National Park Service
Cultural Landscapes Inventory

2022



Upland Farms

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: Upland Farms

Resource Classification: Cultural Landscape

CLI Identification Number: 976225

Parent Landscape: 976225

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 Upland Farms landscape is part of the 836-acre Home of Franklin D. Roosevelt National Historic Site (NHS) in Hyde Park, Dutchess County, New York. The park preserves and interprets the family estate of Franklin D. Roosevelt (1882–1945), 32nd president of the United States who was born at Springwood, the original portion of the estate, and lies buried in its flower garden. Upland Farms consists of the farm properties on the uplands east of Springwood that Franklin D. Roosevelt acquired beginning in 1911. FDR considered Springwood, with its main house known as the Home, as his primary residence from his childhood through his tenure as New York State governor and four terms as President of the United States, when he led the nation through the Great Depression and World War II. The park today preserves a large portion of the Roosevelt Estate, which covered 1,522 acres at time of FDR's death in 1945.

The Upland Farms CLI project area preserves approximately 153 acres (NPS tract 02-101 and a portion of tract 01-126 that includes the Springwood Home Farm) of the nine farm properties that FDR acquired between 1911 and 1938 for farming, forestry, and recreational purposes. These nine historic properties, which included five farms (Tompkins Farm, Bennett Farm, Dumphy Farm, Hughson Farm, and Rohan Farm) and four smaller parcels (Wright Land, Jones Land, Briggs Wood Lot, and Lent Wood Lot). In total, these properties historically covered 840 acres. The Upland Farms project area does not include Top Cottage (separate CLI, NPS tract 02-102, 40.2 acres), historically part of the Dumphy Farm, Lent Wood Lot, Briggs Wood Lot, and Rohan Farm; or Eleanor Roosevelt NHS (separate NPS park unit and CLI, tracts 101-01, 101-02, 81 acres), historically part of the Bennett Farm and Tompkins Farm, plus a small parcel within the Dumphy Farm. The remainder of the historic Upland Farms properties, or about 566 acres, is in private ownership and much of it was subdivided for suburban residential development in the 1950s and 1960s. The Bennett farmhouse and barns were destroyed by 1974. The farmhouses associated with the Tompkins, Dumphy, Hughson, and Rohan farms remain and are within the authorized park boundary but are not owned by the park and have lost much of their historic landscape setting.

The main part of the park-owned Upland Farms is a 135-acre portion of a 334-acre tract (01-126) of Roosevelt Estate land between the Post Road (US 9) on the west and Violet Avenue (NY 9G) on the east that the National Park Service acquired in 2007 from the Scenic Hudson Land Trust. This land, historically the western portions of the Bennett, Tompkins, and Dumphy farms long with the Springwood Home Farm, provides a connection between the Home and

core of the national historic site and the Franklin D. Roosevelt Library west of the Post Road, and Val-Kill (Eleanor Roosevelt NHS) and Top Cottage east of Violet Avenue. The park maintains a multi-use trail through this tract known as Roosevelt Farm Lane that follows several historic farm and woods roads. Opened in 2008, Roosevelt Farm Lane, which is part of the Hyde Park Trails system, features a trailhead with parking near the site of the Bennett farmstead off Violet Avenue. The western trailhead is at the Springwood Home Farm across from Bellefield. Most of this tract is heavily wooded. The western portion is hardwoods forest that existed during the historic period prior to 1945. The eastern portion within the Bennett Farm is characterized by successional woods, patches of early old-field succession, remnants of FDR's first Christmas tree plantation, building traces, and remnants of the historic maintained landscape around the site of the Bennett farmhouse. The park-owned portion of the Tompkins Farm to the south consists of historic hardwoods forest, two intact and remnants of four demonstration and experimental forest plantations set out by the New York State College of Forestry between 1930 and 1933. The park-owned portion of the Dumphy Farm north of the Bennett Farm is entirely hardwoods forest that existed in 1945. It includes the eastern part of Newbold Road, which is owned by the park but has a public right-of-way (NPS tract 01-110) along it that extends from the Post Road through the ca. 1952 Patrick subdivision to Violet Avenue. Newbold Trail, a part of the Hyde Park Trails system, follows a portion of Newbold Road on the Dumphy Farm. A ca.1955 Central Hudson power line extends through the eastern portion of this area, and there are remnant poles of a ca. 1921 Central Hudson power line in the woods that FDR sited along a former forest and field boundary.

The second park-owned tract within the Upland Farms CLI project area is an 18.3-acre parcel along the Fall Kill north of Eleanor Roosevelt NHS within the historic limits of the Dumphy Farm. Known as the Fall Kill Wetlands Parcel, the land consists of riparian hardwoods forest and wetlands. It extends from Roosevelt Road on the north to the boundary of Eleanor Roosevelt NHS on the south, and from the Patrick subdivision on the west to the Harbourd Hills subdivision on the east. There are no roads or trails on this land. Drainage ditches are the only remnant of its former agricultural use.

SIGNIFICANCE SUMMARY

The Upland Farms 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 and B in the areas of Politics/Government and Conservation. The Upland Farms derives its primary national-level significance under Criterion 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 twentieth century. Elected to an unprecedented four terms, FDR 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 (separate CLI project area), the core of the Roosevelt Estate, was FDR's primary home from the time of his birth in 1882 until his death in 1945. FDR was buried in the hedge-enclosed formal garden at Springwood, and his wife, Eleanor Roosevelt, was buried alongside him in 1962. Under Criterion A in the area of Politics/Government, the Upland Farms is nationally significant for its association with important events that occurred there during Roosevelt's presidency. Following his election in 1932, the property served as FDR's primary residence during extended stays away from the White House. Here, he wrote his inaugural addresses, gave his fireside chats, developed ideas that formed the basis of the New Deal program, and made important national policy decisions, particularly with respect to foreign affairs in the years leading up to the United States entry into World War II. FDR often took prominent visitors on tours of his estate, including the Upland Farms, highlighting his managed forest and forest plantations. Upland Farms also possesses state-level significance under Criterion A in the area of Conservation for its association with the history of forestry in New York State during the early twentieth century. The forest plantations including two that remain intact within the Uplands Farms landscape along with traces of many others, were set out under FDR's direction between 1926 and 1945, and through his cooperative relationship with the New York State College of Forestry at Syracuse University between 1930 and 1933 during his tenure as Governor of New York. His forestry work, which informed his conservation policies during his presidency, paralleled New York State's Reforestation Movement, a state-led conservation effort that used scientific forestry to address economic and social problems.

The period of significance for the Upland Farms landscape is 1911 to 1945. It begins when FDR purchased the Bennett Farm in the Upland Farms area and ends the year of his death. This period is within the historic district's overall period of significance of ca. 1793 to 1945, which begins with construction of the Home at Springwood and ends the year of FDR's death.

ANALYSIS AND EVALUATION SUMMARY AND CONDITION

The historic character of the Upland Farms CLI project area is evaluated by comparing characteristics and features from the close of the period of significance (1945) with current conditions. Overall, park property within the Upland Farms landscape that FDR purchased between 1911 and 1935—portions of the Bennett, Tompkins, and Dumphy Farms—retains its historic hardwoods forest, creeks, forest plantations, circulation, and stone fences, but has lost its agricultural use, silvicultural use, and rural character. Only foundations remain from historic buildings and structures, and traces of the World War II security system. Substantial portions of the Tompkins and Dumphy Farms were developed with suburban housing tracts after 1945 and some undeveloped lands with historic resources, notably the Tompkins farmhouse, remain outside park ownership. FDR maintained the distinct named identity of each farm during his ownership, but these names were lost when the properties were sold out of the family and subdivided after 1950. The historic names of the farms have not been perpetuated in park management, wayfinding, or interpretation. Several contemporary features have been added to the landscape as part of the Roosevelt Farm Lane trailhead and include a new entrance road loop, timber gates, small parking area, split rail fencing, benches, and a frame pavilion/bus shelter.

Outside of Top Cottage and Eleanor Roosevelt NHS, the historic landscape at most of FDR's other upland farm properties—the Hughson Farm, Jones Land, and Rohan Farm—have been lost to suburban development. The only parcels properties that retain a substantial amount of undeveloped land is the Wright Land north of Roosevelt Road, and the southwestern part of the Tompkins Farm between Creek Road and Violet Avenue.

Condition:
The overall condition of the Upland Farms CLI project area is "poor," meaning that the landscape shows clear evidence of major disturbance and rapid deterioration. While the native hardwoods forest and other natural systems are overall in good condition (there are pests and disease, notably Hemlock Wooly Adelgid and Emerald Ash Borer), the historically maintained landscape exhibits major current negative disturbances that began decades prior to park ownership. These include continued loss of historic plantation trees due to lack of forest management that ended in the late 1940s, and loss of historic open fields on the Bennett Farm to natural succession. Historic specimen trees in around the site of the Bennett farmhouse and along the Bennett Farm entrance road are competing with natural succession. The historic roads that are maintained as trails are in good condition, while those that are not actively used, such as the eastern end of Newbold Road and traces of World War II security roads, are not maintained. The recently built Roosevelt Lane Trailhead is in good condition.

Landscape Hierarchy Description:

Franklin D. Roosevelt National Historic Site consists of five landscapes (CLI project areas): Springwood, J.R. Roosevelt Place, Upland Farms, Top Cottage, and Bellefield. Top Cottage is a component 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 Vernacular Landscape

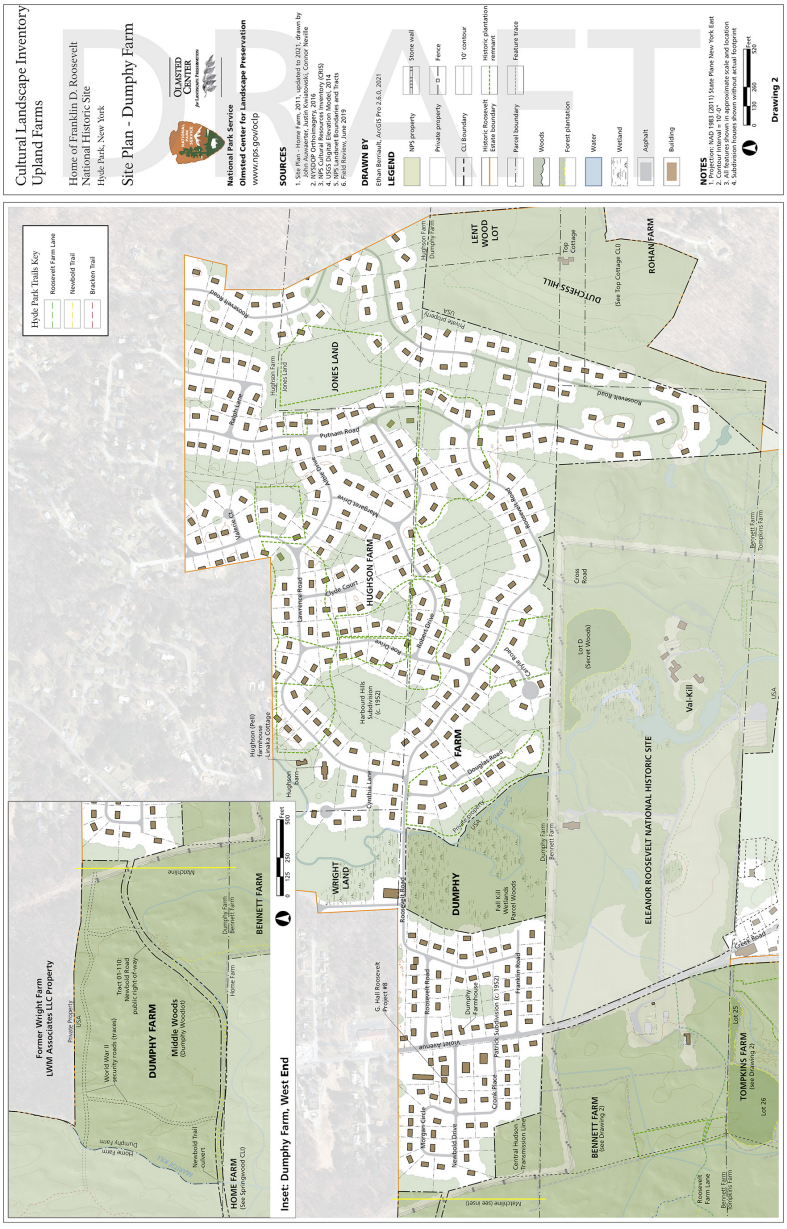
Other Names:

Other Name:	Roosevelt Estate	**Other Name Type:**	Historic
Other Name:	Crum Elbow	**Other Name Type:**	Historic
Other Name:	Bennett Farm	**Other Name Type:**	Historic
Other Name:	Woodlawns (Bennett farmhouse)	**Other Name Type:**	Historic
Other Name:	Tompkins Farm	**Other Name Type:**	Historic
Other Name:	Dumphy Farm	**Other Name Type:**	Historic
Other Name:	Val-Kill Farms	**Other Name Type:**	Historic

Site Plan



Site map, 1 of 2.



Site map, 2 of 2.

Concurrence Information

Concurrence Status:

Park Superintendent Concurrence: Yes

Park Superintendent Date of Concurrence: 07/19/2022

Completion Status Explanatory Narrative:

Historic documentation for the Uplands Farm CLI is based on a “FDR and the Land: Historic Resource Study for the Roosevelt Estate” (Sears and Auwaerter, 2011), and updated National Register documentation for the Home of Franklin D. Roosevelt National Historic Site (2012). Field checking of the existing conditions was undertaken the week of July 8, 2019, by SUNY ESF landscape architecture students Justin Kwiatkowski, Connor Neville, and Vera Angelina under the direction of John Auwaerter and George Curry, and on ca. 2019-2021 aerial imagery and communication with Dave Hayes, the park’s Integrated Resources Manager.

Concurrence Graphic Information:

Attachment File Path

CULTURAL LANDSCAPES INVENTORY
CONCURRENCE FORM

Upland Farms
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 Upland Farms, including the following specific components:

MANAGEMENT CATEGORY: Must Be Preserved and Maintained

CONDITION ASSESSMENT: Poor

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 Upland Farms is hereby approved and accepted.

AMY BRACEWELL Digitally signed by AMY BRACEWELL
Date: 2022.07.19 13:38:08 -04'00'

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

Park Concurrence Form.

United States Department of the Interior

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

L.A.2.(IR1-RSS)

Daniel McEneny
Director
New York State Parks, Recreation & Historic Preservation
Division for Historic Preservation
OPRHP
1 Delaware Avenue North
Cohoes, NY 12047

Dear Mr. McEneny:

Enclosed you will find a copy of the Cultural Landscapes Inventory (CLI) for Upland Farms at the Home of Franklin D. Roosevelt National Historic Site. We seek to reconfirm our agreement on previously evaluated resources and your concurrence on the status of previously unevaluated resources identified in this CLI for listing in the National Register of Historic Places. The report has been prepared by a team of historical landscape architects with the National Park Service (NPS) Olmsted Center for Landscape Preservation and staff at Home of Franklin D. Roosevelt National Historic Site. The CLI program and the enclosed report continue the NPS efforts to update our cultural resource inventories.

Through the CLI program, the NPS is currently undertaking a nationwide effort to inventory its cultural landscapes. The CLI is conducted in accordance with Section 110 of the National Historic Preservation Act of 1966 (as amended). It is an inventory of baseline information for all historically significant cultural landscapes within the national park system, and it examines multiple landscape features that contribute to the significance of historic properties. The CLI process includes gathering information from existing secondary sources and conducting on-site reconnaissance of the existing landscape. The information collected provides a comprehensive look at the historical development and significance of the landscape, placing it in context of the property's overall significance. For landscapes found potentially eligible for the National Register of Historic Places, the evaluation describes their character-defining features and assesses the landscape's overall historical integrity. It also raises questions about the landscape that need further study.

It is important to note that the CLI reports are not intended as comprehensive inventory reports for any one property, although for some properties they provide fuller documentation than for others. For example, the reports do not include a full architectural description of structures, but document structures as elements of the overall landscape, and similarly documents other

New York SHPO concurrence letter, 1 of 7.

characteristics such as vegetation, spatial organization, and views and vistas. The CLI is one component of the NPS inventory effort that also includes cultural resource inventories for historic structures, archeological sites, ethnographic resources, and museum objects. For example, the NPS Historic Structures Inventory (formerly List of Classified Structures) includes structural features of cultural landscapes, but the CLI takes a more encompassing approach to the properties, inventorying all above-ground features in each park in which the NPS has a legal or mandated interest.

Previous Historic Property Evaluation:

The Upland Farms 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 park 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, was acquired by the park under authority of the Roosevelt Family Lands Act passed by Congress in 1998 (Public Law 105-364), which gave the Secretary of the Interior authority to acquire lands and interest within the boundaries of the 1,522-acre estate at the time of FDR's death in 1945. Eleanor Roosevelt NHS, which is adjacent to the Upland Farms CLI project area and was part of the Roosevelt Estate in 1945, is a separate NPS unit that is separately listed in the National Register, with a later period of significance that extends to 1962.

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. A specific period of significance was not identified, although the date 1915, when major renovation on the home were completed, was listed in the documentation. No contributing resources were identified at the Upland Farms.

On September 24, 1996, your office concurred with the NPS that additional resources in the park were eligible for listing in the National Register as part of the List of Classified Structures. However, no features were identified in the Upland Farms project area.

On November 17, 2014, a boundary increase was approved as part of updated National Register documentation to address land incorporated into the park since 1980, including the Upland Farms CLI project area. The updated documentation also expanded the areas of significance from Politics/Government to also include Conservation, Architecture, Landscape Architecture, and Archeology under Criteria A, B, C, and D. The overall period of significance was

New York SHPO concurrence letter, 2 of 7.

documented as ca. 1793–1945, beginning with the construction of the Home and ending with FDR's death and burial in the Rose Garden. Contributing resources at Upland Farms included: Farm and Woods Roads (portions), Stone Fences (portions); System of Forest Plantations (portions); Bennett Farm Fields; and Bennett Farmstead Site. A non-contributing feature, Val-Kill Farms Dairy Barn, was also identified.

Current Findings:

The enclosed CLI for Upland Farms fully evaluates the cultural landscape, particularly the associated landscape characteristics and features, and finds that the site's landscape retains integrity to the areas of Politics/Government and Conservation. As noted previously, several of the property's features compiled on the attached list have already been listed on the National Register. The CLI identifies an additional 12 resources and features related to natural systems and features, spatial organization, topography, vegetation, circulation, and buildings and structures, that contribute to the significance and historic character of the property. An additional 23 features have been evaluated as noncontributing because they are not historically significant. A total of five features have been evaluated as undetermined because future research is needed to determine their significance.

We call your particular attention to the Landscape Description, Boundary Description, National Register Information and the Statement of Significance, and Analysis and Evaluation Summary in the enclosed CLI.

Based on the CLI, we seek to reconfirm our agreement on previously evaluated resources and your concurrence on the status of resources and features identified in this CLI:

- The Upland Farms landscape derives its primary national-level significance under Criterion 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 twentieth century.
- It is significant at the national level under Criterion A in the area of Politics/Government for its association with important events that occurred there during Roosevelt's presidency.
- It 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 twentieth century.
- The period of significance for the Upland Farms landscape is 1911 to 1945. It begins when FDR purchased the Bennett Farm in the Upland Farms area and ends the year of his death. This period is within the historic district's overall period of significance of ca.1793 to 1945, which begins with construction of the Home at Springwood and ends the year of FDR's death.
- The categorization of contributing, non-contributing, and undetermined landscape characteristics and features (see attached list).

If you concur with these findings, we ask that you please sign on the space provided and return this letter to Jeff Killion, Interior Region 1 CLI Coordinator, by email: jeff_killion@nps.gov. We would appreciate your response in **45** days, if possible. Thank you for your attention to this

New York SHPO concurrence letter, 3 of 7.

inventory. Should you have any questions, please feel free to contact Mr. Killion at 508-455-8540 (telework cell).

JONATHAN MEADE
Digitally signed by JONATHAN MEADE
Date: 2022.07.14 10:54:15 -04'00'

Jonathan Meade
Associate Regional Director
Resource Stewardship and Science

Enclosure/Attachment

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

I concur with the National Park Service categorizations of the landscape resources and features for Upland Farms, as contributing, non-contributing, and undetermined.

R. Daniel Mackay
New York State Historic Preservation Officer

9/8/2022
Date

New York SHPO concurrence letter, 4 of 7.

NPS Cultural Landscapes Inventory – Upland Farms
Home of Franklin D. Roosevelt National Historic Site
List of Contributing, Non-Contributing, and Undetermined Landscape Features
June 2022

Contributing Landscape Characteristics & Associated Features

The following landscape characteristics and associated features contribute to the property's historic character, though not all are considered countable resources according to the National Register of Historic Places. Features marked with a (*) were evaluated in updated National Register documentation on November 17, 2014.

Natural Systems and Features
Middle Woods (portion)
Maritje Kill (portion)
Fall Kill

Spatial Organization
* Bennett Farm Field: Northeast Pasture
* Bennett Farm Field: Northwest Pasture
* Bennett Farm Field: Southeast Pasture (field remnant)
* Bennett Farm Field: Southwest Pasture
Bennett Farmhouse Front Lawn Area

Topography
Bennett Farm Barnyard Terrace

Vegetation
Bennett Farm Entrance Road Trees
Bennett Farmhouse Specimen Trees
* Plot 1 (red pine, remnant)
* Plot 22 (red pine, remnant)
* Plot 24 (red oak)
* Plot 25 (red pine and Norway spruce)
* Plot 26 (red pine and European larch)
* Plot 61/M (Christmas tree plantation, remnant)

Circulation
Bennett Farm Entrance Road (Hyde Park Trail)
Farm Road (Roosevelt Farm Lane) (portion)
Newbold Road (Roosevelt Farm Lane) (portion)

Buildings and Structures
Bennett Barnyard Stone Retaining Wall
* Stone Fences (Tompkins Farm, Bennett Farm, Dumphy Farm) (portion) (1795KPRO)

New York SHPO concurrence letter, 5 of 7.

Bennett Farmhouse Site: Foundation Remnants of Barn, Silo, two outbuildings, Pole Barn, House

Non-Contributing Landscape Characteristics & Associated Features

Natural Systems and Features
Fall Kill Wetlands Parcel Woods
Post-1945 Woods (Bennett Farm)

Land Use
Tract 01-110: Newbold Road Public Right-of-Way
Central Hudson Transmission Line Right-of-Way
Hyde Park Trails

Vegetation
Roosevelt Farm Lane East Trailhead Mowed Meadow
Roosevelt Farm Lane East Trailhead Mowed Turf
Roosevelt Farm Lane East Trailhead Wildflower Area
Roosevelt Farm Lane East Trailhead Specimen (Volunteer) Trees

Circulation
Bennett Trail
Newbold Trail (see also Newbold Road)
Roosevelt Farm Lane East Trailhead Access Road
Roosevelt Farm Lane East Trailhead Parking Lot

Buildings and Structures
Bennett Trail Stone Retaining Wall (not mapped)
Central Hudson Transmission Line (ROW on NPS property)
Newbold Trail Culvert (Maritje Kill)
Roosevelt Farm Lane East Bus Shelter
* Val-Kill Farms Dairy Barn

Small Scale Features
NPS Benches (not mapped)
Roosevelt Farm Lane East Parking Lot Landscape, Bike Racks
Roosevelt Farm Lane East Parking Lot Landscape, Bollards and Gates
Roosevelt Farm Lane East Wildflower Area Cable Fence
Roosevelt Farm Lane East Parking Lot Landscape, Kiosk (not inventoried)
Roosevelt Farm Lane East Parking Lot Landscape, Split-Rail Fence

Undetermined Landscape Characteristics & Associated Features

Vegetation

New York SHPO concurrence letter, 6 of 7.

* Plot 23 (red pine, condition not known)

Circulation
Security Roads (Traces, Jack-Line Jeep Roads)

Small-Scale Features
Central Hudson Power Line (ca. 1921) Poles (not inventoried)
Plot 61 (M) Fence Remnants (not inventoried)
Security System Remnants (not inventoried)

bcc:
Susan Hollister, Region 1 Historic Architecture Program
Dennis Montagna, Region 1 History Program
Robert Page, Director, Olmsted Center for Landscape Preservation

New York SHPO concurrence letter, 7 of 7.

Geographic Information

State and County:

State	County
New York	Dutchess

Size (Acres): 153

Land Tract Number(s)

01-126, 135.0 acres, portion: eastern half part of Upland Farms; western half part of Springwood
02-101, 18.3 acres, Fall Kill Wetlands Parcel
01-110, 0 acres, Public ROW along Newbold Road, aka Riefler Road

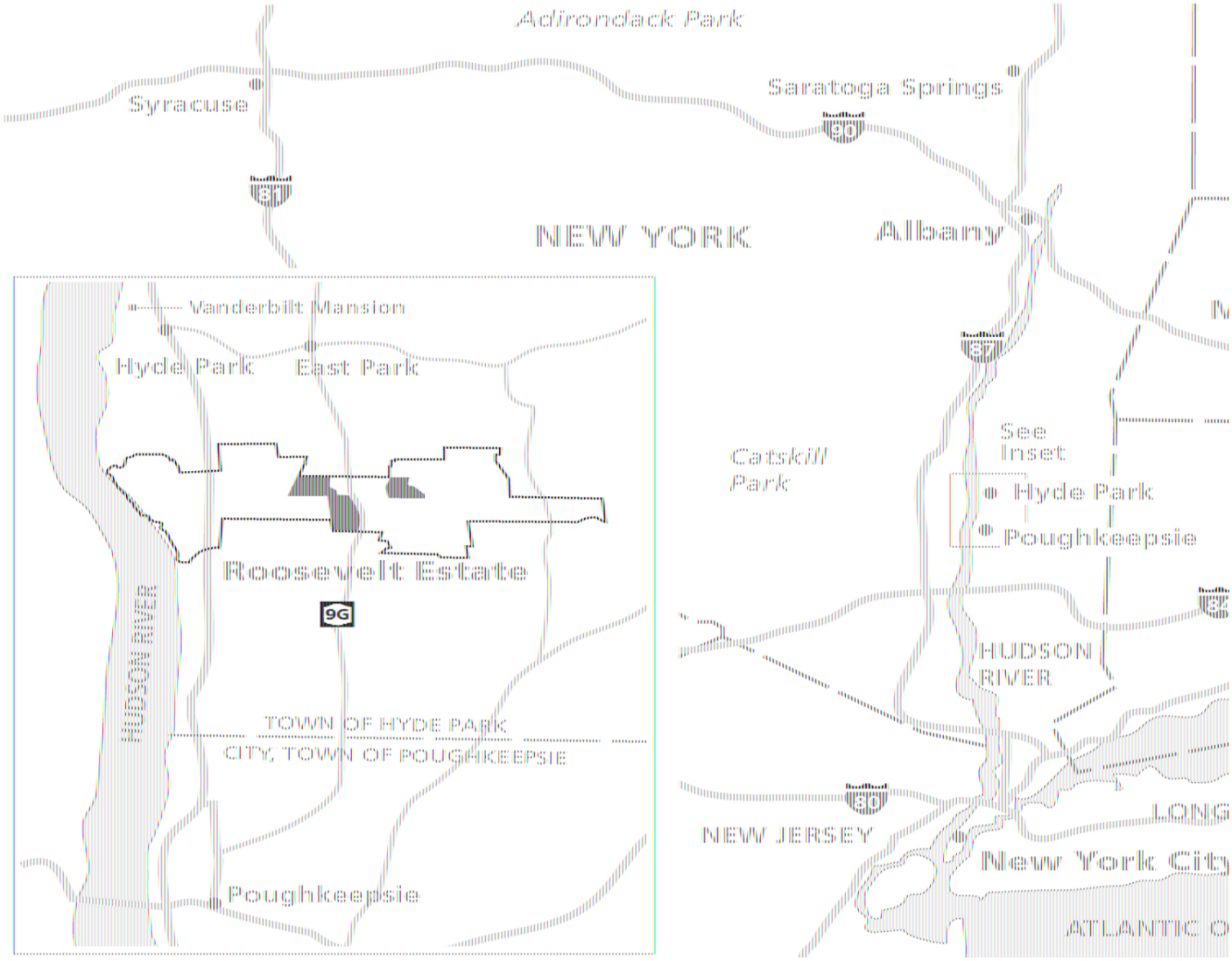
Boundary Description:

The Upland Farms CLI project area consists of two discontiguous parcels of land that together contain approximately 153 acres within three larger historic farm properties acquired by Franklin D. Roosevelt between 1911 and 1937: Bennett Farm, Tompkins Farm, and Dumphy Farm. The western and larger parcel is the eastern part of NPS tract 01-126 that contains approximately 324 acres (the western part of tract 01-126 is within the Home Farm area of the Springwood CLI project area). The parcel extends from the historic boundary of the Springwood Home Farm and Maritje Kill on the west and follows the historic boundaries of the Bennett and Tompkins Farms east to Violet Avenue (NY 9G), and the historic boundaries of the Dumphy Farm east to the Patrick subdivision along Violet Avenue. Eleanor Roosevelt NHS is adjacent to the east boundary of the Bennett Farm. The eastern and smaller Upland Farms parcel, known as the Fall Kill Wetlands Parcel, contains 18.3 acres and is in the approximate middle of the historic Dumphy Farm. It is bounded by Roosevelt Lane on the north, Eleanor Roosevelt NHS to the south, the Patrick subdivision (Franklin Road) to the west, and the Harbourd Hills subdivision (Douglas Road) to the east.

