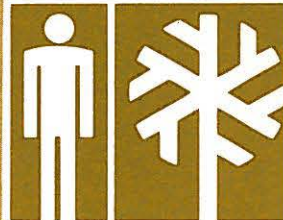


general management plan
february 1982

FRIENDSHIP HILL

NATIONAL HISTORIC SITE / PENNSYLVANIA



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11/9/81



GENERAL MANAGEMENT PLAN
FRIENDSHIP HILL NATIONAL HISTORIC SITE
PENNSYLVANIA

Friendship Hill National Historic Site
R. D. 1, Box 149A
Point Marion, PA 15474

Denver Service Center
National Park Service
U.S. Department of the Interior

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INTRODUCTION

Friendship Hill National Historic Site (NHS) was authorized by the National Parks and Recreation Act (P.L. 95-625) in November 1978 for the purpose of commemorating the life of Albert Gallatin, a prominent Jeffersonian-era statesman, public servant, and entrepreneur. Public interest in Friendship Hill had surfaced in 1927, when concerned citizens organized the Friendship Hill Association to restore the privately owned house and open it to the public. During the intervening depression years little was done, but by the late 1930s tours had begun and they continued with cooperation from the owners on an intermittent basis until the late 1960s. At one point limited interest focused on having the state of Pennsylvania assume control of the property as a historic shrine dedicated to Gallatin. A bill introduced in the state legislature in the late 1950s did not pass. In 1978, following renewed local interest in Friendship Hill, Congressman Austin J. Murphy (22nd district) introduced H.R. 1098 to "provide for the establishment of the Friendship Hill National Historic Site." The bill received unanimous support in the House Interior and Insular Affairs Committee and later that year was included in the National Parks and Recreation Act.

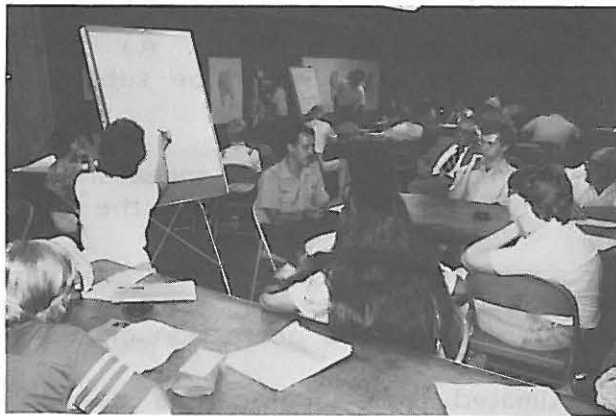
The enabling legislation (reprinted in appendix A) stated that within three years a general management plan would be submitted to Congress addressing

the lands and interests in lands that are necessary or desirable for resource protection and administration of the site, and their estimated costs

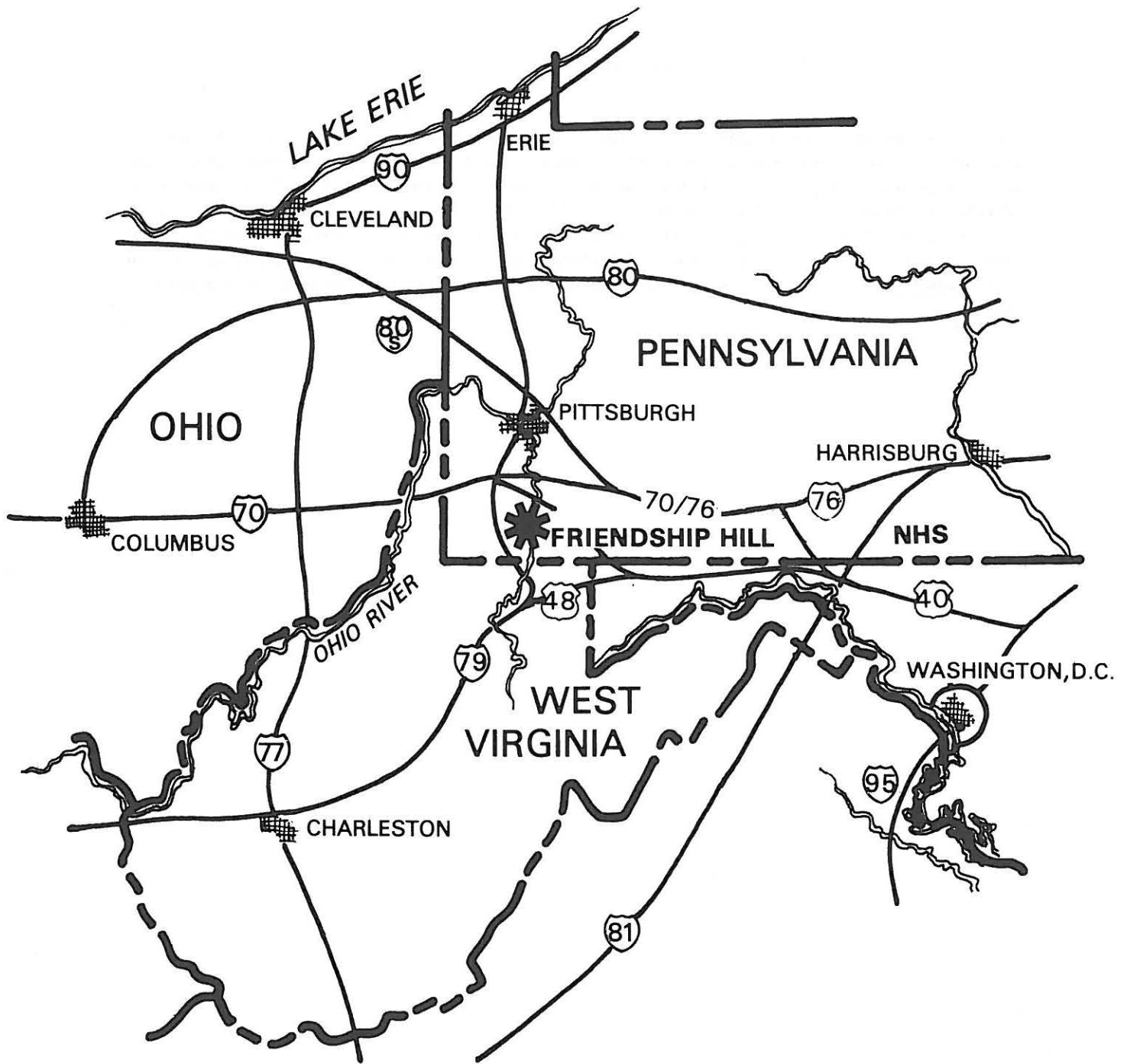
the number of visitors and types of public use that can be accommodated in accordance with the protection of the site

the locations and estimated costs of facilities deemed necessary to accommodate visitors

This General Management Plan is both a manager's guide for meeting the objectives established for Friendship Hill National Historic Site (see appendix B) and a public statement of National Park Service management intentions. The plan establishes long-range strategies for resource management, visitor use, and development of an integrated park system, creating a framework for all future programs, facilities, and management actions. This plan is expected to remain valid at least through the 1980s, although some aspects of it may be amended from time to time in response to emerging needs or problems. Due to the relatively small size of the park and the detail of this plan, it serves also as a development concept plan.



Major considerations in preparing this plan have been compliance with legislation and executive orders pertaining to the park; respect for historic preservation and for the park's natural resources; responsibility for developing techniques for conserving energy; response to the needs, interests, and desires of visitors; and coordination with state and local governments, regional groups, and private organizations. The planning concepts have been discussed in a series of meetings, workshops, and conversations with interested public agencies and private citizens, and they have been given the opportunity to review the Environmental Assessment of the planning alternatives and the Draft General Management Plan.



