CONTENTS

FOREWORD / v
INTRODUCTION / 1
THE ENVIRONMENT / 6
HYDE PARK / 6
THE SITE / 8
  Natural Environment / 8
  Historic Resources / 13
  Archeological Resources / 18
  Use Levels / 18
THE PLAN / 19
MANAGEMENT ZONING / 20
RESOURCES MANAGEMENT AND VISITOR USE / 22
  Historical Core Structures / 24
  Grounds / 26
  Access and Circulation / 28
  Visitor Use Projections / 29
SUPPORT FACILITIES / 31
ENERGY MANAGEMENT / 33
APPENDIXES / 35
A: LEGISLATION / 35
B: COOPERATIVE AGREEMENT / 37
C: FLOOR PLANS - ELEANOR'S HOME AND STONE COTTAGE / 45
D: VISITOR USE STATISTICS - FDR HOME / 49
E: PRELIMINARY COST ESTIMATES / 50
BIBLIOGRAPHY / 52
PLANNING TEAM AND CONSULTANTS / 54
# MAPS AND PLANS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Region</td>
<td>2</td>
</tr>
<tr>
<td>Hyde Park Vicinity</td>
<td>7</td>
</tr>
<tr>
<td>Historic Site</td>
<td>9</td>
</tr>
<tr>
<td>Topography and Wetlands</td>
<td>11</td>
</tr>
<tr>
<td>Vegetation</td>
<td>12</td>
</tr>
<tr>
<td>Historical Core</td>
<td>14</td>
</tr>
<tr>
<td>Management Zones/Support Facilities</td>
<td>21</td>
</tr>
<tr>
<td>Historical Core Visitor Use Facilities and Development</td>
<td>25</td>
</tr>
</tbody>
</table>
Eleanor Roosevelt was one of the most prominent American women—both nationally and internationally—in the 20th century. Born in 1884, she spent her early summers in the Hudson Valley and married Franklin Roosevelt in 1905. She remained in the background until Franklin was paralyzed by polio in 1921 and then became active in politics to keep his name before the public. Tutored by Louis Howe, she began making speeches and writing articles for women's magazines. As Franklin climbed the political ladder, she served as his eyes and legs—making inspection trips, gathering information, and helping to foster legislation. She became known in her own right for her "My Day" column and for her lectures given across the country. During World War II, she made goodwill tours to England, the South Pacific, and the Caribbean.

After Franklin's death in 1945, Eleanor was appointed as a member of the United States delegation to the United Nations. She worked on the Human Rights Commission of the U.N. Economic and Social Council and played a key role in the writing and passing of the Declaration of Human Rights. She resigned her post in 1952, but returned briefly in 1961 when President Kennedy appointed her as a U.S. delegate to the 15th session of the General Assembly.

In 1952, she continued her support of the United Nations by becoming active in the American Association for the United Nations. She traveled all over the United States promoting the formation of local chapters of this organization, which sought to encourage "grass roots" support of the United Nations. In the following years, she also traveled abroad as an unofficial representative of the United States, visiting Japan, India, Russia, and Europe.

In her last years, she remained active in Democratic party politics, served as a visiting lecturer at Brandeis University, presided over a television program—"Prospects of Mankind"—and continued writing columns, articles, and books, all the while working for selected charities and the AAUN. She died in 1962. The extent of her influence was perhaps best summed up by President Truman when he commented at her burial service in Hyde Park: "She was the First Lady of the World."

"The peace of it is divine," Eleanor Roosevelt wrote to her husband in April 1926 from Val-Kill, her Hyde Park retreat. "Val-Kill is where I used to find myself and grow," she once said. "At Val-Kill I emerged as an individual." Although Eleanor Roosevelt lived in many places, Val-Kill was her true home. The idea of her own place was conceived in 1924. At that time, the Roosevelt holdings stretched from the Hudson River to the eastern side of Hyde Park. The Roosevelts were enthusiastic picnickers, and one of the favorite picnic spots was on a piece of land that Franklin had purchased beside the Fall Kill just east
of his Hyde Park home. On one particular picnic late in the summer of 1924, Mrs. Roosevelt and her friends, Marion Dickerman and Nancy Cook, lamented that they would not be able to return until the following summer. Franklin offered to build a cottage on the spot so it could be enjoyed throughout the year, and he gave the three women a lifetime interest in the property. The cottage, designed by Franklin Roosevelt and Henry Toombs, was completed by the end of 1925.

The idea for Val-Kill Industries was conceived soon afterward. The intent was to provide extra income for people in rural areas by employing them in the reproduction of Early American furniture. Eleanor and her partners hoped to encourage an appreciation of craftsmanship. A factory was built close to the cottage for this purpose. Soon the industry was expanded to include weaving and pewter making. This was intended to be a model industry which would help discourage the flow of young people to cities, and the weaving was to provide occupations for rural women. Nancy Cook supervised the operation of Val-Kill Industries, although the three women were equal partners in the undertaking. She and Miss Dickerman occupied the cottage for more than 20 years. Eleanor initially shared the cottage with them, but when Val-Kill Industries was dissolved in 1936, she converted the factory into a residence for her own use. In 1947, after Nancy Cook and Marion Dickerman moved to Connecticut, Eleanor, with her sons, acquired title to all the buildings and 825 acres of land.

During Franklin's lifetime, Val-Kill was the site of the famous picnics enjoyed by many of the world's great leaders: Winston Churchill, the King and Queen of England, Queen Juliana, Bernard Baruch, labor leaders, academicians, and many friends, neighbors, and relatives. After Franklin's death in 1945, when a world leader visited America, the itinerary would often begin at Washington, include the United Nations, and end at Val-Kill. The visitor would not only pay respects at the FDR gravesite in Hyde Park but would visit Mrs. Roosevelt, who had become a major political power in the country and a recognized world figure. Historic visits by people like John F. Kennedy and Nikita Khrushchev are evidence of the respect given Eleanor Roosevelt because of her influence on American politics and her life-long humanitarian efforts.
INTRODUCTION

Public interest in preserving Val-Kill was first generated by Eleanor Roosevelt's Val-Kill, Inc., a nonprofit organization chartered for that purpose in 1976. The organization was instrumental in the authorization of Eleanor Roosevelt National Historic Site in 1977, and it has continued an interest in the planning and operation of programs at the site since the park's establishment.

The legislation authorizing Eleanor Roosevelt National Historic Site (Public Law 95-32, see appendix A) was passed by Congress in May of 1977. It indicates a threefold purpose for the park: (a) "to commemorate for the education, inspiration, and benefit of present and future generations the life and work of an outstanding woman in American History, Eleanor Roosevelt," (b) "to provide . . . a site for continuing studies, lectures, seminars, and other endeavors relating to the issues to which she devoted her considerable intellect and humanitarian concerns," and (c) "to conserve for public use and enjoyment in a manner compatible with the foregoing purposes an area of natural open space in an expanding urbanized environment." One of the unique aspects of this legislation is the concept of using the site to promote efforts that were of interest to Eleanor Roosevelt, rather than simply preserving the property as a historic "museum." Because it is felt that a cooperative relationship will more fully benefit the government and the public in this endeavor, the secretary of the interior has entered into an agreement to achieve the legislative purpose. This agreement, with Eleanor Roosevelt's Val-Kill, Inc. (ERVK), covers the various responsibilities and functions involved in establishing an ongoing program of seminars and other studies at the site. The agreement is to be reviewed every five years to make sure that obligations are being met by both parties and that the relationship is still a constructive one. The arrangement can be terminated by either party. The temporary cooperative agreement, written pending approval of this plan, is included in appendix B.

In addition to the legislatively mandated goals for the site, the National Park Service has developed specific management objectives to guide planning, development, and operations. These objectives are as follows:

To commemorate the life and work of Eleanor Roosevelt, focusing on her personal philosophy and issues that were of concern to her.

To communicate to visitors the role Val-Kill played in Eleanor Roosevelt's life.

To conduct, or provide through cooperative agreements, seminars, lectures, and continuing studies on issues to which Eleanor Roosevelt devoted her life.

To preserve, rehabilitate, and adaptively use buildings determined to be historically significant and to manage the Val-Kill grounds in a manner that will reflect historic uses (during Eleanor Roosevelt's
years) and ensure the perpetuation of the natural environment for visitors to enjoy and study.

To analyze and monitor the condition of the historic resources and to govern public use, select appropriate management practices, and eliminate conditions having adverse effects on the resources.

To complete studies and inventories necessary for proper management of the site's resources.

To cooperate with all interested public and private groups in preservation of the scenic and historic quality of the surrounding area, and to enter into agreements where appropriate.

To maintain close and continuous public involvement in the site's planning, development, and management.

To integrate Eleanor Roosevelt National Historic Site with the associated National Park Service sites and the Franklin D. Roosevelt Library and Museum.

To ensure that Fall Kill's function as an aquifer recharge area is maintained and to protect the fragile wetlands from damage by overuse.

To acquire artifacts, documents, and furnishings that are essential to park management needs and have a documented association with Eleanor Roosevelt and Val-Kill.

To provide the facilities and services necessary for visitor enjoyment of the site.

The planning effort for the national historic site began in July 1978. Initial work included site surveys, an archeological survey, historical research, and studies of historic and natural resources. A preplanning public meeting was held in October 1978 at Poughkeepsie to gather public comment. Using this input and taking into account legislative considerations, a document setting forth three planning alternatives was prepared and released for public review in August 1979. This Assessment of Alternatives was distributed to approximately 400 interested individuals and agencies as well as members of the Roosevelt family, their associates, and friends.

In late August 1979 a public meeting for comment on the Assessment of Alternatives was held in Hyde Park. About 100 people attended the meeting, and some 45 submitted letters during the subsequent 30-day review period. Most of the people who commented on the assessment recommended that elements from two or three of the alternatives be included in the final plan instead of any one of the prepackaged alternatives being selected. Although opinions varied widely about specific actions to be taken at the site, the most frequently expressed ideas may be summarized as follows:
Visitor use - The opportunity to visit should be open to all but not to the point of destroying the ambience of Val-Kill.

Conference use - Conferees should be permitted to stay overnight at the site in order to enhance their experience, and they should be separated from the visiting public.

Interpretation - Interpretation should cover the full range of the Val-Kill story from 1925 to 1962.

Other programs - Work/craftsmanship and environmental education programs are appropriate to the site, and space should be provided for them.

Access and parking - People should be transported to Val-Kill from the FDR Home by minibus. No additional roads should be built, and only small parking lots provided. The intersection at Route 9G should be redesigned to make it safe.

Historical restoration - Restoration should include the gardens. In Mrs. Roosevelt's home, the west wing and the living room in Malvina Thompson's apartment deserve full restoration. The stone cottage should be used primarily for conferences.

The memorial - The restored cutting garden should serve as a memorial.

Natural resources management - The natural resources of Val-Kill should be preserved for hiking and passive recreation. The pond should be managed according to sound ecological methods with a view to preserving its wildlife habitats.