Boundary Coordinates

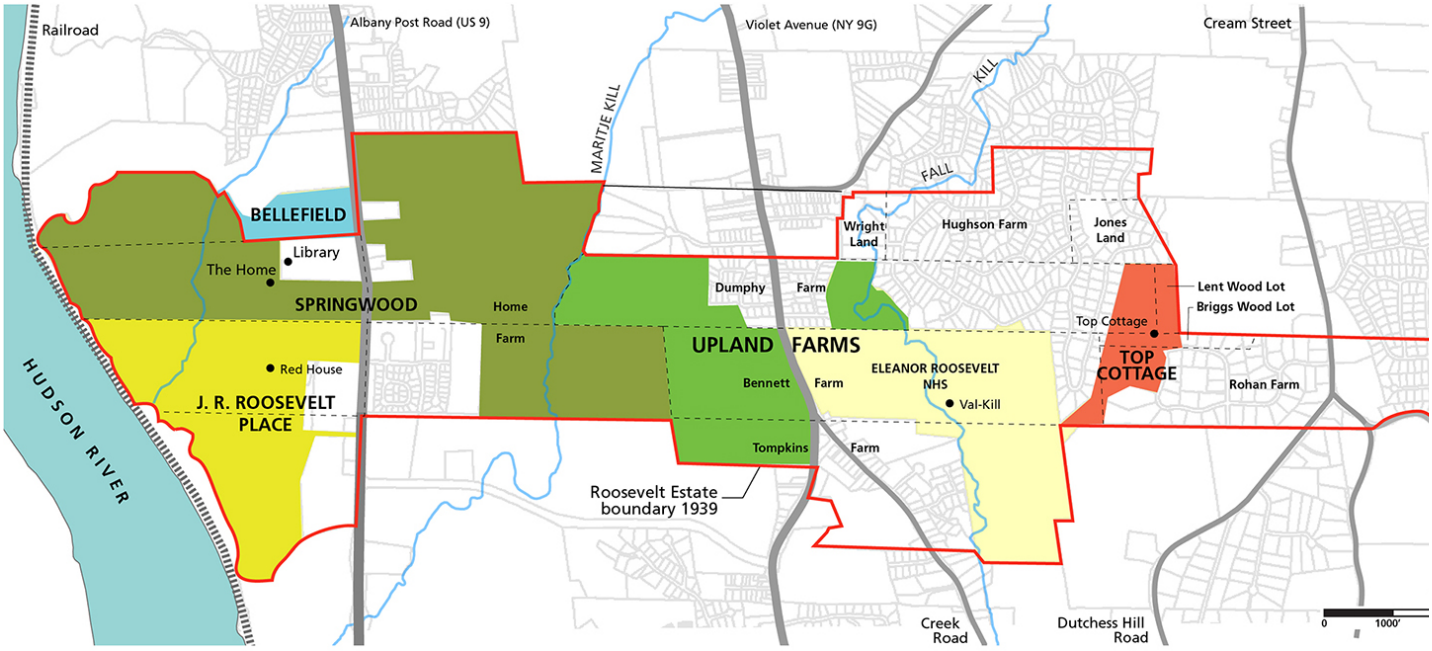
Source	Type of Point	Latitude	Longitude	Narrative
GPS	Area	41.771375	-73.917656	
GPS	Area	41.762016	-73.914201	
GPS	Area	41.765448	-73.908601	
GPS	Area	41.76016	-73.90682	
GPS	Area	41.768208	-73.905423	
GPS	Area	41.768195	-73.903364	

Location Map:

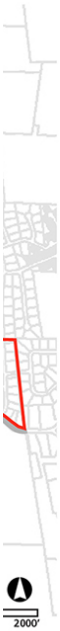


Location of the Home of Franklin D. Roosevelt National Historic Site (HOFR) in the Hudson Valley of New York. The red boundary is the 1939 limits of the Roosevelt Estate. The green shaded area indicates the location of the Upland Farms C project area. (SUNY ESF)

:LI



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 Home of Franklin D. Roosevelt NHS CLI project areas Upland Farms (bright green), Springwood, J.R. Roosevelt Place, Top Cottage, and Bellefield. Eleanor Roosevelt NHS is separate park unit within the historic limits of the Roosevelt Estate. (SUNY ESF and Dutchess County GIS tax map)



a

Regional Landscape Contexts:

Type of Context: Physiographic

Description:

The Upland Farms landscape is in 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. The Upland Farms occupy the second major river terrace along the east bank of the Hudson River, between the Maritje Kill on the west and the Fall Kill on the east. Violet Avenue traverses the approximate center of the terrace. Elevations range from 211 feet at the Maritje Kill to 228 feet along Violet Avenue, and 221 feet along the Fall Kill. Rougher land with rock outcrops characterizes areas near the Maritje Kill, while the Fall Kill extends through a largely level area characterized by numerous wetlands.

Type of Context: Cultural

Description:

The Upland Farms landscape was shaped by a long history of human habitation, with the river terraces, rivers, and forests used by the Wappinger people for agriculture, hunting, fishing, and gathering long before European colonization in the 18th century. Construction of Creek Road and Violet Avenue, possibly following Wappinger trails, and creation of farms by European settlers in the late 18th century expanded the extent of the cultural landscape. The Upland Farms were owned by yeoman farmers and operated for subsistence and market agriculture into the early twentieth century. Pastures and woodlots characterized the rougher land closer to the Maritje Kill on the west, while the flats of the river terrace provided prime land for cultivation. Farm buildings were clustered near the main roads (Creek Road, Violet Avenue). By 1911, when FDR began acquiring these farms, market agriculture was in decline and some of the farm fields had been abandoned. FDR continued agricultural uses through tenant farming and used forestry to renew the productivity of old fields. Eleanor Roosevelt and her friends Nancy Cook, Marion Dickerman, and Carolyn O-Day established craft industry at the Bennett Farm and Tompkins Farms through the establishment of Val-Kill Industries, which operated between 1926 and 1936. After FDR's death in 1945, farming and forestry continued under his son Elliott Roosevelt through ca. 1950, and then much of the farmland was subdivided for suburban residential and commercial use. Agricultural uses were only maintained at the Bennett Farm within Eleanor Roosevelt NHS.

Type of Context: Political

Description:

The Upland Farms landscape consists of federally owned land in the Town of Hyde Park, Dutchess County, New York along NY 9G (Violet Avenue), the main north-south highway between Poughkeepsie to the south and Rhinebeck and Hudson to the north. A secondary north-south road, Creek Road (County Route 40) intersects NY 9G at the Tompkins Farm at an intersection known prior to a 1931 realignment as Dead Man's Curve. 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 US 9 approximately one mile north of Springwood, and a smaller hamlet of East Park is on Violet Avenue about 1.5 miles north of Val-Kill. Suburban residential subdivisions developed after World War II are found throughout the area, and a mix of residential and commercial uses are along Violet Avenue, including within the historic limits of the Roosevelt Estate. (U.S. Census Quick Facts)

Land use surrounding the Upland Farms 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 advises 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 Service 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. Park-owned land within the Upland Farms, together with Eleanor Roosevelt NHS, is zoned as Greenbelt (GB), which allows for agriculture, camps, bed-and-breakfast, civic facilities, forestry, municipal, nursery school, photovoltaic systems, and roadside stands. Other uses allowed under special permit include charitable institution, community or cultural facility, educational institution, hospital, kennel, membership club, mining, plant nursery, religious use, scrap yard, and rural event venue. Other zones within the historic limits of the Upland Farms include East Park Business District, Neighborhood Business District, and Neighborhood. A large tract south of the park-owned Tompkins Farm is zone for Bellefield Planned Development. (Town of Hyde Park website)

Management Information

General Management Information

Management Category: Must be Preserved and Maintained

Management Category Date: 07/19/2022

Management Category Explanatory Narrative:

The Upland Farms CLI project area, as part of Franklin D. Roosevelt National Historic Site, meets the requirements of the management category “Must Be Preserved and Maintained” because it is related to the park’s legislated purpose and contains contributing resources as documented in the National Register of Historic Places. 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 Upland Farms CLI project area contains portions of three farms purchased by FDR between 1911 and 1937. The property contains resources related to FDR’s forestry program, including historic woodlots, two intact forest plantations and remnants of others, and a network of farm and woods roads, along with remnants of prior agricultural use, including stone fences and farm building foundations, as well as remnants of a World War II security system. The Upland Farms landscape provides a key connection between the core of the site at Springwood, Eleanor Roosevelt National Historic Site, and Top Cottage.

Management Agreements:

Type of Agreement: None

Management Agreement Expiration Date:

Management Agreement Explanatory Narrative:

Legal Interests:

Type of Interest: Fee Simple

Narrative: Tracts 01-126 (portion) and 02-101

Type of Interest: Less Than Fee Simple

Narrative: Tract 01-110 contains a public right-of-way along the historic Newbold Road through the Home Farm and Dumphy Farm between Routes 9 and 9G. Town of Hyde Park (?)

Type of Interest: None - Privately Owned

Narrative: Hundreds of privately-owned residential, commercial, and undeveloped tracts within the 1945 boundary of the Roosevelt Estate (authorized park boundary); none assigned NPS tract numbers.

Located in managed wilderness?: No

Adjacent Lands Information

Do Adjacent Lands Contribute? Yes

Adjacent Lands Narrative:

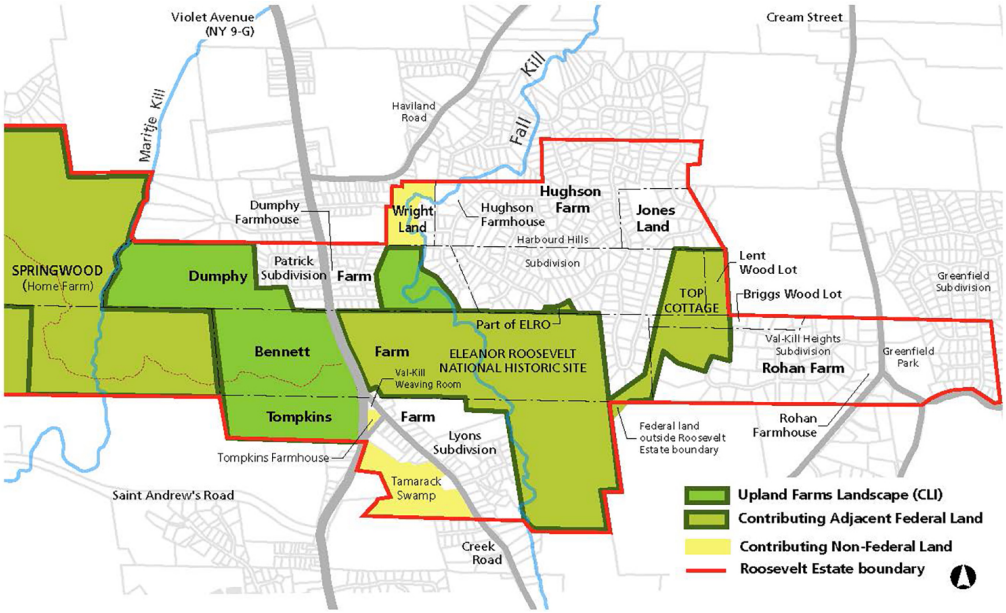
Adjacent lands are lands outside the cultural landscape boundary, including lands inside or outside the park. Adjacent lands that most directly contribute is Eleanor Roosevelt NHS, which is the largest tract of Roosevelt Estate land within the Upland Farms area that retains its historic rural character (see Adjacent Lands Information graphic). The NHS occupies the eastern half of the original Bennett Farm and has a later period of significance that extends to 1962, by which time most of the surrounding suburban development had been completed.

Two areas within the Tompkins Farm, acquired by FDR in 1925, contribute because they are adjacent to park land or have historic landscape features associated with the significance of Franklin D. Roosevelt NHS. A privately-owned tract between Violet Avenue and Creek Road is adjacent to park property and retains the Tompkins farmhouse (ca. 1795), the most intact of the farmhouses owned by FDR. This farmhouse faces Creek Road; the NY 9G bypass at the rear, which separates the farmhouse from the western part of the Tompkins Farm, was built in 1931 during the historic period. To the north of the Tompkins Farmhouse is the site of the Val-Kill Weaving Cottage (1933, later Val-Kill Tea Room), built by the Roosevelts as part of Val-Kill Industries. Now a restaurant, the property does not contribute because little is left of the historic building that was rebuilt following a fire in 2017. To the south of the farmhouse, several privately-owned tracts on the Tompkins Farm between Violet Avenue and Creek Road remain undeveloped and contain historic landscape features, notably Plot 21, a demonstration plantation of European and Dahurian larch, Northern white-cedar, and tulip-poplar set out by the College of Forestry in 1932–1933, and Tamarack Swamp, where FDR and the College of Forestry set out seven large experimental plantations (Plots 17, 18, 19, 20, 27, and 28) between 1931 and 1933 to test the viability of the wet soils for growing trees. The heavily wooded area has not been surveyed for remnants of the plantations; it may retain a ditch built as part of the forestry work.

Other adjacent lands outside of Top Cottage and Eleanor Roosevelt NHS that may contribute are limited to a portion of the former Wright Land (purchased by FDR in 1937) along the Fall Kill, across Roosevelt Road from the park-owned Fall Kill Wetlands Parcel.

Most of the lands within the historic limits of the Dumphy, Hughson, and Rohan farms and the smaller farm properties have been altered by suburban development that began in the 1950s, although traces of the historic landscape, including plantation trees that were part of FDR's forestry program, remain scattered throughout. The other surviving tenant farmhouses—the Dumphy farmhouse on Violet Avenue, the Hughson farmhouse (which FDR called Linaka Cottage because it was the residence of his first full-time forest manager) and barn off Lawrence Road, and the Rohan farmhouse on Cream Street, remain but are surrounded by suburban development and are not near or contiguous to park property. Several lots in the Val-Kill Heights Subdivision on the Rohan Farm (purchased by FDR in 1936) have recently been acquired by the park but are part of the Top Cottage CLI project area. On the east side of Cream Street on the Rohan Farm is a large tract of undeveloped land that is owned by the Town of Hyde Park as Greenfields Park (the Greenfields subdivision is to the east on the eastern end of the Rohan Farm). This neighborhood park, which consists of successional woods and a large pond built after 1970, retains little trace of the rural landscape that existed in FDR's day, and is not contiguous with park property. It includes the sites of the Rohan barns along Cream Street that were removed by 1960.

Adjacent Lands Graphic:



Map of the Upland Farms 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 Inadequately Documented

Documentation Narrative Description:

The Upland Farms 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 park 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, was acquired by the park under authority of the Roosevelt Family Lands Act passed by Congress in 1998 (Public Law 105-364), which gave the Secretary of the Interior authority to acquire lands and interest within the boundaries of the 1,522-acre estate at the time of FDR's death in 1945. Eleanor Roosevelt NHS, which is adjacent to the Upland Farms CLI project area and was part of the Roosevelt Estate in 1945, is a separate NPS unit that is separately listed in the National Register, with a later period of significance that extends to 1962.

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. A specific period of significance was not identified, although the date 1915, when major renovation on the home were completed, was listed in the documentation. No contributing resources were identified at the Upland Farms.

On September 24, 1996, the New York State Historic Preservation Office (SHPO) concurred with the NPS that additional resources in the park were eligible for listing in the National Register as part of the List of Classified Structures. However, no features were identified in the Upland Farms project area.

On November 17, 2014, a boundary increase was approved as part of updated National Register documentation to address land incorporated into the park since 1980, including the Upland Farms CLI project area. The updated documentation also expanded the areas of significance from Politics/Government to also include 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. Contributing resources included: Farm and Woods Roads (portions), Stone Fences (portions); System of Forest Plantations (portions); Bennett Farm Fields; and
Bennett Farmstead Site. A non-contributing feature, Val-Kill Farms Dairy Barn, was also identified.

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 Upland Farms landscape are adequately documented in the National Register. However, there are several historic resources that are not adequately described in the existing National Register documentation that contribute to its significance. Therefore, for purposes of the CLI, the Upland Farms landscape is considered "Entered-Inadequately Documented."

Eligibility: Eligible -- SHPO Consensus Determination

Concurrence Eligibility Date: 09/03/2022

Concurrence Narrative:

The New York SHPO concurred with the findings of the CLI. The SHPO had no review comments.

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. The historic district 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), the 32nd President of the United States and one of the most important political figures of the twentieth 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 twentieth century. The district is significant under Criterion D in the area of Archeology 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 nineteenth through twentieth century within the Bellefield property. Resources significant at the local level under Criterion C in the area of Architecture include the Red House, Gardener's Cottage, Coach House, and Greenhouse at Springwood and the Old Barn, Stone House, and Old Garage at Bellefield. (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)

Upland Farms:
The Upland Farms CLI project area, which comprises the park-owned portions of the farms east of Springwood that FDR acquired between 1911 and 1938, shares much of the same significance as the

larger historic district, under National Register Criteria A and B in the areas of Politics/Government and Conservation. The period of significance for Upland Farms is 1911–1945, beginning when FDR purchased the Bennett Farm in the Upland Farms area, and ending the year of his death. The areas and period of significance are reflected in numerous extant historic resources.

Note: Evaluation of significance in the area of Archeology is beyond the scope of this CLI. There are no ASMIS-listed sites in the Upland Farms CLI project area. Most recently, NPS archeologists presented a series of papers on the archeology of those properties associated with the life and presidency of FDR, one of which focused specifically on the archeology of presidential security systems at Springwood. There may be remnant circulation and small-scale features at Upland Farms from this period. (NR 2014, Sec.8: 58,63-64, citing Griswold 2012)

CRITERION B

Politics/Government:
Upland Farms is nationally significant for its association with Franklin Delano Roosevelt (1882–1945), the 32nd President of the United States. 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 his Hyde Park estate, which served as a wellspring for the ideals that he championed in his political life, as well as a retreat from public life. Other nationally significant historic properties associated with FDR 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: 31)

Largely due to his experiences growing up at Springwood, Franklin 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. He developed close associations with the tenants of his farms, such as Moses Smith who lived at the Bennett Farm between 1920 and 1947. 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." FDR inherited the majority of Springwood 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 and the Home Farm. In 1911, FDR purchased his first property in his own name, the Bennett Farm, and over the next three decades purchased another eight farm properties, which he managed for agriculture and forestry. (NR 2014, Sec.8: 32, citing Ward 1985: 21-24)

The Hyde Park estate 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. Hyde Park's role in FDR's life evolved once again when he had to put his professional aspirations on hold following his sudden paralysis because of contracting poliomyelitis while vacationing at 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. He improved the farm and woods roads to accommodate his custom-outfitted hand-controlled car to maintain his forestry program and remain connected to his farm tenants. At the same time, however, he developed a careful strategy for downplaying the extent of his handicap during public appearances. The intentional shaping of his post-polio image that began at Hyde Park ultimately enabled FDR to achieve his professional goals in the world beyond Hyde Park. (NR 2014, Sec.8: 33)

In the fall of 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 his upland farms. (NR 2014, Sec.8: 34)

After FDR's election, Springwood functioned as a "little White House," and his upland farm properties were a direct extension. He was frequented by cabinet members, heads of state, royalty, congressmen, senators, and Secret Service. While he was in residence in Hyde Park, FDR participated in community life; welcomed dignitaries, supporters, and the media; and conducted the work of the presidency. He continued to meet with his neighbors, notably his tenant Moses Smith who lived at the Bennett Farm. FDR used to stop along Violet Avenue and other nearby roads to chat with neighbors from behind the wheel of his hand-controlled Ford. From 1934 to 1941, FDR used the shady front lawn of Woodlawns, the Bennett farmhouse—Moses Smith's residence—as the site of an annual "Homecoming" organized by the Roosevelt Home Club, a non-partisan organization created in 1929 to provide political support for FDR. It was from this lawn that FDR spoke to crowds of people from the local community and elsewhere about the pressing issues of the country. As he had done since the early years of his public career, he also invited national political figures to lunch, tea, or dinner at the Home, usually with reporters present. FDR was the first modern president to use media in a systematic way to promote his ideas and reach the public; consequently, many Americans became familiar with the Hyde Park estate. FDR held many press conferences there and delivered several Fireside Chats and radio addresses from his study. 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. The values instilled in FDR during his formative years at Hyde Park, including concern for the future of democracy, economic revitalization, and sustaining rural life, directly informed the issues and programs he championed throughout his presidency. (HRS 2011: 20-21,36; FDR Library, "Visits to Hyde Park"; NR 2014, Sec.8: 35)

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 estate, including his upland farm properties, 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 Springwood. According to the President's own instructions, written on December 26, 1937, his body was transported to Hyde Park and buried "where the sun dial stands in the garden." (NR 2014, Sec.8: 36)

Resources and associated features within Upland Farms CLI project area that most clearly convey this area of significance include the farm and woods roads (Newbold Road, Farm Road) that FDR used to move around the estate, intact and remnant forest plantations that he managed, and possibly the remnants of the security system (jack-line jeep roads, crash barriers, electric eyes) that protected FDR during World War II. While the Bennett farmhouse, Woodlawns, is gone, there are remnants of its associated grounds including specimen trees and the tree-lined entrance road, that convey the setting of the political meetings FDR held there annually between 1934 and 1941.

CRITERION A

Politics/Government:
Upland Farms is nationally significant for its association with significant events that occurred there during Roosevelt's presidency. During his 12 years in the White House, FDR led the nation through two of the greatest crises of the twentieth century, the Great Depression and World War II. In the process, he redefined the role of the federal government to provide more security and opportunity for its citizens and ushered the nation into an era of profoundly greater involvement in world affairs. Throughout this period,

the Roosevelt Estate served as the site of many political events of national significance, including political gatherings, meetings with world leaders, and radio broadcasts. (NR 2014, Sec.8: 38)

FDR's political and governmental achievements that have a particularly direct connection to the Upland Farms include the Civilian Conservation Corps (CCC), which stemmed from his acute awareness of the problems of impoverished people and land in rural areas like his native Hudson Valley. FDR began eagerly planning the CCC with the assistance of his forestry advisor, Nelson Brown of the New York State College of Forestry, in December 1932. Over the nine years of its existence, the CCC employed more than three million men in conservation work. The conifer plantations set out by the CCC "boys" across the American landscape, particularly in national and state parks, looked very much like the plantations on Roosevelt's own Hyde Park land. Other federal conservation programs he helped create include the Soil Conservation Service, Tennessee Valley Authority, Flood Control Act of 1936, Norris Doxey Farm Forestry Act of 1937, the "shelterbelt" or Prairie States Forestry Project initiated in 1934, and expansion of the National Forest system. (NR 2014, Sec.8: 39)

In his Fireside Chats, held both at the Roosevelt Estate and the White House beginning soon after his inauguration, FDR explained to Americans his bold program to address the problems of the Great Depression. In these talks, FDR used the same technique of plain, clear language that he had found useful as governor, a technique developed in his many small chats with his Hyde Park neighbors from the front seat of his blue Ford roadster. He later reflected that as he prepared the talk "he was trying to make these problems clear to his old friends and neighbors, to individuals in Dutchess County" because "he knew that a national, even a world problem, always came down to a personal problem." (NR 2014, Sec.8: 39, citing Dows 1949).

FDR's efforts during his first two terms as President were primarily focused on domestic affairs, but the growing tensions in Europe and their potential to affect the security of the United States was not ignored. Isolationist opposition to any American involvement in the conflicts overseas, however, necessitated caution and secrecy in his dealings with foreign governments. The Roosevelt Estate increasingly provided FDR with a place to hold meetings of the utmost confidential nature. Although meetings were at the Home at Springwood, FDR would often take visitors on tours of the estate, including his upland farm properties. After 1939, the estate became a staging area for a series of well-publicized international visits, beginning with King George VI and Queen Elizabeth of Great Britain. FDR consciously arranged the royal couple's visit to Hyde Park that June in an attempt to reshape American public opinion and move neutral isolationist Americans to a pro-British stance. FDR's staff highly publicized subsequent visits to Hyde Park from other government officials and international personalities, including those of Madame Chiang Kai-shek, Crown Princess Louise of Sweden, Queen Wilhelmina and Princess Juliana of the Netherlands, Princess Martha of Norway, and Canadian Prime Minister Mackenzie King. The most momentous political decision reached at the Roosevelt Estate, with the most far-reaching implications for American history, occurred during British Prime Minister Winston Churchill's visit to Hyde Park from June 19 to June 21, 1942. The main subject was "Tube Alloys," the code name assigned to Britain's maximum-priority effort toward the manufacture of an atomic bomb. Churchill urged that the British and Americans "at once pool all our information, work together on equal terms, and share the results, if any, equally between us." FDR agreed with this proposal, with the United States taking full responsibility for the design, engineering, and production of the bomb in recognition of Britain's weak economic position. Churchill and Roosevelt again discussed the atomic bomb in Hyde Park after they attended the Second Quebec Conference in September 1944. At the high-level military conference, the men, along with Canadian Prime Minister King, had reached agreement on the planned Allied occupation zones in Germany, continued U.S. economic aid to the United Kingdom, and British naval participation in the conflict against Japan. FDR subsequently entertained Churchill on his estate for two days, a visit that resulted in a top-secret memorandum in which they agreed to continue to keep "Tube Alloys" a secret and to consider using it against the Japanese once it proved ready. (NR 2014, Sec.8: 40-41, citing Burns 1973, Davis 2000, and Freidel 1990)

Resources and associated features within the Upland Farms CLI project area that most clearly convey this area of significance include the farm and woods roads (Newbold Road, Farm Road) that FDR used to drive around the estate, and the remnants of the security system (jack-line jeep roads, crash barriers, electric eyes; not inventoried) that protected FDR during World War II.

Conservation:

Upland Farms is significant for embodying the history of early twentieth-century forestry in New York State. The system of forest plantations set out under FDR's direction between 1912 and 1945 parallels the growth and height of the Reforestation Movement that developed through a state-led conservation program to return idle farm acres to productivity. FDR's first plantations set out in 1912 coincided with the state's initial encouragement of reforestation on private land. FDR also managed his native hardwoods forests—known as the Lower Woods, Middle Woods, and Upper Woods—for wood production, although the physical legacy of management is inconspicuous today. The network of roads that provided access to the managed forests accommodated farm vehicles as well as FDR's specially equipped automobile that he used after contracting poliomyelitis in 1921. FDR's most active years of forestry and tree planting date to his years as governor and president after 1928, when he engaged the services of the New York State College of Forestry at Syracuse University to establish demonstration and experimental plots and to professionally manage his forestry program. While not 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. Among private reforestation work in the state, FDR's program became renowned in forestry circles due to his political positions. (NR 2014, Sec.8: 51)

The personal commitment FDR made to conservation on his own property and the experience with reforestation and forest management he acquired managing his forest plantations informed his vision of conservation and helped shape the public policies he pursued while in office. As a politician strongly influenced by the Progressive ideas of his distant cousin Theodore Roosevelt, FDR would likely have supported conservation measures whether or not he had pursued forestry activities on his own land. But the fact that he did invest an enormous amount of time and resources in acquiring worn-out farmlands, planning a reforestation program, and managing his woodlots and forest plantations meant that he brought to his public life a working knowledge of forestry practices and a personal interest in conservation unsurpassed by any other political leader of his time. (NR 2014, Sec.8: 32)

Within his upland farm properties that he acquired between 1911 and 1938 largely for conservation purposes, FDR established just one plantation prior to his election as governor in 1928, Plot M on the Bennett Farm, his first Christmas tree plantation. After FDR's election as Governor and then throughout his Presidency, he enlarged and professionalized his forestry program at Hyde Park through partnership with the New York State College of Forestry at Syracuse University, and Professor Nelson Brown in particular. Through the College and then under Brown's management, 63 forest plantations were set out on FDR's upland farm properties, using a numbering system that distinguished them from the plantations set out earlier at Springwood and the Rogers Land. These plantations were established for demonstration, experimental, and production purposes. Brown and other college faculty also assisted FDR in managing his hardwoods forest for timber production. Through the connection with the College of Forestry and because of the political office he held, FDR's forestry work received relatively wide renown during the period as the subject of articles in professional forestry journals—including American Forests, the Journal of Forestry, and the Southern Lumberman—and in the New York Times as well as in a photographic spread of a wartime timber harvest in Life magazine. FDR also hosted a Society of American Foresters conference in Hyde Park in 1931. FDR's enlarged reforestation program after 1928 coincided with the growth of the Reforestation Movement in the state, which reached its height during the 1930s as reflected in the total number of acres reforested on state and private land, among other factors. (NR 2014, Sec.8: 55)

Within the Upland Farms CLI project area, resources associated with FDR's forestry program include two intact forest plantations on the Tompkins Farm associated with his partnership with the New York State College of Forestry for demonstration and experimental purposes. These plantations include Plot 25 (3,800 trees, Norway spruce and red pine) set out in 1933–1934, and Plot 26 (4,300 trees, red pine, and European larch) set out in 1933. To the south, there are remnants of Plot 1 (7,000 red pine), the first demonstration plantation set out by the College in 1930 that was intended to be visible to drivers along NY 9G, along with traces of Plots 22 and 23 (4,700 red pine), and 24 (experimental red oak plantation) set out in 1933. In addition, there are remnants of Plot M (also identified as Plot 61) on the Bennett Farm, FDR's first Christmas tree plantation, set out with Norway spruce in 1926 and replanted in 1944 with Norway spruce, white spruce, and balsam fir. In addition to forest plantations, the native hardwoods forest that FDR managed remains on the Tompkins, Bennett, and Dumphy farms, along with the roads that FDR used to access them. (HRS 2011: 388-391)

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

Area of Significance:

Area of Significance Category: Politics/Government

Area of Significance Subcategory:

Explanatory Narrative:

Area of Significance Category: Conservation

Area of Significance Subcategory:

Explanatory Narrative:

National Register Criteria Consideration:

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

Time Period: CE 1933 - CE 1945

Historic Context Theme	Subtheme	Facet	Other Facet
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	Politics And Diplomacy During The War	
Shaping the Political Landscape	World War II	The Home Front	
Shaping the Political Landscape	World War II	War In Europe, Africa, And The Atlantic, 1939 -1945	
Shaping the Political Landscape	World War II	War In The Pacific, 1941-1945	
Transforming the Environment	Conservation of Natural Resources	The Conservation Movement Matures 1908-1941	

NRIS Information:

NRIS Name:	Home of Franklin Delano Roosevelt National Historic Site
NRIS ID:	66000056
Primary Certification Date:	02/08/1980
NRIS Name:	Home of Franklin D. Roosevelt National Historic Site
NRIS ID:	66000056
Other Name:	Boundary Increase
Primary Certification Date:	11/17/2014

State Register Documentation:

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

National Historic Landmarks:

Statement of Significance for National Historic Landmark:

World Heritage Site:

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 Wappingers, an Eastern Algonquian Munsee-speaking people. They live in seasonal camps and villages, and hunt, fish, gather, and farm.
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	Platted	The riverfront parcel of the Great Nine Partners Patent along the Hudson River is divided into nine so-called Water Lots, to allow each of the nine land speculator access to the Hudson River. This division established property lines that would define the boundaries of FDR's upland farm properties, which extended from Water Lot 4 north to Water Lot 7.
CE 1722	Built	The Post Road is extended through Dutchess County.
CE 1730	Settled	Around this time, settlers arrive in what is now Hyde Park village.
CE 1748	Settled	The Crooke and Everson families settle on Water Lots 5 and 6; their property includes the future Bennett and Dumphy farms.
CE 1793	Built	By this year, Creek Road (Violet Avenue) is the main road through the middle of the Water Lots.
CE 1793	Purchased/Sold	Around this time, the Tompkins family acquires a 248-acre parcel, occupying a portion of Water Lots 4 and 5 from the estate of Leonard Lespinard.
CE 1795	Built	Around this time, the Tompkins family builds a one-and-one-half story, five-bay farmhouse on the west side of Creek Road.
CE 1807	Purchased/Sold	Cornelius Ray, nephew of Widow Everson, sells the eastern portion of Water Lot 6, 184 acres (Dumphy Farm), to Charles and Elizbeth Manning. The farm was subdivided into 112 and 72-acre parcels in 1824 and 1826.