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THE REGION

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OVERVIEW OF THE PARK AND REGION

The authorized boundary of the national historic site was drawn to include all of a 661-acre private estate in southwestern Pennsylvania that encompassed most of the original 394.5-acre Gallatin property, along with approximately 276 additional acres. The boundary also included a 13-acre linear tract owned by the Monongahela Railroad Company that traversed the northern portion of the property, bringing the total acreage of the national historic site to 674 acres. The Trust for Public Lands, a nonprofit conservation organization, purchased the 661-acre estate from Sherwood C. Martin, the last private owner, for \$760,000. The National Park Service acquired the property from the Trust for Public Lands in January 1980. Federal ownership now includes all of the site except the 13 acres owned by the railroad.

To alleviate confusion in terminology, the entire 674 acres included in the authorized boundary will be referred to as Friendship Hill NHS. There are currently approximately 385 acres in federal ownership that were originally owned by Gallatin, and these lands will be referred to as the historic core. (The remaining 9 acres of the original Gallatin property are owned by the railroad and the adjacent school district and are not included in the definition of the historic core.) The present-day mansion with its Gallatin-era components and later alterations will be referred to as the main house. Popular reference to the property is interchangeable between land and main house, but consistent usage of the terms defined above will serve to avoid confusion in this document.

THE REGION

Friendship Hill NHS is located in southwestern Pennsylvania's Fayette County on a knoll overlooking the Monongahela River. Fayette County is part of a larger three-county region that includes Greene and Fayette counties in southwestern Pennsylvania and Monongalia County in northern West Virginia. These counties are primarily rural, with less than 20 percent of their total land base classified as developed. Visitor services and most other nonagricultural activities are concentrated in Uniontown, Connellsville, Waynesburg, and Morgantown, and to a lesser extent in Masontown, Brownsville, Point Marion, Star City, and Westover.

Three major highways, Interstate 79, U.S. 48, and historic U.S. 40 (the National Road) pass within 20 miles of the park. Access from these routes to the park is provided by U.S. 119 and Pennsylvania 21, 88, and particularly 166, which passes through the park.

The region, like much of the rest of central and southern Appalachia, has been dependent on coal mining throughout much of its history. For 25 years following World War II, there was a decline in the economic base, population, and labor force because of the technological displacement of labor and the lack of demand for coal. Since 1970, however, there has been an increased demand for coal, which has served as a catalyst for economic and social diversification. In addition stone and clay extraction are also important in the region.



MAIN HOUSE, FRONT



MAIN HOUSE, INTERIOR



MAIN HOUSE, BACK

The region is part of the Allegheny Highlands, which encompasses diverse recreational, scenic, and historical resources that are becoming increasingly popular and offer residents and visitors a wide range of recreational opportunities. Fall and winter activities include skiing, snowmobiling, ice-skating, tobogganing, hunting, and fishing. In warmer weather, activities include whitewater rafting, power boating, canoeing, hiking, picnicking, horseback riding, and sightseeing.

CULTURAL RESOURCES

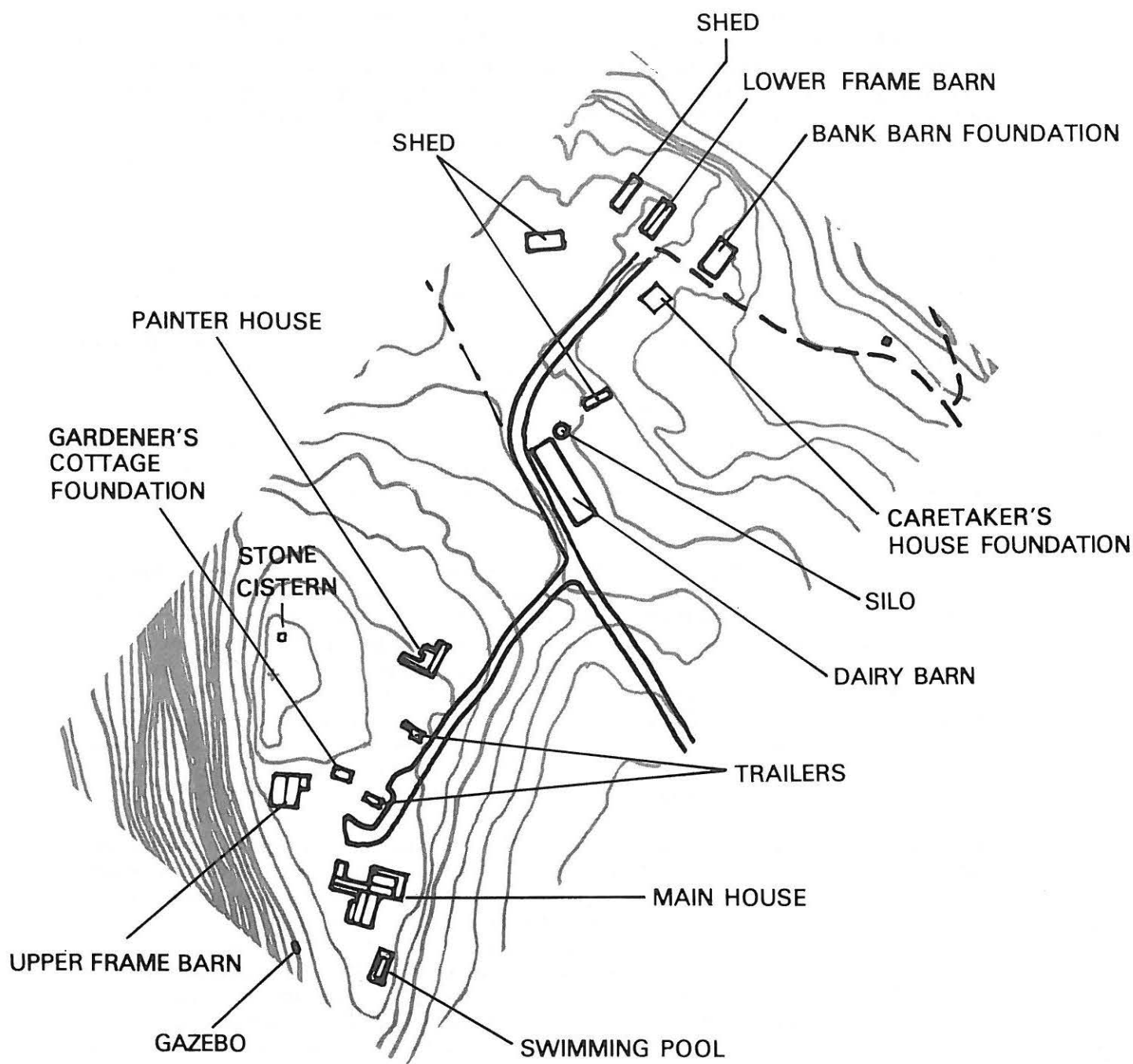
The main house and grounds in the historic core are significant as a testimonial to Albert Gallatin and his outstanding contributions to the United States concerning Jeffersonian-era politics, fiscal management, westward expansion, diplomacy, and scholarship. In recognition of this significance, Friendship Hill was designated a national historic landmark in 1965 and entered on the National Register of Historic Places a year later. According to the National Register nomination form, "a major figure in the formative years of the United States, Albert Gallatin owned this structure during the most brilliant years of his career. This isolated estate near the Monongahela River was the bucolic retreat he had long desired."

Gallatin, a Swiss immigrant, bought Friendship Hill in 1786. Despite a great deal of research into his public career, relatively little is known about his life there. Within a few years of purchase, he had constructed a substantial two and one-half story brick house on the property. He brought his bride, Sophia Allegré, to his frontier estate in 1789, but she died shortly after their arrival. Gallatin married again in 1793 to Hannah Nicholson. In 1823 Gallatin's son completed a large three-story stone addition to the main house. Gallatin never spent more than a cumulative total of two or three years at the estate, but the property became firmly lodged in the popular imagination as his residence.