In December 1979 a "Review of Alternatives" for the national historic site was prepared and made available to the public. The purpose of this document was to consider environmental factors, as well as the views expressed at the public meeting and the comments received through the mail, to identify a preferred management plan, and to determine whether the preferred plan constituted a major federal action with significant environmental impacts. Because of the relatively low volume of visitation expected at the site, the minimal new development proposed, the negligible effect of site use on surrounding residential uses, and the intent to use an independent wastewater disposal system, the "Review of Alternatives" concluded with a finding of no significant impact. The preparation of an environmental impact statement is not required because the finding of no significant impact constitutes final compliance with the National Environmental Policy Act.

Pursuant to section 106 of the National Historic Preservation Act and in accordance with the programmatic memorandum of agreement for the National Park Service planning process, the Assessment of Alternatives and "Review of Alternatives" were also submitted to the Advisory Council on Historic Preservation and the New York State historic preservation officer. The state historic preservation officer approved the findings of
the review on February 5, 1980. The Advisory Council on Historic Preservation has informed the Park Service that its written approval is forthcoming.

This General Management Plan is the final document to be produced during this phase of National Park Service planning, and it reflects the information, evaluations, and public and agency comments gathered during earlier stages of the process. Its purpose is to provide guidelines for management, development, and visitor use of the site and to set forth specific actions or directions that will be taken. The plan has been prepared in compliance with the requirements of the enabling legislation and in consideration of the site's management objectives.

When approved, the General Management Plan will direct management and development of the national historic site for approximately the next 10 years. During the early stages of implementation, additional studies will be completed to provide additional resource data, identify restoration and preservation techniques, and develop interpretive themes and media. Specific proposals concerning restoration, new design and development, and visitor use will be available for review.
Eleanor Roosevelt National Historic Site lies in the southeastern quadrant of the town of Hyde Park in Dutchess County, New York. Located just east of Route 9G, the site is 1½ miles east of the Home of Franklin D. Roosevelt National Historic Site, a heavily visited national park that relates the most significant aspects of Franklin's and Eleanor's life together. Adjacent to the Home of Franklin D. Roosevelt is the Franklin D. Roosevelt Library and Museum, which contains a new wing dedicated to the life and achievements of Eleanor Roosevelt. Although it is managed by the General Services Administration, the FDR Library and Museum is closely related to the FDR Home, and the GSA and NPS maintain cooperative management relations.

The National Park Service manages Eleanor Roosevelt National Historic Site, along with the Home of Franklin D. Roosevelt National Historic Site and Vanderbilt Mansion National Historic Site, from a group headquarters in Bellefield Mansion, a historic home on an 80-acre portion of the FDR Home site. The offices of Eleanor Roosevelt's Val-Kill, Inc., are also in Bellefield Mansion.

HYDE PARK

The town of Hyde Park stretches 10 miles along the Hudson River just north of Poughkeepsie. It is a suburban community, but it retains much of its natural beauty, including numerous streams and ponds, varied topography, and abundant wooded areas. In addition, much of the rich heritage of the Hudson Valley is preserved in the historic sites located in Hyde Park, including Norrie-Mills state parks, the Home of Franklin D. Roosevelt, Vanderbilt Mansion, and now Eleanor Roosevelt National Historic Site.

Hyde Park's population grew from about 2,100 persons in 1900 to 17,000 persons in 1970 and is expected to reach 23,000 persons by 1985. Of the 20 towns in Dutchess County, Hyde Park is the third largest. Transportation in the town is primarily by private automobile. The main roads (U.S. 9 and 9G) run generally north-south; east-west roads are secondary and are often narrow and winding. U.S. 9, the major tourist and business route in the area, runs through the center of Hyde Park. It is not a controlled-access highway, and entry and exit can be difficult when traffic flow is heavy. Both routes 9 and 9G provide access to the industrial centers in the south and are therefore heavily traveled in the early morning and late afternoon. Recently constructed St. Andrews Road in the southern portion of the town provides a good east-west route linking Routes 9 and 9G.

Hyde Park is served by the Hudson division of the Penn Central Railroad, which extends along the Hudson from New York City to Albany and beyond as part of the Amtrak system. Fixed-route bus service is provided for Hyde Park along the Route 9 and 9G corridors.
HYDE PARK VICINITY

ELEANOR ROOSEVELT NATIONAL HISTORIC SITE
UNITED STATES DEPARTMENT OF THE INTERIOR/ NATIONAL PARK SERVICE
The town of Hyde Park includes approximately 24,000 acres, or 37.4 square miles. About 75 percent of the land is undeveloped (uncommitted or vacant). Residential land covers about 35 percent of the developed land; recreational/open space land constitutes 30 percent. Only 3 percent of the developed land is in commercial and office uses, and these uses are concentrated on Routes 9 and 9G. Public services account for 15 percent of the developed land, roads and the railroad for 16 percent. Industrial development is insignificant.

Hyde Park does not have a public system for transporting and treating sewage or a complete public water system. Most Hyde Park residents have private water sources, such as individual wells. One-third of the population is served by a water system—either the Hyde Park Fire and Water District or one of about a dozen private water companies. Most of the water companies in turn rely upon wells.

Septic tanks are used for sewage disposal, and there is a growing concern that many of these tanks may be creating health hazards. Many soils in the town are not adequate for absorbing wastewater nutrients, and it is therefore possible that the wastewater from septic tanks is reaching into well and stream water. Further, much of the town area is wetland, and residential development is causing sewage disposal problems because of the high water table and the similar inability of these lands to absorb wastewater.

Solid waste disposal is by landfill; collecting is done by private carting companies.

Fire protection is provided by six fire districts, manned by volunteers. Hyde Park fire insurance rates are considered reasonable, but there are nearby areas where rates are quite expensive. Other common problems include inadequate water supply and pressure and difficulty in reaching fires because of limitations in the present road system.

THE SITE

Eleanor Roosevelt National Historic Site encompasses all the important buildings, gardens, orchards, ponds, fields, and woods where Eleanor Roosevelt spent time while at Val-Kill. The entire 180-acre property is listed on the National Register of Historic Places; a 23-acre historical core area is considered most significant to Eleanor's life.

Natural Environment

Val-Kill is characteristic of the surrounding lower Hudson Valley region. It has gently rolling topography in its western half and moderately steep slopes in its eastern and southern portions. Most of the western half of the site, including the Fall Kill impoundment and the stream itself, is covered by standing water or by marshes or wooded wetlands. Approximately 45 of these acres fall under the protection of the Freshwater Wetlands Act of the state of New York, and construction on
HISTORIC SITE

ELEANOR ROOSEVELT NATIONAL HISTORIC SITE
UNITED STATES DEPARTMENT OF THE INTERIOR / NATIONAL PARK SERVICE
or manipulation of this acreage will require a permit from the New York State Department of Environmental Conservation. Of the remaining land, about 22 acres are in open field, 7 in coniferous plantations, and 87 in oak/northern hardwoods transitional forest. In addition, some 12 acres are occupied by a powerline right-of-way, 3 acres are maintained as roads, and 4 acres comprise the historic buildings and adjacent grounds. The historic and modern features on the site are discussed in a subsequent section.

The topography of Val-Kill varies from nearly level to steeply sloping. The western portion of the site has gentle slopes, and elevations range from 219 feet above sea level at the surface of Fall Kill's flowing waters to 234 feet in the historical core. The eastern and southern portions of the site have 8 to 30 percent slopes, with elevations ranging from 235 feet at Fall Kill to 397 feet in the southeastern corner.

Fall Kill is the major stream that drains Eleanor Roosevelt National Historic Site. The stream originates northeast of Hyde Park and flows southerly through Hyde Park and Val-Kill and then southwesterly through Poughkeepsie to the Hudson River.

On the average, 45 percent of the annual precipitation flows overland to surface waters, and the remainder percolates into groundwater aquifers. Flooding danger is greatest from December through April due to the spring runoff. Highest flow rates occur in March and April. In 1976, the U.S. Department of Housing and Urban Development's Federal Insurance Administration identified a "special flood hazard" area along the Fall Kill just south of Val-Kill. The FIA is now conducting an intensive hydrologic study of the Dutchess County area, which will provide additional flood hazard information for Fall Kill and the historic site. Pandullo Quirk Associates made a preliminary projection of the 100-year flood line within Val-Kill in 1979. This projection, though not official, indicates a flood water level approximately 6 feet above the surface elevation of the pond.

The 8-acre pond was created by the damming of Fall Kill in 1926. The shallow basin varies in depth from several inches in the northern section to about 6 feet in the southern lobe. The pond silted in very early, and regular mowing of aquatic vegetation was necessary to maintain open water. Most of the northern portion is nearly filled in today and has been invaded by sedges, cattails, smartweeds, and marsh grasses. Willows are also encroaching from the northwestern shore.

Although there are no air quality data currently available for the Val-Kill area, air quality does not appear to be a problem. Hyde Park has no major industries producing gaseous emissions, and the only known local air degradation results from automobile exhaust.

The Vegetation map for Val-Kill indicates a predominance of upland forest species in the eastern and southern portions, with wetlands and some pine plantings in the northern and western areas. Fields, orchards, and cultivated plantings occur in and near the historical core area. Eight plants on the New York State protected species list were
TOPOGRAPHY & WETLANDS

ELEANOR ROOSEVELT NATIONAL HISTORIC SITE

UNITED STATES DEPARTMENT OF THE INTERIOR / NATIONAL PARK SERVICE
VEGETATION

ELEANOR ROOSEVELT NATIONAL HISTORIC SITE
UNITED STATES DEPARTMENT OF THE INTERIOR / NATIONAL PARK SERVICE
identified; no federally designated threatened or endangered plants were located.

The Val-Kill pond supports a warm water fishery, which contains several species of sunfish, bass, and pickerel, as well as the introduced goldfish. No endangered aquatic species have been identified on the site.

In 1979 Pandullo Quirk Associates identified 13 winter resident bird species; a summer survey listed 41 species. No federally designated threatened or endangered species have been identified on the site.

Most mammal species common to the region occur in their respective habitats at Val-Kill; 44 species have been identified. No mammals designated as endangered or threatened by the U.S. Fish and Wildlife Service and state of New York are known to occur on the site.

**Historic Resources**

The historic buildings at Val-Kill are clustered on the east side of the 8-acre pond created by the Roosevelts' damming of Fall Kill. The largest and most important building was originally known as the "factory"; it is now called Eleanor's home. This rambling two-story stucco building was constructed in 1926 to house the Val-Kill furniture industry. It served this purpose until 1936, when Val-Kill Industries was dissolved and Mrs. Roosevelt had the building remodeled to include an apartment for herself and one for her secretary, Malvina "Tommy" Thompson. This apartment is the place most often associated with Eleanor's life at Val-Kill. The rest of the building was used for guests. In *On My Own*, published in 1958, she described the building as containing a small apartment for the couple who worked for her, two living rooms, a dining room, seven bedrooms, a dormitory for young guests, two large porches downstairs, and a sleeping porch upstairs. After her death, the building was divided into four apartments--although many of the original interior finishes of the building have been preserved. The stuccoed exterior is basically unchanged from the Roosevelt days. A set of interior photographs taken shortly after her death provide an excellent record of the furnishings.