Year	Event	Major Event Narrative
CE 1808	Platted	By this date, the east half of Water Lot 5 was divided (191-acre Bennett Farm on west and 133-acre Rohan Farm on east). The future Bennett Farm is owned by Maria Whiley. The 90-acre Hughson Farm on Water Lots 6 and 7 is probably settled by the Pells family around this time.
CE 1820	Built	Around this time, the two-story three-bay Dumphy farmhouse is built on the east side of Violet Avenue, probably by the Barnes family.
CE 1840	Built	Around this time, the two-story three-bay Bennett farmhouse is built on the west side of Violet Avenue, probably by John and Rebecca Cooper. It may have been added onto an earlier house built in ca. 1808.
CE 1850	Built	Around this time, the Pells family builds the Hughson farmhouse (Linaka Cottage), a Greek Revival-style one and one-half story five-bay house.
CE 1865	Built	The Wood family most likely rebuilds the Rohan farmhouse, possibly constructed as early as 1808, in the Italianate style.
CE 1867 - 1868	Purchased/Sold	James Dumphy purchases his farm on Water Lot 6 in two tracts (112 and 72 acres).
CE 1868	Purchased/Sold	The Bennett Farm is sold by Homer and Helen Nelson to Willet G. Bennett. A tenant farmhouse east of Creek Road is most likely built by Bennett.
CE 1905 - 1911	Planned	Soon after his marriage to Anna Eleanor Roosevelt in 1905, FDR takes an active role in the management of the family estate. He and Sara Roosevelt plan major renovations to the Home, grounds, gardens, and farm. An illustrated map of the Springwood estate is completed in 1906. In 1911, FDR draws a map of the estate in his farm journal as part of a record of farm and forestry operations. The map documents the estate's organization by named lots.
CE 1905	Land Transfer	Thomas Newbold purchases the Dumphy Farm as a tenant farm.
CE 1906	Built	Construction of Newbold Road from the old Bracken Lane near the Post Road to Violet Avenue on the Dumphy Farm is completed.
CE 1909	Land Transfer	Thomas Newbold purchases the Hughson Farm.
CE 1910 - 1920	Damaged	By this decade, American Chestnut (Castanea dentata) in the Hudson Valley are infected with Chestnut Blight (Cryphonectria parasitica), which was first discovered at the Bronx Zoo in 1904. Total loss of mature chestnut trees ensues.
CE 1911	Land Transfer	FDR purchases the 194-acre Bennett Farm from Willet E. Bennett. FDR retains the native hardwoods forest and old pastures for his forestry program; he leases the farmhouse, barns, and working fields to Bennett until April 1916. Estate staff refer to the property as "Mr. Franklin's Farm" to distinguish it from the Home Farm at Springwood.

Year	Event	Major Event Narrative
CE 1911	Planned	FDR begins planning his tree planting program with a state forester and the estate's head gardener, William Plog. Plantations are numbered by letter.
CE 1914	Planted	FDR sets out his first forest plantation on his upland farms: Plot D, five acres of white pine, at the east end of the Bennett Farm (presently in ELRO, Plot D known as Secret Woods).
CE 1916 - 1920	Inhabited	FDR rents the Bennett Farm to Patrick E. Morris, who FDR prohibits from cutting or selling any timber, except for his own firewood. Morris is followed by John Townsend, the Poughkeepsie postmaster.
CE 1920 - 1945	Inhabited	Moses Smith rents the Bennett Farm and uses it for dairy and vegetable production. His lease includes use of a tenant house east of Creek Road (Violet Avenue), and use of a tank house, greenhouse, slaughterhouse, and wagon shed on the property. He remains FDR's tenant through 1945.
CE 1921	Built	FDR has Central Hudson run its new power line along the back side of the Bennett Farm fields away from Violet Avenue, a similar alignment he had Central Hudson follow along the Post Road at the Home Farm six years earlier to preserve roadside trees.
CE 1922	Inhabited	FDR, Eleanor Roosevelt, and their family and friends begin to use an old pasture along the east side of the Fall Kill on the Bennett Farm as a picnic spot in the years after FDR contracted poliomyelitis in summer 1921.
CE 1923 - 1924	Built	FDR extends Farm Road from the Home Farm at Plot C through the Bennett Farm to provide a direct route from Springwood to the Bennett Farm and the picnic spot along the Fall Kill. Farm Road replaces Newbold Road as the main access between Springwood and the Bennett Farm. FDR also replaces the old corduroy bridge over the Fall Kill with a more substantial bridge to provide better access to the picnic spot.
CE 1923 - 1925	Land Transfer	After two years of contemplation, FDR purchases the run-down 192-acre Tompkins Farm along Creek Road/Violet Avenue from Sarah Tompkins to preserve the old place and demonstrate agricultural and forestry improvement. He renovates the late 18th century farmhouse on the west side of Creek Road and paints it white with apple-green trim. He plans to repair the barn across Creek Road and inquires with the state Conservation Commission about establishing a forestry demonstration on the farm's successional old fields, which would be visible along the newly designated state route (NY 9G). FDR rents the working farm fields to Peter Rohan, who owned the adjacent farm to the east.

Year	Event	Major Event Narrative
CE 1924 - 1926	Built	Eleanor Roosevelt and her friends Marion Dickerman, Nancy Cook, and Caroline O'Day make plans with FDR to develop the Fall Kill picnic spot into a year-round retreat, known as Val-Kill. In 1924, a swimming pool is constructed along with a dam that creates a pond on the Fall Kill. Work begins in 1925 on what becomes known as Stone Cottage, designed by FDR in a Dutch Colonial style with plans developed by architect Henry Toombs. In 1926, Eleanor, Marion, Nancy, and Caroline develop plans for craft industries at Val-Kill to provide employment to area farmers in the off season. A stucco-sided factory, known as the Val-Kill Shop, is erected near Stone Cottage, also designed by Henry Toombs.
CE 1926	Inhabited	FDR executes an informal 8-acre lease for Val-Kill with Eleanor, Marion Dickerman, and Nancy Cook, which allows use of the property for residential, industrial, and manufacturing purposes for their life term. The women owned the improvements and were responsible for maintenance.
CE 1926	Planted	Plot M, only the second forest plantation that FDR set out on his upland farm properties prior to being elected governor, is planted on a back field of the Bennett Farm under the Central Hudson power line as a Christmas tree plantation, with trees at 3 feet spacing instead of the standard 6 feet. Plot M is later reassigned as Plot 61 when it is replanted in 1944.
CE 1927	Planted	Around this time, Thomas Newbold sets out a large plantation of red pine and white pine in an old field at the northeast corner of the Hughson Farm.
CE 1929 - 1933	Established	FDR and Professor Nelson Brown execute plans for a cooperative partnership with the New York State College of Forestry at Syracuse University for demonstration forestry at the Tompkins Farm.
CE 1929	Destroyed	The Tompkins barn is destroyed by fire.
CE 1930 - 1931	Planted	The College of Forestry sets out its first demonstration plantation on the old fields of the Tompkins Farm west of the Tompkins farmhouse using a new numbering system for the plantations: Plot 1, 2,000 red pine; the plot is expanded with 5,000 more red pine in 1931. The College creates a five-acre reforestation area on Creek Road across from the farmhouse (at a prominent intersection on NY 9G known as Dead-Man's Curve) to demonstrate use of various tree species: Plots 2 to 15, set out in 1930–1931 using European larch, Japanese larch, Scotch pine, Western yellow pine, Norway spruce, white spruce, Sitka spruce, Douglas-fir, Corsican pine, and northern white-cedar. Plots 2 and 3 are on the site of the Tompkins barnyard.
CE 1930 - 1931	Planted	The College of Forestry establishes two experimental plantations, Plots 31 and 32), in a swamp south of Val-Kill straddling the Bennett-Tompkins boundary using Northern white-cedar, tulip-poplar, red oak, and black walnut. The two plots are the counterpart to Plot 33 in the Swamp Pasture on the Home Farm.

Year	Event	Major Event Narrative
CE 1931	Planned	College of Forestry graduate Irving Isenberg, most likely working under Professor Svend Heiberg, develops a ten-year forest management plan for the woodlots of the estate, entitled "Management Plan for Kromelbooge Woods." The name reflects FDR's desire to use Crum Elbow and its variations as the name for the entire family estate, including Springwood and his upland farm properties.
CE 1931	Built	New York State improves NY 9G (Creek Road and Violet Avenue) through widening and building of a bypass around Dead Man's Curve on the Tompkins Farm. The bypass cuts through the recently planted Plot 1 (red pine) to the rear of the Tompkins farmhouse. The widening requires removal of the stone fences (wall) along the west side of the highway on the Bennett Farm and requires demolition of the main barn on the Dumphy Farm to the north, then owned by the Newbold estate. FDR signs the deed transferring 1.07 acres for the bypass to the state in 1933.
CE 1932 - 1935	Planted	The College of Forestry and forestry faculty experiment with reforesting the Tamarack Swamp between Violet Avenue and Creek Road on the Dumphy Farm. Old ditches are opened, and the site is cleared of successional woods. Plots 16, 17, 18, 19, and 20 are planted with varieties of European and Dahurian larch, Northern white-cedar, tulip poplar, white pine, Norway spruce, and Sitka spruce.
CE 1933 - 1935	Built	FDR has Cross Road built from Val Kill to the Dumphy Farm, and by 1935 connects it with a new road through his newly acquired Dumphy Farm property (present Roosevelt Road) that extended east to Dutchess Hill (Top Cottage Site).
CE 1933 - 1935	Built	Eleanor Roosevelt, Marion Dickerman, and Nancy Cook erect a small workshop, a Colonial Revival-style building at the intersection of the new NY 9G bypass and Creek Road north of the Tompkins farmhouse, to serve as the "Weaving Cottage and Center for Handicraft" of Val-Kill Industries. The building is doubled in size in 1935 to house a restaurant known as the Val-Kill Tea Room.
CE 1934	Planted	College of Forestry Professors Svend Heiberg and Ray Bower experiment with planting 10,000 white spruce and Douglas fir using Heiberg's innovative "forestry plow." The trees are planted in Plot 37 on the Tompkins Farm, known as the "Heiberg Plow Plantation," the second plantation dedicated to growing Christmas trees after Plot M (1926) on the Bennett Farm.
CE 1935	Land Transfer	FDR purchases the east half of Dumphy Farm, 74.2 acres, from the state of Thomas Newbold, for reforestation purposes and because it included the wooded western slope of Dutchess Hill, an area once known as "Chestnut Woods." FDR had eyed Dutchess Hill as a place to build his own retreat soon after being elected President.

Year	Event	Major Event Narrative
CE 1935	Planned	FDR and his distant cousin and close companion, Daisy Suckley, decide to build a small fieldstone house on Dutchess Hill, to be known as the Hill Cottage, or Top Cottage. FDR owned the portion of the hill and building site on the Dumphy Farm but needed adjacent land in the Lent Wood Lot, Briggs Wood Lot, and Rohan Farm.
CE 1935	Land Transfer	FDR purchases the 7-acre Briggs Wood Lot on Dutchess Hill and the adjacent 133-acre Rohan Farm on November 6. FDR rents the farm fields back to Peter Rohan.
CE 1935 - 1940	Planted	Plots 39, 40, 41, and 43 are set out in FDR's newly acquired eastern portion of Dumphy Farm for Christmas tree production using Norway spruce, balsam fir, and Douglas-fir.
CE 1936	Abandoned	Val-Kill Industries is dissolved. Eleanor Roosevelt makes the Factory her residence and takes ownership of the Val-Kill Team Room/Weaving Cottage on Creek Road, which she leases to the Val-Kill weaver, Nellie Johannsen.
CE 1936 - 1945	Planned	Professor Nelson Brown of the New York State College of Forestry serves as FDR's sole unpaid forestry advisor and manages yearly forest planting and timber harvesting at the Hyde Park estate.
CE 1936 - 1937	Built	Construction is completed on FDR's new road from Val-Kill to Dutchess Hill and Cream Street, along with a separate drive (present Val-Kill Drive) to the site of his planned retreat, Top Cottage.
CE 1937 - 1938	Land Transfer	FDR acquires the western half of the Dumphy Farm, 112.5 acres including the farmhouse and barns, from the Estate of Thomas Newbold. Soon after, he sells a 40-acre portion from Violet Avenue to east of the Fall Kill, including the farmhouse, to Dorothy Schiff Baker, future owner, and publisher of the New York Post, as the site for her country house, which was to be built east of the Fall Kill, a short distance north of Val-Kill. Concerned about flooding with the recent enlargement of the Val-Kill pond, she gives the property back to FDR in an exchange for a portion of the Jones Farm that FDR purchased in 1938.
CE 1937	Land Transfer	FDR acquires the Hughson Farm, 90.1 acres, from the Estate of Thomas Newbold.
CE 1937	Land Transfer	FDR acquires the east end of the Wright Farm, a 13.7-acre parcel along the Fall Kill. Two years earlier, Fred Wright had begun to develop a suburban housing subdivision on the western part of the farm off Violet Avenue.
CE 1938	Land Transfer	FDR acquires the Jones Farm, 42 acres, from Wyatt Jones; in 1938, he sells the east half, 27 acres, to Dorothy Schiff Backer as the site for her country house, the Red House designed by Henry Toombs and completed in 1941.
CE 1938	Planted	FDR hosts a chestnut blight experimental planting by the US Department of Agriculture in Plot 44 on the Hughson Farm. The planting includes 200 Asiatic varieties of chestnut. Nelson Brown and FDR devise an experimental Norway spruce-red oak-tulip tree plantation in Plot 42 on eastern part of the Dumphy Farm.

Year	Event	Major Event Narrative
CE 1938 - 1939	Built	FDR builds Top Cottage on Dutchess Hill, which he and Daisy Suckley designed. Architect Henry Toombs prepares the plans. FDR does not yet own the Lent Woods Lot that is approximately 10 feet east of the front door.
CE 1939 - 1940	Planted	On FDR's newly acquired Rohan Farm, Plot 57, known as the Rohan Birch Lot, is planted with 6,000 trees including red pine, white pine, and European larch.
CE 1939 - 1945	Planted	Plots 44, 45, 46, 47, 48, 49, 55, 60, and 62, consisting of Norway spruce, white spruce, Douglas fir, and balsam fir, are set out on the Hughson Farm for Christmas tree production.
CE 1939 - 1945	Planned	FDR hires former Navy grounds supervisor Russell Linaka to carry out his forestry operations, a role he maintains through 1945; he lives at the Hughson farmhouse, which FDR calls Linaka Cottage.
CE 1939 - 1940	Built	G. Hall Roosevelt, Eleanor's younger brother, undertakes an experiment in low-cost housing on the Dumphy and Hughson farms. FDR leases him 2.5 acres of the Dumphy fields west of Violet Avenue including the barns, and 1.5 acres around the Hughson barn. The project included eight units with new free-standing cottages and residential wings on existing barns. G. Hall Roosevelt planned additional units, but the project was halted in 1941 due to his death. FDR continued to lease the units.
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 1940	Planted	FDR has Plot 56 set out on the Dumphy Farm east of the Fall Kill with 23,300 Norway spruce for Christmas tree production. Nelson Brown identifies it as the "Bacchus Lot", presumably a phonetic spelling of FDR's pronunciation of "Backer's." The plot was where Dorothy Schiff Backer, owner of the New York Post, had planned to build her country house.
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 from Springwood to Top Cottage. Jeep roads are laid out along the south end of the Tompkins Farm, northern edge of the Dumphy Farm, eastern end of the Bennett Farm, and elsewhere.
CE 1942	Farmed/Harvested	A total of 1,335 trees, an equivalent of 287,123 board feet of lumber, is harvested from the estate under the supervision of Professor Nelson Brown.

Year	Event	Major Event Narrative
CE 1944 - 1945	Planted	Plot 63, a large Christmas tree plantation of Norway spruce, white spruce, balsam fir, Douglas-fir, white fir, grand fir, and noble fir, totaling 39,356 trees, is set out on the Jones Land. Plot M on the Bennett Farm, the 1926 Christmas tree plot, is redesignated Plot 61 and replanted with Norway spruce, white spruce, and balsam fir.
CE 1944	Farmed/Harvested	710 trees, an equivalent of 137,705 board feet of lumber, is harvested from the estate under the supervision of Professor Nelson Brown.
CE 1945	Land Transfer	By early 1945, FDR had finally acquired 4/6 interest in the Lent Wood Lot adjacent to Top Cottage from the Lent heirs.
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 to his specified burial site in the Rose Garden. In October 1945, a plain white monument that FDR designed is installed at the grave site. A guard shack is built near the gravesite to monitor visitors.
CE 1945 - 1946	Maintained	After FDR's death, Nelson Brown continues to offer his assistance in managing the estate's forestry program, with on-site supervision provided by estate employee Russel Linaka.
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.
CE 1945	Planned	In October, Professor Nelson Brown meets with Eleanor Roosevelt to go over planting for the spring 1946 season, and she approves an order for 500 Nikko fir, 5,000 Canadian white spruce, and 500 white fir.
CE 1946 - 1947	Planned	Elliot Roosevelt, with the support of his mother, Eleanor Roosevelt, develops plans for Val-Kill Farms as a high-production commercial livestock, dairy, and Christmas tree operation. The other part of his plans includes commercial and residential development along the Post Road at Springwood.
CE 1947	Purchased/Sold	The Roosevelt Estate outside of the Library and Home properties are turned over to the trustees of FDR's legal estate for sale to the highest bidder. The trustees sell the eastern part of the Roosevelt Estate, 842.20 acres, to Eleanor Roosevelt (which includes the eastern part of the Home Farm/Boreel Place, east of the Maritje Kill); she immediately conveys the same to Elliott Roosevelt for development of Val-Kill Farms. Eleanor continues to reside at Val-Kill.

Year	Event	Major Event Narrative
CE 1947 - 1948	Developed	Elliot Roosevelt makes the Bennett Farm the center of the Val-Kill Farms dairy and poultry operation. The chicken house from the Home Farm, originally from the Paddock Lot below the Home, is moved to the Bennett Farm. He terminates the lease with Moses Smith and constructs a concrete-block dairy barn and silo. By spring 1948, he stocks the barns with 1,200 hens and 6,000 broilers and has plans for 135 Guernsey cattle and 500 turkeys. He plans to raise pigs at the Rohan Farm.
CE 1948	Planted	Around this time, William Plog sets out one of the last plantations on the Roosevelt Estate, a Norway spruce plantation, Plot W, on the Rohan Farm near Top Cottage.
CE 1949	Purchased/Sold	Elliot Roosevelt begins to sell off assets of Val-Kill Farms, beginning with the Val-Kill Team Room and a parking lot across Creek Road on the Tompkins Farm that is purchased by 644 East 14th Street Corporation.
CE 1950	Abandoned	Elliott Roosevelt abandons the entire enterprise of Val-Kill Farms.
CE 1950	Purchased/Sold	Elliot Roosevelt sells a 0.76-acre parcel of the Tompkins Farm on the east side of Creek Road to George Fox, who builds a house there.
CE 1951	Purchased/Sold	Elliott Roosevelt sells the Linaka Cottage (Hughson farmhouse) property, 17.45 acres on the Hughson Farm and Wright Land, to Joseph and Trude Lash, longtime friends of the Roosevelt family, for use as a weekend residence. The Lashes were attracted to the property in part due to the surrounding conifer plantations.
CE 1951	Purchased/Sold	Elliott Roosevelt sells the Tompkins farmhouse on 0.58 acre to Richard Harrity.
CE 1951	Purchased/Sold	Elliott Roosevelt sells 1.01 acre on the east side of Violet Avenue with the Dumphy farmhouse to Artur Mansolillio.
CE 1951	Purchased/Sold	Around this time, Elliot Roosevelt sells a 0.23-acre tract on the west side of Violet Avenue on the Dumphy Farm to the Cities Service Oil Co.
CE 1951	Purchased/Sold	Elliot Roosevelt sells the G. Hall Roosevelt housing project #8 on a 0.30-acre tract in the Dumphy Farm on the south side of Newbold Road to Harry Ackert.
CE 1951	Purchased/Sold	Around this time, Elliot Roosevelt sells 15.97 acres of the Dumphy Farm on the west side of Violet Avenue, including the Dumphy barns and the east end of Newbold Road to Charles Patrick
CE 1952	Purchased/Sold	Elliot Roosevelt sells a 1.6-acre tract on the west side of Violet Avenue on the Dumphy Farm to Nunzio Valentino (present Georgie O's restaurant).
CE 1952	Purchased/Sold	Elliott Roosevelt sells 7.09 acres of the Tompkins Farm on the west side of Creek Road containing farm fields to developers Jones & Greene, for a single-family residential subdivision and trailer park.
CE 1952	Purchased/Sold	Elliott Roosevelt sells 48.1 acres of the Tompkins Farm east of Creek Road containing the College of Forestry demonstration plots to developer Clarence Lyon.

Year	Event	Major Event Narrative
CE 1952 - 1960	Developed	Clarence Lyon develops a 40-unit single-family residential subdivision on the Tompkins Farm along Creek Road and three new roads, Surico Drive, Lyons Drive, and Sucato Drive. Most of the plantations are removed for the development, but some trees are left as residential plantings.
CE 1952	Purchased/Sold	Elliott Roosevelt sells 14.51 acres of the Dumphy Farm east of Violet Avenue, including the Dumphy farmhouse, to Charles Patrick.
CE 1952	Purchased/Sold	Elliott Roosevelt sells a 26.25-acre tract of the Tompkins Farm between Violet Avenue and Creek Road, including Tamarack Swamp, to Charles Patrick.
CE 1952 - 1960	Developed	Charles Patrick develops a 54-unit residential subdivision along Violet Avenue on the Dumphy Farm on the property he acquired from Elliott Roosevelt in ca. 1951 and 1952. The Dumphy barns are demolished; Newbold Road is renamed Newbold Drive.
CE 1952	Purchased/Sold	Elliott Roosevelt sells the bulk of his property to developer William Kay: approximately 153 acres west of Violet Avenue (part of larger 334-acre tract that includes the Springwood Home Farm) including portions of the Tompkins, Bennett, and Dumphy farms; and 216 acres east of Violet Avenue including portions of the Bennett, Dumphy, and Hughson Farms, the Wright Land, and the Jones Land.
CE 1952	Purchased/Sold	Elliott Roosevelt sells half of his interest in the 179-acre tract on the Bennett and Tompkins farms containing Val-Kill to his brother, John Roosevelt, on September 18.
CE 1952	Purchased/Sold	Elliott Roosevelt sells Top Cottage and 117.53 surrounding acres on the Bennett and Rohan farms, and the Briggs and Lent wood lots, to Agnes Potter. The Potter family builds a new house nearby on the Rohan Farm in ca. 1957.
CE 1952	Purchased/Sold	Elliott Roosevelt sells the eastern part of the Rohan Farm, 48.82 acres including the Rohan farmhouse, to Clifford and Cosmelia Pitcher.
CE 1953 - 1975	Developed	Developer William Kay, through his Poughkeepsie construction firm of Kay-Reifler, subdivides his 216-acre property east of Violet Avenue on the Dumphy, Hughson, and Bennett farms for a large 300-unit residential subdivision named Harbourd Hills, centered along two of FDR's farm and woods roads: the road to the Hughson Farm, renamed Roosevelt Road, and Linaka Road, renamed Lawrence Drive. The development severs the connection between Val-Kill and Top Cottage. Kay harvests many of FDR's Christmas tree plantations, but some trees are retained as residential plantings.

Year	Event	Major Event Narrative
CE 1955	Built	Around this time, Central Hudson installs a new high-tension power line through the Dumphy, Bennett, and Tompkins farms to service the new residential development in the area. The line extends through the Dumphy farm along the Patrick subdivision west of Violet Avenue, extends east along the old Bennett-Dumphy boundary and turns south through the former Bennett and Tompkins farms within the Roosevelt family's Val-Kill property. A broad swath of the Upper Woods is cleared for the power line.
CE 1955	Purchased/Sold	Developer William Kay pressures Joseph and Trude Lash to sell their 17-acre country place on the Wright Land and Hughson Farm so that he could incorporate the property into his Harbourd Hills development. Two years earlier, Kay illegally cut Christmas trees from the Lash property.
CE 1958	Built	Around this time, Central Hudson installs a new power line through the Home Farm and Bennett Farm from the Post Road to Violet Avenue, roughly following Newbold Road. Its construction includes clearing a corridor through the Middle Woods.
CE 1960	Purchased/Sold	Elliott Roosevelt sells his remaining half interest in the 179-acre Val-Kill property to John Roosevelt's wife, Anne Clark Roosevelt, ending his ownership in the upland farms altogether.
CE 1960	Demolished	Around this time, the Rohan barns on the east side of Cream Street are demolished.
CE 1962	Inhabited	Eleanor Roosevelt passed away on November 7, ending her nearly four decades of life at Val-Kill/Bennett Farm.
CE 1964	Purchased/Sold	John Roosevelt sells a 2.97-acre tract of the Val-Kill property (Bennett Farm) to Charles Curnan. Curnan, groundskeeper of Val-Kill, builds a house on the site to replace the old tenant farmhouse along Val-Kill Lane.
CE 1965	Demolished	The Bennett Farm tenant farmhouse along Val-Kill Lane is demolished.
CE 1965	Built	Around this time, a dam is built on the Fall Kill near the former south boundary of the Tompkins Farm, creating a pond that borders residential properties in the Lyon subdivision and Val-Kill.
CE 1966 - 1990	Developed	Robert and Gary Potter plat Phase I of the 58-lot Val-Kill Heights residential subdivision in the middle of the Rohan Farm. Top Cottage is left on a 38-acre parcel to the west of the subdivision. The roads are built by 1970, and 40 houses are built after 1980.
CE 1968 - 1980	Developed	The Greenfields subdivision is laid out on the eastern end of the Rohan Farm and extending north onto the former Jacobs Farm. The development is built-out by ca. 1980, with approximately 45 houses on the Rohan Farm.
CE 1970	Purchased/Sold	John and Anne Roosevelt sell the 179.77-acre Val-Kill property to Rosario Dolce and William Squires, who plan to build a retirement community on the site.