When Gallatin sold the property in 1832, he had long since moved to New York, where he lived until his death in 1849. Subsequent owners added to the brick, half-timbered, and stone portions of the main house, altered the grounds, and constructed a number of ancillary buildings to house agrarian enterprises. Later occupants during the 19th and 20th centuries--the most important of which were four-term congressman John Littleton Dawson, Charles Edward Speer, and Josiah Van Kirk Thompson--increased the size of the property until it totaled over 700 acres in the 1970s. Coal mining and lumbering occurred at Friendship Hill in the 1940s and dairy farming began then and continued through the 50s. The last private owner sold about 30 acres to the local school district and a nearby coal loading company.

The property has deteriorated in recent years and fire severely damaged portions of the main house in 1979. Still, the popular image of the site remains one of style and grace--the scene of fox hunts and summer socials.

In addition to Gallatin's altered residence, the site contains a later-period gazebo, a wood-frame barn to the northwest of the main house, the ruins



NO SCALE

KNOLL AREA / LOWER BARN AREA

FRIENDSHIP HILL NHS / PENNSYLVANIA

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of the gardener's cottage, a stone cistern, and the Painter house, all sited atop the knoll. In the lower barn area are a 1950s dairy barn and silo, another wood-frame barn, several lesser farm structures, and the foundations of a bank barn and the caretaker's house. Scattered away from these other structures are a grave site purported to be that of Sophia Allegre, the Thomas Clare cemetery, and a brick silo and the foundation of what may have been a tenant's house near the river.

A 1981 NPS "Historic Resource Study" (HRS) contains important information regarding the property and its architectural evolution from Gallatin's time to the present. Architectural components that relate to Gallatin's possession appear to be found only in the main house. And even the main house has undergone numerous additions and modifications and obviously does not have the same appearance as when Gallatin held title. Other structures at the site can contribute to an understanding of the architectural evolution of the main house and the historical development of the estate.

Although no definite prehistoric archeological sites or artifacts have been located, there is a relatively high potential for such remains on the property. More importantly, the potential exists for archeological techniques to be useful in answering questions about historic development at Friendship Hill and, in combination with historical research, to help in identifying the location of the entrance road originally used by Gallatin (which may be the current park entrance).

NATURAL RESOURCES

Friendship Hill is situated on the Allegheny Plateau, which is a heavily wooded area characterized by a gently rolling surface broken by steeply sloping valleys and narrow ridgetops.

Two geologic formations from the Pennsylvanian period--the Conemaugh and the Monongahela--bear coal seams that have been mined since Albert Gallatin's time. The Pittsburgh coal seam, Freeport coal seam, and natural gas deposits, all potentially valuable mineral resources, underlie the park.

Soils at Friendship Hill are characterized by generally level alluvial deposits on river flats and upland terraces; these soils are relatively deep and moderately well drained to poorly drained. All the soils are generally well suited for farming with the exception of the steep slopes on the escarpment. The river flats and escarpment have severe limitations for building and road construction due to flood potential and slope. The upland Guernsey soils and steep Monongahela soils have severe development limitations because of slope and a seasonally high water table. Gently sloping soils of the Allegheny, Guernsey, Monongahela, and Philo series are designated as prime farmland by the state conservationist. All other soils except for Gilpin on the steep slopes are also of statewide importance for farming.

The site is entirely in the watershed of the Monongahela River. The western and northern boundaries of the park abut the banks of the river. Streamflow on the river is regulated in part by multiple-purpose

dams and headwater reservoirs; lock and dam 7 abut the park's northern section. Two small areas in the river flats on the northern edge of the park support water-dependent or aquatic vegetation and are classified as wetlands. Water quality of the Monongahela River has been extremely poor for many decades due to the vast amount of coal mining in the region. A stream that originates at the entrance to an old drift mine in the southeast corner of the park contributes acid pollution to the river. Two separate impoundments and a diversion canal were built along the stream's course through the park to intercept the acid mine water and protect farm water supplies; however, heavy rain and deteriorating conditions recently caused the upper dam to break, dispersing acid water and killing vegetation. The National Park Service has received outside funds to stabilize the dam and construct a spillway for the lower pond.

Today the site is almost entirely second growth with only a few mature specimen trees and ornamental plantings remaining. The wooded areas are dominated by trees representing early to mid successional stages, including redcedar, maple, ash, tulip poplar, hemlock, and oaks. One notable feature is the row of ornamental black oak trees lining the main entrance road. Diverse wildlife populations inhabit the miles of forest/field edges and the riparian habitats along the river. Fish populations have been severely affected by acid drainage; however, fishing continues to be a popular activity below lock and dam 7.

THE PLAN

The General Management Plan balances the public's support for commemorating Albert Gallatin's life and contributions with suggestions articulated at public workshops for developing modest recreational opportunities at Friendship Hill NHS. The proposed level of treatment and development represents a blend of preservation, restoration, and adaptive use of cultural resources with development of interpretive, recreational, and administrative facilities, to create a park that is responsive to the needs of visitors from distant points and also regional and local residents seeking nearby recreation. The highest priority for management and use is the main house, which is the most significant extant cultural resource linked to Gallatin at Friendship Hill.

The park is not currently open to the public, but with modest funding it can be opened in the near future. Until the plan is fully implemented, the following strategies for interim management will allow for visitor use. The entrance road will be maintained for visitor access, and a temporary parking lot will be provided on the strip mine site, with a walkway to the knoll. A temporary visitor contact station will be set up in a third trailer on the knoll. Visitors will be oriented to the park through a brochure and a slide program. Interpretation will be accomplished through the brochure and temporary exhibits. The buildings will remain closed to the public until stabilization, preservation, and restoration work is complete, but visitors will be able to walk about the grounds and view the building exteriors. The park will consider constructing a temporary parking area at the northeast end of the park adjacent to Pennsylvania 166 to provide access to the river for fishermen.

MANAGEMENT ZONING

All lands and waters within Friendship Hill NHS will be zoned to establish the management emphasis for individual parcels based on the significance of their resources and the way they will be used to achieve the variety of management objectives for the park. The zoning is depicted on the Management Zoning map. Major categories are historic, natural, development, and special use zones; each of these is further divided into subzones. The zones provide a broad framework for establishing management priorities, and the subzones further define appropriate uses, to avoid the potential for conflicts that might occur if certain uses were implemented in the same location. The following descriptions indicate how each zone will be managed.

Historic Zone

Emphasis on preservation, protection, and interpretation of cultural resources and their settings

Preservation Subzone: Emphasis on preservation, using an approved form of treatment, and interpretation of structures, sites,

landscapes, or objects because of their historical significance and/or aesthetic values that merit communication to the public

Preservation/Adaptive Use Subzone: Emphasis on use of historic structures or sites for modern administrative or public purposes with a minimum of modifications in a way that allows for the perpetuation of the qualities that make the resource significant

Natural Zone

Natural Environment Subzone: Emphasis on conservation of natural resources and processes and on the accommodation of environmentally compatible recreation or administrative uses that do not adversely affect the natural environment

Renewable Energy Resource Subzone: Emphasis on timber management and selective cutting of mature trees for energy requirements in certain park structures (If additional woodlots are deemed necessary, small areas at the extreme southern end of the park will be rezoned.)