The cottage, where Nancy Cook and Marion Dickerman lived and Eleanor visited during Val-Kill's early years, is the best preserved structure on the site. It is of traditional Hudson River Dutch farmhouse design; the walls are of fieldstone and the rafters and trim are from trees grown on Roosevelt land. The focal point of the two-story cottage is a large living room with peaked ceiling and fireplace. Other rooms include a dining room, a kitchen, a study, a screened porch, and several bedrooms and bathrooms. Nancy Cook had one bedroom/bathroom suite added while she lived in the cottage. The grounds adjacent to the cottage were landscaped during construction. A picnic area with a large stone fireplace was added later. The completion of the cottage was celebrated on New Year's Day in 1926. The entire Roosevelt family came and ate at a table improvised of boards set on sawhorses.
When Marion and Nancy moved out in 1947, the cottage was used as a guest house. It was later occupied by John Roosevelt, Eleanor's son, and his family. A laundry was added during their occupancy. After they sold the property, it was rented as a private residence. The larger rooms are unchanged since the Roosevelt years, although there has been some modernization of the kitchen, bathrooms, and other smaller spaces. As with all the Val-Kill buildings, none of the original furniture remains.

On the southeast side of the cottage is the famous swimming pool where Eleanor and Franklin entertained family, friends, and dignitaries. The original "pool," built at the same time as the cottage, was made by dredging the brook to form an old-fashioned swimming hole. The Roosevelts later constructed a concrete pool with a filtration system. It is still in existence today.

The core area once contained an extensive flower garden. This cutting garden was located east of the playhouse. It was surrounded by a trimmed hedge and had gravel paths edged with wood between the cutting beds. This garden is not recognizable today. The site of a second garden, a vegetable garden, is on the west side of the cottage. It is currently bounded by a wire fence. Beyond is the tennis court, which is in poor condition at the present time. The children's "dollhouse," moved from the grounds of the big house (Franklin's family home) stands between the tennis court and the pond. This miniature house, which Sara Roosevelt had built for her grandchildren, was remodeled to make a small apartment, but the exterior was not changed. The stone fireplace, or barbecue pit, and a swing set and teeter-totter are south of the dollhouse near the shore of the pond. Southeast of these features are the flagpole and the site of an old boat dock, which was located near the bridge over Fall Kill. The dock appeared in many historic photographs of the Roosevelt family.

Just north and east of Eleanor's home is a large white one-story building that was originally a three-car garage and later part of Val-Kill Industries. Still later used by the Roosevelts for square dancing and other social activities, it came to be known as the playhouse. Its most recent use was as a residence. A concrete-block stable is situated northeast of the playhouse.

Other structures have less historical significance. A caretaker's house, built in 1965, three years after Eleanor Roosevelt's death, is across the lake from the other buildings. There are several nearby sheds and outbuildings, generally in poor condition, which were also built after Eleanor's death.

The stone walls and wire fences that define the edges of fields are also a part of the Val-Kill resource. The stone walls along the entrance road and others throughout the site have suffered from lack of maintenance. A set of stone fence posts are still in place on the south side of the entrance road near the apple orchard. The entrance road continues into the historical core, crossing the bridge over the small dam at the pond. The dam has concrete sidewalls and wooden flashboards to control the level of the pond.
Original roads and trails, although in poor condition, still exist. The bridge over the dam is still functional; it has a maximum load limit of 2 tons.

A trash dump has been located southeast of the historical core area that dates from at least the period of Eleanor Roosevelt's residence. It appears that a great deal of more recent refuse has been added to the dump and that refuse from the earlier times is well covered and sealed. This site probably contains a good deal of evidence pertaining to the historical period, and it should be preserved for archeological survey and further study.

The grounds of Val-Kill still exhibit the natural features that first attracted the Roosevelts, and the field, ponds, orchard, and other plantings that were introduced while they owned the property. The orchard planted near the cottage still exists, but the many flower beds along the pond and in the yards have largely disappeared. However, photographs provide an excellent record of their location and the types of flowers and vegetation used. A study of historic landscape treatment in the historical core will be completed in 1980. This study will indicate the location and configuration of flower beds, shrubs, trees, fences, and other features as they appeared historically, as well as the key elements during various time periods from 1925 to 1962.

There are three wells on the site: one adjacent to Eleanor's home, one in the stone cottage, and one at the caretaker's residence. The first two wells are relatively shallow, approximately 30 feet deep, and yield water of poor quality in terms of hydrogen sulfide, dissolved solids, iron, and hardness. In addition, these two wells are located within 100 feet of the septic systems and have yielded water of poor bacteriological quality. A new well (approximately 300 feet deep) was recently installed to serve the caretaker's residence; it yields sufficient quantity and quality to accommodate that residence.

Water from the first two wells serves the stable, playhouse, dollhouse, barbecue pit, and irrigation lines, as well as Eleanor's home and the stone cottage. The exact location and condition of the distribution lines are unknown.

Septic systems consist of cesspools--one serving Eleanor's home, one serving the stone cottage, and two serving the playhouse. The stable has a bathroom, but the wastewater system has not been identified at the present time.

Electrical power is provided by the Central Hudson Gas and Electric Company (CHGEC). Primary power enters the site via an overhead line that crosses the pond and leads to a transformer pole west of Eleanor's home at the end of a line of trees. Overhead secondary power is then fed to a power pole between Eleanor's home and the stone cottage. From this pole, secondary power is fed by buried cable to several structures. The structures that have power are Eleanor's home, the stone cottage, the playhouse, the dollhouse, and the stable. The dollhouse has an overhead 12/2 cable from the power source to the main box, which is a safety hazard.
Underground telephone service is provided by the New York Telephone Company to an onsite CHGEC transformer pole; overhead wires extend from there to Eleanor's home, the stone cottage, and the playhouse. The exact location of underground cables is currently unknown.

Archeological Resources

An archeological investigation was conducted at Val-Kill in 1978. This study included a literature search and a surface inspection of the entire property. The resulting report identified one sensitive area related to historic occupation outside the historical core: the site of the nonextant farmhouse (Curnan house site) next to the main entrance south of the caretaker's cottage. One sensitive area related to prehistoric occupation was also identified in this report: the hayfield on the south side of the entrance road.

In 1979 a National Park Service archeologist conducted subsurface testing in the historical core, almost totally within the building complex. Several historic and recent artifacts and one prehistoric artifact were recovered, but these were isolated finds and not part of any significant cultural feature or site. Results of the testing indicate that the historic grade was the same as or slightly higher than the existing grade.

Site-specific examination will be conducted before any ground disturbance associated with development, maintenance, or construction outside the building complex is undertaken. If ground disturbance within the building complex will occur outside existing utility trenches or other previously disturbed areas, the regional archeologist will evaluate the need for archeological investigation prior to construction.

Use Levels

Because Val-Kill has never been open for public use, visitation figures are not available. For projected use of the site, as based on figures from the FDR Home, see the "Visitor Use Projections" section in the plan.
THE PLAN

Eleanor Roosevelt National Historic Site will be managed to preserve the historic resources and ambience of Val-Kill for public enrichment and to provide a setting for programs and studies on issues that were of particular interest to Mrs. Roosevelt. Under this concept the National Park Service will restore and maintain the property and provide a variety of interpretive services for the general public. The cooperating organization, Eleanor Roosevelt's Val-Kill, Inc., will be responsible for a three-part program for registered participants, which will involve conferences, work/craftsmanship activities, and environmental studies. Only minimal new development is proposed to accommodate these uses; most activities will take place in the preserved and adapted historic buildings in the historical core area. This juxtaposition of different uses in a small and fragile space will require careful design and management.

Interpretation at the site will be a major National Park Service responsibility. It will be keyed to Eleanor's life at Val-Kill, but will not be limited to her years of residence after Franklin's death. Instead, the historic buildings and grounds will provide a setting for describing the long history of her experiences and activities at the site--her acquisition of a life interest in the property in 1925, the establishment and development of Val-Kill Industries, the years of Roosevelt outings with family and friends, the several uses made of the historic buildings, and the influence of Val-Kill on Eleanor's personal growth and her emergence as a humanitarian and stateswoman.

Although ERVK will be responsible for developing and presenting the majority of the conferences, seminars, and work/crafts/environmental education activities on the site, the National Park Service will work closely with them to achieve maximum benefit for the general public as well as program participants. Interpretive and program activities will be coordinated to ensure that the public can experience the site as a "living memorial" without diminishing the efforts and involvement of conferees and craftspeople. Although there will be relatively little interaction between program participants and the visiting public, opportunities will be provided for visitors to learn about ongoing programs, seminars, and studies. Information will be available, and work/crafts products will be displayed.

The site will be associated with the FDR Home both through overall management by a group superintendent and through a shuttle bus link. Most first-time visitors to Val-Kill will come by shuttle bus after having visited the FDR Home and Library. Thus, people who might otherwise be unfamiliar with Val-Kill and its relationship to Eleanor's life will be given background information before their arrival at the site and will be able to enter Val-Kill with some awareness and anticipation.

The combination of NPS management and interpretation, ERVK programs and seminars, and public use of the entire site for walking, nature
study, and personal reflection is intended to stimulate greater understanding of the way Eleanor Roosevelt enjoyed and gained inspiration at Val-Kill. The programs and activities that are provided will vitalize the ideas and endeavors that concerned this great woman and thus reflect her character and enduring spirit.

MANAGEMENT ZONING

A zoning system has been formulated for the historic site to direct future management of structures and land areas within the boundary. The system is based on the character and integrity of site's resources, the requirements of the enabling legislation, and National Park Service policy and preservation mandates. Three zones are proposed: historic, development, and special use. A natural zone has not been designated because the natural features on the site are considered an integral part of the overall historic resource, and are zoned accordingly. Subzones have been delineated within the three zones as necessary to define the specific management emphasis and to direct subsequent preservation, planning, and design. The Management Zoning map illustrates the zones and subzones.

Historic Zone

Buildings, structures, and land areas that are of primary historic significance are included in the historic zone. Management in this zone will focus on stabilization and/or preservation of resources for adaptive use. (Adaptive use of historic buildings for contemporary public or administrative activities is acceptable if the qualities that made them qualify for listing on the National Register of Historic Places are perpetuated.) The types of use proposed for individual structures will depend on their historic character and significance; the levels of use will be based on carrying capacity. No new development except the utility systems necessary to support public use will be permitted in this zone.

Three subzones are designated within the historic zone. The resource preservation/adaptive use subzone includes most of the structures within the historic site boundary, including all those in the historical core area. The management emphasis in this subzone will be preservation of the historic fabric. Some modifications to interior building detail will be permitted to allow proposed adaptive uses to take place. Reconstruction or re-creation of key historic structures and sites will also be allowed on a limited basis. The degree of preservation that will be undertaken for individual structures is indicated in the "Resources Management and Visitor Use" section.