Year	Event	Major Event Narrative
CE 1974	Demolished	The Bennett farmhouse, Woodlawns, and barns are demolished after standing vacant while the plans for developing a shopping center on the site languished. The newer concrete-block Val-Kill Farms dairy barn built in ca. 1947 remains standing.
CE 1977	Established	Congress passes legislation establishing Eleanor Roosevelt National Historic Site (ELRO), and the federal government acquires the 179.77-acre Val-Kill property through eminent domain.
CE 1979	Land Transfer	NPS acquires Harbourd Hills Lot #1 on the former Dumphy Farm from John Roosevelt to provide a rear entry to ELRO from Roosevelt Road.
CE 1984	Established	ELRO opens to the public.
CE 1991	Established	The Hyde Park Trails committee obtains an easement along Farm Road through the Home Farm and Bennett Farm from Poughkeepsie Shopping Center, Inc.
CE 1996	Purchased/Sold	The estate of Jean Potter sells Top Cottage and four adjacent Val-Kill Heights lots totaling 33.68 acres to the Beaverkill Conservancy (Open Space Institute), through funds provided by the Lila Acheson and DeWitt Wallace Fund.
CE 1997	Established	Top Cottage is designated a National Historic Landmark.
CE 1998	Planned	Congress passes the Roosevelt Family Lands Act (Public Law 105-364), which gives the Secretary of the Interior authority to acquire lands in Hyde Park owned by FDR at the time of his death.
CE 1999 - 2001	Restored	Top Cottage is restored through funding provided by the Franklin and Eleanor Roosevelt Institute.
CE 2002	Land Transfer	The Beaverkill Conservancy conveys Top Cottage and 40.37-acres to the NPS for incorporation into the Home of Franklin D. Roosevelt National Historic Site.
CE 2002	Purchased/Sold	Dominick Ferrari sells the Beaverkill Conservancy (Open Space Institute) an 18.34-acre parcel along the Fall Kill in the former Dumphy Farm; the Conservancy conveys it to NPS.
CE 2004 - 2007	Purchased/Sold	Poughkeepsie Shopping Center, Inc. (successor to Kay-Reifler) sells the 334-acre tract of Roosevelt Estate land between the Post Road and Violet Avenue to the Scenic Hudson Land Trust.
CE 2007	Land Transfer	Scenic Hudson conveys the 334-acre tract between the Post Road and Violet Avenue to NPS.
CE 2007	Built	NPS builds the Top Cottage Trail connecting to Val-Kill.
CE 2008	Built	Roosevelt Farm Lane is built as a multi-use trail along portions of Newbold Road, Cross Road, and Farm Road through the Home Farm and Bennett Farm to Violet Avenue.
CE 2009	Removed	Around this time, the power line through the Home Farm and Dumphy Farm from the Post Road to Violet Avenue along Newbold Road is removed.

Year	Event	Major Event Narrative
CE 2012 - 2008	Built	The park builds the Roosevelt Farm lane trailhead and parking area on the Bennett Farm north of the site of the farmhouse. A new loop road is built off Violet Avenue. The tree-lined Bennett Farm entrance road is closed. A companion trailhead is built off the Post Road at the Springwood Home Farm.
CE 2021	Planned	The park plans to establish a new forest plantation on the Bennett Farm on an old field near the Val-Kill dairy barn to interpret FDR's forestry practices.

Physical History:

INTRODUCTION

This section provides a concise history of the physical development and evolution of the upland farm properties east of the Roosevelt family's original Springwood estate that FDR acquired in his own name between 1911 and 1938. These upland farms, which historically included FDR's Top Cottage and Eleanor Roosevelt's Val-Kill (separate Home of Franklin D. Roosevelt NHS CLI and Eleanor Roosevelt NHS CLI, respectively), have a history and character that is distinct from Springwood and the J.R. Roosevelt Place. Today, the National Park Service preserves approximately 367 acres of the 867 acres of upland farm properties that FDR owned, including Top Cottage and Val-Kill. Most of the remaining land has been developed for suburban residential and commercial uses, but remnants of the historic rural and managed forest landscape remain in areas.

The physical history of the upland farms landscape is organized by the following time periods: Before FDR's Ownership, Pre-1911; Forestry, Tenant Farms, and Val-Kill, 1911–1928; Professional Forest Management and Top Cottage, 1928–1945; and Subdivision and Preservation of the Upland Farms, 1945–2021. This history is based on "FDR and the Land: Historic Resource Study, Home of Franklin D. Roosevelt National Historic Site" (2011). This history provides a brief overview of the development of Val-Kill and Top Cottage in the context of the larger landscape of FDR's upland farm properties. For details on the histories of these landscapes, refer to the CLIs for Top Cottage and Eleanor Roosevelt NHS.

BEFORE FDR'S OWNERSHIP, PRE-1911

Early History to 1793:
The origins of the Upland Farms 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 at Springwood and in the western parts of the Bennett and Dumphy farms. The ground was later 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, deposited additional materials visible today in 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 and an upper terrace along Violet Avenue. Streams ran through the rough land between these terraces, including the Maritje Kill (kill being the Dutch word for stream) between the Home Farm and the Dumphy Farm. Above the river terraces, corresponding to the very eastern part of the Roosevelt Estate including the site of Top Cottage, the land transitioned to foothills of the Taconic Mountains. (HRS 2011:54–56,67)

For centuries prior to European contact, the Algonquian-speaking Wappinger people lived along 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 Wappingers were agriculturalists who lived in villages, as well as hunters and gatherers who lived in seasonal camps. While no available documentation on archaeological evidence of Wappinger habitation of the upland farms has been found, there is evidence that they farmed the lower terrace along the Post Road, so it is possibly they may have also farmed the upper terrace along Violet Avenue. (Springwood 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." (Kelley, 2 May 2004) 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, although conflict continued for the next two decades. Decimated by war and disease, most of the Wappingers were forced out of the Hudson Valley by the late 17th 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)

The recorded European history of the Upland Farms land 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 Upland Farms spanned Water Lot 5 and Water Lot 6 and extended into lots 4 and 7. Initial European settlement

after the Wappinger people were forced out occurred in the mid-18th century on the land closer to the Hudson. The north half of Water Lot 5 (including the future Bennett and Rohan farms) was purchased by Charles Crooke, a merchant of New York City, in 1747. He built a stone house on the west side of the Post Road and a few years later acquired the non-contiguous north half of Water Lot 6 (including future site of Bellefield and Hughson Farm) in 1751 (Figure 1). The Crookes named their property Krom Elbow (Crooked Elbow), most likely after an adjacent bend in the Hudson River. The south half of Water Lot 6 between the two Crooke family parcels (including the future Wheeler Place at Springwood and the Dumphy Farm) was acquired by John Everson of New York City in 1734. 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. (HRS 2011: 63,65-66)

By the time of Widow Everson's 1793 survey, the upper terrace was crossed by a road (current Creek Road and Violet Avenue (see Figure 1). The south half of Water Lot 5 and northern part of Water Lot 4 (Tompkins Farm) at the time belonged to the assigns of Leonard Lespinard, and the southern part of Water Lot 7 (part of Hughson Farm) belonged to David Johnston. While the Crooke, Everson, Lespinard, and Johnston families may have rented out the upper terrace to tenant farmers, the land had not yet been subdivided into smaller farm parcels. These farms parcels took shape soon after 1793 and by the time of FDR's purchase after 1911 were owned by the Tompkins, Bennett, Hughson, and Rohan families. He also acquired portions of adjacent farms and woodlots that belonged the Wright, Jones, Lent, and Briggs families.

Bennett Farm:
In 1793, the north half of Water Lot 5 (location of the Boreel Place/Red House) belonged to Jane Ann Barber, daughter of Ann Crooke Barber. By 1808, the upland portion of the lot had been divided off, with the Bennett Farm on the west half occupying 191 acres and the east half later forming the Rohan Farm. At this time, the Bennett Farm was owned by Mrs. Maria Whiley. The property was sold to John and Rebecca Cooper in 1835, who leased the farm to Abraham DeGroff. The 191-acre property then passed to Richard and Catherine Pudney in 1846, to Thomas Hadden in 1849, to Homer and Helen Nelson in 1865, and finally to Willet G. Bennett in 1868. FDR discovered that in a Poughkeepsie newspaper of 1841, the farm was mentioned as growing the largest amount of corn per acre in Dutchess County. The Bennett Farm was centered on the west side of Violet Avenue where the farmhouse and barns were located approximately 150 feet back from the road (Figure 2). The late Federal or Greek Revival-style farmhouse, built about 1840 possibly around the core of an earlier structure built as early as 1808, was two stories and three bays wide with a side gable roof, six-over-six sash windows, later front porch, and one-story rear wing. Stone walls lined Creek Road (Violet Avenue) and the farm's fields and pastures. (HRS 2011: 71-72)

Tompkins Farm:
Around 1793, the south half of Water Lot 5 and a portion of Water Lot 4 were sold by the assigns of Leonard Lespinard to the Tompkins family. The farm initially consisted of 248 acres forming a rectangular boundary, except for a portion of the eastern boundary that followed the Fall Kill. By the 1840s, portions of this farm were partitioned off to family members or sold, creating an irregular boundary along the south side. The Tompkins farmstead was at the intersection of Creek Road and Violet Avenue (the name Violet Avenue was adopted in the late 19th century, reflecting the road's use to transport violets from greenhouse operations near Rhinebeck to florists in Poughkeepsie) (see Figure 2). The farmhouse was on the west side of Creek Road just north of Violet Avenue, with the barns across the road, close to the north property line with the Bennett Farm. The one-and-one-half-story frame farmhouse, built in ca. 1795, had a five-bay, center-entrance plan. In the mid-19th century, the house was updated with a Gothic Revival-style front gable and pointed-arch window, two-over-two double-hung window sash, a bay window, and a front porch. The main barn was probably an English type, built at the same time as the house. Stone walls lined Creek Road and the farm's fields and pastures. At the southwestern side of the farm was a large wetland that had once been forested with tamarack. The Tompkins family harvested the tamaracks and ditched the land to drain it, and probably used the land for cultivation. (HRS 2011: 72-73)

Dumphy Farm:
In 1807, Cornelius Ray, nephew of Window Everson, sold the eastern part of the south half of Water

Lot 6 containing approximately 184 acres to Charles and Elizabeth Manning. They sold the farm in two parcels (112 and 72 acres) to David Barnes in 1824 and 1826. In 1831, Barnes sold the farm parcels to Johanna Bill in 1831, to Charlotte Ear in 1843, and to Margaret and W. Henry Hinchman in ca. 1849 and 1855. James Dumphy purchased the two farm parcels in 1867 and 1868. The Dumphy Farm was centered on Violet Avenue with the farmhouse on the east side of the road and the barns on the opposite side (see Figure 2). The farmhouse, probably built by the Barnes family in the 1820s, was two stories and three bays wide with a side-gable roof, twelve-over-eight windows, and clapboard siding. The house was updated in the mid-19th century with Italianate-style balcony windows on the first floor and a bracketed front porch. Across Violet Avenue from the house was an English-style barn situated immediately along the road, west of which were small fields that were divided roughly in half by the farm road extending on axis with the farmhouse. This road led to the rough land at the west end of the property bordering the Maritje Kill, known as the “back farm,” which was probably kept as woodlots and pastures. In 1867, the Dumphy family purchased the farm, but lost it in 1906 and the property ended up in court, at which time Thomas Newbold, owner of Bellefield, purchased the 184-acre property. That same year, he reached an agreement with FDR and Sara Roosevelt to extend a road through the Springwood Home Farm, which FDR called Newbold Road, to provide access between Bellefield and the Dumphy Farm. (HRS 2011: 73-74,155,234)

Hughson Farm:
The Hughson Farm, situated east of Creek Road/Violet Avenue, was most likely subdivided into an irregularly shaped tract of 90 acres in the early 19th century. The first sale of the 90-acre tract was documented in 1848 in a conveyance from Leonard S. Pells to Peter K. Pells. Peter Pells then sold the property to Lemuel Ackerly in May 1854, and in 1867 the property was sold to John Clark. The Hughson family did not acquire the property until after 1867. The farm was accessed by a road that led southeast off Van Wagner (Haviland) Road and crossed the Fall Kill to reach the farmhouse and barn, situated at the west end of the property (see Figure 2). Constructed in ca. 1850, the farmhouse faced the Fall Kill and was a vernacular Greek Revival–style one-and-one-half-story, five-bay, center-entrance frame building with end chimneys, small six-over-six sash windows, three-light eaves windows, and an entry porch. The barn was south of the house across the entrance road. Fields extended to the rear (east) of the house. Gilbert Hughson owned the farm between 1873 and 1888, and then it changed ownership three times before it was sold as part of the estate of Percilla Simmons to Thomas Newbold in 1909. (HRS 2011: 74,155,234)

Rohan Farm:
In 1793, the Rohan Farm, also known by FDR as the Gregg Farm, was part of the north half of Water Lot 5 that belonged to Jane Ann Barber, a Crooke descendant. In 1808, the lot was portioned and the eastern extent containing 140 acres was purchased by Richard and Maria Whiley (the west half became the Bennett Farm). The rectangular parcel was crossed from north to south by Cream Street. The Whileys sold the farm as two parcels—a 122-acre lot and an 18-acre strip along the north boundary used as a woodlot—to Simeon Wood in January 1816. During this same year, Wood subdivided the 18-acre woodlot, selling 7 acres at the west end to Abraham Conklin, a parcel later known as the Briggs Wood Lot (part of Top Cottage site). In 1849, Simeon Wood conveyed the farm and the remaining 11-acre woodlot to James H. Wood, probably his son, and the property remained in the family through the 1860s. During the Wood family ownership, the Rohan Farm consisted of a farmstead situated at the intersection of Cream Street and Dutchess Hill Road (see Figure 2). The farmhouse, on the west side of Cream Street, had a two-story, side-gable, three-bay form similar to the Dumphy and Bennett farmhouses. While it may have contained the core of an earlier building, possibly built as early as 1808, the house was substantially remodeled in a vernacular Italianate style in ca. 1865 with two-over-two double-hung sash windows, a front porch, and bracketed eaves. The main barn, located across the street from the house, was an English type with the gable facing Cream Street. Despite its location on the Low Taconic foothills, the farm contained relatively fertile soils due to its location on a plateau. (HRS 2011: 74-75)

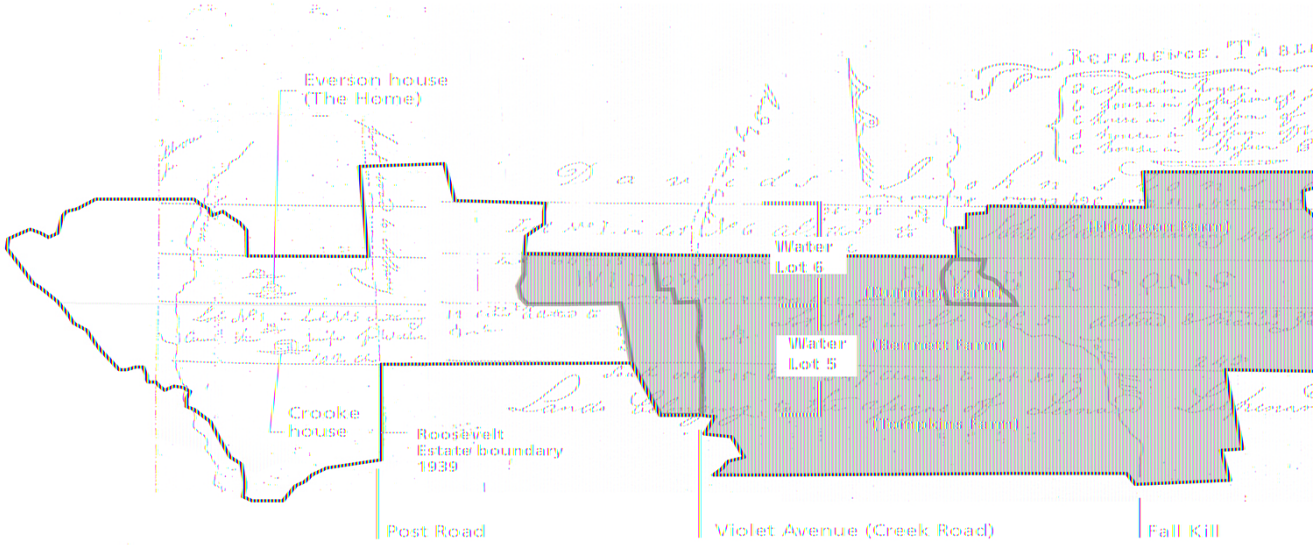


Figure 1. Detail of a survey of Widow Everson and Crooke family property, January 17, 1793 illustrating relationship to the future Upland Farms (shaded and outlined green). (Dutchess County Real Property Records, Book 12, pages 134–135, annotated by SUNY ESF)

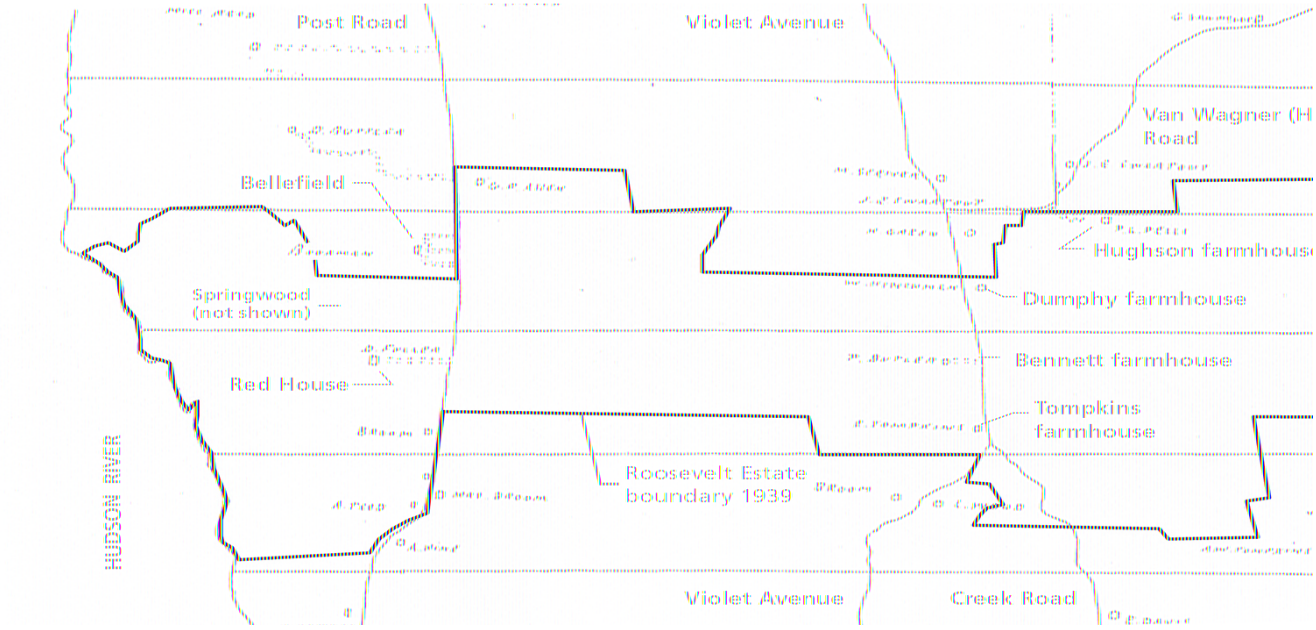


Figure 2. Map made by FDR in 1923 based on the 1850 Sidney map of Dutchess County showing water lots in relation to riverfront estates and farms on the uplands to the east. (Franklin D. Roosevelt Library, annotated by SUNY ESF)

FORESTRY, TENANT FARMS, AND VAL-KILL, 1911–1928

On December 8, 1900, while Franklin D. Roosevelt was in his first year at Harvard University, his father James Roosevelt died at the age of 72. In his will, he left the Wheeler Place and Home Farm (Springwood) to his wife Sara Delano Roosevelt for her "use and enjoyment," and upon her death, to FDR. The Boreel and Kirchner Places to the south he left to his older son, James Roosevelt Roosevelt. Sara Roosevelt continued to live at and run Springwood as her husband had wished while FDR completed his studies at Harvard in 1904 and continued studying law at Columbia. On March 17, 1905, FDR married Anna Eleanor Roosevelt, President Theodore Roosevelt's niece. FDR and Eleanor and their six children born between 1906 and 1916 shared close quarters with Sara Roosevelt, who remained a dominant figure in their lives and in the management of the Hyde Park estate. In New York City, they shared a five-story townhouse at 49 East 65th Street that was a Christmas gift from Sara in 1907. Springwood served as the young couple's country home but remained very much Sara's.

In 1910, through the support of local Democratic leaders in Hyde Park, FDR ran for an open seat in the New York State Senate and was elected in the Republican-dominated district. He became identified as a leader of the party's progressive wing that advocated for labor and agriculture reforms. He was reelected in 1912 and supported Woodrow Wilson's candidacy. As a reward for his support, President Wilson appointed FDR Assistant Secretary of the Navy in 1913, an office he held through World War I. In 1920, FDR ran, but was defeated, in the race for Vice President. Just a year later, in August 1921, FDR's political career came to a halt when he contracted poliomyelitis (infantile paralysis) at the family's summer home at Campobello Island, New Brunswick. He was transferred to a hospital in New York City where he stayed until the spring of 1922, when he was finally able to return to Hyde Park to continue his recuperation. FDR exercised while at Springwood, but despite this, his legs grew weaker, and he sought treatment at a resort in Warm Springs, Georgia. Sara Roosevelt felt her son, now "handicapped," should retire to Hyde Park to spend his days overseeing the farm. FDR, however, reentered political life with the support of Eleanor and nominated Governor Alfred E. Smith for president in 1924. Smith lost but in turn arranged for FDR's nomination to succeed him as governor and was elected in 1928. (FDR Biography: The Early Years, www.fdrlibrary.org; CLR 1998: 89)

Plans for Landscape Improvements and Forestry:
Working closely with Sara Roosevelt, FDR planned a program of major improvements to the Hyde Park estate following his marriage and completion of his law studies. As Eleanor later recalled, FDR developed a "sense of complete ownership and partnership with [Sara]," building on the lessons from his father that gave him "great enjoyment in country life and a great understanding of what was owed to the land." (Eleanor Roosevelt, 1949, quoted in HRS 2011: 136) FDR's ideas for improvements, which he initially developed by 1905 and after 1911 extended to his own farms on the uplands, included a new or remodeled Home, redesigned gardens, improvements to the estate's farm operation, and a new approach to management of the woodlands. In the tradition of country estates as model farms, he tracked the production of the fields, improved the farm's dairy operation, and began a scientific forestry program during a time when the still relatively new conservation practice of reforestation was just gaining widespread application across New York State. FDR kept a farm journal that recorded production according to the named fields and woodlots. His interest in forestry and conservation, influenced by the work of his Hyde Park neighbor, Archibald Rogers, as well as the managed forests he had visited in Germany, led him to acquire farms on the uplands east of the Home Farm beginning with the Bennett Farm in 1911, where he planned to practice forestry on land that better represented the problems of typical small farms with worn-out soils and declining productivity. FDR's forestry work included management of the existing woods and reforestation of old fields. Known as plantations or artificial forests, early-20th-century plantations such as those set out by FDR were characterized by a monoculture or limited number of species (most often conifers), even-spaced planting in rows, and distinct boundaries. FDR set out his plantations not only for timber production and soil conservation, but also to enhance the recreational, aesthetic, and natural values of the land. (HRS 2011: 113,136,141)

FDR's entrance into politics in 1911 reinforced his commitment to scientific forestry and conservation in general. That year, when he entered the New York State Senate, he was appointed as chair of the senate's Forest, Fish, and Game Committee, and so his work at Hyde Park became a symbol of his commitment to conservation. FDR developed his forestry program based on recommendations from

a state forester who visited Hyde Park in 1911. The state forester toured the estate with head gardener William Plog and recommended a wide variety of tree plantings for reforestation purposes, including red pine, white pine, Scots pine, Norway spruce, European larch, and tulip-poplar, FDR's favorite tree. For FDR, the tulip-poplar had romantic interest and beauty, but he also hoped to test its commercial value. Between 1912 and 1916, FDR planted around 8,000 trees a year, using tree seedlings he purchased from state nurseries and set out in plantations identified by letter. World War I and his contraction of poliomyelitis required a pause in his forestry program. Upon his return to Hyde Park, FDR took up tree planting again, but at a slower pace and apparently still following the state forester's 1911 recommendations. Between 1924 and 1928, FDR purchased 25,000 trees from state nurseries, most of which were set out on the Home Farm. By 1928, FDR had reforested approximately 55 acres with 67,000 trees; just two of these early plantations were on his upland farm properties. (HRS 2011: 139-140)

FDR also actively managed his native woodlots during this period, for both aesthetic and production purposes. Aside from the traditional use of the woods to supply firewood for the estate, FDR took the opportunity to make them produce saleable timber. In the 1920s, for example, FDR annually harvested small amounts of red oak, white oak, and hemlock for products such as lumber and cross ties, providing a yearly annual profit of about $500. In addition to such harvesting, the need for woodlot management was becoming acute during this period due to the spread of the chestnut blight, which detracted from the character and value of the forest through the death of these large and dominant trees. In the middle woods that extended into the Tompkins, Bennett, and Dumphy farms, as well as the upper woods around Dutchess Hill, chestnut most likely made up more than 20 per cent of the forest. The blight had spread quickly up the Hudson Valley after its discovery at the Bronx Zoo in 1904 and was identified at Springwood as early as 1911; by 1918, it was seriously affecting the forest, which in subsequent years became converted into a mixed oak forest. (HRS 2011: 141)

FDR's purchase of the Bennett Farm in 1911 and the Tompkins Farm in 1925 greatly expanded the area of the family estate during this period. The acquisition of an upland farm by the owner of a river estate was not unprecedented in Hyde Park, since Thomas Newbold had purchased the Dumphy Farm in 1906 and the Hughson Farm three years later. FDR, who was just beginning his forestry work at the time he purchased the Bennett Farm, acquired the two farms primarily because of their potential for demonstrating the practical aspects of forestry on a typical farm. These farms also allowed FDR to manage land as he saw fit, unlike at Springwood, where his mother played a major role. Estate staff thus called the Bennett Farm "Mr. Franklin's Farm," to distinguish it from the Home Farm, and both physically and functionally, FDR's upland farm properties remained largely separate from the original estate.

From the beginning, FDR leased his properties to tenant farmers, but he managed the native oak woods and worn-out pastures himself for forestry purposes. The east end of the Bennett Farm along the Fall Kill also became a favorite picnic ground for the Roosevelts, far removed from the constraints of the Springwood house.

Bennett Farm and Val-Kill:
In summer 1911, FDR was completing his $10,000 purchase of the 191-acre Bennett Farm from Willet E. Bennett, whose family had owned the land since 1868. In August 1911, a month prior to recording of the deed, FDR prepared a lease agreement that allowed Willet E. Bennett continued use of the property until April 1916. Bennett had only acquired full title to the farm from his siblings a decade earlier, in 1905. Under this agreement, Bennett had the right not only to use the farmhouse, barns, and other outbuildings on the west side of Violet Avenue, but also the right to rent out a tenant house on the east side of the road (within existing El4eanor Roosevelt NHS). In the deed, recorded on September 5, 1911, Willet Bennett reserved ownership of a tank house, greenhouse, slaughterhouse, and wagon shed on the property, which he was to remove before his lease expired in 1916. These buildings were apparently within the main farm complex on the west side of Violet Avenue. (HRS 2011: 155-156)

When Bennett's lease expired, FDR rented the farm to Patrick E. Morris, but added the provision that Morris was prohibited from cutting or selling any timber, except for his own firewood. Morris was followed by John Townsend, the Poughkeepsie postmaster, and on April 1, 1920, by Moses Smith,

who would remain on the property for the next quarter century. Smith was a farmer (it is not known if the previous two tenants were) and used the property for dairy and general farming, including truck farming (vegetables).