Park Development Zone

Administrative/Visitor Services Subzone: Emphasis on provision of services for administering and maintaining park resources and meeting the needs of park visitors with development that substantially alters the natural environment or the setting of historically significant resources

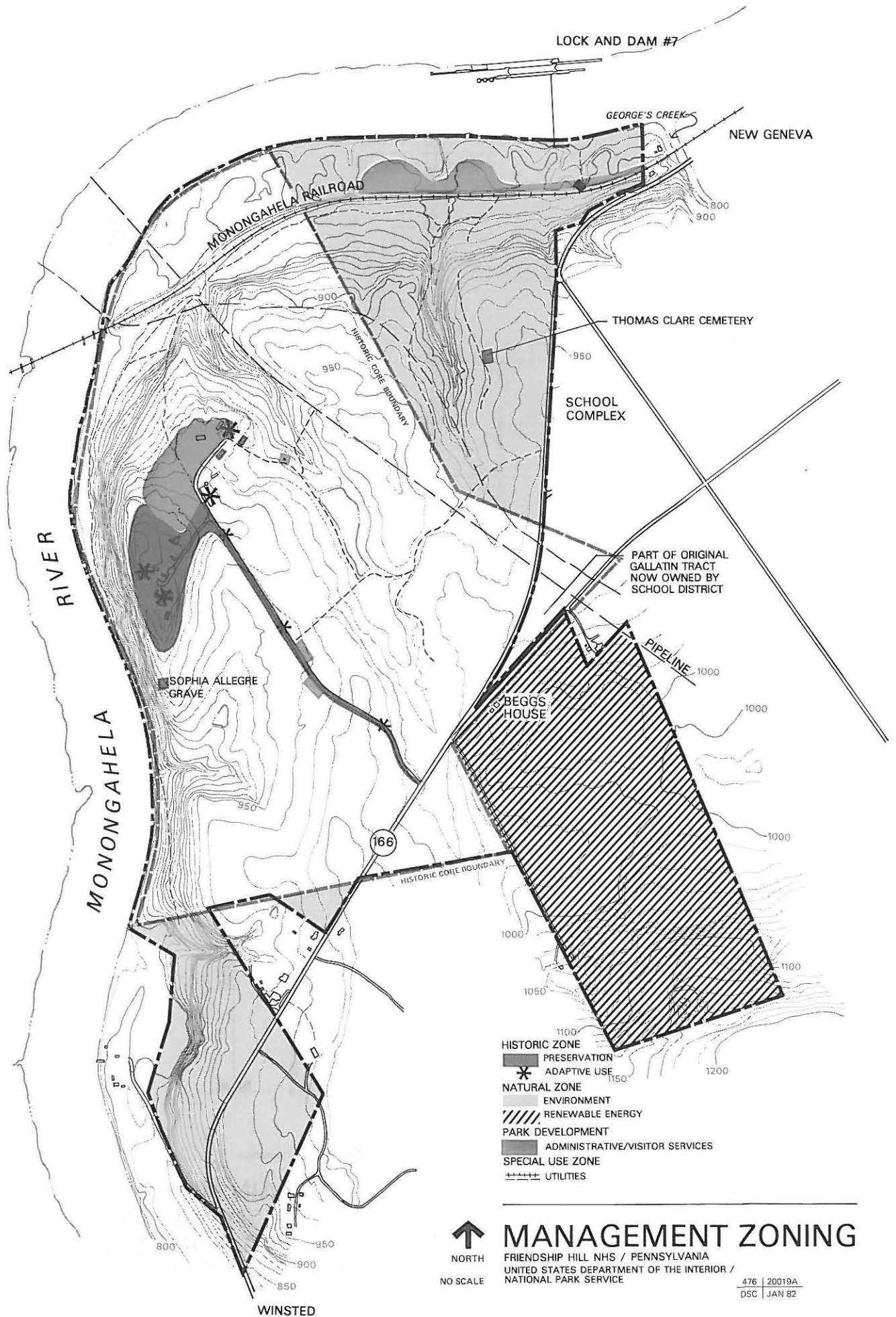
Utilities/Rights-of-Way Subzone: Emphasis on maintaining rights-of-way across parklands for utility transmission and on cooperating with the Monongahela Railroad regarding use of their privately owned corridor through the park.

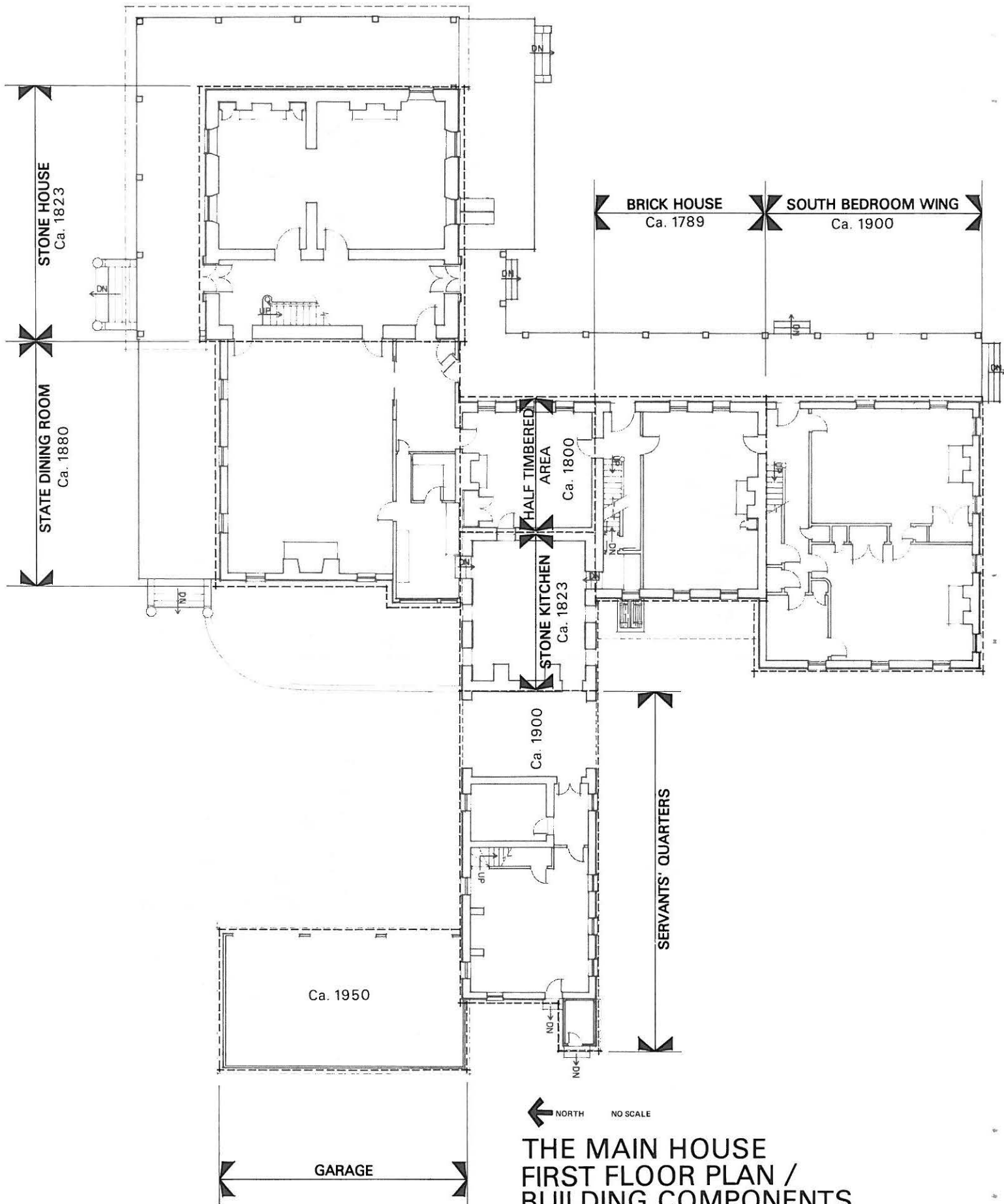
MANAGEMENT OF CULTURAL RESOURCES

Friendship Hill NHS will be administered and managed consistent with the management policies of the National Park Service. Management will focus on historic resources, with natural resources providing a supporting role except in those cases where natural resources are protected by federal mandate. The natural environment will be managed to restore the historic setting where necessary to support the interpretation of historic themes and structures.