The open space preservation subzone includes most of the forested uplands on the site and the pond and some wetlands west of the historical core. The primary management strategy in this subzone will be conservation of natural resources and perpetuation of natural processes. Uses that do not adversely affect these resources will be allowed.
NOTE: SEE ENLARGED HISTORICAL CORE MAP FOR VISITOR USE FACILITIES AND DEVELOPMENT IN THE HISTORICAL CORE.

VISITOR USE FACILITIES AND DEVELOPMENT LEGEND
1. REDESIGNED INTERSECTION TO MEET STATE SAFETY STANDARDS
2. 25-CAR PARKING LOT
3. MAINTENANCE FACILITY
4. 20-CAR PARKING LOT

MANAGEMENT ZONING LEGEND

<table>
<thead>
<tr>
<th>ZONE</th>
<th>KORS SYMBOL</th>
<th>SUBZONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>HISTORIC</td>
<td>04</td>
<td>RESOURCE PRESERVATION/ADAPTIVE USE</td>
</tr>
<tr>
<td></td>
<td>15.0</td>
<td>OPEN SPACE PRESERVATION</td>
</tr>
<tr>
<td></td>
<td>45.0</td>
<td>LANDSCAPE MANAGEMENT</td>
</tr>
<tr>
<td>DEVELOPMENT</td>
<td>50</td>
<td>ACCESS AND CIRCULATION</td>
</tr>
<tr>
<td>SPECIAL USE</td>
<td>06</td>
<td>MAINTENANCE</td>
</tr>
</tbody>
</table>

MANAGEMENT ZONES/
VISITOR USE FACILITIES AND DEVELOPMENT

ELEANOR ROOSEVELT NATIONAL HISTORIC SITE
UNITED STATES DEPARTMENT OF THE INTERIOR/ NATIONAL PARK SERVICE
The landscape management subzone includes the grounds in the historical core, the hay field, and portions of the wet meadow in the western section of the site. The management emphasis in this subzone will be on restoration of the historic setting and maintenance of historic open spaces. Again, uses that do not impair these resources and settings will be permitted.

**Development Zone**

The development zone includes areas where limited new construction will be permitted to provide for visitor access and site maintenance. Most of these areas have been previously disturbed or developed to accommodate similar uses.

There are two subzones designated in the development zone. The access and circulation subzone includes areas reserved for parking and circulation systems that will be used regularly by the public and park management. The maintenance subzone includes the 3/4-acre site of the caretaker's house, a nonhistoric structure that will be converted for use as a maintenance facility. This subzone will accommodate all the functions necessary to support National Park Service operations at the historic site.

**Special Use Zone**

The Central Hudson Gas and Electric Company powerline right-of-way comprises the special use zone. Lands within this zone will be managed to permit designated company activities to be carried out. Management of the natural resources within this zone will be subject to the company's requirements for maintenance of the powerline, consistent with National Park Service pesticide policy.

**RESOURCES MANAGEMENT AND VISITOR USE**

Management of cultural resources within the site boundary will be based on a system of preservation categories, as described in the Cultural Resources Management Strategies table. This system identifies general levels of treatment for all resources within the historic zone, and it reflects the relative significance of those resources and their proposed uses and interpretive requirements.

Building treatment will stress preservation of the integrity and historic fabric of significant structures. Although the interpretive period will include the years from 1924 to 1962, the historic scene will be essentially that which existed in 1962. Specific preservation/restoration/renovation projects, including those for buildings to be used by ERVK, will be based on the findings of the historic structure report now underway. The New York State historic preservation officer and the Advisory Council on Historic Preservation will be afforded an opportunity to comment on the proposals that result from this report. In the interim,
<table>
<thead>
<tr>
<th>Historic Subzones</th>
<th>Preservation Category</th>
<th>Management Techniques</th>
<th>Structures, Sites, and Areas Included in the Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preservation</td>
<td>Strict preservation/limited restoration; no substantial structural alterations or changes to historic fabric; limited interior modifications to allow adaptive uses</td>
<td>Eleanor's home; stone cottage and patio; swimming pool, tennis court, fireplace, etc.; stone gateposts</td>
<td></td>
</tr>
<tr>
<td>Exterior Preservation/</td>
<td>Preservation of basic structural detail; interior renovation to facilitate adaptive uses; limited restoration as appropriate</td>
<td>Playhouse; stable; dollhouse; storage shed east of cutting garden; tool shed east of playhouse</td>
<td></td>
</tr>
<tr>
<td>Interior Renovation</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Resource Preservation/</td>
<td>Substantial structural changes to allow proposed use; careful matching of historic fabric during renovation</td>
<td>Bridge over Fall Kill</td>
<td></td>
</tr>
<tr>
<td>Adaptive Use</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exterior/Interior</td>
<td>Reconstruction or restoration to reestablish historic features</td>
<td>Small boat dock; stone walls along 9G, entrance road, and apple orchard</td>
<td></td>
</tr>
<tr>
<td>Renovation</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Open Space Preservation</td>
<td>Preservation of natural resources and perpetuation of natural processes</td>
<td>Forested and wetland portions of the site</td>
<td></td>
</tr>
<tr>
<td>Preservation/Maintenance</td>
<td></td>
<td>Pond and edges</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Preservation and perpetuation of northern portion of pond and surrounding areas; clearing and maintenance of southern portion as open water; periodic maintenance to reduce siltation or increase productivity, in compliance with applicable laws</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landscape Management</td>
<td>Restoration/reestablishment and maintenance of historic landscape features</td>
<td>Historical core grounds, including lawns, flower beds, and gardens; apple orchard south of entrance road</td>
<td></td>
</tr>
<tr>
<td>Restoration/Maintenance</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Preservation/Restoration/</td>
<td>Preservation and maintenance of historic features; replacement as necessary</td>
<td>Conifer tree line along entrance road</td>
<td></td>
</tr>
<tr>
<td>Maintenance</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Preservation/Maintenance</td>
<td>Preservation and maintenance of existing appearance by periodic mowing and livestock grazing</td>
<td>Hay field south of entrance road; herbaceous field north of road; wet meadow north of road</td>
<td></td>
</tr>
</tbody>
</table>

23
emergency stabilization and maintenance will be undertaken as necessary to prevent further deterioration of historic structures.

Treatment of the grounds will focus on preservation of the historic setting. Proposals for these areas will be based on the findings of the recently published natural resources inventory and the forthcoming historic grounds study, which will guide restoration of the gardens in the historical core. If the Federal Insurance Administration report identifies any potential hazards in the 100-year floodplain area, proposals will be adjusted as necessary to accommodate these findings.

Public use at the historic site will be guided by the forthcoming interpretive prospectus. This document will describe the major interpretive themes to be presented at the site as well as the staff, media, and support services required for the interpretive program. Although guided tours will be a major focus of visitor use, a variety of other less structured activities—walking, hiking, picnicking, group outings, history study, environmental education, craft demonstrations—will also be possible at the site, and the prospectus will identify methods for encouraging such uses. The concepts for public use that are set forth in the prospectus will be discussed with ERVK, and will be coordinated with their programming concepts to ensure optimum experiences for all people visiting the site.

The following sections discuss general proposals and specific actions for management and use of site resources.

Historical Core Structures

Eleanor Roosevelt's home will be a primary focus of interpretive tours for the general visiting public. The west wing of this structure, which contains Eleanor's apartment, will be preserved and/or restored to appear as it did during Eleanor's residence. Specific restoration methods will be based on information in the historic structure report.

It is anticipated that tour groups will enter Eleanor's home through Tommy's porch and living room, the most logical entrance given the present floor plan (see appendix C). From there, they can easily enter and tour the refurnished apartment. Tours are expected to include both the first and second floors of the apartment. However, because of potential safety hazards, they will be limited in size. Groups will not exceed approximately 10 people, and tours will be limited to about 4 per hour (for anticipated daily and annual use of Eleanor's home, see the "Visitor Use Projections" section).

Designated spaces in Eleanor's home will be adapted for Park Service use in support of the interpretive program. Movies made at Val-Kill during the historic period are available and may be shown as part of this program. One bedroom in Tommy's apartment, three in the east wing, and all those on the second floor in the central section will be adapted for use by visiting ERVK conferees. Public restrooms will be provided in the garage. The floor plans in appendix C show the general proposed uses for this building.
HISTORICAL CORE
VISITOR USE FACILITIES AND DEVELOPMENT

ELEANOR ROOSEVELT NATIONAL HISTORIC SITE
UNITED STATES DEPARTMENT OF THE INTERIOR/NATIONAL PARK SERVICE
The stone cottage will be adaptively preserved for use by Eleanor Roosevelt's Val-Kill, Inc. The primary use of the building will be for conference space, but the interior and exterior building fabric will generally be preserved as it appeared in 1962 so that the building can be interpreted to the public when conferences are not in session.

The playhouse northeast of Eleanor's home will be renovated and adaptively used as dining/meeting room space for conferees and as quarters for an employee. When not needed for conferences, the dining/meeting room will be available for NPS use. The exterior appearance of the playhouse will be preserved. The nearby stable/garage will receive similar building treatment and will be used to conduct the work/craftsmanship and environmental education programs of ERVK. When appropriate, public tours of the grounds will include demonstrations at this facility.

The recreation facilities and equipment, including the swimming pool, tennis court, fireplace, swing set, teeter totter, and flagpole, will be restored to a usable condition and maintained.

The nearby dollhouse will be renovated for National Park Service use; the exterior of this building will be preserved as it appeared historically.

The small boat dock near the Fall Kill bridge was an important part of the historic scene. It appeared in numerous photographs of Eleanor, her family, and friends. The dock will be reconstructed on its historic site and maintained. The dam and bridge over Fall Kill will receive substantial renovation work to permit regular access by shuttle buses and maintenance vehicles. Renovation may include contemporary modifications to structural systems, but materials approximating the historic fabric will be used as much as possible. The stone gateposts south of the dam and north of the apple orchard will be stabilized and preserved as they appeared during Eleanor's residence.

Minor structures in the historical core area, including the tool shed and storage shed east of the playhouse, will be stabilized and renovated for adaptive administrative uses. The section of road just north of the stables that was built after Eleanor's death will be removed, and the area revegetated.

**Grounds**

The grounds in the historical core area will generally be restored to their appearance in 1962. Specific designs and selected plantings will be based on the findings of the historic grounds study. A memorial to Eleanor Roosevelt was called for in the enabling legislation for the national historic site, and the restored cutting garden east of the playhouse will serve as that memorial; a memorial tablet will be placed there to commemorate its significance. Because the cutting garden was not maintained during Eleanor's later years, it will be restored to an earlier period (pre-1962) based on the results of the grounds study.
Restoration and maintenance of the garden will be the responsibility of the National Park Service and will be limited to that which is within Park Service maintenance capabilities; however, the possibility of donations of maintenance work and time by interested garden clubs and school groups will be considered.

