. Deferred maintenance has also negatively impacted the grounds surrounding the Red House and the allée of the entrance road.

Date Identified: 07/18/2023

Type of Impact: Deferred Maintenance

Other Impact:

External or Internal: Internal

Impact Narrative: Since much of the property is not open to the public, park mangers are challenged to provide adequate maintenance, especially concerning the historic buildings and landscape components. There are several specimen and potentially hazardous trees that are in need of targeted care. Shrubs near the Red House would benefit from specialized attention.

Date Identified: 09/11/2014

Type of Impact: Operations On Site

Other Impact:

External or Internal: Internal

Impact Narrative: The site is primarily used for park facility and operation management. It is used to store collections, equipment, debris, and as a staging area. These operations have altered the historic character of the landscape.

Date Identified: 07/18/2023

Type of Impact: Operations On Site

Other Impact:

External or Internal: Internal

Impact Narrative: The site is primarily used for park facility and operation management. It is used to store equipment, debris, and as a staging area. There is the potential for these uses to impact the resources.

Date Identified: 09/11/2014

Type of Impact: Pests/Diseases

Other Impact:

External or Internal: Both Internal and External

Impact Narrative: Pests and diseases pose a threat to the J.R. Roosevelt Place, including Hemlock Woolly Adelgid and Emerald Ash Borers.

Date Identified: 09/11/2014

Type of Impact: Pests/Diseases

Other Impact:

External or Internal: Both Internal and External

Impact Narrative: Hemlock Woolly Adelgid is heavily impacting aged hemlocks in the maintained grounds and is also a threat to hemlocks within the lower and middle woods. Emerald Ash Borer and Spotted Lantern Fly are posing a threat to both managed and natural vegetation. Deer browsing is impacting the forest understory.

Date Identified: 07/18/2023

Type of Impact: Vegetation/Invasive Plants

Other Impact:

External or Internal: Both Internal and External

Impact Narrative: Invasive plants including bittersweet, poison ivy, grape, Japanese silt grass, multi-flora rose, garlic mustard, ailanthus, and barberry pose a continued threat to the J.R. Roosevelt Property.

Date Identified: 09/11/2014

Type of Impact: Vegetation/Invasive Plants

Other Impact:

External or Internal: Both Internal and External

Impact Narrative: Invasive plants including Oriental bittersweet, Japanese knotweed, grape, Japanese silt grass, multiflora rose, ailanthus, and barberry are negatively impacting the landscape, mainly within unmanaged woods.

Date Identified: 07/18/2023

Treatment

Stabilization Measures

Treatment Documents

Treatment Type:	Rehabilitation
Treatment Completed:	No
Document Type:	General Management Plan
Title:	
IRMA Link:	
Narrative:	

General Management Plan: General treatment goals pertaining to the J.R. Roosevelt Place landscape are discussed in the 2010 "General Management Plan for Roosevelt-Vanderbilt National Historic Sites: Home of Franklin D. Roosevelt National Historic Site, Eleanor Roosevelt National Historic Site, and Vanderbilt Mansion National Historic Site" (GMP). For the treatment of cultural landscapes, the GMP states that resource management will focus on rehabilitating cultural landscapes to enhance the historic character of the properties and perpetuate historic land uses, while allowing for compatible alterations that support educational or utilitarian purposes. (GMP 2010: 49-51)