Main House

Intensive research, including the preparation of a historic structure report, will be necessary before work on the main house commences. If the main house is threatened by subsidence, which is occurring in some locations of the knoll as a result of past mining activity, the most cost effective measures will be developed to protect it.





NORTH

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THE MAIN HOUSE FIRST FLOOR PLAN / BUILDING COMPONENTS

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Exterior sections of the main house that date to the Gallatin period will be restored as accurately and faithfully as possible based upon the findings and research undertaken during the preparation of the historic structure report. (Since available documentation of the historic appearance of the main house is sketchy, a definitive exterior restoration of the Gallatin portions will be difficult.) Exterior sections dating from post-Gallatin periods will be preserved so as to most effectively interpret the architectural evolution of the structure. With the exception of the stone kitchen, post-Gallatin sections of the house that were damaged by fire will be refinished and repaired in kind. The current condition of the fire-damaged stone kitchen and surrounding areas facilitates interpretation of the relationship and structural evolution of the 1789 brick section, the 1823 stone section, the half-timbered area between these sections, the later state dining room section, and the servants' quarters wing. Therefore the stone kitchen will simply be stabilized, including interior fire-damaged framing, timbers, and brick. Methods will be studied and applied to drain water from the floor so it does not flow into the basement. Following stabilization, the stone kitchen will be open to exterior entry and interpretation. If further study provides the necessary data, consideration will be given to reconstructing a roof for the stone kitchen.

Interiors of certain rooms in the brick, half-timbered, and stone sections will be restored to their approximate appearances during the Gallatin period by restoring appropriate interior detailing and wallpaper and wholly or partially refurnishing them with Gallatin-period furniture and artifacts currently stored at Fort Necessity National Battlefield. The National Park Service will be receptive to interpreting donated Gallatin-period furniture in the main house. Other Gallatin-period rooms will be used for museum exhibits illustrating Gallatin's multifaceted career; in these rooms the existing interior details will be rehabilitated and preserved. The rooms to be restored and those to contain exhibits will be discussed in an interpretive prospectus, which will rely for details upon the upcoming historic structure report.

Once the historic structure report has been completed to provide necessary technical data, non-Gallatin-period sections of the main house, such as the state dining room section, south bedrooms, and servants' wing, will have their significant architectural details recorded, then be adapted for park use. Existing architectural details will be preserved to the fullest extent possible depending on the intended use. Restrooms will be sited in the far end of the servants' wing, a large multipurpose room will be adapted from the state dining room, and conference rooms for professional, academic, and community activities may be adapted from the bedrooms above it. Other rooms will be adapted for administrative offices, curatorial and research space, and display areas. Interpretive techniques will be explored to differentiate Gallatin from non-Gallatin interiors.

New plumbing and wiring will be needed, and the feasibility of converting part of a new heating system to local energy sources such as wood, gas, or coal will be explored. Frame walls and ceilings will be insulated and wind-proofed during remodeling/restoration, and walls, doors, and windows will be caulked and weatherstripped. Additional savings will be attained by providing nighttime window insulation and/or double glazing.

A ramp to allow entry to the first floor by wheelchair-bound visitors will be located in a non-Gallatin-period wing of the house. Barrier-free access to the second floor will be provided if the rooms are adapted for public meeting space.

Knoll Area

The gazebo, swimming pool, and upper barn will be stabilized to arrest further deterioration. The pool will initially be retained to provide fire-suppression capability, and it will be fenced to prevent accidents. The pool will be removed once adequate fire suppression systems have been installed. The foundation of the gardener's cottage will be stabilized if the structure is found to date from the Gallatin period; otherwise, it will be covered. The Painter house will be removed, since it represents a health and safety hazard in its present condition, but photography and measured drawings will provide an architectural record of the house. The Painter house foundation will be covered and revegetated. The stone cistern will be fenced to protect visitors, and an archeological study will be conducted to determine if it is a historic resource worthy of preservation. Based on the study findings the cistern will either be stabilized or removed. A new water storage reservoir may be located in this same general vicinity if design studies determine that this is the best location. Landscaping, garden, orchard, and vineyards will be reestablished if documentary and archeological research produces adequate information.

Lower Barn Area

Some of the cultural resources in the lower barn area, including the foundations of the caretaker's house and bank barn, will be stabilized or covered to arrest further deterioration. The lower frame barn will not be maintained unless an adaptive interior use is identified. The small dilapidated sheds and silo will be removed or, where feasible, used for equipment storage. The 1950s dairy barn will either be rehabilitated for adaptive use or razed so that its materials may be used to construct a new maintenance building. The National Park Service will determine the feasibility of leasing certain non-Gallatin-period buildings, such as the upper frame barn, lower frame barn, and dairy barn (if retained), for community activities, for example crafts, musical events, and theatrical productions.

Other Resources

In the rest of the park, Sophia Allegre's grave and the Thomas Clare cemetery will be preserved by reestablishing the stone walls and undertaking minor landscaping and brush removal. If data identifies the route of Albert Gallatin's entrance road, it will be interpreted and preserved. Other archeological remains, such as the remote foundation of the river tenant's house, will be covered for safety reasons. The brick silo along the river will be "mothballed" to eliminate a safety hazard.



UPPER FRAME BARN



THOMAS CLARE
CEMETERY



ENTRANCE ROAD



LOWER FRAME BARN

An archeological sampling survey will be scheduled to provide an evaluation of subsurface prehistoric and historic resources within the park and to predict the distribution and kinds of resources in unsurveyed areas.

MANAGEMENT OF NATURAL RESOURCES

Natural resources will be managed to maintain a balance between woodlands and historic open fields. Some nonhistoric fields in the historic core will be allowed to revegetate to enhance the historic setting and interpretation of the site; research will be required to guide revegetation. Other open fields outside the historic core will be leased to nearby farmers for hay mowing and crop production. The National Park Service and the local school district will explore the possibility of entering into a cooperative agreement to utilize certain portions of Friendship Hill NHS as a field laboratory for agricultural, vocational, and environmental study classes. An additional cooperative agreement will be established to ensure the preservation of the 7-acre parcel currently owned by the school district but part of the original Friendship Hill tract. The district superintendent has indicated the school system has no development plans for the tract and is willing to preserve the tract in its existing condition.

Resource damage from the acid mine drainage will be assessed, and a study will be undertaken to ascertain if the aquifer supplying the park's potable water is threatened. Abatement of acid mine drainage is a priority. A permanent solution will be sought, but the method, such as impoundment, diversion, treatment, or recycling, will depend on further analysis and costs. The phenomenon will be interpreted in environmental education programs. The abandoned surface and subsurface mine areas will be reclaimed or sealed to prevent health and safety hazards. The extent of the lateral mines under the knoll area will be surveyed and appropriate actions taken to stabilize them. This is particularly critical for the area under the main house. In order to preclude further deep mining on the site, the National Park Service will explore innovative strategies for exchanging mineral rights on other federal lands. There will be no further surface mining on the site.

The woodlands in the renewable energy resource subzone will be managed for firewood production utilizing current forestry practices. Wood produced in this subzone will be used for park energy needs only. If additional woodlots are deemed necessary, small areas at the extreme southern end of the park will be rezoned for this use. A policy variance will be required to implement this action.

Wildlife indigenous to the parklands will be protected and encouraged by maintaining habitat diversity.

VISITOR USE

Visitor use of Friendship Hill NHS will be principally day use. It is likely that over one-half the total visitors will come from within the

region, with many from nearby urban areas such as Pittsburgh. The National Park Service will cooperate with state transportation agencies in Pennsylvania, West Virginia, and Maryland to direct visitors to the site with highway signs at appropriate locations.