The pond, an important ecological and historical feature at the site, will be preserved. The southern portion will be cleared and maintained as open water, but the marsh grass hummocks in the northern portion will be left to provide a wildlife habitat. Any necessary actions to reduce silting or enhance productivity in the pond will be undertaken only after thorough environmental evaluation in compliance with applicable local, state, and federal statutes, including the National Environmental Policy Act. All wetlands on the site will be managed similarly.

The apple orchard south of the stone gateposts along the entrance road has not been maintained since Eleanor's death. The orchard still produces apples, and it will be reestablished by planting and pruning trees as necessary.

The grounds in the historical core will be open to the public and will be a part of the interpretive program. When conferences are in session in the stone cottage, public use of the immediate grounds will be restricted to minimize possible disturbances to conferees.

The entrance road is currently lined with coniferous trees, which were planted to define the road and provide an interesting approach to the historical core area. Individual trees will be replaced as necessary to maintain this historic tree line in a healthy condition. The stone walls along the entrance road, on the north side of the apple orchard, and along Route 9G will be rehabilitated to appear as they did during the historic period.

The hay field lying on the south side of the entrance road will be maintained in its present condition by periodic mowing during the growing season. The wet meadow in the extreme northwestern portion of the site will also be mowed and maintained (this meadow was historically used as a grazing area for livestock, with drainage ditches established). The remaining forested portions of the site will be preserved. All plants listed on the New York State protected species list will be protected.

Visitors who want to explore the grounds outside the historical core will be able to follow the entrance road or take one of several trails leading into the more remote areas of the site. Existing trails in the heavily wooded eastern portion will be maintained. The western portion of the site, which will be mowed and maintained largely as open field, will be easily accessible on foot and will provide vantage points for viewing the historical core. The preserved open spaces on the site will offer a wide range of settings for experiencing Val-Kill as Eleanor did.

The Val-Kill grounds will also be accessible from a small parking area north of the entrance road near the 9G intersection. This new parking area will be primarily for use by local and regional residents, as few
out-of-area visitors are expected to arrive at the site by private automobile. The entrance road will provide pedestrian access into the historical core and the eastern portions of the site. A small picnic area will be established in the apple orchard, and people who carry in gear may be allowed to fish in the pond or along Fall Kill in season in accordance with state laws. Use of the grounds will be restricted only if the numbers of people or types of use are disrupting the solitude and historic ambience of the site.

Access and Circulation

Proposals for access and circulation are designed to ensure preservation of the site's historic character and pastoral setting, a central concept of the plan. Because the existing narrow and tree-lined entrance road is an integral part of this setting, it should be maintained to provide a sense of arrival to the site. However, as a means of access into Val-Kill, this road has limited capacity and poses serious problems in terms of safety, congestion, and traffic conflicts; its intersection with Route 9G is particularly hazardous because of restricted views and the volume and speed of traffic on the main road.

Another factor affecting access is available parking. Parking space at the site is currently limited, and construction of major new facilities to accommodate projected automobile traffic could not be accomplished without significant intrusions on the site's resources and historic setting. Construction of a new road, with related traffic, would cause similar intrusions and could present additional safety hazards at the 9G intersection.

Because of these factors, automobile access into the national historic site will be restricted, and most public access will be by shuttle bus from the FDR Home. Except in off-hours or off-season, visitors arriving at Val-Kill by private automobile will be directed to the shuttle pickup point at FDR.

There are several options for managing the shuttle system. Buses could be purchased by the Park Service, they could be operated by a concessioner, or they could be leased through a contractual arrangement. The third option appears to be the most feasible at the present time, because outright purchase would require a large capital investment and a concession arrangement would entail a visitor fee for transit service. The Park Service will evaluate these options and implement the most reasonable shuttle bus service based on cost contingencies and the objective of minimizing intrusions on the historic site.

Val-Kill shuttles will depart from the parking lot at the FDR Home on a scheduled basis. Scheduling will depend on established use patterns and actual demand (see the "Visitor Use Projections" section). The buses will seat approximately 20 people; reservations for guided tours of Eleanor's home will be made prior to departure to avoid any inconveniences after reaching the site. The shuttles will enter Val-Kill
at the upgraded intersection with 9G and travel up the entrance road to one of two turnaround/drop-off areas: one just before the Fall Kill bridge for fair weather use, and one in the historical core for use in bad weather and for delivering handicapped passengers. Only shuttle buses and automobiles carrying handicapped passengers will be allowed access into the historical core area.

Limited onsite parking will be available in a small lot north of the entrance road and east of the 9G intersection to allow automobile access and use of the Val-Kill grounds when visitation is low. It is anticipated that most users of this lot will be local or regional repeat visitors. NPS management of the lot will be based on actual visitation to the site. During periods of heavy visitation by shuttle bus, the lot may be opened only in the late afternoon; during the off-season and other periods of low use, the lot and other designated areas on the site may be open daily for general public parking. The lot will also serve as a turnaround area for motorists who enter the site and wish to exit immediately.

April and May are peak use months for schoolchildren arriving by bus at the FDR Home, and October is the peak month for visitors coming by chartered bus to view the fall color. It is expected that similar requests will be made to visit Val-Kill during these seasons. To accommodate such groups, charter and school buses could be allowed to enter the site, travel to the historical core, discharge passengers at the turnaround west of the bridge, and park along the secondary road just east of the proposed parking lot. However, if the western turnaround area is designed to handle large charter and school buses, this facility may prove to be too much of an intrusion on the ambience of the historical core. The design of this area will be thoroughly evaluated during site planning, and if a charter/school bus turnaround is determined to be too intrusive, other alternatives will be investigated. In addition, if the facility is constructed to accommodate large buses, charter and school bus use will be periodically assessed to ensure that it is not detrimental to the site's integrity. If it is shown that such use is disturbing to the historic setting and visitor experience, other ways of transporting these visitors to Val-Kill will be explored (for instance, by NPS shuttle from the FDR Home).

The first floors of the historical core structures will be made wheelchair-accessible by installing ramps and making other minor improvements. Wheelchair access to the second floor of Eleanor's apartment will be studied, as these rooms will also probably be furnished and included as part of the interpretive tour. Proposed facilities, such as the restrooms in the garage, will be constructed based on universal barrier-free design, to make them accessible to all people in accordance with P.L. 90-480 and the specifications referenced therein.

**Visitor Use Projections**

As envisioned in the enabling legislation, both general public use and special uses by program and seminar participants will take place at
Eleanor Roosevelt National Historic Site. The following projections, however, attempt only to estimate future use by the general public. Use of the site by conferees will be periodic, and their numbers will be limited because of the nature of their programming and the capacity of facilities.

Visitors from the general public will be of two types: out-of-area, and local/regional. Repeat visits by regional and local visitors are expected to be relatively common; most out-of-area visitors, however, will visit Val-Kill only once, generally to tour Eleanor Roosevelt's home. Because the majority of these one-time visitors will decide to tour the site while visiting the FDR Home and Library, use patterns are likely to be similar, and existing visitation figures for the FDR Home and Library can provide a basis for projections at Val-Kill.

Visitor statistics for the FDR Home in 1979 show seven heavy use months (April-October) and five off-season months (November-March). The seven heavy use months have average daily visitation figures ranging from 720 to 1,500. The maximum peak day use figure in 1979 (in August) was estimated to be 2,215, or 0.83% of the annual visitation (see appendix D). April and May have relatively heavy visitation because of the school tours from the region, and October shows an unusually large number of visits because of the charter bus tours to view the fall color in the Hudson Valley. The 5 off-season months have significantly less visitation. It is anticipated that the general use patterns at Val-Kill will be similar to those established at FDR.

One of the primary Val-Kill attractions for first-time visitors will be the tour of the west wing of Eleanor's home, which will be refurnished. However, because of fire code restrictions, the maximum number of people that can tour the second floor of the wing at any one time is about 10. (The first floor of the wing does not have the same capacity limitations, but the number of visitors in this area at any one time could not be substantially greater without causing overcrowding and diminishing the experience.) Assuming that 4 tours can be completed in an hour, or 36 tours during a peak 9-hour operating day, a maximum of 360 visitors will be able to visit the home in one day. If this peak use figure (360 people) represents 0.83% of annual use (as at the FDR Home), then approximately 44,000 visitors can be expected to come to Val-Kill annually to tour Eleanor's home.

Additional people will visit Val-Kill to view and enjoy the grounds. These people will come both by shuttle and car. The use profile for the FDR Home indicates that one out of every four visitors currently comes to visit the grounds there. Relating this figure to use projections for Val-Kill, an additional 120 people can be expected to take the shuttle to the national historic site on a peak day to view the grounds only. Further, because of the site's pastoral setting and the opportunities for history study, interpretation, and passive recreation, the figure of 120 people is considered quite low, and estimates as high as 360 people visiting the grounds by shuttle can be projected.
Onsite parking will provide another means of access to the grounds. The 25-car parking lot on the entrance road will be available for use by the general public, but because its use will be restricted on peak days, only a one-car turnover rate is projected. Assuming 3 people per car, an estimated 75 people will be able to visit the site by automobile on a peak day.

Based on these estimates, the following annual visitation figures can be projected at Eleanor Roosevelt National Historic Site: If 360 people tour the home on a peak day, 120 visit the grounds by shuttle, and 75 arrive by car to visit the grounds, annual visitation to the site can be projected at approximately 67,000 people (555 as 0.83% of annual use). If, however, the number of people arriving by shuttle to visit the grounds reaches a 1:1 ratio with the number of people touring the home, then the annual visits to Val-Kill will be nearly 100,000. Of this total, fewer than 10,000 people will come by private automobile.

If annual visitation approaches 100,000, two 20-passenger shuttle buses will be required to transport the estimated 720 people arriving from FDR on a peak day. It will take approximately 30 minutes for a shuttle bus to load passengers, transport them to Val-Kill, and return to FDR with passengers leaving the site. Based on this, one bus can make 18 trips in a 9-hour day, carrying 360 people to the site and back, and two buses can carry the 720 people projected on a peak day. This service, plus the parking available in the 25-car lot, should be more than adequate to accommodate the maximum projected numbers of visitors to the national historic site in the immediate future.

SUPPORT FACILITIES

Because the entrance road will continue to provide primary access into the site, the entrance point at Route 9G will be redesigned to reduce safety hazards, and the road will be graded and resurfaced as necessary to accommodate projected levels of traffic. Widening the road along its full length to allow for two-way traffic is not proposed, because this would require removal of the historic stone walls and tree line. However, areas along the road that are already wide enough to permit two vehicles to pass will be maintained so that motorists can pull over if they encounter oncoming traffic. Private automobile traffic on the entrance road is, in any case, expected to be very light, and NPS shuttle buses will be scheduled to avoid conflicts.