During this period, the Bennett Farm retained its overall 19th-century organization characterized by fields to either side of Violet Avenue and the farmstead on the west side of the road (Figure 3). The house, named Woodlawns presumably for its front lawn shaded by trees, was accessed by a tree-lined farm road off Creek Road (Figure 4). Past the house and barns, the farm road turned south and then west along the south property line bordering the Tompkins Farm and then to a large woodlot that extended west into the Home Farm. East of Violet Avenue were the tenant farmhouse and fields extending east to the Fall Kill that Smith often used to grow corn. Farther east and uphill was a fifty-year-old woodlot dominated by red oak, white oak, hickory, chestnut oak, and until the 1910s, American chestnut. Old pastures along the Fall Kill were characterized by dense old-field successional vegetation, including gray birch, red cedar, prickly ash, sugar maple, oak, and witch hazel. As characteristic abandoned farmland, these pastures were prime candidates for reforestation. In 1914, three years into his reforestation program, FDR set out a large plantation of white pine (Plot D) at the northwest corner of these old pastures, bounded by the wetlands of the Fall Kill to the west and the north property line (presently within Eleanor Roosevelt NHS). He had ordered 7,000 four-year white pine transplants from the Conservation Commission in 1914, and most of them went to this plantation, which covered 5 acres, requiring approximately 6,000 trees. (HRS 2011: 157–157)

At the west end of the Bennett Farm behind the farmhouse and barns, FDR did not set out any plantations on the pastures until the 1920s, most likely because of their active use by tenant farmers. Along the west side of the pasture was a Central Hudson power line erected in ca. 1921. FDR had presumably urged the power company to locate the line here, back from Violet Avenue, to avoid spoiling the rural streetscape, much as he had done along the Post Road several years earlier. In 1926, FDR used the pasture below the power line as a 3-acre Norway spruce plantation (Plot M) planted at close, 3-foot spacing for the production of Christmas trees. Since the trees were not intended to mature, the overhead power line did not pose a conflict. (HRS 2011: 157)

To the south of Plot D was an old pasture along the Fall Kill where FDR, Eleanor, and their family and friends picnicked, beginning in the early 1920s in the years after FDR contracted polio. For Eleanor especially, this location provided a retreat from her mother-in-law's realm at Springwood. FDR began to improve access to this area from Springwood by 1923–1924, when he had Farm Road extended through the east end of the Home Farm to link up with the Bennett farm road. In 1924, he had the old corduroy bridge over the Fall Kill rebuilt with a dam that created a pond and cleared the old-field successional vegetation. It was during the summer of 1924 that Eleanor and three friends, Nancy Cook, Marion Dickerman, and Caroline O'Day developed an idea with FDR of making the picnic ground a year-round retreat by building a cottage there. The women named their retreat Val-Kill, the Dutch derivation of Fall Kill. They began improvements that year, including construction of a swimming pool near the east bank of the Fall Kill completed in 1925. As work on the pool was underway, they commissioned architect Henry Toombs to design the cottage based on a sketch by FDR. The cottage reflected not only the rural setting of Val-Kill and FDR's interest in Dutch Colonial architecture, but also the American Arts and Crafts Movement, which stressed pre-industrial methods of construction and natural materials. Construction of the house, known as the Stone Cottage or Val-Kill Cottage, was underway by July 1925 and substantially completed by the middle of the next year (Figure 5). (HRS 2011: 157–158)

As construction of Stone Cottage was underway, Eleanor, Nancy, Marion, and Caroline, with FDR's encouragement, began to implement plans for establishing craft industries at Val-Kill to help revive the struggling rural economy and perpetuate early American crafts. Named Val-Kill Industries, the enterprise initially developed around Nancy Cook's expertise in furniture making and included production of all the furnishings for the cottage. At first conceived to be housed in a wing of the Stone Cottage, the three women soon decided to erect a separate building containing the furniture factory, garage, and living quarters for workers. Sited northeast of the Stone Cottage, the modest two-story stucco building, known as the "Factory" or "Shops," was also designed by Henry Toombs. Construction was begun in spring 1926, before work ended on the Stone Cottage. Within three

years, several small additions were made to accommodate the growing business. (HRS 2011: 158)

On January 26, 1926, as the idea of Val-Kill Industries was taking hold, FDR entered into a written lease agreement with Eleanor, Nancy, and Marion for the Val-Kill property, encompassing approximately 8 acres in a four-sided parcel centered on the bridge and extending to the south property line with the Tompkins Farm (see Figure 3). The lease agreement, which was not legally executed or acknowledged in Dutchess County land records, allowed the three women to use the property for residential, industrial, or manufacturing purposes for their life term, upon the end of which the lease would cease and the property would revert to use by FDR or his estate. The women owned the improvements on the property and were responsible for maintenance. An understood aspect of the lease was the right of access along Val-Kill Lane, the former Bennett farm road that the women shared with Moses Smith and the resident of the tenant farmhouse. (HRS 2011: 159)

Tompkins Farm:
Bordering the Bennett Farm to the south and only 300 feet south of the Stone Cottage at Val-Kill was the Tompkins Farm, a 192-acre property centered at the intersection of Violet Avenue and Creek Road known as Dead Man's Curve (see Figure 3). Unlike the Bennett Farm, the Tompkins Farm saw few changes during this period, but FDR had big plans for the property and its abandoned agricultural fields, primarily for forestry purposes. In fall 1923, a year before FDR resumed reforestation following a six-year hiatus, he was making plans to purchase the Tompkins Farm. (HRS 2011: 160)

Mrs. Sarah Tompkins had inherited the farm in 1885 from Susan Tompkins and George W. Tompkins as executors of the last will and testament of Elias Tompkins. By the 1920s, the farm had become run-down, with the pastures west of Creek Road abandoned to gray birch and the farmhouse and barn in poor condition. For FDR, the Tompkins property provided an opportunity to revive a declining farm through reforestation and sound agricultural practices. Situated along busy Creek Road and Violet Avenue, recently designated a state highway (NY 9G, although not yet improved), FDR saw great potential for the property to demonstrate practical forestry to farmers, serving as the agricultural counterpart to Val-Kill Industries. (HRS 2011: 160)

At the time he was considering its purchase, Mrs. Tompkins was planning on selling off building lots along the road frontage to finance her mortgage. To change Mrs. Tompkins's mind, in December 1923 FDR offered to provide her with a second mortgage, interest free, in return for keeping her farm intact. FDR advised his lawyer to tell Mrs. Tompkins, "...even if one building lot on the road is sold off I could have no interest in the rest of the place." Mrs. Tompkins quickly accepted FDR's offer, which he was willing to make "...as there is no question that the value of the farm will fully cover the 2nd mortgage. Also, I am really touched by her [Mrs. Tompkins's] feeling for the old place and by her desire to keep it intact during her lifetime." FDR's plan of financial assistance for Mrs. Tompkins soon turned into a purchase offer. On July 3, 1925, he acquired the farm for $7,000. (HRS 2011: 161)

In the fall following his purchase, FDR began renovations to the farm, beginning with painting of the ca. 1795 farmhouse white with apple-green on the trim and foundation, and gray on the chimneys and metal roof (Figure 6). FDR also hoped to repair the barn, located across the street on the east side of Creek Road (see Figure 3). He wrote William Plog in November 1925, "When I get home I want to go over the Tompkins barn with you. It is a very old building—built I think about the time of the Revolution, but it is worth saving from falling down." (Quoted in HRS 2011: 161) In addition to this main barn, there were two smaller barns. One, a granary, was located next to the main barn, and the other, a wagon and chicken house, was located behind the farmhouse. The main barn and granary framed the north side of a small barnyard, which was enclosed by a stone wall. Along the east side of Creek Road south of the barnyard was an orchard. FDR leased the working fields to Pete Rohan, owner of the farm to the east. (HRS 2011: 161)

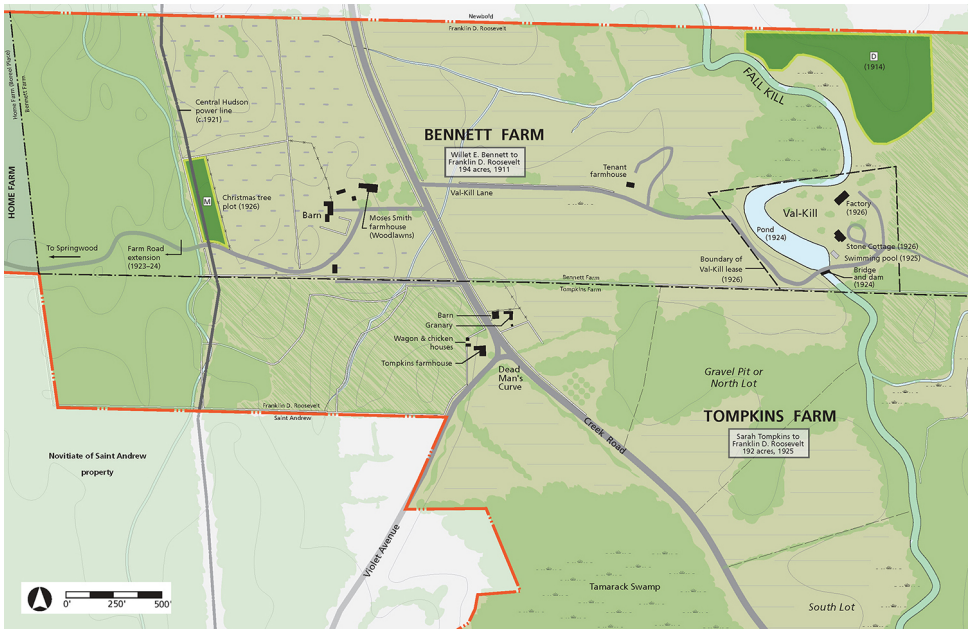


Figure 3. Map of the Bennett and Tompkins farms in 1928 showing overall landscape organization and addition of Val-Kill. The dark green areas indicate forest plantations. (Drawing 2.7, "FDR and the Land: Historic Resource Study for the Roosevelt Estate," 2011)



Figure 4. The Bennett farmhouse known as Woodlawns looking northwest across the shaded front lawn from near the tree-lined entrance road, ca. 1945. (Collection of Clifford M. Smith)

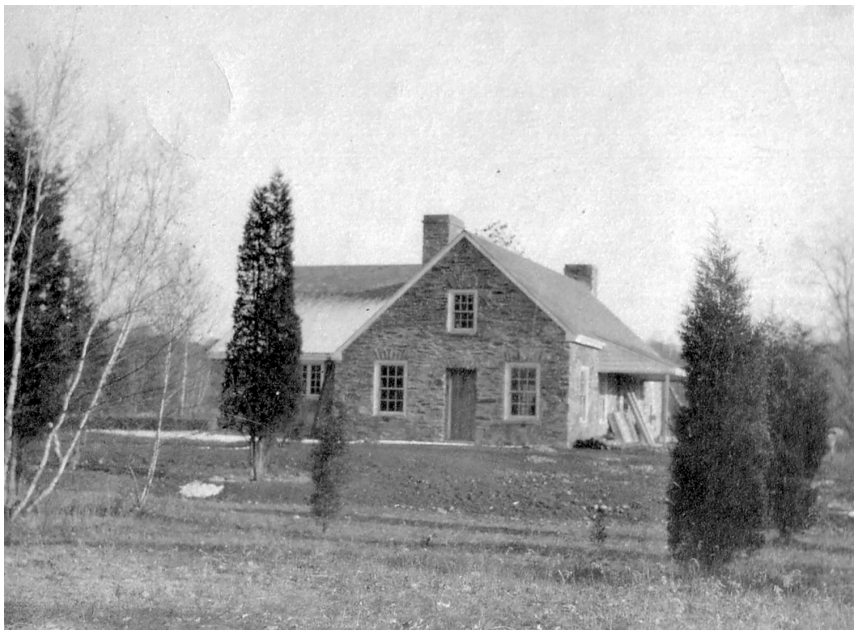


Figure 5. The nearly complete Stone Cottage at Val-Kill looking southeast showing old-field successional red cedars and gray birch retained in the surrounding lawn, ca. 1926. (Photograph 755, Marion Dickerman Collection, Roosevelt-Vanderbilt National Historic Sites)



Figure 6. The Tompkins farmhouse acquired by FDR in July 1925, looking northwest from Creek Road showing a later siding and color scheme, 1945. Visible in the right background is Plot 1 (red pine, 1930). (Appraisal of the FDR Real Estate, April 12, 1945, O'Connor and Farber Papers, Franklin D. Roosevelt Library)

PROFESSIONAL FOREST MANAGEMENT AND TOP COTTAGE, 1928–1945

With FDR's election as Governor of New York in 1928, and more so with his election as President of

the United States in 1932, the Home at Springwood became a highly visible political symbol, while FDR's upland farm properties remained less visible, although FDR used them to support his political endeavors and public programs. For example, from 1934 until 1941, the front lawn of Moses Smith's house at the Bennett Farm, Woodlawns, was the site of an annual "Homecoming" organized by the Roosevelt Home Club around Labor Day, where FDR often spoke of issues facing common people and rural communities (Figure 7). The Home Club was a non-partisan organization created in 1929 to provide political support for FDR. FDR's ownership and management of yeoman farms, his forestry work, and his close connection to rural communities was something he often referred to in his policies that addressed the rural economy and conservation. (HRS 2011: 35–37)

FDR acquired a large amount of acreage during this period, including Thomas Newbold's Dumphy and Hughson farms; the Rohan Farm east of the Bennett Farm, and several smaller farm and woodlot parcels, largely to expand his forestry program and to build his own retreat, Top Cottage, on Dutchess Hill at the western end of the Bennett and Dumphy farms, a short distance uphill from Val-Kill (Figure 8). He expanded his network of farm and woods roads, which allowed him to access his forest plantations and far corners of his properties with his specially equipped hand-driven Ford. With an increasingly diverse collection of properties, FDR searched for a name that would give the estate a cohesive identity. Springwood, the name that FDR's parents had used, had little relevance to his upland farm properties. Instead, by 1931 FDR chose the name Crum Elbow, the name once used by the Crooke family in the 18th century for their land on Water Lots 5 and 6 that included the Hughson, Bennett, and Rohan farms. The name, however, never gained widespread use. (HRS 2011: 197)

By his second term as president in the late 1930s, FDR was planning for future public stewardship of his Hyde Park estate for educational purposes through establishment of a presidential library and preservation of the Springwood 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, FDR built his presidential library at Springwood in 1939–1940. On January 27, 1944, 33-acres at Springwood were designated as 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)

The advent of World War II brought about several significant changes to the Roosevelt Estate. A large security presence was deployed by the U.S. Department of War to protect FDR wherever he went on the estate, including his favorite rides in his specially equipped Ford sedan to inspect his forest plantations, meet with his tenant farmers, and get to his retreat at Top Cottage. An emergency communications system was also 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), Middle Woods (between Post Road and Violet Avenue), 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 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 cable strung between heavy steel posts. This system extended along the north and south boundaries of the Tompkins and Dumphy farms, and east to Cream Street on the Rohan Farm.

Forestry and Conservation:
At the time of his election as governor in 1928, FDR had been managing his own forestry program at Hyde Park for more than sixteen years, mostly based on advice from foresters at the New York State Department of Conservation and with labor of his estate staff under head gardener William Plog's supervision. In fall 1929, however, FDR made plans with Professor Nelson Brown to have the New York State College of Forestry at Syracuse University undertake experimental and demonstration forestry at the estate. His formal relationship with the college during four years from 1930 to 1933 enhanced the visibility and quality of his forestry program at a time when he was advocating the

importance of forestry from the governor's office. During its four years of planting, the College of Forestry set out approximately 88,600 trees within twenty-nine demonstration plots and seven experimental plots, mostly on the Tompkins Farm. As part of its experimental interests, the College of Forestry also worked closely with FDR in managing his native forest, from the Lower Woods at Springwood to the Upper Woods near Val-Kill. The college's spring planting in 1933 would be its last under its cooperative relationship begun in 1930; after this time, FDR was again responsible for the cost of labor and materials. Despite the end of the formal relationship, Nelson Brown and his fellow faculty continued to assist and advise FDR in his forestry work. After 1936 or so, Nelson Brown alone served as FDR's unofficial forestry advisor and manager, without compensation, a role he continued through FDR's death. As with his earlier amateur work at the estate, FDR's forestry work between 1928 and 1945 closely paralleled the growth of New York State's forestry program, including increased land acquisition, expanded tree planting, and educational extension. Due to the high public offices he held and the involvement of the College of Forestry, the Roosevelt Estate during this period attained an unusual level of renown for a private forestry program among professional foresters and the public alike. (HRS 2011: 202-205)

As FDR's forest manager, Brown worked closely with FDR by making plans for annual plantings, placing tree orders with the New York State Conservation Commission and the College of Forestry nurseries, making site inspections, coordinating planting and maintenance with estate staff, preparing fall and spring reports, keeping tree planting records, and managing timber harvests in the native woods (Figure 9). Brown managed all plantations on the Roosevelt Estate, including those planted by the College of Forestry beginning in 1930 and all those that followed. He created a numbering and mapping system for these plantations, which by 1945 numbered from 1 through 63, and carefully recorded the dates each was established, the species, and the number of trees. Brown oversaw the continued high rate of planting begun by the college and emphasized increased timber harvesting from the woodlots for sawlogs and pulpwood, as well as production of Christmas trees. Between 1930 and 1945, Brown and the College of Forestry oversaw the planting of approximately 462,810 trees on the Roosevelt Estate. (HRS 2011: 205–206)

Bennett Farm and Val-Kill:
The Bennett Farm during this period remained primarily a working dairy and poultry farm operated by FDR's tenant, Moses Smith, who lived in the farmhouse, Woodlawns. The frame barn had a capacity of twenty-four cows and Smith maintained a two-car garage, a frame poultry house, and a frame brooder house. Surrounding the farmstead west of Violet Avenue were stone fence–enclosed pastures where Smith grazed his small herd of dairy cattle. In 1931, the state widened Violet Avenue (NY 9G) through the Bennett Farm, which required the removal of most of the stone fences on the west side of the highway. East of Violet Avenue, Smith rented out the tenant house on the north side of Val-Kill Lane and raised vegetable and fodder crops in the fields that extended to Val-Kill. At either end of the farm were FDR's woodlots and plantations. By 1945, the Bennett Farm contained approximately 63 acres of woods, 50 acres of tillable land, 45 acres of pasture, and 6 acres of plantations. (HRS 2011: 224)

In the east half of the Bennett Farm, Eleanor Roosevelt and her friends continued to develop Val-Kill Industries through the mid-1930s. In 1936, the business was dissolved for financial and personal reasons. Eleanor converted the factory into her own residence, while Marion Dickerman and Nancy Cook continued to reside at Stone Cottage. One year later, FDR extended Val-Kill Lane, the main road from Violet Avenue, east up Dutchess Hill to his newly acquired Rohan Farm. Together with Farm Road on the western part of the Bennett Farm and in the Home Farm, the new road provided access from the Springwood Home to FDR's planned site for his retreat, Top Cottage, on Dutchess Hill. (HRS 2011: 224)

A short distance southeast of Val-Kill was a collection of experimental plantations set out by the New York State College of Forestry in 1930–1931, but aside from a plot of tulip-poplar (part of Plot 31), these were on the Tompkins Farm despite their access from Val-Kill. The only other plantation within the boundaries of the Bennett Farm was the 1926 Christmas tree plantation (Plot M), located west of the Bennett farmhouse beneath the Central Hudson power line. This plantation, managed by William Plog, was first harvested in 1935. In 1944, Nelson Brown oversaw its enlargement and replanting, at which time it was redesignated as Plot 61. (HRS 2011: 226)

Tompkins Farm:
In 1929, the old barn at the Tompkins Farm was destroyed by fire, and within a year the site and surrounding area, at the highly visible intersection of Creek Road and Violet Avenue known as Dead Man's Curve, was transformed through FDR's cooperative relationship with the New York State College of Forestry at Syracuse University. In spring 1930, the college fulfilled FDR's long-planned hope for a forestry demonstration area on the Tompkins Farm. The college established a 5-acre demonstration area behind the Tompkins farmhouse and across Creek Road at the site of the Tompkins barnyard and adjacent areas that included eight plantations with 13,600 trees. The plantations immediately along the roads were considered demonstration plantations, while those in the back were designed for experimental purposes. Species included red pine, Norway spruce, Scotch pine, Japanese larch, western yellow pine, white spruce, and Sitka spruce. Soon after, New York State began rebuilding Violet Avenue, which included construction of a bypass around Dead Man's Curve in 1931. The state acquired 1.07 acres from FDR for the bypass, which extended behind the Tompkins farmhouse through the newly planted Plot 1 (red pine). The Tompkins farmhouse was left in a triangular island bounded by Creek Road to the east, old Violet Avenue to the south, and the new highway bypass to the west. At the highly visible north end of the triangle immediately north of the Tompkins farmhouse, Eleanor Roosevelt, Marion Dickerman, and Nancy Cook erected a small Colonial Revival-style building in 1933 to house the Val-Kill Industries Weaving Cottage and Center for Handicraft. An addition in 1935 provide room for a restaurant, the Val-Kill Tea Room, which continued in business following the dissolution of Val-Kill Industries in 1936. (HRS 2011: 226-227)

After its initial spring 1930 planting, the College of Forestry began to develop experimental plots while continuing to set out demonstration plantations along Creek Road. In fall 1930, the college planted tulip-poplar—FDR's favorite tree but an unconventional reforestation species—in a wet area south of Val-Kill along the boundary of the Tompkins Farm (part of Plot 310). At FDR's request, the college also planted black walnut, along with northern white-cedar. The college expanded Plot 1 that had been divided by the Violet Avenue bypass and established six more demonstration plantations along Creek Road. In spring of 1931, FDR suggested to the college foresters that they try some experimental planting in the big wetland south of the Tompkins farmhouse and west of Creek Road known as Tamarack Swamp. Covered in a dense second growth of red maple, FDR wanted to see if larch (the European cousin of the native tamarack) could grow there. The foresters agreed with FDR's idea and planned most of the planting within the Tamarack Swamp for the college's third season in spring 1932, establishing three plantations containing approximately 26,400 trees. The following spring, the college's last official planting season, over 35,000 trees were set out, including new plantations of red pine, Norway spruce, larch, and red oak along and west of Violet Avenue. In total, by 1933 the College of Forestry established 28 forest plantations at the core of the Tompkins Farm, plus the two experimental plots south of Val-Kill and another two at the Springwood Home Farm (Figure 10).

In spring 1934, the first planting season following the end of the cooperative relationship with the College of Forestry, FDR had more than 38,900 trees planted on the Tompkins Farm under the on-site supervision of Professors Svend Heiberg and Ray Bower. These were mostly planted in the Tamarack Swamp plantations. On the east side of Creek Road, four large plantations of Norway spruce, Douglas fir, white pine, white spruce, and Japanese larch were established. These included Plot 38, formerly a gravel pit, that was planted with an innovative forestry plow developed by Professor Heiberg. Under the direction of Nelson Brown, the plantations were well maintained over the following decade, with the College of Forestry demonstration plantations apparently receiving the highest level of maintenance, such as the red pine plantation (Plot 1) along the Violet Avenue bypass (Figure 11). (HRS 2011: 231-233)

Dumphy and Hughson Farms:
With the last of the available reforestation plots on the Tompkins Farm filling up by the mid-1930s, FDR and Nelson Brown shifted their forestry work to the farmland north of the Bennett Farm. Between 1935 and 1938, FDR acquired the whole of Thomas Newbold's Dumphy and Hughson farms, along with adjoining portions of the Wright and Jones Farms. FDR had long been interested in the Dumphy Farm due to its proximity to the Bennett Farm and Home Farm, for its land on Dutchess

Hill that would be part of the site of Top Cottage, and because Newbold Road—one of two estate roads connecting to Violet Avenue from the Post Road—ran through it. (HRS 2011: 234)

Thomas Newbold had purchased the 184-acre Dumphy Farm in 1906. In January 1930, two months after Newbold's death, FDR wrote his daughter, Mary Newbold Morgan, to inquire about purchasing the property, but it was not until the spring of 1935, however, that FDR settled on a deal with Morgan and the trustees of her father's estate. FDR purchased just the east half of the Dumphy Farm encompassing 74 acres north of Val-Kill and extending east to the summit of Dutchess Hill. The subdivision line within the Dumphy Farm ran along a diagonal following a rock ledge, east of the Fall Kill. By the time of the sale on June 5, 1935, the estate trustees were voicing interest in selling the rest of the Dumphy Farm and the Hughson Farm. Two years later in fall 1937, they finally agreed and on November 1, 1937, FDR purchased the remaining 112.5 acres of the Dumphy Farm and the 90-acre Hughson Farm. Aside from the substantial amount of land, this purchase also included two farmsteads, orchards, active agricultural fields, woodlots, and plantations of red and white pine set out by the Newbolds in ca. 1927 at the northeast corner of the Hughson Farm. Soon after, FDR purchased the adjacent east end of the Wright Farm that included wetlands and old fields along the Fall Kill, probably as a buffer against suburban residential development that Fred Wright was undertaking off Violet Avenue, and a gravel pit he was mining near the Fall Kill. In 1938, FDR added approximately 42 acres at the west end of the Jones Farm, which filled in a gap between the Hughson Farm and Dumphy Farm. This addition required a complicated series of transactions that involved subdivisions and resale of the east end of the farm to his friend and New York Post owner, Dorothy Schiff Backer, so she could assemble acreage for the site of her country house, Red Cottage (completed in 1941 according to the design of Henry Toombs). A year earlier, FDR had sold Backer a 40-acre part of the Dumphy Farm from Violet Avenue east to just beyond the Fall Kill (including present park-owned Fall Kill Wetlands Parcel) as the site for her country house, but Backer abandoned the property due to concerns about flooding and resold it to FDR in 1938 after acquiring the Jones Farm property. (HRS 2011: 235–236)

FDR leased the Dumphy and Hughson farmhouses, barns, orchards, and productive fields to several tenants, while reserving the woods and old fields suitable for growing trees. FDR also entered into an agreement with Eleanor Roosevelt's younger brother, G. Hall Roosevelt of Jackson, Michigan, to provide low-cost housing that would take advantage of new federal price controls. FDR leased two parcels containing 2½ acres of the Dumphy fields west of Violet Avenue including the Dumphy barns, and two parcels at the Hughson Farm containing 1½ acres including the barn. By August 1940, G. Hall Roosevelt had built six residential units at the Dumphy Farm identified as Projects 3, 4, 5, 6, 7, and 8. One was a converted outbuilding, four were apartments in the barn and an added wing, and Project 8 was a new cottage on the south side of Newbold Road. At the Hughson Farm, Projects 1 and 2 were built as one-story wings onto either end of the barn. G. Hall Roosevelt wanted to build additional projects within the leased parcels, but his death in 1941 halted further development. FDR continued to lease the units, which required registration with the federal Office of Price Administration. (HRS 2011: 239)

FDR's primary intent for his newly acquired farms was to expand his forestry program, especially for growing Christmas trees, mainly Norway spruce, white spruce, Douglas-fir, and balsam fir, along with smaller plantings of grand fir and Noble fir. Between 1936 and 1940, Plots 39 through 43 were set out on the eastern part of the Dumphy Farm, and Plot 56 on a rise east of the Fall Kill known as the Bacchus Lot (apparently Nelson Brown's phonetic spelling of FDR's pronunciation of "Backer's Lot" where Dorothy Schiff Backer had first planned to build her country house) (Figure 12). On the Hughson Farm, ten plantations, Plots 44 through 49, 55, 60, 62, and 63, were set out between 1939 and 1945; another five plots that Nelson Brown had marked out were not planted by 1945. The Hughson Farm was also the site of an experimental plantation set out within Plot 44 by the US Department of Agriculture in 1938–1939 to test the viability of Asiatic chestnuts against the chestnut blight. FDR and Nelson Brown also continued their own experiments, including a Norway spruce-red oak-tulip tree plantation set out on the Dumphy Farm in 1939 and identified Plot 42. (HRS 2011: 240-241)

Rohan Farm and Top Cottage:
When FDR purchased the east half of the Dumphy Farm in 1935, one of his main reasons was to

assemble property on Dutchess Hill where he could build a retreat to escape from the public eye at Springwood. With his distant cousin and close companion, Daisy Suckley, FDR took frequent rides up to Dutchess Hill in the summer and fall following his purchase of the Dumphy Farm. FDR at first thought of building a simple lean-to on a terrace at the summit of the hill, but together with Daisy decided to erect a small fieldstone house, which would be known as "the Hill Cottage" or "Top Cottage." The spot had beautiful views toward the Catskills and was just a short distance east of Val-Kill. The only problem was that the best building site at the southeast corner of the Dumphy Farm extended onto two adjoining properties, the Briggs Wood Lot and the Lent Wood Lot, while the best route of access was through the adjoining Rohan Farm, none of which FDR owned. FDR had built a road to the site through the Dumphy Farm in ca. 1935, but it had to follow the steep northwestern slope of Dutchess Hill, and therefore had a difficult grade, as well as numerous tight curves and a switchback. (HRS 2011: 243–244)

Shortly after purchasing the Dumphy Farm property, FDR began to work on acquiring the 7-acre Briggs Wood Lot and 133-acre Rohan Farm. Pete Rohan, who leased land from FDR at the Tompkins Farm, had purchased the 133-acre farm in 1920, and Margaret and Theodore Briggs had acquired the woodlot in 1924. Both Pete Rohan and Margaret Briggs quickly agreed to sell to FDR, and the deed for the Briggs Wood Lot was executed on November 6, 1935 (Figure 13). The deed for the Rohan Farm, which included agreements to ensure Pete Rohan could continue to farm the property and live at the farmstead on Cream Street, was executed on April 1, 1936. The eight-acre Lent Wood Lot, which formed the eastern part of the Top Cottage site, proved more problematic because it was owned by six heirs of Franklin Townsend Lent of Ontario. FDR began to pursue its purchase in April 1938, but by April 1940, had acquired interest from only three of the heirs. By April 1945, a fourth heir had agreed to sell, but FDR never gained full ownership. Despite his trouble in acquiring the Lent Wood Lot, FDR began planning to build Top Cottage in 1938, including construction of a new road from Cream Street to Val-Kill, with a drive to the Top Cottage site branching to the north. Construction of the house, designed by FDR and architect Henry Toombs, began in summer 1938 and was completed in June 1939. The footprint of the building straddled the Dumphy Farm and Briggs Wood Lot and was about ten feet west of the Lent Wood Lot boundary. (HRS 2011: 245-246)

While FDR's main interest in the Rohan Farm was related to Top Cottage, he and Nelson Brown did not pass up the opportunity to reforest some of its old pastures that had grown up in gray birch, near the intersection of the new road from Val-Kill and the driveway to Top Cottage (see Figure 13). In fall 1938, Brown proposed that three acres there be cleared for planting Norway spruce as Christmas trees, set out at 3½-foot spacing. FDR agreed to the plan but suggested that some of the best gray birch be left. In preparing for the planting, Professor Sven Heiberg visited the partially cleared fields in March 1939 and convinced Brown and FDR to change the planting to 2,000 each of red pine, white pine, and European larch; many of the trees subsequently died due to a drought and were replanted with Norway spruce in 1940. The plantation was identified as Plot 57, the only one that FDR had set out on the Rohan Farm.