A quality in-depth experience can be obtained on a one-day visit by touring the main house and other historic buildings, attending interpretive and educational programs, and hiking the various trails throughout the park. Visitors will see the main house on the knoll when they enter the park. Upon arrival at the main house, they will be assisted in planning an enjoyable and meaningful experience through orientation provided by park staff, informational materials, and an audiovisual presentation. Interpretive and educational opportunities will be facilitated by self-guided and guided tours as well as special events. Structured activities and environmental study will encourage history and nature-oriented educational as well as recreational pursuits.

An upgraded trail system will provide extensive opportunities for historical and natural interpretation, hiking, and cross-country skiing. Fishing will occur near the river development area, at the fishing hole below the dam, and possibly at the lower pond. Picnicking opportunities will be available.

Facilities will be made available for a wide array of activities, for example, seminars on political/financial subjects, historical research, theatrical and musical productions, professional and academic meetings, and community events. If not relocated for use as a maintenance facility, the stabilized dairy barn could be leased to local craftsmen, such as glass blowers, potters, and gunsmiths, who in essence trace their heritage to Gallatin's promotion of industry on the frontier.

Since Friendship Hill NHS was authorized in 1978, it has not been open to public access, and visitation figures have not been compiled. It is anticipated that the first full year the park is open to the public there will be initial interest and visitor use will be relatively high. After that first year, it is likely that visitor use will decline until park development reaches a point of enhancing the visitor experience. A number of factors will affect the level and type of visitation at the park: level of park development, how well the park is publicized, and tourism trends in the Allegheny Highlands region.

It is likely that approximately 20,000 people will visit the park in its first full year of operation. While this figure may seem high because of the park's relatively remote location, it is likely there will be a spillover effect from Fort Necessity National Battlefield and other attractions in the Allegheny Highlands.

The types of public use proposed in this plan are in accordance with the protection of the park's natural and cultural resources. The projected numbers of visitors and even a significant increase in visitation over that figure will not significantly impact the natural environment. Interim carrying capacities for the main house are included in the "Historic Resources Study." Upon completion of the historic structure report and interpretive prospectus, carrying capacities will be determined for each

room of the main house based on the room's treatment. Carrying capacities will also be determined for other historic structures if deemed necessary.

INTERPRETIVE THEMES

The main house and the surrounding grounds will be used for interpretation of Albert Gallatin's life, with an in-depth presentation of his political contributions, promotion of industry in southwestern Pennsylvania, public service as secretary of the treasury, diplomatic career, and later avocation as a scholar and elder statesman. The Gallatin portions of the main house will be interpreted through guided tours of several restored and refurnished rooms typical of the period, exhibits, and audiovisual presentations. The various Gallatin-period and non-Gallatin-period additions to the original house, including the stone kitchen, will be interpreted. Other cultural resources in the park will be interpreted as they relate to secondary themes such as westward expansion, transportation and industrialization, and post-Gallatin owners such as Dawson, Speer, and Thompson. Gallatin-period historic sites in the surrounding area will be mentioned and discussed in park literature.

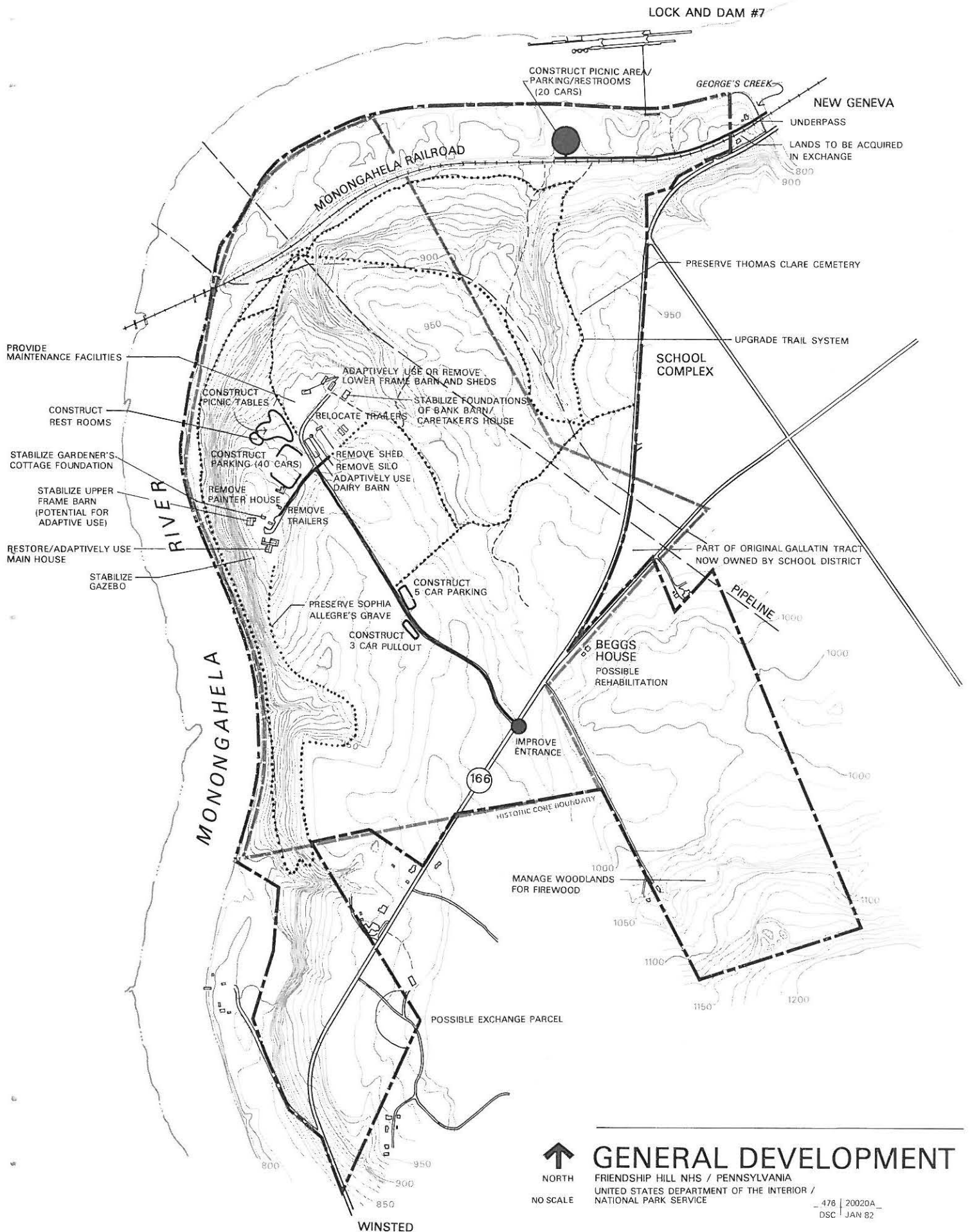
The Park Service will cooperate with local communities, groups, neighboring institutions, and other government agencies in designing, developing, and operating its programs. Local people will be encouraged to volunteer in the park as tour guides, crafts demonstrators, and special program coordinators.

GENERAL DEVELOPMENT

Roads, Parking, and Trails

Appropriate signing will warn incoming visitors about the heavy coal truck traffic along Pennsylvania 166. Separate right and left turn lanes at the park entrance will promote highway safety, and warning lights placed on either side of the entrance will alert visitors to the coal truck traffic. If a serious hazard persists, alternatives to the existing coal yard entrance will be explored.