The 25-car grass-block parking lot will be built along the entrance road just west of the Curnan house site (see the Management Zones map). A second parking area, with about 20 head-in spaces, will be provided along the rear entrance road (south of Roosevelt Road and north of the stable), primarily for use by conferees. Conferees will be required to use this road for access to the parking area and the historical core in order to minimize traffic on the main entrance road. There will be no parking areas in the historical core. The two turnaround areas will be constructed on the entrance road just north of the apple orchard and just west of the stone cottage. Parking and turnaround areas will be designed to minimize intrusions on the historic and natural scene.
The caretaker's house, which lies north of the Curnan house site on a secondary road, has no historic significance. It will be adapted for use as a maintenance facility, with an upstairs apartment provided for a maintenance worker. Because of the remoteness of Val-Kill, an NPS employee is needed on the site to discourage vandalism and theft in the historical core buildings and in case of emergency. The adaptive use of the existing caretaker's house will eliminate the need for new housing construction.

Two options exist for obtaining adequate water to serve the historical core. One involves drilling a new well, installing a submersible pump, and constructing a pumphouse with a chlorination and hydropneumatic system. The other involves the purchase of water from the adjacent Harbord Hills subdivision. This water system meets safe drinking water standards and has a capacity sufficient to serve the needs of the historical core. An analysis will be made of the two options, including construction and operating costs and reliability of supply.

Several alternatives were examined for handling wastewater treatment and disposal. Onsite treatment in a septic tank appears to be the most feasible alternative. To avoid the projected 100-year floodplain, the septic tank will be located in the general vicinity of the present cesspool serving Eleanor's home. Wastewater will flow by gravity sewers from both Eleanor's home and the stone cottage to this tank. Wastewater from the playhouse will be collected in a sump and pumped to the tank. A separate septic tank will be constructed to serve the stable.

Effluent disposal will take place in an area outside the projected 100-year floodplain where soils are adequate and there is sufficient depth to groundwater. The proposed site is in the forested area east of the stable. The leaching system will consist of perforated pipe buried in trenches that are located to avoid disturbing the larger trees. Effluent from both septic tanks will enter a distribution box that will uniformly divide the flow to the seepage lines. A pumping chamber and force main will be included in the septic tank near Eleanor's home.

All utility systems will be adequate to handle projected use capacities and will be designed in conformance with local, state, and federal standards and regulations. Installation of the recommended systems will have no significant effects on historic or natural resources. Any activities involving ground disturbance will be assessed for potential damage or disruption of archeological resources; impacts will be avoided or mitigated. The temporary impacts of construction will be mitigated to the extent possible.

Adequate fire/security systems will be installed in all historic buildings; these systems will be located to minimize intrusions on the historic fabric or appearance of the building. A volunteer fire station is located 3/5 of a mile from the site, offering a response time of less than five minutes. Water will be pumped from the pool, pond, or stream in emergencies. Fire hydrants will be added to the onsite water system if it is deemed necessary.
Telephone and electrical power service will continue to be provided by existing lines. Underground lines will be mapped and staked prior to any development work on the site. The existing powerline right-of-way will continue to be maintained by the Central Hudson Gas and Electric Company. The Park Service will cooperate with the utility company to ensure safe but sensitive maintenance of this portion of the site.

ENERGY MANAGEMENT

In the interest of energy conservation, the following actions will be undertaken, as appropriate, in major structures in the historical core area:

- Install suitable insulation in walls, attics or roofs, basements, floors, and doors; remove old insulation as required; modify areas that will not be visible to the public to accommodate insulating materials.

- Repair original storm doors and windows or install new, removable ones on all accesses leading to unheated porches or to the outdoors; weatherstrip all doors and windows.

- Caulk and seal structures as necessary to reduce heat loss; incorporate flue dampers or removable styrofoam covers on fireplaces.

- Install multi-fuel furnaces capable of operating with wood, oil, gas, or electricity (cord wood supplied by the site's hardwood stands will be used as the primary fuel, oil will serve as a backup); include tile chimney furnace flues if necessary.

- Upgrade existing warm-air distribution systems or install steam radiators (of appropriate design) to improve heat circulation.

- Install domestic water heaters that maximize energy efficiency based on size and use of building (electric, "tankless," or heat-pump, which draws energy from preheating tank or holding tank).

- Upgrade or install air vents in attics or roof gables, first floors, and basements; install power ventilators in attics and removable intake fans in windows as necessary to ensure adequate ventilation in summer.

- Install low-flow shower heads.

- Install set back thermostats; maintain temperatures within government-established limits when buildings are in use; reduce heat to 45°-50° when not in use during winter.

Similar energy measures will be taken at the caretaker's house. In addition, a low-cost, low-technology solar water heater will be constructed in front of the south porch, and the porch will be modified.
to serve as a solar space heat collector during winter, thus reducing the volume of wood that needs to be burned. Trees will be planted to act as a natural buffer against sun and wind.

The hardwood stands on the national historic site will be periodically thinned and cleared of down and dead wood. This wood will supply the multi-fuel furnaces in the historic structures.

All actions will be based on the recommendations of a National Park Service professional in the field of energy conservation and will ensure that the historic integrity of the structures is not compromised.
APPENDIXES

A: P.L. 95-32

PUBLIC LAW 95-32—MAY 26, 1977

Public Law 95-32
95th Congress

An Act

To authorize the establishment of the Eleanor Roosevelt National Historic Site in the State of New York, and for other purposes.

May 26, 1977

[H.R. 5562]

Eleanor Roosevelt National Historic Site, N.Y.
Establishment.
16 USC 461 note.

Land acquisition.
16 USC 461 note.

Administration.
16 USC 461 note.

Cooperative agreements.

Monument or memorial, erection and maintenance.
16 USC 461 note.

May 26, 1977

PUBLIC LAW 95-32—MAY 26, 1977

Public Law 95-32
95th Congress

An Act

To authorize the establishment of the Eleanor Roosevelt National Historic Site in the State of New York, and for other purposes.

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

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

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

Sec. 3. The Secretary shall erect or cause to be erected and maintained an appropriate monument or memorial to Eleanor Roosevelt within the boundaries of the site.
SEC. 4 (a) There is authorized to be appropriated to carry out the provisions of this Act, not to exceed $575,000 for acquisition of land and interests in lands, and not to exceed $420,000 for development, not more than $50,000 of which may be made available for the purposes of section 3 of this Act.

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

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

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

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

Approved May 26, 1977.

LEGISLATIVE HISTORY:

HOUSE REPORT No. 95-264 (Comm. on Interior and Insular Affairs).
SENATE REPORT No. 95-148 accompanying S. 1125 (Comm. on Energy and Natural Resources).

May 9, considered and passed House.
May 17, considered and passed Senate.

WEEKLY COMPILATION OF PRESIDENTIAL DOCUMENTS, Vol. 13, No. 22:
May 26, Presidential statement.

Note.—A listing of the bill number, law number, title, date of approval, U.S. Statutes citation, and price of each public law is published on a current basis in the Federal Register under "List of Public Laws" in the Reminders section. The text of laws is not published in the Federal Register.
B. COOPERATIVE AGREEMENT

COOPERATIVE AGREEMENT
between
ELEANOR ROOSEVELT'S VALKILL, INC.
and
UNITED STATES OF AMERICA
DEPARTMENT OF THE INTERIOR, NATIONAL PARK SERVICE

This Cooperative Agreement entered into as of the 20th day of April 1979 by and between the Secretary of the Interior through the Director of the National Park Service, party of the first part, together with his successor or successors in office and his and their duly authorized representatives, hereinafter referred to as the Director, and the Eleanor Roosevelt's Valkill, Inc., party of the second part, a non-profit organization organized and existing under the laws of the State of New York, and operating from offices in Hyde Park, New York, hereinafter referred to as Eleanor Roosevelt's Valkill, Inc.

WITNESSTH:

WHEREAS, for the purpose of this Agreement, the term "Director" shall be interpreted as the Director of the National Park Service or his designee, the term "public areas" shall be interpreted as all areas within the house and grounds and not specifically assigned to Eleanor Roosevelt's Valkill, Inc. by special use permit; and

WHEREAS, the Director is charged with the responsibility for administering the National Park Service of the United States (hereinafter referred to as the "Service"), which is responsible for the management of outstanding areas and sites reflecting the cultural and historical heritage of the Nation; and

WHEREAS, the Congress by Public Law 95-32 has established the Eleanor Roosevelt National Historic Site and has authorized the Secretary of the Interior through the National Park Service to enter into cooperative agreements with others to conduct studies, lectures, conferences, seminars, and other endeavors relating to the issues to which Eleanor Roosevelt devoted her intellect and concern; and

WHEREAS, through the cooperation of the Eleanor Roosevelt's Valkill, Inc., the Director can provide an additional dimension to the interpretation of this cultural and historical site through their assistance in the development, discussion and presentation of issues and concerns to which Eleanor Roosevelt devoted her intellect and concern for the education, benefit and enjoyment of present and future generations; and

WHEREAS, Eleanor Roosevelt's Valkill, Inc. can further the objectives for which it was formed by cooperating with the Director in this effort; and

37
WHEREAS, Eleanor Roosevelt's Valkill, Inc. is willing to provide such resources, direction, and coordination as is necessary to arrange for the proper presentation of studies, lectures, conferences, seminars, and other endeavors relating to the issues to which Eleanor Roosevelt devoted her intellect and concern to provide increased benefit and enjoyment for visitors to such areas;

NOW, THEREFORE, pursuant to the authority contained in the Act of August 25, 1916 (39 Stat. 535), and laws supplemental thereto and amendments thereto (16 U.S.C. 1 et seq), the Act of August 21, 1935 (P.L. 74-292, 49 Stat. 666), and the Act of May 26, 1977 (P.L. 95-32, 91 Stat. 171) and in consideration of the above and in the interest of the mutual advantage in attainment of common objectives, the parties hereto desire to cooperate and mutually agree as follows:

ARTICLE I

Eleanor Roosevelt's Valkill, Inc. agrees for itself, its successors, and assigns:

A. To develop a program which will achieve several broad objectives of the Service and Eleanor Roosevelt's Valkill, Inc. In general, the program will seek to:

1. Make history more meaningful to a wide range of groups.
2. Develop studies, lectures, conferences, seminars, and other endeavors relating to the issues to which Eleanor Roosevelt devoted her intellect and concern.
3. Understand the total environment from both a historic and contemporary perspective.

B. To research issues and develop activities to achieve the objectives of the program.

C. To provide management of Eleanor Roosevelt's Valkill, Inc. program, including the provision of support staff as needed and the operation of such facilities as are determined to be their responsibility.

D. When mutually agreed upon, to provide for written evaluation of the program.

E. To provide literature for the public to support the program. Such literature may not be distributed without prior approval of the Service.

F. To preserve, protect and provide ordinary and daily maintenance care, expected in a landlord-tenant relationship, of the areas assigned to it defraying the cost thereof from the revenues available to the Eleanor Roosevelt's Valkill, Inc.
G. To protect and preserve the historical integrity of the property and any facilities utilized in the program.