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 to his specified burial site in the Springwood Rose Garden to waiting family, friends, and dignitaries. (CLR 1998: 159)



Figure 7. FDR speaking to the Roosevelt Home Club from the front porch of the Moses Smith house on the Bennett Farm, looking northwest, ca. 1935. (Photograph 1165, Marion Dickerman Collection, Roosevelt-Vanderbilt National Historic Sites)

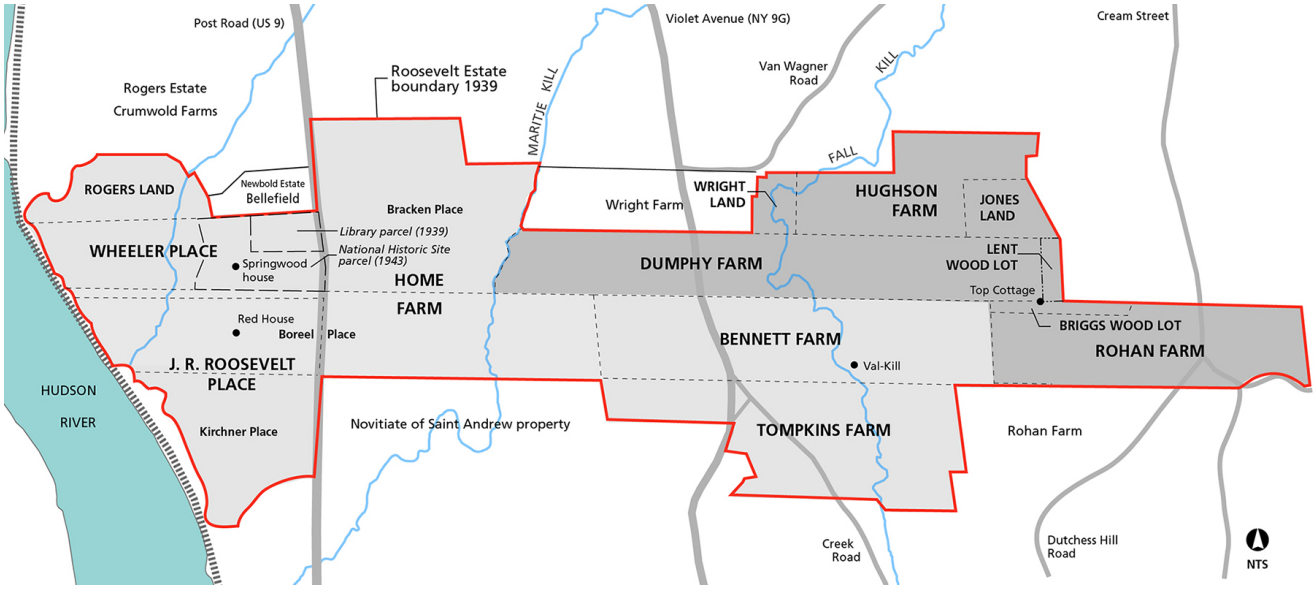


Figure 8. Map of the Roosevelt Estate in 1945, illustrating properties added since 1928 in dark gray. Also shown are the two parcels FDR subdivided from the Wheeler Place for his presidential library and the national historic site. (SUNY ESF)



Figure 9. FDR and Nelson Brown touring timber cutting operations on the Roosevelt Estate, February 26, 1944. The location is most likely on the upland farms. (Photograph Px61-290[4], Franklin D. Roosevelt Library)

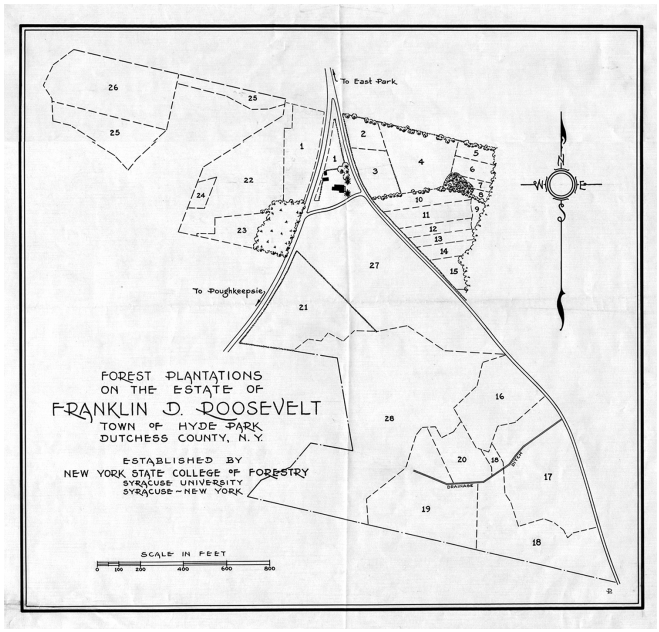


Figure 10. Final plan showing the College of Forestry plantations on the core of the Tompkins Farm set out between 1930 and 1933. Plots 18-20 were within the Tamarack Swamp. Not all of the plots were fully planted by 1933. (Hoverter Memorial Archives, SUNY ESF)



Figure 11. Looking north along the Violet Avenue bypass showing the ten-year-old red pine plantation (Plot 1) set out by the College of Forestry in 1930, photographed 1941. Visible in the right distance is the Val-Kill Tea Room. (Photograph Px 61-300[5], Franklin D. Roosevelt Library)

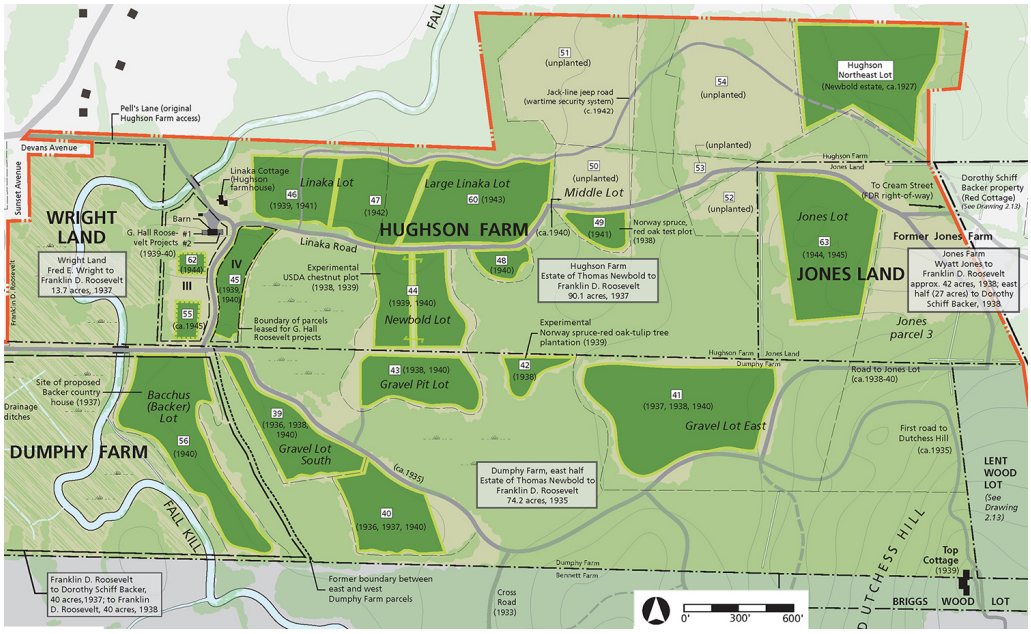


Figure 12. Detail of the Dumphy and Hughson farms in 1945 showing overall landscape organization and location of forest plantations, indicated in dark green. (Drawing 2.12, "FDR and the Land: Historic Resource Study for the Roosevelt Estate," 2011)

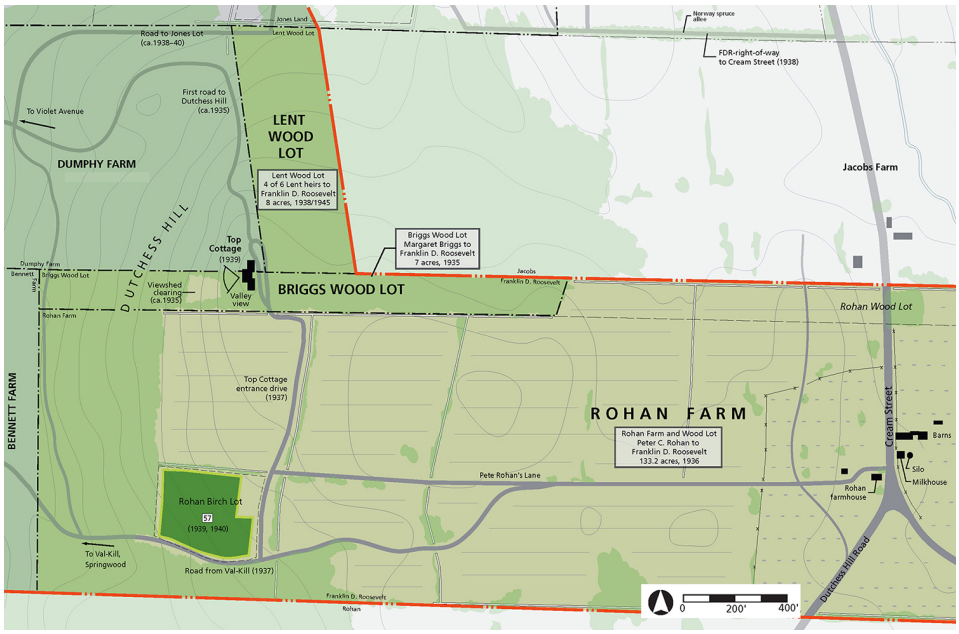


Figure 13. Detail of the Rohan Farm and Top Cottage site in 1945 showing overall landscape organization and location of forest plantation, indicated in dark green. (Drawing 2.13, "FDR and the Land: Historic Resource Study for the Roosevelt Estate," 2011)

SUBDIVISION AND PRESERVATION OF THE UPLAND FARMS, 1945–2022

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 and opening of the Home of Franklin D. Roosevelt National Historic Site at a 33-acre core of the Springwood estate in April 1946. Over time, the National Park Service acquired more of the original Springwood estate, and by the 1970s began to preserve portions of FDR's upland farm properties, beginning with the establishment of Eleanor Roosevelt National Historic Site in 1977.

Disposition of the Upland Farms Property:
FDR's property outside of the federally owned library and national historic site was turned over to the trustees of his legal estate in 1947, per the provisions of his will. The J.R. Roosevelt Place was excluded at the time because J. R. Roosevelt's descendants retained the right to life estate there. Under article ten of the will, FDR authorized the trustees 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) The trustees interpreted the will to exclude the possibility of gifting any of the real estate, and thus Roosevelt family members and the federal government could only purchase property. This interpretation contrasted with intentions that FDR had expressed in 1943 when he gifted 33 acres of the Wheeler Place as a national historic site. At the time, FDR wrote that he would bequeath the remaining estate lands to his family, and if they wished to sell the lands, they would first offer them for sale to the United States government. Eleanor Roosevelt's initial inclination was to retain all the estate lands in family ownership, as FDR had originally intended. On April 1, 1946, the trustees reached an agreement with her for a one-year lease of all estate lands until March 31, 1947, providing for an option to buy at not less than the appraised value. (HRS 2011: 283-284)

On May 15, 1946, Eleanor wrote to the trustees' real estate consultant Earle Koons that she would only be interested in buying the upland farms that included her home at Val-Kill and Top Cottage where her son Elliott had relocated. She would not purchase the remainder of the Springwood property, except for the portion east of Maritje Kill that was included in the upland farms tract. On August 15, 1947, Eleanor Roosevelt closed on this 842.20-acre tract (which included the Lent Wood Lot despite presumed lack of full ownership), and immediately signed an agreement to sell it to her

son, Elliott Roosevelt, as part of Val-Kill Farms, his planned high-production commercial operation that would include livestock and Christmas tree production. Eleanor retained an informal agreement with Elliot to reside at Val-Kill. Following this purchase, the estate trustees began planning to market the Springwood property for sale and did not first offer it to the federal government as FDR had once intended. Elliott Roosevelt purchased the entire Home Farm across from the library and national historic site through his real estate venture, Val-Kill Company. Between 1947 and 1955, he oversaw commercial and residential development of the Post Road frontage. (HRS 2011: 284-285)

Val-Kill Farms and the Fate of FDR's Forestry Program:
Nelson Brown, FDR's longtime forestry consultant, cared deeply about the fate of the Roosevelt Estate plantations and managed forests, and was aware of the threat posed by the pending sale and subdivision of the estate lands. Soon after FDR's death in April 1945, Brown wrote to Secretary of the Interior Harold Ickes suggesting that he consider establishing a memorial forest at the estate to commemorate FDR's interest in forest conservation. Ickes wrote to Brown on July 6, 1945, giving his full concurrence for the idea, but Brown wrote back two weeks later stating that the memorial forest would not be necessary, since he had recently learned that FDR's son, Elliott Roosevelt, planned on continuing FDR's forestry program. (HRS 2011: 290)

Brown made plans with Elliott and Eleanor to continue planting Christmas trees and managing the existing plantations. In fall 1945, 40,000 Christmas trees were harvested and marketed for sale, mostly in New York City. For the spring 1946 planting, Brown ordered 6,500 trees from the College of Forestry nurseries, and that fall, Elliot harvested more than 50,000 Christmas trees. With finalization of their purchase of the estate land in August 1947, Eleanor and Elliott publicized their expansive plans for Val-Kill Farms, which called for transforming the small-scale tenant agricultural operations on the Bennett, Dumphy, Hughson, and Rohan farms into a high-production, commercial enterprise. In addition to Christmas trees, plans called for beef, pork, poultry, dairy, and grain production, with 265 acres throughout the upland farms to be planted in corn, wheat, oats, rye, clover, timothy, and soybeans. Elliott's centerpiece for Val-Kill Farms was to be 500 head of Texas beef cattle, which were to be pastured on 300 acres of cleared woodland fenced by larch (tamarack) posts harvested from the estate. The Bennett farmstead, vacated by Moses Smith, became the center of the dairy and poultry operation. By the spring of 1948, Elliott had stocked the barns there with 1,200 hens and 6,000 broilers, with plans for 135 Guernsey cattle and 500 turkeys. He erected a new concrete-block dairy barn and silo on the south side of the old Bennett barn (Figure 14). Within a year, Elliott Roosevelt was publicizing a five-year plan for the development of Val-Kill Farms, which in addition to the earlier plans, called for production of processed meat products and cheese, operation of an inn with a restaurant, and a significant expansion in Christmas tree production, with annual harvesting of 50,000 trees and a capacity of 900,000 trees in rotation, more than tripling the existing stock. (HRS 2011: 293–294)

Elliot Roosevelt continued to work with Nelson Brown in planning tree planting for the 1948 and 1949 seasons, but by summer 1949, Elliot was losing interest in the forestry operation along with the rest of the Val-Kill Farms operation. He made another Christmas tree harvest for the 1949 season, but by 1950 Elliott had decided to give up on the entire enterprise. On June 15, 1950, Nelson Brown wrote Elliott with plans for continuing the forestry operations, but Elliott had already begun to sell off the Val-Kill Farms assets, beginning with the Weaving Cottage (Val-Kill Tea Room) on the Tompkins Farm in May 1949. Within a year, Val-Kill Farms was out of business. Elliot had lost interest in the operation during a time when real estate development offered the prospect of quicker and larger profits. He also had become preoccupied with other ventures including book writing and publicity, while his relationship with his mother and brother, John Roosevelt, who moved into Stone Cottage at Val-Kill in 1951, was fraying. After the demise of Val-Kill Farms, Elliott sold off most of the property between 1950 and 1952, ending with his sale of the Rohan Farm and Top Cottage, his home of the past seven years. (HRS 2011: 295)

National Park Service Planning:
From the time the core of Springwood was transferred to the National Park Service on January 1, 1946, its management was based on FDR's vision that the property be maintained in the condition at the end of his life. The National Park Service, however, had little experience at this time in preserving historically significant cultural landscapes. It was not until the 1980s that the NPS

recognized cultural landscapes as a resource type, and it would take another decade for the agency to adopt a landscape preservation planning program. Roosevelt-Vanderbilt National Historic Sites mirrored this agency-wide shift when it began to develop the necessary planning documents in the 1990s. These planning efforts included a pilot Cultural Landscape Inventory (1991); a Cultural Landscape Report (CLR) Part I that documented the history and significance of the core of Springwood (1998); a CLR Part II to guide treatment of the Springwood landscape (2009); a viewshed management plan for the lower woods that addressed the river view from the Home (2009); a General Management Plan that focused management on rehabilitating cultural landscapes including views, designed landscapes, farm fields, and FDR's forest plantations (2010); and a Historic Resource Study that included a conservation history context and a land-use history of the entire Roosevelt Estate (2011). Other planning and legal efforts around this time aided conservation of the landscape. In 1991, the Hyde Park Trail, developed by a private partnership, was opened between Vanderbilt Mansion and the Home of Franklin D. Roosevelt NHS making the lower portion of the site accessible to more visitors. The trail was later extended through the Home Farm to Val-Kill and Top Cottage. Preservation of Roosevelt Estate lands outside park boundaries that this trail traversed was facilitated in 1998 when Congress passed the Roosevelt Family Lands Act, which gave the Secretary of the Interior the authority "...to acquire, by purchase with donated or appropriate funds, by donation, or otherwise, lands and interests in lands located in Hyde Park, New York, that were owned by Franklin D. Roosevelt or his family at the time of his death…" (Public Law 105-364)

Over the decade following passage of this act, the NPS, through the assistance of land conservation organizations, preserved several tracts on the upland farms and other parts of the Roosevelt Estate, expanding the amount of protected land that had been secured with the establishment of Eleanor Roosevelt NHS on the Bennett and Tompkins farms in 1977. The additions included the Beaverkill Conservancy's conveyance of Top Cottage to the park in 2002, including 40.37 acres of the Dumphy Farm, Rohan Farm, Lent Woods Lot, and Briggs Lot that the conservancy had acquire in 1996 and 1997; a 18.34-acre portion of the Dumphy Farm north of Val-Kill that the Beaverkill Conservancy conveyed to the park in 2002; and 334.26 acres of the Tompkins, Bennett, and Dumphy Farms and the Springwood Home Farm between the Post Road and Violet Avenue that the Scenic Hudson Land Trust acquired in 2004 and conveyed to the park in 2007. (HRS 2011: Drawings 2.24, 2.25)

Tompkins Farm:
After the closing of Val-Kill Farms in 1950, Elliot Roosevelt sold off all the Tompkins Farm property except for the eastern third that was part of a 179-acre Val-Kill tract owned by John and Anna Roosevelt, and which became Eleanor Roosevelt NHS in 1977. The subdivisions included the Val-Kill Tea Room and a plot across Creek Road sold to the 644 E. 14th Street Corp. in 1949; the Tompkins farmhouse on 0.58 acres sold to Richard Harrity in 1951; 48.1 acres along the east side of Creek Road containing the College of Forestry demonstration plots sold to Clarence Lyon in 1952; fields across Creek Road containing 7.09 acres sold to Jones & Greene in 1952; 26.25 acres to the south including the Tamarack Swamp sold to Charles Patrick in 1952; and the portion of the farm west of Violet Avenue that Elliott sold as part of a larger 334.26-acre tract to William Kay. Clarence Lyon subdivided his property for a single-family home development and Jones & Green subdivided their land for single family homes and a trailer park (Figure 15). The Patrick and Kay properties were not developed. Both contained College of Forestry plantations, which were abandoned after 1950. Lack of management led to loss of plantation trees, a major blow-down of the red pine in Plots 1 and 22, and naturalization in all but three plots. In 2004, the 334-acre Kay property, then owned by Poughkeepsie Shopping Center, Inc., was acquired by Scenic Hudson and transferred to the NPS in 2007. The park has not made any changes to the Tompkins Farm portion of the property since the acquisition. (HRS 2011: Drawings 2.17, 2.23)

Bennett Farm:
After closing of Val-Kill Farms in 1950, Elliott Roosevelt sold the western half to developer William Kay as part of the larger 334-acre tract between the Post Road and Violet Avenue. He or his successors rented the Bennett farmhouse as a duplex, but the property was not farmed in any significant way. The old barn was not maintained, and it and the 1947 silo collapsed. Across Violet Avenue, Elliott conveyed half of his interest in the 179-acre Val-Kill property, consisting of the eastern half of the Bennett Farm along with the east end of the Tompkins Farm, to his brother, John Roosevelt, who moved into Stone Cottage after Marion Dickerman and Nancy Cook left. John and

Eleanor made few major improvements to the Val-Kill landscape during this time, but the surrounding setting changed considerably with the development of the Patrick and Harbourd Hills subdivisions to the north on the Dumphy Farm, and the Lyon subdivision to the south on the Tompkins Farm (see Figure 15). The Harbourd Hill subdivision extended onto the very eastern end of the Bennett Farm that was not part of Val-Kill, severing the connection with Top Cottage. In ca. 1955, Central Hudson erected a high-voltage transmission line that extended along the northern boundary of the Bennett Farm and turned south in the Upper Woods, to service these new developments and others in the area. (HRS 2011: 308-309)

In 1960, Elliott sold his remaining half interest in Val-Kill to John's wife, Anne Clark Roosevelt. Eleanor Roosevelt continued to reside at Val-Kill until her death in 1962. After this time, John converted his mother's cottage and another building into apartments, and in 1964, sold a 2.97-acre tract north of Val-Kill Lane, surrounded by fields that were growing up in old-field succession, to Charles Curnan, the Val-Kill groundskeeper. He erected a house on this property in place of the 19th-century Bennett tenant house along Val-Kill Lane, which was destroyed by fire. Curnan farmed the field south of Val-Kill Lane with hay and crops and began a sheep operation in the wet pasture north of Val-Kill Lane. In 1965, John and Anne Roosevelt divorced and moved out of Stone Cottage, ending Roosevelt family residency on the upland farms. John converted the house into apartments. In 1970, John and Anne put the 179-acre Val-Kill property on the market, including Charles Curnan's property that they had reacquired. They sold Val-Kill on December 16, 1970, to developers Rosario G. Dolce and William Squires of Long Island, who planned to build a retirement community on the site. Activists in turn fought the proposal and gained Congressional approval to designate the property as a memorial to Eleanor Roosevelt. The legislation was passed in 1977 and in 1978 the federal government acquired the property from Dolce and Squires through eminent domain. The site opened to the public in 1984. (HRS 2011: 346–347)

As efforts were underway to save Val-Kill in the 1970s, the portion of the Bennett Farm west of Violet Avenue stood forlorn as developers sought unsuccessfully to build on the property. In 1974, the Bennett farmhouse and barns were demolished, but the concrete-block Val-Kill dairy barn was left standing. The fields along Violet Avenue grew up in woods through old-field succession, while Plot 61 at the back of the fields largely disappeared due to competition from native hardwoods. In 2004, the property, part of the 334-acre tract acquired by William Kay in 1952 and then owned by Poughkeepsie Shopping Center, Inc., was acquired by Scenic Hudson and transferred to the NPS in 2007. In 2008, the park improved the old Bennett farm road (Farm Road) as part of Roosevelt Farm Lane, a multi-use trail that connected Springwood with Val-Kill. In 2012, the park built a new entrance and trailhead off Violet Avenue north of the site of the Bennett farmstead and maintained the Bennett Farm entrance road as the trail to Val-Kill, with a crosswalk on Violet Avenue. (HRS 2011: 347–348)

Dumphy and Hughson Farms:
After Elliott Roosevelt ceased the Val-Kill Farms operation in 1950, he sold off all the Dumphy and Hughson farms. The transactions began in 1951 with his sale of a quarter-acre lot along the west side of Violet Avenue to the Cities Services Oil Company for construction of a gas station (Eliot also conveyed the company a parcel along the Post Road across from Springwood), and the sale of 15.97 acres to Charles Patrick, covering most of the remaining Dumphy farm fields to either side of Violet Avenue. Patrick built a subdivision with approximately 62 houses on the property by 1960, surrounding the Dumphy farmhouse (see Figure 15). G. Hall Roosevelt's Project #8, a small house on a 0.30-acre lot on the south side of Newbold Road, was sold separately to Harry Ackert, along with a 1.6-acre tract along the Bennett Farm boundary acquired by Nunzio Valentino. To the north, Elliot sold a 17.45-acre tract of the Wright Land and Hughson Farm including the Hughson farmhouse to Joseph and Trude Lash, close friends of the Roosevelt family, as their country place. Elliot sold the rest of the Dumphy and Hughson farms, along with the eastern end of the Bennett Farm and the Jones Land to William Kay, of the Poughkeepsie development firm of Kay-Reifler, in 1952. Kay in turn forced the Lashes to sell their property to him in 1955 for his Harbourd Hill single-family home subdivision that was built between ca. 1953 and 1970 across most of the property (see Figure 15). Prior to construction, Kay harvested many of FDR's Christmas tree plantations, but left some of the trees as plantings in the residential lots. The development, with nearly 300 houses, severed the connection between Val-Kill and Top Cottage. (HRS 2011: 312–313)

William Kay was not able to develop his 334-acre tract between the Post Road and Violet Avenue, which included the western end of the Dumphy Farm. In 2004, the property, then owned by Poughkeepsie Shopping Center, Inc., was acquired by Scenic Hudson and transferred to the NPS in 2007. Five years earlier, the park acquired a separate part of the Dumphy Farm, an 18.34-acre parcel along the Fall-Kill north of Val-Kill, from the Beaverkill Conservancy. (HRS 2011: Drawing 2.24)

Rohan Farm and Top Cottage:
After Elliott Roosevelt ceased the Val-Kill Farms operation in 1950, he sold four parcels containing 49 acres at the east end of the Rohan Farm, including the farmhouse and barns along Cream Street, to Clifford and Cosmelia Pitcher in October 1952. Two months later, he sold Top Cottage to Agnes Potter as part of a 118-acre tract that included the remaining part of the Rohan Farm, most of the Briggs Wood Lot, the Lent Woods Lot, and the eastern edge of the Dumphy Farm. Five years later, Agnes Potter conveyed the property to her sons, Robert and Gary Potter. The Potters maintained Top Cottage and added a pool, several outbuildings, and a new residence in the middle of the Rohan fields. This new house, built prior to 1965, may have been the first lot in a subdivision laid out by Robert and Gary Potter called Val-Kill Heights. Top Cottage was left on a larger parcel at the west end of the Potters' land. No houses were built in Val-Kill Heights by 1970, the year that John and Anne Roosevelt sold Val-Kill. By 1980, only a small part of the subdivision had been developed (see Figure 15). Most of the subdivision was built-out after this time. (HRS 2011: 315, 350)

Across Cream Street from Val-Kill Heights, the Pitchers maintained the Rohan farmhouse, but the barn complex on the opposite side of Cream Street disappeared by 1960. On the fields east of Cream Street, the Pitchers sold land for a residential subdivision called Greenfields that was developed beginning in the late 1960s, extending onto the farms to the north formerly belonging to the Jacobs and Schaffer families. Within the Rohan Farm, forty-three lots were laid out, and the subdivision was fully developed by the 1980s (see Figure 15). The west end of the tract, bordering Cream Street and containing the former pig farm and muck field, had not been platted as part of the subdivision and was developed after 1980 as Greenfields Park. (HRS 2011: 316, 349)

The Potter family retained ownership of Top Cottage and its 26-acre lot through the early 1980s. Following Jean Potter's death in 1993, her estate put Top Cottage on the market with four adjacent Val-Kill Heights lots totaling 33.68 acres, and in 1996, the Beaverkill Conservancy acquired the property through a grant from the Lila Acheson and DeWitt Wallace Fund. On December 9, 1997, Top Cottage was designated a National Historic Landmark. Interest in Top Cottage spurred support for Congress to pass the Roosevelt Family Lands Act a year later, which allowed the NPS to acquire lands within the historic limits of the Roosevelt Estate. The Franklin and Eleanor Roosevelt Institute worked with the Beaverkill Conservancy on planning the restoration of Top Cottage, which was completed between 1999 and 2001. In 2002, Beaverkill conveyed the restored building and 40.37 acres to the NPS for incorporation into the Home of Franklin D. Roosevelt NHS. The park opened Top Cottage to the public for reserved tours only, accessed by a shuttle from the Home. In 2007, the park completed the Top Cottage Trail that provided a pedestrian route from Val-Kill. The trail was made possible by Beaverkill Conservancy's acquisition of portions of two residential lots in the Harbourd Hills subdivision and a small parcel outside the Roosevelt Estate boundaries. (HRS 2011: 350-351)

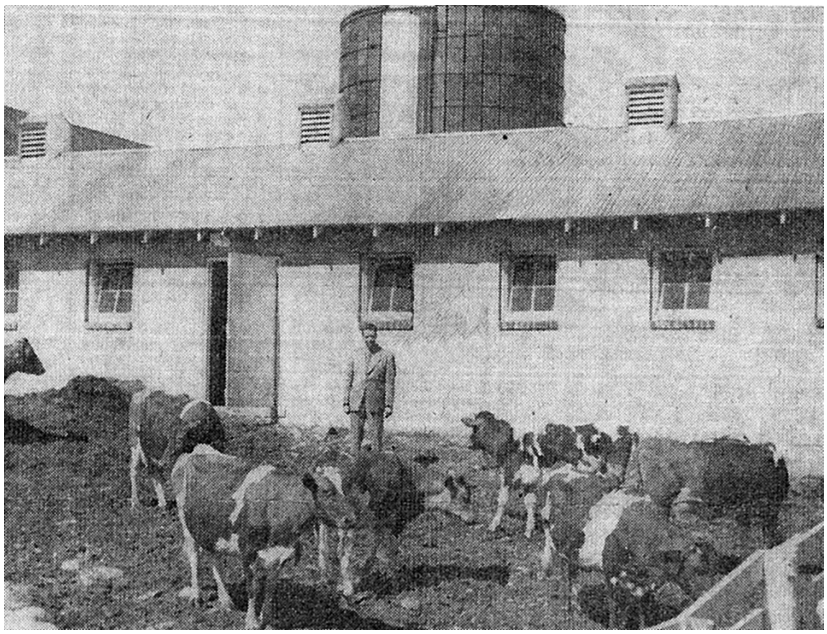


Figure 14. Elliott Roosevelt in the cow pen at the new dairy barn at the Bennett farmstead, looking northwest, April 1948. Visible in the background is new silo and the ridge of the old barn. (Poughkeepsie New Yorker, April 8, 1949, clipping in O'Connor and Farber Papers, Franklin D. Roosevelt Library)

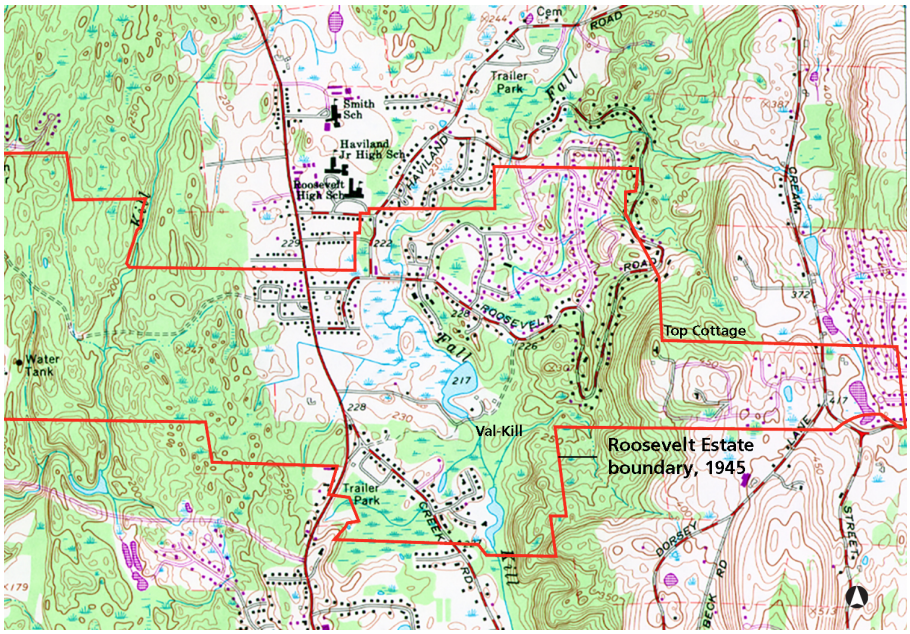


Figure 15. Suburban development within and adjacent to the Roosevelt Estate on a 1964 USGS survey map updated to 1980. Black buildings were developed by 1964, most of the pink areas were developed by 1970. (Detail, 1964 U.S. Geological Survey Rhinebeck quadrangle updated to 1980, annotated by SUNY ESF)

Uses

Functions and Uses:

Major Category	Category	Use/Function	Historic	Current	Primary
Agriculture/Subsistence	Woodlot/Forest (Managed)	Woodlot/Forest (Managed)	Yes	No	Yes
Landscape	Leisure-Passive (Park)	Leisure-Passive (Park)	No	Yes	Yes
Agriculture/Subsistence	Agricultural Field	Agricultural Field	Yes	No	No
Agriculture/Subsistence	Farm (Plantation)	Farm (Plantation)	Yes	No	No
Agriculture/Subsistence	Agricultural Outbuilding	Barn	Yes	No	No
Domestic (Residential)	Single Family Dwelling	Single Family House	Yes	No	No
Domestic (Residential)	Small Residential Landscape	Small Residential Landscape	Yes	Yes	No
Commerce/Trade	Restaurant (Bar, Lounge)	Restaurant (Bar, Lounge)	Yes	Yes	No
Commerce/Trade	Business	Business	No	Yes	No
Government	Government Office	Interpretation Facility	No	Yes	No
Industrial/Processing/Extraction	Manufacturing Facility (Mill)	Manufacturing Facility (Mill) - Other	Yes	No	No
Landscape	Natural Area	Forest	Yes	Yes	No
Landscape	Natural Area	Wetland	Yes	Yes	No
Landscape	Road-Related	Automobile	Yes	Yes	No
Landscape	Road-Related	Parking Area	No	Yes	No
Landscape	Pedestrian-Related	Hiking Trail	Yes	Yes	No
Landscape	Pedestrian-Related	Horse/Bridle Trail	Yes	No	No
Landscape	Plaza/Public Space (Square)	Subdivision/Planned Community	No	Yes	No

Public Access:

Public Access: Other Restrictions

Public Access Narrative:

The grounds of the Home of Franklin D. Roosevelt NHS, including the Upland Farms with Roosevelt Farm Lane and Hyde Park Trails, are open year-round, generally from 7 am to sunset. There is no access fee. There are gates that limit public vehicular access to the trailhead area off Violet Avenue and the Farm Lane Rt 9 trailhead parking area. There is no public vehicular access beyond the trailhead parking area. There is no public access (trails) at the Val-Kill Wetlands Parcel.