The park entrance road will be upgraded to improve the two-way traffic flow. A three-car turnout will be constructed where visitors can first view the main house, and a five-car trailhead parking area will be constructed on the north side of the entrance road. An improved 40-car parking lot will be constructed on the reclaimed surface mining area north of the Painter house site and connected to the knoll by a walkway. The upper historic lane to the main house will normally be closed to traffic, but special arrangements will be made for special populations. The existing river road will be linked to the southern portion of the knoll by a new walking trail to create a loop trail. A selected portion of the abandoned road system will be used for hiking, cross-country skiing, and interpretation; the trails will be upgraded to protect visitors and enhance their experience. The existing footpath linking the school complex with the park's trail system will also be upgraded. Access to the recreational



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GENERAL DEVELOPMENT

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development near the river will be gained by use of an existing underpass near George's Creek and a new gravel road about 50 feet from the railroad track. Most of the roadway will be above the 500-year floodplain.

Visitor Use Facilities

Recreational development will be limited to a modest area on the river outside the historic core. This development will contain several picnic tables, a shelter, a small 20-vehicle gravel parking lot, and chemical toilets. The National Park Service will construct these facilities, but maintenance of the area will be turned over to a local sponsor. The National Park Service foresees no further development beyond this level. The Army Corps of Engineers has future plans to relocate the lock and dam, which will expand the pool and affect resource management and visitor use in this area. If further development in this vicinity is deemed necessary and appropriate by local government, other federal or state agencies, or private interests, the National Park Service will enter into cooperative agreements and issue special use permits for additional facilities, providing the land if these other entities provide the development capital. The Pennsylvania Fish Commission is interested in developing river-oriented facilities on the Monongahela River at Point Marion and New Geneva, and has entered into a cooperative agreement to construct the facilities and access road at Point Marion. If both of these areas are developed, additional river-oriented facilities within the park will not be needed.

Another small development containing several picnic tables and restrooms will be sited near the 40-car parking lot. Consideration will be given to a unisex type restroom.

In archeologically unsurveyed areas, all ground disturbance will be preceded by a site specific archeological survey with appropriate mitigatory measures implemented prior to construction.

Operations and Maintenance Facilities

The park's administrative offices will be placed in a non-Gallatin-period wing of the main house. Gallatin-period furniture, artifacts, and research materials will be displayed or stored in the main house.

Maintenance will be removed from the knoll and housed either in the rehabilitated lower frame barn or in a new building near the lower frame barn. A new building could be constructed of materials taken from the dairy barn or it could be of steel-frame construction. The maintenance building will be designed to be energy efficient, incorporating insulation, thermal windows, natural ventilation and daylighting, wood heating, and perhaps solar water heating. The building will be oriented to the south, to take advantage of winter sun, and protected from winter winds by dense plantings of evergreens. This facility could be expanded in the future if deemed necessary. The swimming pool and lower pond will be used initially for fire suppression, but eventually a new water storage

reservoir will be constructed and the swimming pool will be removed. The new reservoir will be sited in the general vicinity of the present stone cistern if design studies determine that the pressure is adequate for fire suppression without the addition of a pumping station. If pumping is required, the reservoir and pumping station will be located at a less conspicuous site, such as the lower barn area.

Buildings will probably be protected by halon type fire-suppression systems and fire and intrusion alarms. The existing trailers will be relocated in the lower barn area for use by seasonal and security personnel. The Beggs house could be rehabilitated for additional residential space for seasonal employees.

BOUNDARY ADJUSTMENTS AND COOPERATIVE MANAGEMENT CONSIDERATIONS

In order to gain access to the proposed river development area, a 2-acre parcel of land containing two houses will be acquired. This parcel could be exchanged for another parcel of land of equal value within the park boundary. Contact will be made with private interests, quasi-private foundations, and local or state government to encourage their purchase of the parcel to be donated to the National Park Service so the recreation development can be sited. No further legislation would be required for this exchange. The secretary of the interior has this authority under the General Authorities Act.

The National Park Service will work closely with local governments to protect the visual corridor and enhance the scenic quality along Pennsylvania 166. In addition the National Park Service will work closely with neighboring property owners to develop methods to screen incompatible uses that intrude on the park scene.

If the Monongahela Railroad Company abandons its rail line, which runs through the northern part of the park and poses a potential hazard to visitor safety, the National Park Service will seek the first right of refusal.

The National Park Service will work with the company that is planning to place a new 24-inch gas transmission line within the park to mitigate any adverse impacts associated with this action.

SCHEDULE OF DEVELOPMENT COSTS

It is expected that general development costs could range from \$1.1 million to \$1.3 million, cultural resources treatment could range from \$1.2 million to \$2.5 million, and natural resource management could range from \$300,000 to \$1.6 million. Estimated operations and maintenance costs for fiscal year 1982 are \$202,000. This level of funding will be sufficient for the next three to four years. These figures do not include development that may be deemed necessary by public and private entities along the river. The estimates are based on 1981 dollars and if current inflationary trends continue, these figures will have to be revised upward.

The plan will be implemented in three phases. First priority projects will be implemented within two years of approval of the final plan, second priority projects within three years, and third priority projects within five years.

<u>Cultural Resources Management</u>	<u>Cost</u>	<u>Priority</u>
<u>Preservation:</u>		
Gallatin portions of the main house (6,248 sq ft @ \$100-\$200/sq ft)	\$624,800-\$1,249,600	1
<u>Adaptive Reuse:</u>		
Non-Gallatin portions of the main house (7,024 sq ft @ \$50-\$100/sq ft)	351,000 - 702,000	2
Dairy barn	75,000 - 200,000	3
<u>Stabilization:</u>		
Gazebo	10,000	3
Swimming pool	5,000	1
Upper frame barn	20,000	2
Gardener's cottage foundation	5,000	2
Bank barn foundation	10,000	3
Caretaker's house	5,000	3
Grave sites	2,000	2
Stone cistern (would cover cost of removal if not determined significant)	5,000 - 15,000	2
<u>Measured Drawings:</u>		
Painter house	12,000	1
<u>Archeological Surveys:</u>		
Stone cistern	5,000	2
Fire-suppression system	6,500	3
Sampling survey	10,000	3
<u>Removal:</u>		
Sheds and silos	10,000	1
Painter house	30,000	1
<u>Relocation:</u>		
Two trailers to lower barn area and restore sites	7,000	2
Historic landscaping	50,000 - \$150,000	3
Subtotal	\$1,243,300-\$2,454,100	
<u>Natural Resources Management</u>		
Abatement of acid mine drainage	\$200,000-\$1,500,000	1
Survey and stabilization of underground mines	80,000	1
Reclamation of surface mines	10,000	3
Subtotal	\$290,000-\$1,590,000	

General Development

Access and Circulation:

Turn lanes at entrance road	\$200,000	3
Warning lights and signs on SR 166	3,250	1
Entrance road improvements, chip and seal (0.7 mi @ \$300,000/mi)	257,150	1
Parking areas, chip and seal (\$1,250/space)		
3 car-turnout	3,750	2
5 car-trailhead	6,250	2
40-car main area	50,000	1
New trail, existing river road to south- eastern portion of knoll area (1,000 lin ft)	5,000	2
Roads improved for hiking (5 mi)	5,000	1
New trail, school to park (200 lin ft, gravel)	1,000	1
Gravel road to river development	50,000	3

Visitor Use Facilities:

Riverfront development		
picnic area (12 sites @ \$600/ea)	8,000	3
20-car parking lot (\$600/ea)	12,000	3
picnic shelter	12,500	3
chemical toilets (4 @ \$3,000/ea)	12,000	3
Small picnic area near main parking lot		
picnic sites (10 @ \$600/ea)	6,000	2
modern restroom (400 sq ft)	60,000	2
Informational signing within park	10,000	1

Operations and Maintenance Facilities:

*Maintenance facility (2,000 sq ft)	120,000	2
Underground all overhead utility lines (4,000 lin ft)	40,000	3
Halon-type systems, fire and intrusion alarms	150,000	
Beggs house rehabilitation	50,000	3
Water storage reservoir (may require pumping station), fill and cover swimming pool	60,000 - 200,000	3
Water system (2,000 lin ft)	15,000	3
Subtotal	<u>\$1,136,900-\$1,276,900</u>	