H. The Eleanor Roosevelt's Valkill, Inc. may operate craft, artistic, or live demonstration activities and may provide appropriate craft or visitor convenience items for sale subject to the specific prior approval of the Director. The Eleanor Roosevelt's Valkill, Inc. agrees to comply with all laws, rules and regulations of the National Park Service pertaining to such operations on park land. The Eleanor Roosevelt's Valkill, Inc. agrees not to sell any food or other items to the general visiting public which would infringe on the rights of any concessioner.

I. The Eleanor Roosevelt's Valkill, Inc. shall employ an administrator who shall, with the approval of the Eleanor Roosevelt's Valkill, Inc. Board of Directors, coordinate their activities with the National Park Service Unit Manager responsible for the operations of the site.

J. The administrator may not subcontract with other organizations interested in assisting Eleanor Roosevelt's Valkill, Inc. in the carrying forth of their operational activities on site without the prior agreement of the Director procured in advance and upon such terms and conditions as the Director and the administrator deem necessary.

K. Eleanor Roosevelt's Valkill, Inc. shall maintain proper accounting records and data and submit annual financial reports to the National Park Service and such other data as may be required by the National Park Service in accordance with established laws and regulations concerning cooperative agreements within the National Park Service. The National Park Service shall have the right to examine said records and data.

L. To make no alteration or major repairs to the buildings, appurtenances and/or grounds until the plans therefore have been approved by the Director. To make all necessary minor repairs due to ordinary wear and tear to the best of its ability, but with the consent of the Service.

M. To furnish information concerning its endeavors to the public during hours that the site is open to the public. Such obligation, however, shall be understood not to bind Eleanor Roosevelt's Valkill, Inc. to expend any sum in excess of revenues or other funds as may be received by it from total revenues for its purposes.

N. Provide any food service necessary for the participants in its program in accordance with State and Federal health standards.
O. Collect, on its behalf all fees paid by groups and/or individuals participating in the program, subject to prior approval of the Service.

P. Provide registration and housekeeping services and furnishings necessary for the accommodation of its guests in areas or rooms mutually agreed to by the parties as available for that purpose.

Q. Eleanor Roosevelt's Valkill, Inc. recognizes the right of access of the Director or his designate at all reasonable times, to all portions of the site covered by this Agreement for the purpose of assuring the terms of the Agreement are fulfilled and for the purpose of conducting visitors through the public portions of the property and interpreting it to the public. Such right shall not unreasonably diminish the needs of Eleanor Roosevelt's Valkill, Inc. to conduct their activities in an environment free from distractions at certain times.

R. To exercise reasonable care to prevent loss, damage to, or destruction of any part of the building or its appurtenances, the furniture and other furnishings contained therein of the National Historic Site and furnishings owned by the United States Government.

S. To secure prior approval in writing of the Director before erecting or placing, or permitting the erection or placement of, any monument, marker, tablet, or other memorial in or upon the building or grounds of said site, and before altering any existing marker or other memorial. Pursuant to Sec. 4 of P.L. 95-32, the U. S. Government funds for erection of such a monument or memorial, as required by Sec. 3 thereof, shall not exceed $50,000. This section shall not be construed to prohibit the placing of signs within the building or upon the grounds for the information and direction of the public. The design and location of any signs upon the exterior of the building or on the grounds shall be subject to the approval of the Director.

T. To carry fire and extended coverage insurance on all Government property which may be used or occupied by Eleanor Roosevelt's Valkill, Inc. in an amount no less than the replacement value of such property. The Eleanor Roosevelt's Valkill, Inc. shall also carry insurance against public and employee liability and similar hazards in the amount of no less than $300,000 for any number of claims from any one incident, and such policies shall designate the United States as a named additional insured, and to hold the United States harmless from any suits arising from such liability.

U. An evident and distinct separation shall be maintained between the activities of the Eleanor Roosevelt's Valkill, Inc. and those of the Service. All steps shall be taken to avoid even an
appearance that the Service exercises control over the operations of the Eleanor Roosevelt's Valkill, Inc.

V. Eleanor Roosevelt's Valkill, Inc. personnel are not government employees and are not authorized to undertake any governmental function or activity on behalf of the Service, nor to engage in activities which would reasonably lead the visiting public to conclude that they are government employees. No Eleanor Roosevelt's Valkill, Inc. employees shall wear a Service or other government uniform. All Eleanor Roosevelt's Valkill, Inc. employees and program participants shall wear some easily observable and readily identifiable indication of Eleanor Roosevelt's Valkill, Inc. affiliation while in the Park on Eleanor Roosevelt's Valkill, Inc. business.

ARTICLE III

The Service agrees to:

A. Provide facilities in the Valkill portion of the Eleanor Roosevelt National Historic Site, consisting of a portion of the former Eleanor Roosevelt House, plus other buildings and facilities as mutually agreed upon and as specified in special use permits.

B. In accordance with established National Park Service policies to rehabilitate, restore and preserve the Eleanor Roosevelt National Historic Site by providing: (a) technical and professional assistance; (b) funds and National Park Service personnel as determined by the Director; to rehabilitate, restore and maintain the structures and grounds at the discretion of the Director and to the extent funds are made available by appropriation or receipt by the National Park Service which shall be used or occupied by Eleanor Roosevelt's Valkill, Inc. under special use permit with the National Park Service.

C. To provide and approve historic furnishings and artifacts for placement or retention in the public areas of the site in accordance with approved furnishings and exhibit plans and to approve and provide when possible any furnishings that may be made available to the Eleanor Roosevelt's Valkill, Inc. for their program.

D. To operate the National Historic Site, for the purpose of preserving and exhibiting the public areas of the house and grounds to visitors as a National Historic Site, and will perform major maintenance and restoration work of the space allocated to Eleanor Roosevelt's Valkill, Inc. as defined in a special use permit. Alterations will be carried out in conformance with Section 106 of the Historic Preservation Act of 1966 by the National Park Service.
ARTICLE III

The parties further agree as follows:

A. The Site Manager of the Eleanor Roosevelt National Historic Site and the Program Director of Eleanor Roosevelt's Valkill, Inc. are designated as liaison persons for the execution of this Agreement. The designated liaison persons shall serve as the official points for contact between the Service and the Eleanor Roosevelt's Valkill, Inc. and shall have the responsibility and authority for insuring adherence to the terms of this Agreement. Disputes, if they should arise, not resolved by the above, may be resolved by consultation between the Superintendent, Roosevelt-Vanderbilt National Historic Sites and the President of Eleanor Roosevelt's Valkill, Inc.

B. P.L. 95-32 requires the filing of a general management plan for the use and development of the Eleanor Roosevelt National Historic Site within three (3) years from May 26, 1977. This Agreement shall be in effect until completion of that plan (May 26, 1980), or until the general management plan receives final approval provided that either of the parties may terminate the Agreement by giving written notice 6 months in advance to the other party: PROVIDED FURTHER, that this Agreement may be renewed at the discretion of the Director at the end of such period. In the event that either the Service or Eleanor Roosevelt's Valkill, Inc. fails to perform any of the terms of this Agreement on its part, either party may terminate this agreement by giving thirty (30) days written notice to the other party.

C. The rights generally conferred by this Agreement shall be subject to the laws of Congress governing the National Historic Site and to the rules and regulations promulgated thereunder, whether now in force or hereafter enacted or provided; and the mention of specific restrictions, conditions and stipulations herein shall not be construed as in any way impairing the general powers of supervision, regulation and control by the Director under such applicable laws or regulations.

D. The Director may, at his discretion and at such time or times as he may deem such action necessary for the full protection of the Government, require Eleanor Roosevelt's Valkill, Inc. to furnish a bond duly executed to the United States of America, by a surety company to be approved by the Secretary, in such sum or amount as may be deemed by him adequate for the faithful performance of Eleanor Roosevelt's Valkill, Inc.'s obligations under this Agreement.

E. It is agreed that this Agreement is not assignable, PROVIDED, HOWEVER, that it may be transferred by Eleanor Roosevelt's Valkill, Inc. to an organization formed for the purposes of
continuing and carrying out the purpose for which Eleanor Roosevelt's Valkill, Inc. was formed, and then only with the approval of the Director, which approval may not be withheld unreasonably.

F. No member or delegate to the Congress or Resident Commissioner shall be admitted to any share or part of this Agreement or to any benefit that may arise therefrom, but this restriction shall not be construed to extend to this Agreement if made with a corporation or company for its general benefit.

G. It is understood and agreed by the parties hereto that nothing herein contained shall be construed as binding the Director to expend in any on fiscal year any sum in excess of appropriations made by the Congress for that fiscal year under Public Law 95-32, or expend any sum in excess of the statutory ceiling of $995,000 provided in Public Law 95-32 until said statute shall be amended, or to involve the United States in any contract or other obligation for the future expenditures of money in excess of such statutory limitation or fiscal appropriation thereunder, or to obligate the Director to make any repairs to the building or its appurtenances in excess of annual appropriations therefore.

H. All equipment, materials, and property of any kind purchased from funds provided by the Government under the terms of this Agreement and not consumed in the project shall remain the property of the Government; and

I. Property purchased from funds provided by the Eleanor Roosevelt's Valkill, Inc. under the terms of this Agreement and not consumed in the project shall remain the property of the Eleanor Roosevelt's Valkill, Inc.

J. Utilities will be maintained and charged in accordance with terms in the special use permit.

K. The Eleanor Roosevelt's Val-Kill, Inc. and its employees shall not discriminate because of race, color, religion, sex, age, or national origin against: (a) Any employee or applicant for employment or (b) Any person or persons by refusing to furnish such person or persons any facilities or services pursuant to this Agreement offered to or enjoyed by the general public nor shall the party and its employees publicize such facilities or services in any manner that would directly or inferentially reflect upon or question the acceptability of the patronage of any person or persons because of race, color, religion, sex, age or national origin. Eleanor Roosevelt's Val-Kill, Inc. shall include a similar provision in any contract or subcontract made with respect to the privileges herein granted.
L. The Eleanor Roosevelt's Val-Kill, Inc. agrees that all its activities shall be conducted in accordance with all applicable laws and regulations, both State and Federal. Specifically, the Association shall comply with the requirement of: (a) Executive Order No. 11246 of September 24, 1967. (b) Title V., Section 503 of the Rehabilitation Act of September 26, 1973 (P.L. 93-112), which requires Government contractors and subcontractors to take affirmative action to employ and to advance in employment qualified handicapped individuals, and (c) With regulations heretofore or hereafter promulgated thereunder.

IN WITNESS WHEREOF, the parties hereto have subscribed their names on the aforementioned date.

[Signatures]

Warren Hills
Superintendent
Roosevelt-Vanderbilt National Historic Sites

Kenneth J. Foley
President
Eleanor Roosevelt's Val-Kill, Inc.
PROPOSED USES
ELEANOR'S HOME - 2ND FLOOR,
Areas to be used by Eleanor Roosevelt's Val-Kal, Inc. for conference facility. When not in use by ERPK, these areas will be used by the National Park Service for guided interpretive tours.