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 Upland Farms CLI project area is evaluated by comparing landscape characteristics and features present at the end of the period of significance, 1945 (overall period for the park, ca. 1793–1945), with the existing conditions as assessed in 2019. Overall, the landscape within the 153-acre Upland Farms landscape – comprised of park-owned portions of the Bennett, Tompkins, and Dumphy farms outside of the Top Cottage area of Home of Franklin D Roosevelt NHS and outside of Eleanor Roosevelt National Historic Site – retain their undeveloped, wooded conditions, but portions have lost historic character once defined by farm fields, a farm building complex, and managed forest plantations. Historic features that remain at Upland Farms include fields, forests, plantations, specimen trees, stone fences, circulation features, traces of the war-time security system, and utility lines. Contemporary features added to the landscape are part of the Roosevelt Farm Lane trailhead and include a new entrance road loop, timber gates, small parking area, split rail fencing, benches, and a frame pavilion/bus shelter.

Bennett Farm:
The Upland Farms CLI project area preserves the entire western half of the 194-acre Bennett Farm (west of Violet Avenue) as it existed in 1945. This property, about 50 acres, was acquired by the park in 2007 as part of the larger 334-acre tract 01-126. Most of the eastern half is preserved within Eleanor Roosevelt NHS (separate CLI with a later period of significance, 1923–1962). The Home of Franklin D. Roosevelt NHS portion of the Bennett Farm retains the historic hardwoods forest at its western end, stone fences that enclosed pastures, and historic circulation including the farm entrance road and Farm Road, the road that FDR had built and improved in 1923–1924 to connect Springwood and Val-Kill and today has been rehabilitated as Roosevelt Farm Lane. The eastern part of the farm toward Violet Avenue has lost most of its open fields and one forest plantation (Plot 61) to natural succession that occurred after farming ended following sale of the property by FDR's son, Elliott Roosevelt, in 1952. Only a small patch of semi-open successional field remains, plus the open ground maintained around the Roosevelt Farm Lane trailhead built in 2009. The Bennett farmhouse (ca. 1808/1840), known as Woodlawns during FDR's day, was destroyed in 1974, and the main barn was demolished around the same time. The only remaining building is a concrete-block dairy barn that Elliott Roosevelt built in ca. 1947 as part of his Val-Kill Farms business. Specimen trees remain from the maintained grounds that once surrounded Woodlawns, and there is a line of mature trees along the farm entrance road. There are remnant poles of a ca. 1921 Central Hudson power line that FDR located back from Violet Avenue along the historic field and forest edge (he had the power line along the Post Road similarly placed at the back side of the fields of the Home Farm). There is also evidence of old power lines coming in from St. Andrews Road area toward the Moses Smith place, but they have not been fully investigated. Contemporary features added to the landscape are part of the Roosevelt Farm Lane trailhead and include a new entrance road loop, timber gates, small parking area, split rail fencing, benches, and a frame pavilion/bus shelter. Overall, the landscape as viewed from Violet Avenue is unrecognizable from its condition in 1945 due to loss of the farm fields and buildings. Loss of the farm fields and rural character also detracts from the historic character and setting of the Eleanor Roosevelt NHS landscape, where the historic open space of the Bennett Farm remains largely intact.

Tompkins Farm:
The Upland Farms CLI project area preserves the western part of the 192-acre Tompkins Farm (west of Violet Avenue) as it existed in 1945. This property, containing about 29 acres, was acquired by the park in 2007 as part of the larger 334-acre tract 01-126. The Tompkins Farm property east of Violet Avenue consists of the Lyons subdivision (ca. 1952), undeveloped land at Tamarack Swamp between Creek Road and Violet Avenue, and wooded uplands east of the Fall Kill that are preserved within Eleanor Roosevelt NHS. The Home of Franklin D. Roosevelt NHS portion of the Tompkins Farm retains its historic hardwoods forest at its western extent. The eastern extent, which was characterized by successional old fields when FDR acquired the property in 1925, was used by the New York State College of Forestry for its experimental and demonstration plantations between 1930 and 1933, along with portions of the Tompkins Farm east of Violet Avenue that are outside park ownership. Two of these plantations are intact: Plot 25, a 3,800-tree plantation of Norway spruce and red pine set out in 1933–1934; and Plot 26, a 4,300-tree plantation of red pine and European larch set out in 1933. There are also traces of four plantations: Plots 1 (red pine, a demonstration plantation visible from Violet Avenue), 22 (red pine), 23 (red pine) and 24 (red oak). The landscape also retains stone fences that once enclosed pastures, and remnants of a ca. 1921 Central Hudson power line that FDR located back from Violet

Avenue. Overall, the landscape of the Tompkins Farm within the Upland Farms retains its wooded character, but its historic character that was highly visible along the frontage of Violet Avenue has changed from neat rows of red pine in Plot 1 to unmanaged successional hardwoods forest.

Landscape features associated with the Tompkins Farm that remain intact but outside of park ownership include the Tompkins farmhouse (ca. 1795, privately owned) on Creek Road. To its south, Tamarack Swamp and adjacent areas remain undeveloped and retain Plot 21 along the east side of Violet Avenue, which is a demonstration plantation of European larch, Dahurian larch, tulip-poplar, and northern white-cedar set out by the College of Forestry in 1932. Within the Tamarack Swamp, the College of Forestry set out experimental plantations including Plots 17 (larch and tulip-poplar), 18 (white pine, larch, and tulip-poplar), 19 (Norway spruce, larch), 20 (Sitka spruce, tulip-poplar), 27 (Scotch pine), and 28 (Norway spruce, red pine, white pine, tulip poplar). These sites remain undeveloped and may contain remnants of these plantation trees. Some traces of the College's fourteen demonstration plantations along the east side of Creek Road, which contained a wide variety of species including Scotch pine, European and Dahurian larch, Norway spruce, white spruce, Sitka spruce, Douglas-fir, Western yellow pine, Japanese red pine, Corsican pine, and Jack pine, remain in the suburban residential landscapes of the Lyon subdivision developed beginning in 1952.

Dumphy Farm:
The Upland Farms CLI project area preserves the western end of the 187-acre Dumphy Farm as it existed in 1945. This property, about 50 acres that extends east of the Maritje Kill and the Bracken Place portion of the Springwood Home Farm, was acquired by the park in 2007 as part of the larger 334-acre tract 01-126. This portion of the Dumphy Farm retains its historic hardwoods forest and Newbold Road, which connected Bellefield with the Dumphy Farm when it and the adjacent Hughson Farm were owned by Thomas Newbold. FDR used Newbold Road as the main access between Springwood and the Bennett Farm/Val-Kill prior to his extension of Farm Road through the Bennett Farm in 1923–1924. The western part of Newbold Road is presently used as Newbold Trail, part of the Hyde Park Trails system. Within this portion of the Dumphy Farm, there are most likely traces of the war-time security system, including jack-line Jeep roads and possibly crash barriers along property boundaries, and a ca. 1921 Central Hudson power line that FDR located back from Violet Avenue along the historic field and forest edge. Overall, the landscape of this portion of the Dumphy Farm retains its historic wooded character.

The farm fields and farmstead of the Dumphy Farm to the east along Violet Avenue were sold by FDR's son, Elliott Roosevelt, in 1952 and subsequently developed as the Patrick subdivision. The Dumphy farmhouse remains within this subdivision on the east side of Violet Avenue, and historic stone fences border both sides of the highway. The park-owned Fall Kill Wetlands Parcel to the east, an 18.3-acre tract acquired by the park in 2002, was successional woods and wetlands in 1945. Today, it is mature lowlands forest, crossed by drainage ditches that are remnants of agricultural use that predated FDR's ownership. To the east, the farm fields and forest plantations of the Dumphy Farm were replaced by the Harbourd Hills subdivision beginning in ca. 1953. There remain traces of plantations (plots 39, 40-43, and 56) that FDR had set out in the late 1930s and early 1940s, primarily for growing Christmas trees. The very eastern end of the Dumphy Farm on Dutchess Hill was historically wooded and remains so today under ownership by the park (part of Top Cottage CLI).

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 a comparison of historic conditions at the close of the historic period in 1945 (ca. 1793–1945 period of significance for the Home of Franklin D. Roosevelt NHS). Eleanor Roosevelt NHS, located within the historic limits of the Upland Farms, has a later period of significance that ends with Eleanor Roosevelt's death in 1962, by which time much of the suburban development on the surrounding farmland had taken place.

Overall, the Upland Farms landscape, consisting of the park-owned portions of FDR's farm properties outside of Top Cottage and Eleanor Roosevelt NHS, retains integrity of location, design, setting, materials, workmanship, feeling, and association, but has lost integrity of feeling, materials, workmanship, and setting along Violet Avenue frontage due to loss of managed plantations, farm fields, and farm buildings. The Fall Kill Wetlands

Parcel does not retain integrity aside from location and association due to its conversion from open field or low brush that was part of the larger Dumphy farm fields, to forested wetland.

Location:
Location is the place where the historic property was constructed or the place where the historic event occurred. The Upland Farms landscape was historically owned and managed by FDR, and so retains integrity of location.

Design:
Design is the combination of elements that create the form, plan, space, structure, and style of a property. The Upland Farms landscape retains its historic vernacular design formed by patterns of roads and fields evidenced by stone fences. Integrity of design has been lost through changes to the managed grounds at the Bennett farmstead and loss of managed plantations on the Tompkins Farm.

Setting:
Setting is the physical environment of a historic property. The Upland Farms landscape west of Violet Avenue retains its overall rural, undeveloped setting. Changes to the historic setting include post-1945 suburban development around the park-owned portions of the Dumphy Farm, commercial and residential development along Violet Avenue, and natural successional that has altered the open space along the Violet Avenue frontage of the Bennett Farm.

Materials:
Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The Upland Farms landscape retains historic materials in the native hardwoods forest, conifer forest plantations, stone fences, earth/gravel surfaces of the farm and woods roads, and iron and steel cables in the remnants of the World War II security system. Integrity of materials has been lost through demolition of the frame farmhouse and barns of the Bennett farmstead.

Workmanship:
Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. In the Upland Farms landscape, historic workmanship remains evident in the planting patterns of the two intact forest plantations, the mortared stone wall at the Bennett barnyard, and in the dry-laid masonry of stone fences. Workmanship has been lost through demolition of the Bennett farmhouse and barns and loss of forest plantations.

Feeling:
Feeling is the property's expression of the aesthetic or historic sense of a particular period of time. The Upland Farms landscape retains integrity of feeling defined by hardwoods forest crossed by narrow, earth and gravel roads. The property has lost its historic rural feeling through demolition of the Bennett Farm buildings and fields along Violet Avenue. The historic feeling of a demonstration reforestation area has been diminished through loss of the forest plantations set out by the College of Forestry along Violet Avenue on the Tompkins Farm.

Association:
Association is the direct link between an important historic event or person and a historic property. The Upland Farms landscape consist of property that FDR acquired and managed between 1911 and 1945. Although the number of intact plantations has decreased, those that survive are a product of FDR's interest in conservation and in particular, the role of forestry in helping to sustain rural economies. Several roads that were built or improved by FDR to allow him to access his properties with his specially equipped Ford remain, along with roads and steel posts and cables that are remnants of a security system that protected the President while he traversed the estate during World War II (remnants not comprehensively inventoried).

The next section presents an analysis of landscape characteristics and their associated features and corresponding Historic Structures Inventory (HIS, formerly List of Classified Structures) and FMSS 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 (1911–1945, within the park's overall period of historic significance, ca. 1793–1945), contributes to the property's historic character, or if it is noncontributing, or undetermined. 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). Undetermined features require additional research in order to render an evaluation.

The next section pertains to Upland Farms CLI project area that consists of the park-owned lands within the historic limits of FDR's farm properties outside of Top Cottage (separate CLI project area within Home of Franklin D. Roosevelt NHS) and Eleanor Roosevelt National Historic Site (separate CLI project area). Documentation of historic and existing conditions is from the 2011 Historic Resource Study, communication with David Hayes (the park's Integrated Resources Manager), and field inspection undertaken in summer 2019.

Landscape Characteristic: **Natural Systems and Features**

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 FDR's ownership of the Upland Farms between 1911 and 1945, natural systems in the landscape included native hardwoods forest at the western end of the Tompkins, Bennett, and Dumphy Farms. These were part of the Roosevelt Estate's Middle Woods that extended west into the Springwood Home Farm that were managed for timber production and other purposes. Two main creeks crossed the landscape, the Martije Kill that formed the western boundary of the Dumphy Farm and the Fall Kill that crossed the Dumphy, Bennett, and Tompkins farms (latter two within Eleanor Roosevelt NHS), along with several smaller streams the often formed the boundaries of fields. The lowlands along the Fall Kill were characterized by low-scale wetland vegetation.

Evaluation:
Since 1945, the hardwoods forest has remained intact, but has not been actively managed and may have more downed wood, tree density, and undergrowth than existed historically (Figure 16). The forest has also expanded across historically open fields, mainly on the Bennett Farm, and in historically managed plantations on both the Bennett and Tompkins farms (see Vegetation for forest plantations). The Fall Kill Wetlands Parcel on the Dumphy Farm has converted from field or low brush to lowland forest and swamp (Figure 17). While these woods are not historic, they are compatible because they screen adjacent post-1945 development. The streams appear to remain in their historic condition, although the Fall Kill likely experiences greater runoff and sedimentation due to extensive post-1945 development in its watershed. Disease and changes in climate are causing additional change to the natural systems, such as the decline of hemlocks due to Hemlock Wooly Adelgid, along with spread of non-native invasive species, including tree-of-heaven, garlic mustard, barberry, mugwort, Tartarian honeysuckle, purple loosestrife, bittersweet, Japanese knotweed, and multiflora rose.

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
Middle Woods (portion)	195911	Contributing					No
Maritje Kill (portion)	195912	Contributing					No
Fall Kill	195913	Contributing					No
Fall Kill Wetlands Parcel Woods	195914	Noncontributing – Compatible					No
Post-1945 Woods (Bennett Farm)	195915	Noncontributing – Incompatible					No

Landscape Characteristic Graphics:



Figure 16. Natural systems and features in the Upland Farms landscape showing the Middle Woods on the Dumphy Farm, looking north along Bennett Trail from Farm Road (Roosevelt Farm Lane). (SUNY ESF, 2019)



Figure 17. Lowland forest along the Fall Kill, looking south from Roosevelt Road. The evergreens in the left distance, part of Plot 56 (Bacchus Lot) are on private property. (SUNY ESF, 2019)

Landscape Characteristic: Spatial Organization

Historic Condition (to 1945):
Spatial organization is the three-dimensional arrangement of physical forms and visual associations in a landscape, including the articulation of ground, vertical, and overhead planes that define and create spaces. During FDR's ownership of the Upland Farms between 1911 and 1945, the large-scale spatial organization of the landscape was defined by patterns of woods, forest plantations, fields, and farmsteads. The Tompkins Farm portion consisted of a woodlot at the west end and three irregularly shaped fields to the east bounded by stone fences and the Tompkins farmstead. These fields had been abandoned and were covered in gray birch when FDR purchased the property in 1925. About two-thirds of these fields were reforested with demonstration and experimental plantations by the New York State College of Forestry between 1930 and 1933. The limits of the plantations followed the old stone fences in part. The remainder of the fields became wooded through natural succession. Construction of the Dead Man's Curve bypass on Violet Avenue (NY 9G) in 1931 altered the spatial organization of the farm by separating the farmstead and dividing Plot 1. The Bennett Farm and Dumphy Farm had similar spatial organization west of Violet Avenue, comprised of woodlots at the west end and fields fronting on Violet Avenue and surrounding the farmsteads. The Bennett Farm had four rectangular pastures (fields) divided by stone fences and the farmstead. The farmhouse, Woodlawns, had a front lawn shaded by specimen trees, and to the south of the barn was a yard or terrace supported by a stone retaining wall. In 1926, FDR established a narrow rectangular Christmas tree plantation along the back of the southwest pasture (Plot M/61). The Dumphy Farm west of Violet Avenue was an extension of the open space on the Bennett Farm, but was a single field undivided by stone fences, which lined the south side and Violet Avenue. Newbold Road crossed the center of the field and was lined by fruit trees planted in ca. 1937.

Evaluation:
Since 1945, the spatial organization of the Upland Farms west of Violet Avenue retains the enclosed spaces formed by woods at the western ends of the three farms. The eastern part of the Tompkins Farm remains wooded as it was by 1945 but has lost four of the five conifer plantations that formed distinct spaces; two plantations remain intact south of the Bennett Farm boundary (Plots 25, 26). The eastern part of the Bennett Farm has lost its historic spatial character due to demolition of the farm buildings and growth of woods on the four pastures; early succession has preserved some of the open space in the southeast pasture, and a new clearing has been made at the Roosevelt Farm Lane trailhead within the historic limits of the northeast pasture (Figure 18). These are remnants of the larger historic open space that remains intact at Eleanor Roosevelt NHS across Violet Avenue. Traces of the shaded lawn in front of the Bennett Farmhouse (Woodlawns) also remains but is obscured by successional vegetation. The front fields of the Dumphy Farm are outside of park ownership, except for the southwest corner that is now wooded; these fields have lost their historic spatial character because they were redeveloped for housing beginning in ca. 1952.

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
Bennett Farm Field: Northeast Pasture	195916	Contributing					No
Bennett Farm Field: Northwest Pasture	195917	Contributing					No
Bennett Farm Field: Southeast Pasture (field remnant)	195918	Contributing					No
Bennett Farm Field: Southwest Pasture	195919	Contributing					No
Bennett Farmhouse Front Lawn Area	195920	Contributing					No

Landscape Characteristic Graphics:



Figure 18. Spatial features in the uplands farms showing remnant open space (early old-field succession and trailhead clearing inside frame) within the former fields of the Bennett Farm. The maintained open fields to the right of Violet Avenue within Eleanor Roosevelt NHS show the character that existed historically to the left of the road. (SUNY ESF)

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. During FDR's ownership of the Upland Farms between 1911 and 1945, land-use consisted of agricultural, silvicultural, and residential uses. FDR managed the Middle Woods that formed the western parts of the Tompkins, Bennett, and Dumphy farms in part for timber production. The eastern part of the Tompkins Farm was used by the New York State College of Forestry for demonstration and experimental plantations set out between 1930 and 1933. The Bennett Farm portion contained just one plantation, FDR's first Christmas tree plantation set out in 1926 (Plot M/61). The primary use of the Bennett Farm was agriculture. Moses Smith, one of FDR's long-term tenant farmers who resided in the Bennett farmhouse, raised dairy cows, and grazed them on pastures west of Violet Avenue; Smith's vegetable and fodder crops were on the fields east of Violet Avenue, presently part of Eleanor Roosevelt NHS. The Dumphy Farm fields, including portions of the park's Fall Kill Wetlands Parcel, were also used by tenant farmers for agricultural purposes through 1945.

The shady front lawn of the Bennett farmhouse, Woodlawns, was also used for political as well as residential purposes. From 1934 to 1941, FDR used the lawn as the site of an annual "Homecoming" organized by the Roosevelt Home Club, a non-partisan organization created in 1929 to provide political support for FDR. It was from this lawn that FDR spoke to crowds of people from the local community and elsewhere about the pressing issues of the country and in particular, rural communities.

Evaluation:
Since 1945, use of the Upland Farms had changed from productive agricultural and silvicultural land to conserved recreational land. Elliot Roosevelt continued agricultural and silvicultural uses through ca. 1950 as part of his Val-Kill Farms operation. These uses ceased after this time once the property west of Violet Avenue was sold to developer William Kay in 1952, although Kay and successive owners did not realize their development plans. Kay or another owner deeded a 50-foot right-of-way along Newbold Road through the Dumphy Farm, from the Post Road to Violet Avenue. Central Hudson Gas & Electric Corp. also secured a right-of-way for a 69 kV transmission line through the Dumphy and Bennett Farms in ca. 1955. Agricultural and silvicultural uses also ceased at the same time on the Dumphy Farm; the Fall Kill Wetlands Parcel at the middle of the farm was acquired by William Kay as part of his Harbourd Hills residential subdivision that was developed beginning in 1953.

NPS acquisition of the land between the Post Road and Violet Avenue in 2007 formalized recreation uses that had begun with extension of the Hyde Park Trail from Springwood to Val-Kill in the 1990s. The system includes several trails that follow historic farm and woods trails, and possibly a jeep road from the estate's World War II security system. While the park has not reintroduced agricultural uses at the Bennett Farm, it is planning to reintroduce silvicultural use through a planned interpretive demonstration plantation of white pine to be set out on one of the former fields.

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
Tract 01-110: Newbold Road Public Right-of-Way	195921	Noncontributing – Incompatible					No
Central Hudson Transmission Line Right-of-Way	195922	Noncontributing – Incompatible					No
Hyde Park Trails	195923	Noncontributing – Compatible					No

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 Upland Farms landscape is 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 into their cultural life. No known cultural traditions associated with the Wappinger people were practiced during the historic period within the Roosevelt Estate lands.

FDR imprinted aspects of Dutch colonial culture, his family's ancestry, on the landscape. In the 1930s, to create a new identity for his enlarged estate that included the Upland Farms, FDR selected the name "Kromelbooge," "Krum Elbow," or "Crum Elbow" (different iterations used at various times) based on the Dutch, "Crum Elboogh." The naming of Val-Kill at the Bennett Farm also reflected the Roosevelt family's interest in its Dutch heritage, and FDR took inspiration from Dutch colonial architecture in his designs for Stone Cottage at Val-Kill and for Top Cottage (both outside Upland Farms project area). The names of the Maritje Kill and Fall Kill (kill is Dutch for creek) are additional links to the region's Dutch history.

Cultural traditions associated with the yeoman farmers who worked the lands of the Upland Farms characterized the landscape during the historic period. FDR drew on his relationships with these farmers and the larger rural community as part of his political persona. His annual "Homecoming" at the Bennett Farm between 1934 and 1941, organized by the Roosevelt Home Club, reflected his concerns for the traditions and needs of rural communities in Dutchess County.

FDR was a disabled person, and he adapted the estate landscape to meet his needs for accessibility, notably through extension and modification of farm and woods roads so that he 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 Roosevelt 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 or the yeoman farmers have been carried down to the present day within the Upland Farms landscape. There are few outward traditions maintained in the landscape related to FDR's interest in the Dutch heritage of his family and the region, aside from the names of Fall Kill and the Maritje Kill. FDR's Dutch name for the enlarged estate, Krum Elbow, never gained widespread use.

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). Natural landforms characterized the Upland Farms landscape throughout the historic period, notably the large river terrace containing Violet Avenue, farm fields, and farmsteads, as well as the lowlands along the Fall Kill, and the irregular topography of the Middle Woods at the western part of the property. Overall, built changes to natural landforms were minor and largely limited to leveling and removal of stones for improvement of cultivated fields, excavation for building foundations, and cut and fill for roads. At the Bennett Farm, a raised terrace supported by a mortared stone retaining wall was built south of the barnyard at some point prior to 1940.

Evaluation:
No known changes to the natural or built topography of the Upland Farms landscape has occurred since the end of the historic period, except for construction of the Val-Kill Farms dairy barn in ca. 1947 on part of the barnyard terrace.

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
Bennett Farm Barnyard Terrace	195924	Contributing					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 FDR's ownership of the Upland Farms between 1911 and 1945, planted and managed vegetation included agricultural crops and pasture, forest plantations, and domestic grounds with specimen trees and lawn. There is no complete available record of crops and domestic grounds vegetation within the Upland Farms landscape.

Agricultural Crops and Pasture.
By the late historic period, FDR's tenant, Moses Smith maintained pasture grasses for his dairy cattle in the fields west of Violet Avenue. Smith's cultivated crops were in the fields east of Violet Avenue, presently within Eleanor Roosevelt NHS.

Forest Plantations.
Through the mid-1920s, FDR established just one plantation on his upland farms, Plot D (1914) east of the Fall Kill on the Bennett Farm (within Eleanor Roosevelt NHS). In 1926, FDR set out his second plantation on the Bennett Farm, and his first for producing Christmas trees: a plantation of Norway spruce along the back side of the southwest pasture at the edge of the woods west of the Bennett farm buildings. In 1935, William Plog made the first harvest. The plot was harvested annually thereafter, and by 1943, there were approximately 400 trees left, ranging in height from 2 to 20 feet. The following spring, under the direction of Nelson Brown, the plot was doubled in size to approximately 100 by 800 feet, and replanted with 1,410 Norway spruce, 1,407 Canadian white spruce, and 1,311 balsam fir. Brown redesignated the enlarged plantation Plot 61.

In spring 1930, the New York State College of Forestry at Syracuse University, under the direction

of Nelson Brown, began setting out demonstration and experimental plantations on the Tompkins Farm as part of a cooperative relationship with FDR. Most of the demonstration plantations, meant to be visible from the road, were planted east of Creek Road, including the site of the Tompkins barn that was destroyed by fire in 1929. Plot 1, the only demonstration plantation west of Creek Road and the Tompkins farmhouse, was a plantation of 2,000 red pine. This was the first planting of red pine on the Roosevelt Estate and was made in a field that had grown up in successional vegetation. Nelson Brown wrote FDR that red pine "...appears to do the very best of any tree in the state and I have a personal liking for it, I hope it will do well on your place and that you will be pleased with it." (Quoted in HRS 2011: 228) Plot 1 was divided by the state's construction of a bypass around Dead Man's Curve in 1931 as part of the improvement of Violet Avenue (NY 9G). That year, the college expanded Plot 1 with another 5,000 red pine. In 1933, the college set out another five plantations in the old pastures west of Plot 1: Plot 22, a plantation of 3,900 red pine; Plot 23, a plantation of 800 red pine; Plot 24, an experimental plantation of red oak planted as seeds; Plot 25, a plantation of 1,500 Norway spruce and 1,500 red pine that was expanded in 1934 with another 800 Norway spruce; and Plot 26, a plantation 3,800 red pine and 500 European larch. Plots 25 and 26 bordered the boundary of the Bennett Farm and followed the irregular line of a stone fence to the south and west.