Although the J.R. Roosevelt Place is not specifically noted, resources on the property would be affected by the following management objectives and potential actions presented in the GMP:
• The views are rehabilitated to reflect their appearance during the periods of significance: Based on a viewshed management plan, expand field size as needed and reduce canopy height at the Home of FDR to improve the view of the Hudson River, but adjust as needed to screen out incompatible development and protect freshwater wetlands, sensitive species, vernal pools, and other natural resource values.
• Forest plantations are actively managed, with treatments ranging from preserving historic character to demonstrating modern forestry practices: Inventory, map, mark, and identify forest plantations to identify historic limits, species, and planting dates. Based on a forest management plan, employ a range of treatments extending from perpetuating species composition, size, and location through in-kind replacement to using contemporary best practices, which can include planting species that were not used historically, planting on areas that were not historically forest plantations, harvesting of timber, and use for research and demonstration purposes (as they were used by FDR).
• Natural woodlands are actively managed, with treatments ranging from perpetuating historic character to managing for ecological diversity: Based on a forest management plan, employ a range of treatments extending from perpetuating historic character as managed forests (manicured, maintained, and productive forests) in discrete demonstration areas to managing for ecological diversity and habitat values to the degree possible. Based on an invasive species management plan, manage invasive plant species to protect ecological diversity and habitat values, as well as the historic character in certain locations.
• The former farm fields reflect their historic appearance, with agricultural use reinstated: Based on an agricultural lands management plan, rehabilitate the historic field-forest pattern by removing woody successional growth from some overgrown areas. To maintain open fields, allow select areas to be put back into agricultural production through lease, cooperative agreement, or other appropriate mechanism. Allow for flexibility in planting crops, pasturing animals, and employing contemporary farming practices.
• The historic appearance and location of the historic roads and trails are rehabilitated, based on programmatic and interpretive needs." Based on an historic resource study and treatment plan, remove non-historic surfaces on key roads and trails and replace with those that suggest the original earth/gravel surfaces but are easier to maintain. Re-establish historic widths and alignments on key roads and trails to support interpretive purposes. Indicate locations of missing roads and trails that connect with existing routes through physical means, such as by mowing corridors through fields, or by interpretive media

The Cultural Landscape Report for Springwood, Volume II: Treatment (2009) addresses the river and mountain view from the Home across the J.R. Roosevelt Place. The CLR recommended that the river and mountain view from the Home be reestablished through management of the Lower Woods (lowering of the canopy) on the Boreel and Kirchner places. This management would also reestablish the river view from the Red House.

The Eleanor and Franklin Roosevelt Institute completed a historic structure report for the Red House following their acquisition of the property in 2000. It is not known whether this report provided treatment recommendations for the exterior of the Red House (report not available at time of writing).

A Viewshed Management Plan, completed in 2009 through SUNY ESF, recommended overstory removal cuts to convert tall, mature, even-aged stands to earlier successional stages that can lead to maintenance of the river and mountain view from the Home through future management of even-aged or multi-aged stands. Conversion cuts would require the removal of all trees greater than 3 to 5 inches diameter at breast height (dbh) within several stands in the Lower Woods of the Boreel and Kirchner places. The recommendations of this report have not yet been implemented.

Approved Treatment Costs

Cost Narrative:

Bibliography and Supplemental Information

Bibliography:

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Krog, Bronwyn and Marlene Rockmore	National Register of Historic Places, Inventory-Nomination Form: Home of Franklin Delano Roosevelt National Historic Site.	1980	Washington, DC: National Park Service North Atlantic Region			

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Sears, John F. and John Auwaerter	FDR and the Land: Historic Resource Study for the Roosevelt Estate.	2011	Boston, MA: NPS Olmsted Center for Landscape Preservation			
Ward, Geoffrey	Before the Trumpet: Young Franklin Roosevelt.	1985	New York, NY: Harper & Row			

Supplemental Information:

Supplemental Information Title: FDR Biography: The Early Years

Supplemental Information Narrative:

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Supplemental Information:

Supplemental Information Title: Town of Hyde Park website

Supplemental Information Narrative:

https://www.hydeparkny.us/

Supplemental Information:

Supplemental Information Title: U.S. Census Quick Facts website

Supplemental Information Narrative:

https://www.census.gov/quickfacts/US

Supplemental Information:

Supplemental Information Title: White House Signal Detachment

Supplemental Information Narrative:

“Crash, Post and Road Diagram,” 1942