Total \$2,670,200-\$5,321,000

*Two other options exist for a maintenance facility:

Rehabilitate lower barn	\$120,000
(2,400 sq ft @ \$50/sq ft)	
Remove dairy barn/construct maintenance building	\$75,000-\$200,000

STAFFING REQUIREMENTS

	<u>Grade</u>	<u>Work Years</u>	<u>Salary</u>
<u>Permanent Employees</u>			
Superintendent/Site Manager	GS 11	1	\$24,959
Park Ranger (Chief, Interpretation/Resource Mgmt.)	GS 9	1	20,629
Park Ranger (Interpreter)	GS 7	1	16,864
Administrative Technician	GS 5	1	12,169
Chief of Maintenance	WS 5	1	19,186
Maintenance Worker	WG 8	1	17,431
Subtotal		6	\$111,238
<u>Less Than Fulltime - Permanent Employees</u>			
Park Ranger	GS 7	.9	\$15,177
Laborer	WG 5	.9	15,688
Subtotal		1.8	\$30,865
<u>Other Than Permanent Employees</u>			
Park Ranger (2)	GS 5	2	\$26,000
Laborer (2)	WG 3	2	30,911
Subtotal		4	\$56,911
(Support costs for Docent Program)			<u>\$30,000</u>
Total		11.8	\$229,014

NOTE: Standard O & M figures have been plugged in to arrive at totals which are presented in the document.

ACTION PLANS NEEDED TO IMPLEMENT THE GMP

Historic Structure Report

Historic Furnishing Study

Historic Landscape Study

Interpretive Prospectus

Natural Resource Management Plan

APPENDIX A: LEGISLATION

PUBLIC LAW 95-625—NOV. 10, 1978

92 STAT. 3509

FRIENDSHIP HILL NATIONAL HISTORIC SITE

SEC. 509. (a) The Secretary is authorized to establish the Friendship Hill National Historic Site in the State of Pennsylvania, including the former home of Albert Gallatin, as depicted on the map entitled "FRHI-S0000" dated February 1978. Said map shall be on file and available for public inspection in the offices of the Director, National Park Service, Washington, District of Columbia. The Secretary is authorized to acquire such land, improvements, and any personal property of cultural and historical value thereon by donation, purchase with donated or appropriated funds, or exchange.

Establishment.
16 USC 461 note.

Acquisitions.

(b) Pending establishment of the site and thereafter the Secretary shall administer property acquired pursuant to this section in accordance with the Act of August 25, 1916 (39 Stat. 535; 16 U.S.C. 1, 2-4), as amended and supplemented, and the Act of August 21, 1935 (49 Stat. 666; 16 U.S.C. 461-467), as amended.

Administration.

(c) (1) There are hereby authorized to be appropriated from the Land and Water Conservation Fund, such sums as may be necessary to carry out the purposes of this section.

Appropriation
authorization.

(2) For the development of essential facilities there are authorized to be appropriated for the fiscal year ending September 30, 1980, and for succeeding fiscal years, such sums as may be necessary to carry out the purposes of this section, but not to exceed \$100,000. Within three years from the effective date of this section, 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 section, indicating—

General
management
plan, transmittal
to congressional
committees.

(A) 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 section and the estimated cost thereof;

(B) 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

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

APPENDIX B: MANAGEMENT OBJECTIVES

The following management objectives provide a framework for conserving park resources, integrating the park into its surrounding environment, and accommodating public use, in accordance with NPS management policies.

The goal at Friendship Hill NHS will be to maintain an atmosphere of dignity and serenity. This will encourage visitors to reflect upon the many facets of Gallatin's life and to consider the complex relationship of this land to those who have lived and worked at Friendship Hill subsequent to Gallatin.

Management, Administration, and Support: To manage the natural, cultural, and human resources to achieve the purposes of the park and the National Park Service

To take actions to protect the natural and cultural resources from serious threat or from actions that potentially conflict with the park values and purpose, whether from outside or from within park boundaries

To provide adequate staffing and efficient administrative support, material, and equipment for cultural and natural resource preservation and to meet the basic operational needs

To assist in developing individual employee growth to achieve the most efficient and professional level of operation and the capability of dealing with complex problems associated with resource preservation, visitor safety, and use

To develop and fully implement a program for park facilities and equipment that will be responsive to the need for energy conservation

To keep the general public aware of park programs and activities

To vigorously support the development and subsequent implementation of the general management plan

Interpretation and Visitor Services: To provide high quality interpretive programs, visitor services, and activities that are accessible to all park visitors and form the basis for achieving a rewarding experience

To interpret the significance of Albert Gallatin in the nation's economic, social, and political history and to foster an awareness of his significance to contemporary American society

To develop a system of interpretive programs, displays, and publications which tell a comprehensive story of Gallatin, the Jeffersonian period of American History, the westward expansion, and subsequent industrial development

To develop through interpretation, publications, onsite study, and program coordination with various organizations an interdisciplinary approach to environmental awareness which enlightens visitors and promotes community understanding of the need for the wise use and protection of the nation's cultural and natural resources

To provide limited opportunities for recreational activities that are compatible with the preservation and interpretation of the park's cultural and natural resources

Visitor Protection and Safety: To provide park visitors and employees with a safe and enjoyable environment

To ensure the safety of visitors, employees, and their belongings

To identify and correct all fire hazards which threaten human life, cultural or natural resources, and other park facilities

Natural Resource Management: To inventory, document, and perpetuate the value of the park's natural features

To enhance the historic scene through the use of vegetative buffers

To protect and enhance important natural areas such as prime and unique farmlands, floodplains, wetlands, and critical wildlife habitat

Cultural Resource Management: To identify, document, evaluate, protect, maintain, and interpret the park's cultural resources in a manner consistent with legislative mandates and NPS policies

To monitor and identify needed maintenance and curatorial care of cultural resources; to professionally catalog, treat, and preserve the park's artifact collection

Maintenance: To maintain park grounds, roads, and trails to provide a safe, clean, and attractive setting for visitors and staff

To maintain historic structures in accordance with applicable laws, regulations, and NPS policies

To develop facilities free of barriers that would prevent special populations from using and enjoying primary park resources

To achieve and maintain an overall park environment which complements the park's historic theme

Planning and Construction: To maintain the required park planning and development documents and pursue the accomplishment of the plans to support the purpose of the park and policies of the National Park Service

To maintain liaison and close cooperation with the general public, boards, commissions, and governmental and nongovernmental entities that have an interest in the park or affect the park and its environs; to seek their meaningful input into developing the required planning documents

APPENDIX C: CULTURAL RESOURCE COMPLIANCE

Because Friendship Hill NHS is included on the National Register of Historic Places, it is entitled to the protection afforded by section 106 of the National Historic Preservation Act and its implementing regulations promulgated by the Advisory Council on Historic Preservation (36 CFR Part 800). A programmatic memorandum of agreement executed by the National Park Service, the Advisory Council, and the National Conference of State Historic Preservation Officers has eliminated the requirement for the council's and state officer's review of undertakings for implementing basic planning documents, such as this one, if they have been developed in consultation with the council and the appropriate state historic preservation officer. To date, the council and the Pennsylvania state historic preservation officer have participated in the planning for Friendship Hill NHS through consultations and onsite inspections. Consultations will continue throughout the planning process to ensure that the plan is implemented in accordance with applicable NPS policies and guidelines to avoid or satisfactorily mitigate any adverse effects on Friendship Hill NHS. Completion of this process will satisfy the requirement of section 106 as applicable to the development and subsequent adoption of the Friendship Hill general management plan.

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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.

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