Domestic Grounds.
The front lawn of the Bennett farmhouse, Woodlawns, featured mown turfgrass and specimen trees that included sugar maple, and a Norway spruce and black or Austrian pine that may have been leftovers from the College of Forestry demonstration plantations on the Tompkins Farm. The entrance road from Violet Avenue to the barnyard was lined by specimen trees, including sugar maple and spruce.

Evaluation:
Since 1945, planted and managed vegetation at the Upland Farms has changed from managed, productive, and ornamental, to mostly unmanaged and naturalized.

Agricultural Crops and Pasture.
Elliott Roosevelt continued to maintain the pastures on the Bennett Farm west of Violet Avenue as part of the Val-Kill Farms dairy operation, and most likely also continued to maintain the grounds around the Bennett farmhouse with its shaded front lawn and tree-lined entrance road. After his sale of the property to developer William Kay in 1952, agricultural use of the property ceased, although the front fields may have been mown or hayed for some time. The back pastures reverted to woods. The front southeast pasture still has meadow grasses that may be remnants of the historic pasture. Construction of the Roosevelt Farm Lane Trailhead in 2012 established mown turf and meadow grasses in the former northeast pasture and area where chickens were raised at Val-Kill Farms.

Forest Plantations.
Active management of the forest plantations not intended for Christmas tree production probably ceased soon after FDR's death. Elliot Roosevelt may have maintained Plot 61 (M) at the back of the Bennett fields through ca. 1950 as part of his Val-Kill Farms operation, and some of the plot may have been harvested during this time. After sale of the property to developer William Kay in 1952, Kay may have completed harvest of Plot 61, since he was also harvesting FDR's Christmas tree plantations on the property he acquired at the Dumphy and Hughson farms in 1952. After this time, the forest plantations were not managed. Due to lack of thinning and competition from native hardwoods, many of the plantations declined in condition. The red pines in Plot 1 suffered a major blow-down in the early 2000s. Only scattered plantation trees remain in Plots 1, 22, and 24. Plot 24 retains red oaks that were planted by seed. Plots 25 and 26, although heavily grown-in with native hardwoods, retain many of the red pine and Norway spruce plantation trees (Figure 19). In 2008, the plantations were inventoried and their condition assessed (Nowak, "Contemporary Descriptions of the Historic Tree Plantations," 2009; additional tree losses since that time are likely):

--Plot 61(M): 1.07-acres with 222 Norway spruce trees remaining with a moderate risk of failure.
--Plot 22: A 0.98-acre plot with 176 red pine trees remaining with a moderate risk of failure.
--Plot 23: Not inventoried (800-tree red pine plantation; incorrectly located at Plot 15/24 in 2008

inventory).
--Plot 24: A 0.13-acre plot with 31 red oak trees that began as seed and remain with moderate risk of failure.
--Plot 25: A 0.37-acre plot with 111 trees of red pine and Norway spruce with a moderate risk of failure.
--Plot 26: A 2.45-acre plot with 551 trees in approximately equal parts Norway spruce, European Larch, and red pine remaining with a low risk of failure due to the high number of individuals and large plantation area.

Domestic Grounds.
The mown lawn and shade trees at the Bennett farmhouse and the tree-lined entrance road were probably maintained through the 1960s when the house was rented, but were unmaintained by the early 1970s after the house had stood vacant for some time. After demolition of the house in 1974, the grounds continued to grow up in successional vegetation. Some specimen trees in the former lawn remain but are overgrown with successional vegetation. The large black or Austrian pine in the former front lawn close to Violet Avenue remains but is dead. The northern edge of the former lawn is presently maintained as mown turf and a wildflower area as part of the Roosevelt Farm Lane trailhead built in 2012. Some of the successional volunteer trees, mostly black walnut, are managed as specimens within the mown turf. The wildflowers include daylilies, which recall the historic domestic character of the landscape. Large specimen trees remain along the entrance road, which is now used as the Hyde Park Trail, but are less visible due to growth of successional vegetation (Figure 20).

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
Bennett Farm Entrance Road Trees	197730	Contributing					No
Bennett Farmhouse Specimen Trees	197731	Contributing					No
Plot 1 (red pine, remnant)	197732	Contributing			Asset	1423530	No
Plot 22 (red pine, remnant)	197737	Contributing			Asset	1423531	No
Plot 24 (red oak)	197739	Contributing			Asset	1423534	No
Plot 25 (red pine and Norway spruce)	197741	Contributing			Asset	1423535	No
Plot 26 (red pine and European larch)	197744	Contributing			Asset	1423537	No
Plot 61/M (Christmas tree plantation, remnant)	197752	Contributing			Asset	1423538	No
Roosevelt Farm Lane East Trailhead Mowed Meadow	197762	Noncontributing – Compatible			Asset	1423610	No
Roosevelt Farm Lane East Trailhead Mowed Turf	197771	Noncontributing – Compatible			Asset	1423611	No
Roosevelt Farm Lane East Trailhead Wildflower Area	197777	Noncontributing – Compatible					No
Roosevelt Farm Lane East Trailhead Specimen (Volunteer) Trees	197779	Noncontributing – Compatible					No
Plot 23 (red pine, condition not known)	197789	Undetermined			Asset	1423532	No

Landscape Characteristic Graphics:



Figure 19. Plot 26, a 2.45-acre plantation showing trunks of red pine trees interspersed in native hardwoods undergrowth looking southwest from Farm Road (Roosevelt Farm Lane). (SUNY ESF, 2019)



Figure 20. Historic trees and later successional vegetation lining the Bennett Farm entrance road (Hyde Park Trail), looking east toward Violet Avenue. (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. During FDR's ownership of the Upland Farms between 1911 and 1945, circulation included farm and woods roads. When FDR purchased the Bennett Farm in 1911, it contained a tree-lined entrance road that led from Violet Avenue to the barns and farmhouse. A farm road extended west toward the farm woodlot, but there was no road connection to the Springwood Home Farm, although there may have been trails. To reach the Bennett Farm from Springwood via automobile, FDR used Newbold Road, the road built across the Home Farm by Thomas Newbold in 1905 to connect Bellefield with his upland tenant farm (Dumphy Farm). In 1923–1924, FDR built a more direct connection and one entirely on Roosevelt property by extending Farm Road at the Home Farm east to connect with the Bennett farm road. This new road also provided a direct connection to Val-Kill, then being developed.

The Tompkins Farm, which FDR acquired in 1925, most likely had farm roads that provided access from the farmstead along Violet Avenue (Creek Road) west to abandoned pastures and a woodlot. These roads were probably used by the New York State College of Forestry when it reforested these pastures between 1930 and 1933. In 1931, New York State improved Violet Avenue (NY 9G) with a bypass around the old intersection with Creek Road known as Dead Man's Curve. The bypass cut across the Tompkins Farm to the rear of the farmhouse and through Plot 1, a plantation of red pine planted the year before. The last changes to circulation occurred with the development of a security system during World War II, which included jeep roads along telephone (jack) lines along the property boundaries, including the northern boundary of the Dumphy Farm, and elsewhere.

At the middle of the Dumphy Farm along the Fall Kill (present Fall Kill Wetlands Parcel), Thomas Newbold laid out a road in ca. 1922 to provide access from Newbold Road and Violet Avenue to the Hughson Farm, which he acquired in 1909. The road included a bridge over the Fall Kill. Prior to this time, access to the Hughson Farm was off Pell's Lane and Van Wagner Road. When FDR acquired the Dumphy Farm in 1935 and 1937, he maintained the road to the Hughson Farm as the main access to his forest plantations that he developed on the eastern part of the Dumphy Farm, Hughson Farm, and Jones Land between 1936 and 1945.

Evaluation:
Since 1945, the overall character of circulation in the Upland Farms landscape remains structured by two main roads—Farm Road and Newbold Road. Documentation of all historic farm, woods, and security roads is incomplete. With subdivision of the Roosevelt Estate lands east and west of the Maritje Kill after FDR's death in 1945, Farm Road fell out of use. Elliot Roosevelt most likely made use of the other farm roads as part of his Val-Kill Farms operation until it closed by 1950. A public right-of-way was designated along Newbold Road at some point after 1945, perhaps to make the interior portions of the property more attractive for development. After Elliott Roosevelt sold the property west of Violet Avenue to developer William Kay in 1952, most of the roads were abandoned, except for the entrance road that provided access to the Bennett farmhouse, which was rented through the 1960s. Some of the roads were used by illegal ATVs through the 2000s. In 1991, establishment of the Hyde Park Trail—developed through an entity known as the Hyde Park Trail Management Committee composed of Scenic Hudson, the Town of Hyde Park, the Adirondack Mountain Club, the Boy Scouts of America, and the Winnakee Land Trust, and coordinated by the National Park Service Rivers, Trails and Conservation Assistance Program—led to reuse of the estate's historic farm and woods roads. These included Farm Road and Newbold Road on the Bennett and Dumphy farms, and the Bennett Farm entrance road. Following NPS acquisition of the property, the main section of the trail was improved in 2008 and renamed Roosevelt Farm Lane, designed to provide pedestrian and shuttle access between Springwood and Val-Kill (Figure 21). Two side trails within the Bennett and Dumphy farms—the Bennett Trail and Newbold Trail—were laid out along Newbold Road and along preexisting foot trails, some of which may have been on the alignment of World War II jack-line jeep roads (no inventory of these roads has been undertaken)

(see Figure 16). In 2012, the park built a trailhead near the site of the Bennett farmstead that was the eastern counterpart to a western trailhead off the Post Road at the Home Farm. The eastern trailhead included a parking area north of the Bennett farmstead site and a new entrance road that made a loop from Violet Avenue to the Bennett Farm entrance road. The main trail to Val-Kill was kept on the historic entrance road (see Figure 20). No trails are maintained to the Tompkins Farm, although Roosevelt Farm Lane extends along the boundary and Plots 25 and 26.

When developer William Kay acquired portions of the Dumphy and Hughson Farms from Elliot Roosevelt in ca. 1952, he kept the ca. 1922 road to the Hughson Farm and renamed it Roosevelt Road. It provided the main access into Kay's Harbourd Hills development. This road remains the only vehicular access to the park's Fall Kill Wetlands Parcel. No trails are maintained into the property from Roosevelt Road.

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
Bennett Farm Entrance Road (Hyde Park Trail)	197810	Contributing			Location	236040	No
Farm Road (Roosevelt Farm Lane) (portion)	197820	Contributing			Location	104431	No
Newbold Road (Roosevelt Farm Lane) (portion)	197835	Contributing			Location	104431	No
Bennett Trail	197842	Noncontributing – Compatible			Location	235161	No
Newbold Trail (see also Newbold Road)	197849	Noncontributing – Compatible					No
Roosevelt Farm Lane East Trailhead Access Road	197853	Noncontributing – Incompatible			Location	233598	No
Roosevelt Farm Lane East Trailhead Parking Lot	197858	Noncontributing – Incompatible			Location	238184	No
Security Roads (Traces, Jack-Line Jeep Roads)	197861	Undetermined					No

Landscape Characteristic Graphics:



Figure 21. Farm Road (Roosevelt Farm Lane) at the western end of the Bennett Farm, looking east. The large stone mark the ends of a culvert pipe built as part of the improved road in 2012. (SUNY ESF, 2019)

Landscape Characteristic: Buildings and Structures

Historic Condition (to 1945):
Buildings are elements constructed primarily for sheltering human activity in a landscape, while structures are elements constructed for functional purposes other than sheltering human activity. During FDR's ownership of the Upland Farms between 1911 and 1945, buildings and structures included farmsteads (house, barns, etc.), dry-laid stone fences (walls) that enclosed fields, and culverts or bridges. The Bennett farmstead, dating to the early 19th century, was set back approximately 150 feet from the west side of Violet Avenue. It consisted of a farmhouse known at one time as Woodlawns and two barns at the rear at the end of a tree-lined entrance road. The two-story farmhouse was a late Federal-style three-bay side entrance frame building constructed about 1840, possibly around the core of an earlier house built as early as 1808. The house featured a side-gable roof, six-over-six windows with shutters, an open front porch, clapboard siding, and a one-story rear wing. The large frame barn, built as early as 1808, featured a level terrace to the south that was supported by a mortared stone wall. Across Violet Avenue on the north side of Val-Kill Lane was a one-and one-half story Greek Revival-style tenant farmhouse built around the middle of the 19th century (within Eleanor Roosevelt NHS). In the state's 1931 rebuilding of Violet Avenue, most of the stone fences along the west side of the highway on the Bennett Farm were removed.

To the south of the Bennett farmstead was the Tompkins farmstead, which straddled Violet Avenue (Creek Road) with the barns on the west side and the farmhouse on the east. The one-and-one-half-story frame house, built in ca. 1795, had a five-bay, center-entrance plan, with mid-19th century Gothic Revival-style front gable and pointed-arch window, two-over-two double-hung window sash, a bay window, and a front porch. Shingle siding may have been added as one of FDR's

improvements soon after he acquired the property in 1925. The Tompkins barn, which FDR believed was built around the time of the Revolution (but probably ca. 1795) was destroyed by fire in 1929 and not rebuilt. In 1931, the state built the Violet Avenue bypass to the west of the Tompkins farmhouse. In 1933, a Colonial Revival-style frame building was constructed at the intersection of the bypass and Creek Road north of the Tompkins farmhouse to house the Weaving Cottage and Center for Handicraft of Val-Kill Industries; an addition was completed in 1935 to house a restaurant, the Val-Kill Tea Room.

To the north of the Bennett farmstead was the Dumphy farmstead that straddled Violet Avenue, with the house on the east side and the barns on the west. The two-story house, probably built in the 1820s, was a similar three-bay side-entrance form to the Bennett farmhouse and featured twelve-over-twelve sash windows. It was updated in the mid-19th century with Italianate-style balcony windows and a bracketed porch. At the rear was a poultry house and a garage. The main barn across Violet Avenue was demolished in 1931 as part of the state's widening of Violet Avenue. The Newbold estate, who then owned the farm, built a new, smaller barn with novelty siding in the same general location. G. Hall Roosevelt, Eleanor Roosevelt's nephew, built additions to this barn, modified a smaller barn to the south, and erected a separate cottage to the west in 1939–1940 as part of an experiment low-income housing project.

Evaluation:
Buildings and structures within the Upland Farms landscape have undergone extensive changes since 1945. Only the site of the Bennett farmhouse is within current park boundaries. The Bennett tenant farmhouse at Eleanor Roosevelt NHS was destroyed by fire in ca. 1964. The Dumphy and Tompkins farmhouses remain on privately-owned property. The Val-Kill Weaving Cottage/Val-Kill Tea Room was heavily altered in its later use as a restaurant and was recently rebuilt following a fire. The historic bridge that carried the road to the Hughson Farm (current Roosevelt Road) over the Fall Kill on the Dumphy Farm, adjacent to the park-owned Fall-Kill Wetlands Parcel, post-dates 1945.

Changes to the Bennett farmstead after 1945 included addition of a concrete-block dairy barn and a silo south and east of the old barn as part of Elliott Roosevelt's Val-Kill Farms operation. A chicken house was moved at the same time from the Springwood Home Farm to a new fenced pen north of the farmhouse. The barns fell out of use after Elliott Roosevelt ceased Val-Kill Farms by 1950, but the house was rented into the 1960s. In 1974, the house and barns were demolished after standing vacant for some time, leaving just the Val-Kill Farms dairy barn. This post-historic heavily deteriorated barn, and the historic-period stone wall that supports the adjacent terrace, are the only structures that remain from the Bennett farmstead (Figure 22). Foundations from the main barn remain visible; no foundations are visible from the Bennett farmhouse. Modern structures include a frame bus shelter north of the Bennett farmhouse site built in 2012 as part of the Roosevelt Farm Lane trailhead to serve visitors taking the shuttle between Springwood and Val-Kill (Figure 23).

In ca. 1955 (during the historic period for Eleanor Roosevelt NHS), Central Hudson built a high-tension power transmission line through the Dumphy and Bennett farms (including through Eleanor Roosevelt NHS), and a new line was built along Violet Avenue, replacing the ca. 1921 power line that FDR had located along the west side of the Bennett farm fields (some poles remain from this line, see Small Scale Features).

Throughout the Upland Farms landscape are dry-laid stone fences (walls) that mostly likely date to the early 19th century. The stone fences along Violet Avenue remain intact on the east side (Eleanor Roosevelt NHS), but only a segment remains on the west side (Bennett Farm), a change that occurred prior to 1945. There is no record of historic culverts that carried farm and woods roads over minor drainages on the property; those along Roosevelt Farm Lane, which include plastic pipes with rustic stone headwalls, were built or rebuilt as part of the rehabilitated road in 2008 (Figure 24). A large metal pipe culvert that carries Newbold Road (Newbold Trail) over the Maritje Kill at the west end of the Dumphy Farm post-dates 1945.

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
Bennett Barnyard Stone Retaining Wall	197872	Contributing					No
Stone Fences (Tompkins Farm, Bennett Farm, Dumphy Farm) (portion) (1795KPRO)	197877	Contributing	040802				No
Bennett Farmhouse Site: Foundation Remnants of Barn, Silo, two outbuildings, Pole Barn, House	197895	Contributing					No
Bennett Trail Stone Retaining Wall (not mapped)	197900	Noncontributing – Compatible			Asset	1147697	No
Central Hudson Transmission Line (ROW on NPS property)	197904	Noncontributing – Incompatible					No
Newbold Trail Culvert (Maritje Kill)	197913	Noncontributing – Compatible			Asset	1147683	No
Roosevelt Farm Lane East Bus Shelter	197921	Noncontributing – Incompatible			Asset	1423609	No
Val-Kill Farms Dairy Barn	197928	Noncontributing – Compatible					No

Landscape Characteristic Graphics:



Figure 22. The ca. 1947 Val-Kill Farms dairy barn and pre-1945 mortared stone wall at the Bennett Farmstead, looking west from Roosevelt Farm Lane (Bennett Farm entrance road). (SUNY ESF, 2019)



Figure 23. The frame bus shelter built in 2012 as part of the eastern trailhead of Roosevelt Farm Lane on the Bennett Farm, looking southwest. The trees in the background are part of the historic canopy of the front lawn of the Bennett farmhouse. (SUNY ESF, 2019)



Figure 24. A typical culvert built in 2008 as part of Roosevelt Farm Lane. (SUNY ESF)

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. During FDR's ownership of the Upland Farms between 1911 and 1945, there were no known designed views or vistas outside of Top Cottage and Val-Kill, but views were a significant characteristic of the rural landscape. These included expansive views along Violet Avenue and across farm fields, with the Tompkins, Bennett, and Dumphy farmsteads forming focal points, and edges of woods and the highlands to the east defining the range of view. FDR sought to preserve these rural views from modern encroachments when he had Central Hudson install its power lines along the back (west) side of the Bennett farm fields in ca. 1921. Reforestation work by the College of Forestry and FDR in the 1930s and 1940s began to limit these expansive views, particularly on the Tompkins and Dumphy farms as the plantations began to enclose former open fields. Christmas tree plantations had less of an effect on these views, since the trees were managed to remain small.

Evaluation:
Views and vistas within the Upland Farms landscape have undergone extensive changes since 1945 due to suburban development and old-field succession (no managed views remain). The main view corridor along Violet Avenue has lost the views west across the Bennett Farm due to loss of open farm fields, and north across the Dumphy Farm due to the Patrick subdivision begun in ca. 1953 on the fields east and west of Violet Avenue. Overhead utility lines along Violet Avenue and a large high-tension power line that crosses along the Bennett-Dumphy boundary have also altered the historic rural views. Views of neat rows of evergreens on the College of Forestry plantations on the Tompkins farm have been replaced by successional deciduous woods on park-owned property, and by the Lyons subdivision developed beginning in ca. 1952. Alteration of the Val-Kill Tea Room (Weaving Cottage) has altered views of this prominent landmark at the intersection of the Violet Avenue bypass and Creek Road. Minor views along farm and woods roads, consisting of narrow corridors through enclosed woods, remain along Roosevelt Farm Lane (Farm Road) and Newbold Road.

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 purposes in the landscape. During FDR's ownership of the Upland Farms between 1911 and 1945, small-scale features included post and wire fences along Plot 61 (Christmas tree plantation) and a corral north of the Bennett barn. At the Tompkins Farm, the College of Forestry most likely erected signs at its demonstration plantations along Violet Avenue and Creek Road (no documentation available). There may have also been small signs that identified each of the numbered plantations (no documentation available). Wood utility poles at the ca. 1921 Central Hudson power line were along the west side of the Dumphy, Bennett, and Tompkins fields. Other small-scale features included farm machinery and other equipment (no accurate record available). Other small scale-features, including steel poles for cable crash barriers and electronic eyes along with telephone lines built as part of a World War II emergency communication system throughout the Roosevelt Estate, may remain along historic roads and boundaries in the Upland Farms landscape.

Evaluation:
Small-scale features were a minor characteristic of the Upland Farms landscape during the historic period. No detailed documentation of these features has been found. There are remnant fence posts along the east side of Plot 61, and remnant wood utility poles from the ca. 1921 Central Hudson power line, all located within successional woods. No survey has been undertaken to locate remnants of the World War II security system.

Development of the Hyde Park Trail between Violet Avenue and the Post Road beginning in 1991 introduced trail markers and minor signs. Since park acquisition of the 334-acre tract between Violet Avenue and the Post Road in 2007, additional small-scale features have been added as part of Roosevelt Farm Lane, including a prominent mast-arm entrance sign on Violet Avenue, small wood trail signs, trail markers, safety/speed signs, and trailside benches. At the east trailhead on the Bennett Farm built in 2012, small-scale features include timber gates, wood benches in the bus shelter, garbage cans, a pet waste station, wood bollards, a three-rail split-rail fence and steel cable fence around the wildflower area/meadow and parking area, and wood-post bike racks (Figure 25).

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
NPS Benches (not mapped)	197942	Noncontributing – Compatible			Asset		No
Roosevelt Farm Lane East Parking Lot Landscape, Bike Racks	197945	Noncontributing – Compatible			Asset	1423605	No
Roosevelt Farm Lane East Parking Lot Landscape, Bollards and Gates	197950	Noncontributing – Compatible			Asset	1423601	No
Roosevelt Farm Lane East Wildflower Area Cable Fence	197956	Noncontributing – Compatible			Asset	1423600	No
Roosevelt Farm Lane East Parking Lot Landscape, Kiosk (not inventoried)	197962	Noncontributing – Compatible			Asset	1423608	No
Roosevelt Farm Lane East Parking Lot Landscape, Split-Rail Fence	197978	Noncontributing – Compatible			Asset	1423599	No
Central Hudson Power Line (ca. 1921) Poles (not inventoried)	197967	Undetermined					No
Plot 61 (M) Fence Remnants (not inventoried)	197982	Undetermined					No
Security System Remnants (not inventoried)	197986	Undetermined					No

Landscape Characteristic Graphics:



Figure 25. Contemporary small-scale features at the east trailhead of Roosevelt Farm Lane near the Bennett farmstead site, looking north along the non-historic railhead access road. The black walnut trees in the foreground are post-1945 volunteers managed as specimens. (SUNY ESF, 2019)

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. During FDR's ownership of the Upland Farms between 1911 and 1945, there were no known ruins of built features in the landscape. The stone fences from the early 19th century that marked former pastures and fields no longer served practical agricultural purposes, aside from marking boundaries and defining the limits of forest plantations.

Evaluation:
Archaeological sites were not a characteristic of the Upland Farms landscape during the historic period since the farms were actively used and managed. Remnants of the Bennett Farm buildings may have the potential to reveal significant information about the property's past, but do not contribute to the historic character of the landscape in their existing ruined or subsurface condition. An archaeological survey is needed to identify and evaluate resources within the Upland Farms landscape. Only archeological sites that are evaluated in approved National Register documentation are listed in CLI feature tables. No contributing archeological sites have been documented within the Upland Farms landscape.

With demise of FDR's forestry program and tenant farms after 1945, and Elliot Roosevelt's Val-Kill Farms operation after 1950, formerly maintained features fell into ruin. These included the Bennett farmstead buildings, which were demolished by 1974. There are no above-ground remnants of the Bennett farmhouse, Woodlawns, but there are stone foundations visible from the Bennett barn. A concrete slab in the Roosevelt Farm Lane east trailhead wildflower area is from the Val-Kill Farms chicken house that was moved to the site from the Springwood Home Farm in ca. 1947. Other remnants include wood poles from the ca. 1921 Central Hudson power line and fence remnants along the east side of Plot 61 (see Small Scale Features). There may be steel posts, cables, and other features remaining along property boundaries and roads from the World War II security system, but these have not been inventoried within the Upland Farms.

Condition

Assessment Interval (Years): 8

Next Assessment Due Date: 07/19/2030

Condition Assessment and Impacts

Condition Assessment: Poor

Assessment Date: 07/19/2022

Condition Assessment Explanatory Narrative:

The Upland Farms CLI project area is well maintained along Roosevelt Farm Lane and the trailhead off Violet Avenue. Elsewhere, however, diseases and pests, particularly Hemlock Wooly Adelgid, emerald ash borer, and deer browsing are posing significant adverse impacts to historic trees and woods. Competition from natural succession is impacting the health and character of historic specimen trees along the Bennett Farm entrance road and in the former front lawn of the Bennett farmhouse. Natural succession is continuing to alter the open-space condition of fields on the Bennett Farm. Due to lack of management since the late 1940s, the forest plantations are in overall poor condition, with many having lost their distinctive managed character, while some retain few historic plantation trees. Remnants of the ca. 1921 Central Hudson power line, a fence that enclosed Plot 61, and the World War II security system remain largely undocumented and unassessed. The foundations of the Bennett Farm barn remain exposed and are not stabilized. The historic roads that are maintained as trails are in good condition, while those that are not actively used, such as the eastern end of Newbold Road and traces of World War II security roads, are not maintained. The recently built Roosevelt Lane Trailhead is in good condition.

An evaluation of “poor” indicates the CLI project area 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.

Impacts

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 Roosevelt Estate and adjacent to it since FDR's death in 1945. This development, and the related traffic on Violet Avenue, is a negative impact on the historic rural character of the Upland Farms.

Date Identified: 07/10/2019

Type of Impact: Deferred Maintenance

Other Impact:

External or Internal: Both Internal and External

Impact Narrative: The forest plantations set out by FDR and through his cooperative relationship with the College of Forestry have not been maintained since the late 1940s, resulting in loss of plantation trees and overall distinctive character. Lack of maintenance is also impacting the former maintained grounds around the Bennett farmhouse, and the open fields of the Bennett Farm.

Date Identified: 07/10/2019

Type of Impact: Pests/Diseases

Other Impact:

External or Internal: Both Internal and External

Impact Narrative: Hemlock Woolly Adelgid is threating hemlocks in the Middle Woods. Emerald Ash Borer and Spotted Lantern Fly are posing a threat to both historically managed and natural vegetation. Deer browsing is impacting forest understory. A historic specimen black or Austrian pine in the former front lawn of the Bennett farmhouse has died due to an undetermined disease.

Date Identified: 07/10/2019

Type of Impact: Release To Succession

Other Impact:

External or Internal: Internal

Impact Narrative: Forest plantations have been lost to natural succession by native hardwoods, particularly at Plots 1, 22, 23, and 26. The Bennett southwest, southeast, northeast, and northwest pastures have largely converted from open fields to successional woods since 1945.

Date Identified: 07/10/2019

Type of Impact: Vandalism/Theft/Arson

Other Impact:

External or Internal: Both Internal and External

Impact Narrative: The Val-Kill Farms dairy barn (non-historic building) has been impacted by vandals; the impact may not be ongoing, but the damage remains.

Date Identified: 07/10/2019

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 within unmanaged woods and former fields.

Date Identified: 07/10/2019

Treatment

Stabilization Measures

Treatment Documents

Treatment Type: Rehabilitation

Treatment Completed: No

Document Type: General Management Plan

Title:

IRMA Link:

Narrative:

Treatment of the Upland Farms landscape is broadly addressed in the approved 2010 “General Management Plan for Roosevelt-Vanderbilt National Historic Sites.” 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. Key components include:
• Forests will be actively managed, with treatments ranging from managing for historic character to using latest forestry practices;
• Historic fields will be reclaimed and farming reintroduced as feasible;
• Designed landscapes will be rehabilitated and missing features indicated via media or elements of similar massing/scale. (GMP 2010: 49-51)

A forest management plan is needed to develop detailed treatment and maintenance of the plantations in the Upland Farms landscape. A cultural landscape report is needed to address rehabilitation of the designed domestic and agricultural landscape of the Bennett Farm.

Approved Treatment Costs

Cost Narrative:

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Kline, Laura J., Stephen Olausen, Kristen Heitert, John Auwaerter, John F. Sears, Anne Jordan, and James Harmon	National Register of Historic Places, Inventory-Nomination Form: Home of Franklin Delano Roosevelt National Historic Site.	2014	Pawtucket, RI: Public Archeology Lab			

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Supplemental Information Title: FDR Biography: The Early Years

Supplemental Information Narrative:

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Supplemental Information:

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