LEGEND

**BREAKOUT ROOM**

**KITCHEN FOR SnACK PREPARATION ONLY**

**MAIN CONFERENCE ROOM**

**STONE COTTAGE - 1ST FLOOR**

PROPOSED USES
LEGEND

AREAS TO BE USED BY ELEANOR ROOSEVELT'S VAL-KIL, INC. FOR CONFERENCE FACILITY. WHEN NOT IN USE BY ERVK, THESE AREAS WILL BE USED BY THE NATIONAL PARK SERVICE FOR GUIDED INTERPRETIVE TOURS.

PROPOSED USES
STONE COTTAGE - 2ND FLOOR

2 of 2

ATB 2006
DSC JAN 80
### FDR Home Visitation Figures - 1970 Through 1979

<table>
<thead>
<tr>
<th>Year</th>
<th>Home and Grounds % Total</th>
<th>Grounds Only % Total</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1970</td>
<td>197,150 76%</td>
<td>62,795 24%</td>
<td>259,945</td>
</tr>
<tr>
<td>1971</td>
<td>196,501 73%</td>
<td>73,135 27%</td>
<td>269,636</td>
</tr>
<tr>
<td>1972</td>
<td>213,989 77%</td>
<td>62,822 23%</td>
<td>276,811</td>
</tr>
<tr>
<td>1973</td>
<td>226,532 75%</td>
<td>76,604 25%</td>
<td>303,136</td>
</tr>
<tr>
<td>1974</td>
<td>203,116 71%</td>
<td>81,976 29%</td>
<td>285,092</td>
</tr>
<tr>
<td>1975</td>
<td>216,679 75%</td>
<td>72,383 25%</td>
<td>289,062</td>
</tr>
<tr>
<td>1976</td>
<td>258,036 80%</td>
<td>64,239 20%</td>
<td>322,275</td>
</tr>
<tr>
<td>1977</td>
<td>256,552 82%</td>
<td>54,782 18%</td>
<td>311,339</td>
</tr>
<tr>
<td>1978</td>
<td>251,589 70%</td>
<td>109,056 30%</td>
<td>360,645</td>
</tr>
<tr>
<td>1979</td>
<td>188,573 71%</td>
<td>78,236 29%</td>
<td>266,809</td>
</tr>
<tr>
<td>Average</td>
<td>220,872 74%</td>
<td>73,602 26%</td>
<td>294,475</td>
</tr>
</tbody>
</table>

### 1979 Visitation Figures to FDR Home

<table>
<thead>
<tr>
<th>Month</th>
<th>No. of Visitors</th>
<th>%/Month</th>
<th>Average Day Visitation</th>
<th>Estimated Peak Day*</th>
<th>% of Year’s Visitation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jan.</td>
<td>3,988</td>
<td>1.5%</td>
<td>128</td>
<td>192</td>
<td>0.83%</td>
</tr>
<tr>
<td>Feb.</td>
<td>5,520</td>
<td>2.0%</td>
<td>190</td>
<td>285</td>
<td></td>
</tr>
<tr>
<td>Mar.</td>
<td>9,909</td>
<td>3.7%</td>
<td>319</td>
<td>478</td>
<td></td>
</tr>
<tr>
<td>Apr.</td>
<td>21,505</td>
<td>8.1%</td>
<td>716</td>
<td>1,074</td>
<td></td>
</tr>
<tr>
<td>May</td>
<td>30,167</td>
<td>11.3%</td>
<td>973</td>
<td>1,459</td>
<td></td>
</tr>
<tr>
<td>June</td>
<td>28,363</td>
<td>10.7%</td>
<td>945</td>
<td>1,417</td>
<td></td>
</tr>
<tr>
<td>July</td>
<td>36,473</td>
<td>13.7%</td>
<td>1,176</td>
<td>1,764</td>
<td></td>
</tr>
<tr>
<td>Aug.</td>
<td>45,814</td>
<td>17.2%</td>
<td>1,477</td>
<td>2,215</td>
<td></td>
</tr>
<tr>
<td>Sept.</td>
<td>32,375</td>
<td>12.1%</td>
<td>1,079</td>
<td>1,618</td>
<td></td>
</tr>
<tr>
<td>Oct.</td>
<td>35,350</td>
<td>13.2%</td>
<td>1,140</td>
<td>1,710</td>
<td></td>
</tr>
<tr>
<td>Nov.</td>
<td>10,409</td>
<td>3.9%</td>
<td>346</td>
<td>519</td>
<td></td>
</tr>
<tr>
<td>Dec.</td>
<td>5,939</td>
<td>2.6%</td>
<td>223</td>
<td>334</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>266,809</td>
<td>100.0%</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*A multiple factor of 1.5 times the average daily visitation figure is used to estimate the peak day visitation during a given month.
E: PRELIMINARY COST ESTIMATES

Development Cost Estimates

Stabilize the exteriors of all historic buildings (Eleanor's home, stone cottage, playhouse, dollhouse, and stables) in the core area $200,000

Adapt the east section, the second floor in the central section, and the southeast bedroom in Tommy's apartment for conference housing (eight bedrooms total: three in east section, five in central section) 60,000

Restore the west section of Eleanor's home for public viewing and interpretation; use certain rooms for NPS operations and interpretive media 100,000

Adapt the garage in Eleanor's home as visitor restrooms 30,000

Adapt the interior of the stone cottage as a conference center 80,000

Adapt the interior of the playhouse for use by Eleanor Roosevelt's Val-Kill, Inc., as a conference dining area and for overnight quarters for an ERVK employee 40,000

Adapt the interior of the stable for ERVK craft programs and environmental education programs 40,000

Adapt the interior of the dollhouse for NPS administrative and interpretive support 40,000

Restore the recreation facilities and equipment (tennis court, swimming pool, fireplace, swings, and teeter totter) to a usable condition; provide improvements to the pool that will meet local safety codes 50,000

Upgrade the structural support system of the bridge to permit use by shuttle buses, service vehicles, pedestrians, and handicapped visitors; maintain the historic appearance of the bridge 100,000

Install fire/security systems in Eleanor's home, the stone cottage, the playhouse, and the stable 100,000

Remove the section of road north of the stable that was added after Eleanor's death 5,000

Reestablish the old apple orchard; maintain existing trees and plant new ones as necessary 10,000

Restore the historical core landscape to its former appearance, including historic flower beds and gardens; reestablish the cutting garden and flower beds and provide a memorial tablet 70,000

Reconstruct the historic boat dock near the bridge 5,000

Stabilize the stone walls along the entrance road and in other areas on the site 35,000

Provide a septic tank sewage disposal system and leaching field to service the historical core 50,000

Provide piping to connect to the Harbourd Hills waterline at Roosevelt Road and install four meters 30,000

Redesign and construct the entrance road/Route 9G intersection to meet state safety standards 20,000

Resurface the entrance road 50,000
Construct a 25-car grass block parking area for visitors to the site grounds (north of the entrance road on high ground just west of the Curnan house site) $40,000

Provide a paved turnaround area for shuttle buses and chartered buses on the entrance road just north of the apple orchard $10,000

Provide a shuttle bus turnaround area near the stone cottage traffic circle for use in inclement weather $2,000

Provide a small picnic area with tables in the apple orchard $5,000

Provide 20 head-in parking spaces along the rear entrance road $30,000

**Total Government Cost** $1,202,000

Note: The figures shown are long-range Class C projects cost estimates.

### Operations Cost Estimates

<table>
<thead>
<tr>
<th>Maintenance</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Staffing</td>
<td>$88,800</td>
</tr>
<tr>
<td>Materials</td>
<td>29,000</td>
</tr>
<tr>
<td>Utilities</td>
<td>30,000</td>
</tr>
<tr>
<td>Protection Systems</td>
<td>2,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Protection</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Staffing</td>
<td>44,800</td>
</tr>
<tr>
<td>Materials</td>
<td>19,200</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Interpretive Programs</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Staffing</td>
<td>68,400</td>
</tr>
<tr>
<td>Materials</td>
<td>22,800</td>
</tr>
<tr>
<td>Utilities</td>
<td>22,800</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Transportation System</th>
<th>$50,000 (6-month lease operation)</th>
</tr>
</thead>
</table>

**Total** $377,800

The operating cost estimates per person are as follows:

- $50,000 for shuttles (90,000 passengers) = $0.55/passenger
- $377,000 for total park (100,000 visitors) = $3.77/visitor
BIBLIOGRAPHY

BUELL, CLIFFORD, AND BUELL, NANCY

DAVIS, KENNETH S.

DUTCHESS COUNTY DEPARTMENT OF PLANNING

HUDSON RIVER VALLEY COMMISSION

KUCHLER, A. W.

LASH, JOSEPH P.

NEW YORK STATE DEPARTMENT OF COMMERCE

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

NEW YORK STATE PARKS AND RECREATION
PANDULLO QUIRK ASSOCIATES

TOWN OF HYDE PARK
1974  Town Development Plan.

U.S. DEPARTMENT OF THE INTERIOR, NATIONAL PARK SERVICE


1979a  National Register of Historic Places nomination forms.


PLANNING TEAM AND CONSULTANTS

TEAM MEMBERS

Jack Galloway - Team Captain, Landscape Architect/Planner, Denver Service Center

Bonnie Campbell - Former Team Captain, Denver Service Center

Warren H. Hill - Former Superintendent, Roosevelt-Vanderbilt National Historic Sites

Margaret Partridge - Unit Manager, Eleanor Roosevelt National Historic Site

Kenneth Toole - President, Eleanor Roosevelt's Val-Kill, Inc., and Dutchess County Department of Planning

Dr. Dan Huff - Environmental Specialist, Denver Service Center

Richard C. Geiser - Historical Architect, Denver Service Center

Shary Berg - Landscape Architect/Planner, North Atlantic Regional Office

Kay Roush - Writer-Editor, Denver Service Center

CONSULTANTS AND CONTRIBUTORS

Board of Eleanor Roosevelt's Val-Kill, Inc.

Dr. William Emerson - Director, Franklin D. Roosevelt Library and Museum

Louis Torres - Historian, Denver Service Center

Clyde Schroeder - Historical Architect, Denver Service Center

National Park Service staff of Eleanor Roosevelt National Historic Site

Donald A. Falvey - Civil Engineer, Denver Service Center

Michael Williams - Sanitary Engineer, Denver Service Center

Pandullo Quirk Associates, Science, Engineering and Design, Wayne, New Jersey
As the nation's principal conservation agency, the Department of the Interior has basic responsibilities to protect and conserve our land and water, energy and minerals, fish and wildlife, parks and recreation areas, and to ensure the wise use of all these resources. The department also has major responsibility for American Indian reservation communities and for people who live in island territories under U.S. administration.

Publication services were provided by the editorial and graphics staffs of the Denver Service Center. NPS 1603